Historic Preservation Commission Meeting

Wednesday, November 18, 2026 at 6:30 PM

City Hall, 875 Main Street, Stone Mountain, Georgia 30083

Agenda

I. **Call to Order**

II. **Determination of Quorum**

III. **Approval of Agenda**

IV. **Approval of Meeting Minutes**

1. Approval of the October 21, 2026 Historic Preservation Commission Minutes

V. **Commission Announcements**

VI. **Certificate of Appropriateness**

2. 810 4th Street - Driveway and rear yard deck installation
3. 1077 New Gibraltar Way - Exterior Modifications (Windows, Doors, Siding)
4. 831 Main Street - Install two restaurant-style pergolas
5. 5312 West Mountain Street - Install Playground
6. 5466 Warnoll Street - Completed Window replacement

VII. **Old Business**

VIII. **New Business**

IX. Staff Update

X. **Public Comments** (on any topic - 5 minutes each)

XI. **Adjournment**

Historic Preservation Commission Meeting

Wednesday, October 21, 2026 at 6:30 PM

City Hall, 875 Main Street, Stone Mountain, Georgia 30083

Minutes

Call to Order

Meeting Called to order at 6:30pm

Determination of Quorum

Present: Rebecca Spring; Katherine Meers; Jennifer Jones; Sean Minton; Mary Galloway

Absent: Elisabeth Richmond

Approval of Agenda

Mary Galloway moved to approve the agenda; seconded by Katherine Meers

Vote: Approved unanimously (6-0)

Approval of Meeting Minutes

1. Approval of HPC Meeting Minutes - September 16, 2026

Sean Minton moved to approve the Meeting minutes of the September 16, 2026, Historic Preservation Commission meeting; seconded by Katherine Meers

Vote: Approved unanimously (6-0)

2. Approval of HPC Meeting Minutes - July 29, 2026

Sean Minton moved to approve the Meeting minutes of July 19, 2026, Historic Preservation Commission meeting; seconded by Katherine Meers

Vote: Approved unanimously (6-0)

Commission Announcements

Thatcher Hart announced that the city has reached out to the state to host an HPC member training on January 15, 2027, in the afternoon. Further details will be distributed closer to the time of the event.

Certificate of Appropriateness

3. 1000 Main Street - Jarred Cothern

   Request to approve the replacement of windows and doors

Katherine Meers moved to approve the subject application; seconded by Sean Minton

Vote: Approved unanimously (6-0)

4. 5276 Manor Drive - James Reed

   Request to approve the replacement of wood siding

Sean Minton moved to approve the subject application; seconded by Katherine Meers

Vote: Approved Unanimously (6-0)

5. 1028 Second Street - Shelia Allen

   Request to approve the installation of a mural

Jennifer Jones moved to deny the subject application; seconded by Katherine Meers

Vote: approved unanimously (6-0)

6. 1038 Forest Avenue - Katherine Meers

   Request to approve modification to the front porch, gutters, and conduct a re-roof

Sean Minton moved to approve the subject application; seconded by Jennifer Jones

Vote: Approved Unanimously (5-0)

7. 729 Main Street - Roshonda Smith

   Request to approve the installation of a temporary classroom

Katherine Meers moved to approve with conditions the subject application; seconded by Mary Galloway

Vote: Approved Unanimously (5-0)

Old Business

Discussion on how members of the board can be reappointed to serve on the board as their terms are up. Thatcher Hart stated he will gather info and return to the committee.

New Business

Staff Update

8. HPC Member Training Schedule

Public Comments (on any topic - 5 minutes each)

Adjournment

Mary Galloway moved to adjourn the meeting at 7:14pm; seconded by Sean Minton.

Vote: Approved unanimously (6-0)

Historic Preservation Commission

Meeting Date: November 18, 2026

SUBJECT: Application for a Certificate of Appropriateness (COA) for driveway and rear yard deck installation

HPC2026 – Parcel #18 074 14 014 **G. Shan**

Project Information

Owner / Applicant	Maria Giang
Location	810 Fourth Street
Acreage	0.13
Parcel ID	18 074 14 014
Zoning District	Shermantown Residential (R-4)

SUMMARY:

The applicant requests approval from the Historic Preservation Commission for the proposed driveway and rear-yard deck installation at 810 Fourth Street, Stone Mountain, Georgia 30083. The proposed scope of work includes:

- Installation of a wooden deck measuring approximately 25 feet by 15 feet along the rear and side elevations of the existing residence.
- Installation of wooden railings, structural supports, and a 4-foot-wide staircase utilizing pressure-treated lumber.
- Installation of a concrete driveway approximately 73 feet long and 9 feet wide along the side yard, extending from Fourth Street toward the rear of the property.
    - Driveway entrance is approximately 10 feet wide, with a proposed 3-inch concrete surface over a 4-inch compacted gravel base, as illustrated in the submitted plans.

HISTORIC AND ARCHITECTURAL SIGNIFICANCE:

Constructed in 1935, the residential building at 810 Fourth Street best reflects characteristics of the Minimal Traditional Cottage building type, as identified in Chapter 1 of the City of Stone Mountain Historic Preservation Design Guidelines.

Architecturally, the residential building best reflects an English Vernacular Revival design characterized by simple construction and limited decorative detailing.

SECTION 5-38(3) – CERTIFICATE OF APPROPIATENESS:

Section 5.38 Certificate of appropriateness – per Section 5.38 Certificate of appropriateness, when reviewing applications for certificates of appropriateness, the preservation commission shall consider, in addition to any other pertinent factors, historical and architectural value and significance; architectural style; scale; height; setback; landscaping; general design; arrangement, texture and materials of the architectural features involved band the relationship thereof to the exterior architectural style; and pertinent features of other properties in the immediate neighborhood. When considering applications, the secretary of the interior's "Standards for Historic Preservation Projects," the secretary of the interior's "Standards for Rehabilitation," and the "City of Stone Mountain Historic District Design Guidelines" shall be cited in the approval or denial of an application for a certificate of appropriateness.

1. Scale, Height, and Setback
    a. The proposed rear-yard wooden deck, measuring approximately 25 feet by 15 feet and elevated approximately 2 feet 1 inch above grade, will increase the developed footprint of the residence and alter its overall scale. While the deck will not change the height of the existing roofline, its placement may affect applicable rear and side yard setbacks. The proposed concrete driveway will also modify the property's developed area without altering the residence's height. Both improvements should maintain compatibility with the existing structure and surrounding historic residential character.
2. Landscaping
    a. The proposed driveway will replace an existing gravel and dirt parking area with concrete, potentially affecting surrounding landscaping and drainage patterns. Consideration should be given to the mature tree located south of the residence, as driveway construction may disturb its root system. Appropriate tree protection measures should be implemented to minimize impacts on the tree's health and preservation.
3. Impact on the Immediate Neighborhood
    a. The proposed rear-yard deck is not anticipated to significantly impact the surrounding neighborhood due to its location behind the residence. The

concrete driveway will be visible from Fourth Street but is generally consistent with residential site improvements. The proposed improvements should maintain compatibility with the historic residential character of the surrounding neighborhood.

HISTORIC PRESERVATION GUIDELINES:

In the Historic Preservation Design Guidelines, Sections 4.3, 4.6, and 5.8 provide applicable guidance for the proposed improvements. These sections emphasize preserving significant landscape features, maintaining compatible driveway configurations and paving materials, and ensuring that new decks complement the existing residence in scale, placement, and design. Consideration should be given to protecting the mature tree west of the residence during driveway construction and ensuring that the rear-yard deck remains compatible with the building's historic architectural character.

STANDARDS OF REHABILITATION:

Interior Standards for Rehabilitation – Chapter 2 of the HPDG – the Standards for Rehabilitation provide direction in making appropriate choices in planning the repairs, alterations, and additions that may be part of a rehabilitation project. The accompanying Guidelines apply the Standards and describe specific treatments that do and do not meet the Standards. The Standards for Rehabilitation are codified in 36 CFR Part 67, are regulatory for the Historic Preservation Tax Incentives program, and are the Standards most often used by local historic district commissions nationwide. The Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
    a. The proposed scope of work appears to be consistent with this standard.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
    a. The proposed improvements do not appear to require the removal of significant historic architectural features.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
    a. The proposed scope of work does not appear to replicate historic architectural features or create a false sense of historical development.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
    a. The proposed scope of work is not applicable.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
    a. The proposed scope of work is not applicable.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
    a. The proposed scope of work is not applicable here.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
    a. The proposed scope of work is not applicable here.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
    a. The proposed deck footings and driveway installation will involve land disturbance. Any significant archaeological resources encountered during construction shall be protected and preserved.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
    a. The proposed scope of work appears to meet this standard.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
    a. The proposed deck should be constructed in a manner that allows its future removal without impairing the essential form or integrity of the residence. The driveway should likewise avoid unnecessary alteration of significant historic site features.
        i. Compliance with this standard depends on the final construction methods.

STANDARDS OF HISTORIC PRESERVATION PROJECTS:

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
    a. The proposed rear-yard deck and concrete driveway support the property's continued residential use without substantially altering the existing residence. The improvements appear consistent with this standard, provided existing site features and spatial relationships are maintained.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
    a. The proposed improvements do not appear to require the removal of historic architectural features. However, the driveway's installation should preserve the property's historic setting and avoid unnecessary alterations to existing landscape features.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.

   a. The proposed scope of work involves new construction rather than stabilization or conservation of existing historic materials. This standard does not appear directly applicable.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
   a. The proposed scope of work is not applicable here.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
   a. The proposed improvements do not appear to require the removal of distinctive architectural features. The deck's installation should avoid damaging existing siding, trim, or other character-defining materials.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color and texture.
   a. The proposed scope of work is not applicable here.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
   a. The proposed scope of work is not applicable here.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
   a. The proposed deck footings and driveway construction may involve ground disturbance. Any significant archaeological resources encountered during construction should be protected and preserved.

CONCLUSION:

Staff finds that the proposed construction of a rear-yard wooden deck and installation of a concrete driveway at 810 Fourth Street appear generally compatible with the existing residence and surrounding historic district. The improvements are not anticipated to significantly alter the building's historic character, provided the proposed materials, placement, and construction methods preserve existing architectural and landscape features. The proposal appears generally consistent with the City of Stone Mountain's Historic Preservation Design Guidelines, Standards of Historic Rehabilitation and Preservation, and the review considerations of Section 5-38 of the Unified Development Ordinance.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL WITH CONDITIONS** of the Certificate of Appropriateness for the proposed construction of a rear-yard wooden deck and installation of a concrete driveway at 810 Fourth Street, subject to the following conditions:

1. The deck's construction shall not damage, remove, or obscure character-defining architectural features of the existing residence.
2. The driveway installation shall minimize disturbance to existing landscaping, particularly the tree located south of the residence. Appropriate tree protection measures shall be implemented during construction to prevent damage to the tree's root system and ensure its continued health and preservation.

Attachments/Exhibits:

Attachment 1 – Certificate of Appropriateness Application

Attachment 2 – Pictures and supporting documents for the improvements

---

This approval does not constitute zoning approval, building permit approval, or authorization under any other applicable City ordinance, code, or permitting requirement. The applicant is responsible for obtaining all additional approvals, permits, and authorizations required prior to commencing work.

OCT 28 2026 PM 2:38

Certificate of Appropriateness (COA) Application

Application Fee: Residential - $50.00 Commercial - $100.00
Routine Maintenance does not require an application fee.

$ PAID 50.- USD

Date Received: _____

Permit Number: _____ Date Complete: _____

Meeting Date: _____ Date Processed: _____

HPC Action Taken: _____

PROPERTY ADDRESS (address at which the work is to be performed)

Property Address: 810 Fourth st. Stone Mountain GA 30083

APPLICANT CONTACT INFORMATION

[redacted]

PROPERTY OWNER'S INFORMATION (if different from applicant information above)

Property Owner's Name: [redacted]

Address: _____ Phone Number: _____

PROJECT DESCRIPTION

☐ **Routine Maintenance or Repair** *Routine maintenance does not involve a change in materials or in appearance. A COA is not required, but the HPC requests that an application be submitted to be kept on file to ensure that work performed is per the application.* ***If the project makes a change in materials or appearance, then a COA is required.*** Routine maintenance includes but is not limited to the following:

☐ Re-roofing (shingles) ☐ Wood repair (only a portion of siding, porch, fence, etc.) ☐ Windows (repair) ☐ Doors (repair) ☐ Other_____

☑ **Exterior Changes** (visible changes to exterior of existing structure), include but are not limited to the following:

☐ Window(s) ☐ Door(s) ☑ Porch ☐ Lighting ☐ Awning ☐ Other_____

☐ **Construction,** includes but is not limited to the following:

☐ New Building ☐ Additions ☐ Accessory Building ☐ Other_____

☐ Major building restoration, rehabilitation, or remodeling

☑ **Site Changes,** include but are not limited to the following:

☐ Fence/Wall ☐ Pool ☐ Mechanical system ☑ Walkway/Sidewalk/Driveway ☐ Other_____

☐ **Demolition or Relocation,** include but are not limited to the following:

☐ Primary Building ☐ Accessory Building ☐ Site Feature ☐ Trees/Vegetation ☐ Other_____

☐ **Other** _____

_____

Certificate of Appropriateness (COA) Application

Describe the proposed project in detail, including the materials, finishes, and measurements. Additional pages may be attached if necessary. Owner wants to add a driveway since Property does not have any right now. Driveway will be added to the left side of the property, which right now is a driveway but only the dirt and gets so muddy when it rains, plus a back porch made of wood. My daughter Jennifer Giang and family already living at the house and would love the driveway and back Porch to enjoy the living at Stone mtn

REQUIRED MATERIALS CHECKLISTS

Depending on your project, the following materials are the minimum required by the HPC in order to have a complete application. **Incomplete applications will not be reviewed by the HPC until all information is submitted.**

Exterior Changes

- [x] description of project
- [x] description of construction materials
- [x] photographs of existing building
- [x] proposed finishes (attach samples)

Construction

- [ ] description of project
- [ ] stamped set of architectural elevations (all sides)
- [ ] stamped site plan (building, fencing, paving)
- [ ] landscaping plan (saved and proposed vegetation)
- [ ] description of construction materials
- [ ] photographs of proposed site and adjacent sites
- [ ] stamped set of architectural floor plans
- [ ] proposed finishes (attach samples)
- [ ] documentation of earlier historic appearance (restoration, rehabilitation, or remodeling only)

Site Changes

- [x] description of project
- [x] sketch diagram of proposed project
- [ ] site plan showing current features---buildings, paving, fencing, mature vegetation, etc.
- [ ] description of construction materials
- [ ] photographs of existing site and adjacent sites
- [ ] proposed finishes (attach samples)

Demolition or Relocation

- [ ] description of project
- [x] site plan showing existing structures
- [x] site plan showing proposed development
- [x] description of construction materials
- [ ] photographs of existing site and adjacent sites
- [ ] proposed finishes (attach samples)
- [ ] landscaping plan (saved and proposed vegetation)

AUTHORIZATIONS

I HEREBY CERTIFY that I am the owner(s) of the property or that the proposed work is authorized by the owner of record and I have been authorized by the owner to make this application as his/her authorized agent. Furthermore, I certify I have read and understand the procedures and guidelines set forth in the *Stone Mountain Design Guidelines for Historic Preservation.*

[redacted]

Signature of Authorized Agent Date

Certificate of Appropriateness (COA) Application

***********APPLICANT KEEPS THIS PAGE************

PROCEDURES FOR APPLYING

Application Requirements:
All applications must be complete and must include all required materials listed on page two (2) of the application form to be considered for review. Applicants are required to submit seven (7) copies of the signed application and supporting materials to be reviewed. All materials should be in an 8½" x 11" format in addition to any large-scale format needed for detail. ***Incomplete applications WILL NOT be reviewed by the Historic Preservation Commission.***

Pending Approvals:
If approvals are pending by other regulatory or administrative authorities, which may have a bearing on the modifications or improvements which are the subject of this application, please notify the HPC upon submittal of the COA application.

Application Deadline:
Applications are to be submitted to Stone Mountain City Hall by 12:00 noon, fourteen (14) days prior to the regular scheduled HPC meeting to be placed on that month's agenda. Should this day of the month fall on a weekend or holiday, applications are due the next business day by 12:00 noon. The HPC meets on the third Wednesday of each month at 6:30 p.m. at Stone Mountain City Hall, unless otherwise posted outside City Hall.

Application Representation:
The **applicant** or an **authorized representative** for the applicant shall be present at the public meeting to support the application. If neither is in attendance to answer any questions which may arise concerning the COA application, the result will be the **denial** of the application.

Building Permit Requirements:
All building permits must be acquired from the governing authority prior to any work commencing. Building permits will not be issued without proof of an approved COA. Work must comply with all applicable state and local codes.

Modifications or Amendments:
If modifications or amendments become necessary, such changes must be presented to and approved by the HPC prior to beginning work on any aspect of said modification or amendment.

Deadline for Project Completion:
A COA shall become void unless construction (foundation and framing) is commenced within **twelve (12) months** from the date of issuance. A COA is issued for a period of **eighteen (18) months** only and is not renewable.

Penalties:
Failure to apply for a certificate of appropriateness shall warrant the applicant to be fined in the same manner as provided in Section 1-11 (Code 1976, § 1-1012 of the City of Stone Mountain).

***********APPLICANT KEEPS THIS PAGE************

Credit Card Authorization Form

City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

Sign and complete this form to authorize the merchant below to make a one-time charge to your credit listed below.

By signing this form, you give us permission to debt your account for the amount indicated **plus a 5% service fee** on or after the indicated date. This is permission for a single transaction only and does not provide authorization for any additional unrelated debits or credits to your account.

[redacted]

[redacted]

***Authorization form must be accompanied by a copy of the card holder's driver's license or valid I.D.**

Rev. 03.08.24



Owner Permission Affidavit

Subject Property Address: 810 Fourth St. Stone Mtn. GA 30083

[redacted]

I (Property owner/agent) am applying for, or I hereby give authority to the authorized applicant to file an application for the following address: 810 Fourth st, Stone Mountain GA 30083

Type of Application: driveway and back Porch.

[redacted]

Property Owner's Signature

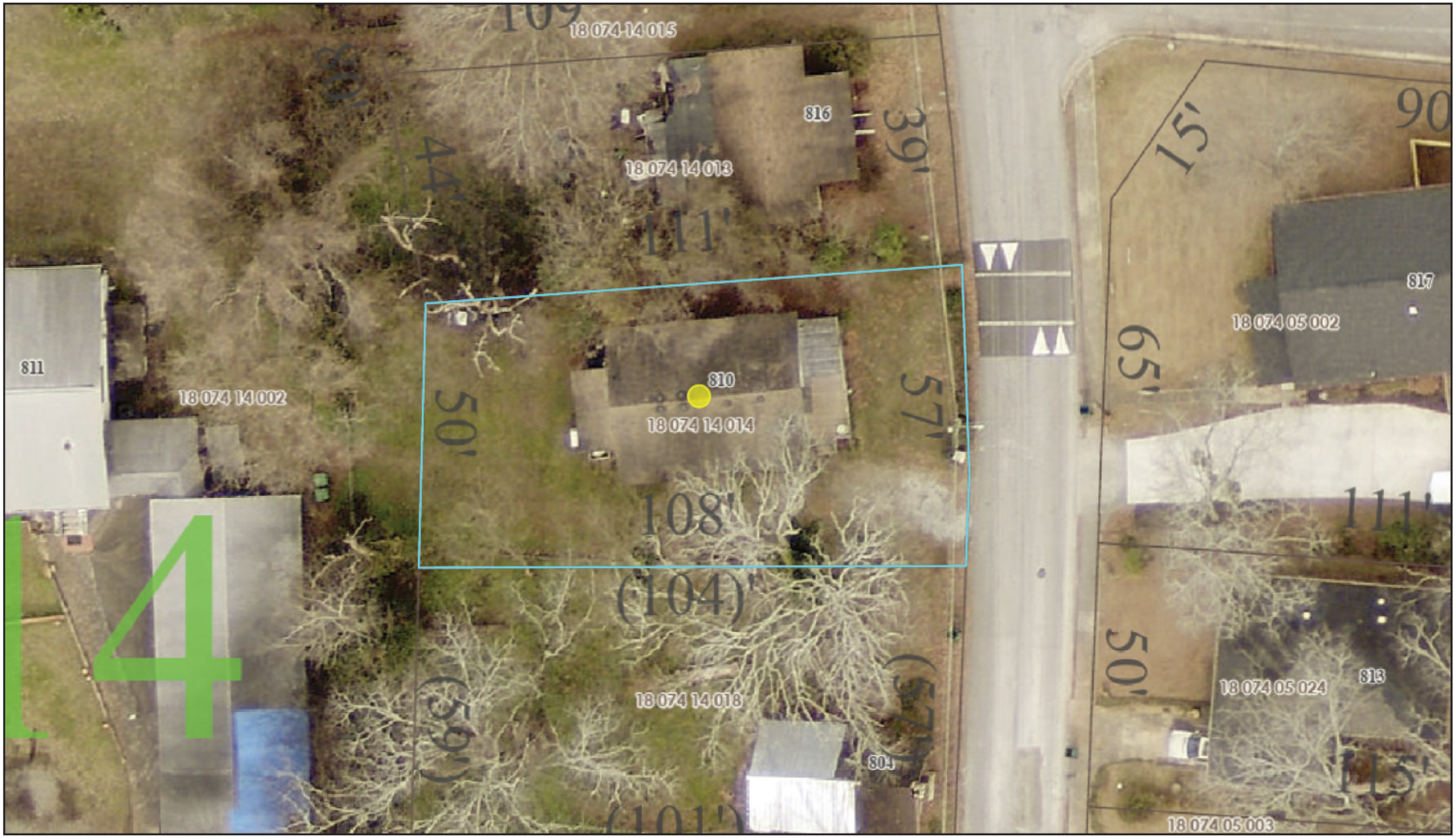
This instrument was signed before me on this date: 10/12/2026

County: Gwinnett Georgia Notary Signature: Nand B P

Affix seal/stamp as close to signature as possible

NANDABEN B PATEL
NOTARY PUBLIC
My Comm. Expires Nov 11, 2029
GWINNETT COUNTY
STATE OF GEORGIA

ArcGIS Web Map



11/6/2026, 2:47:09 PM

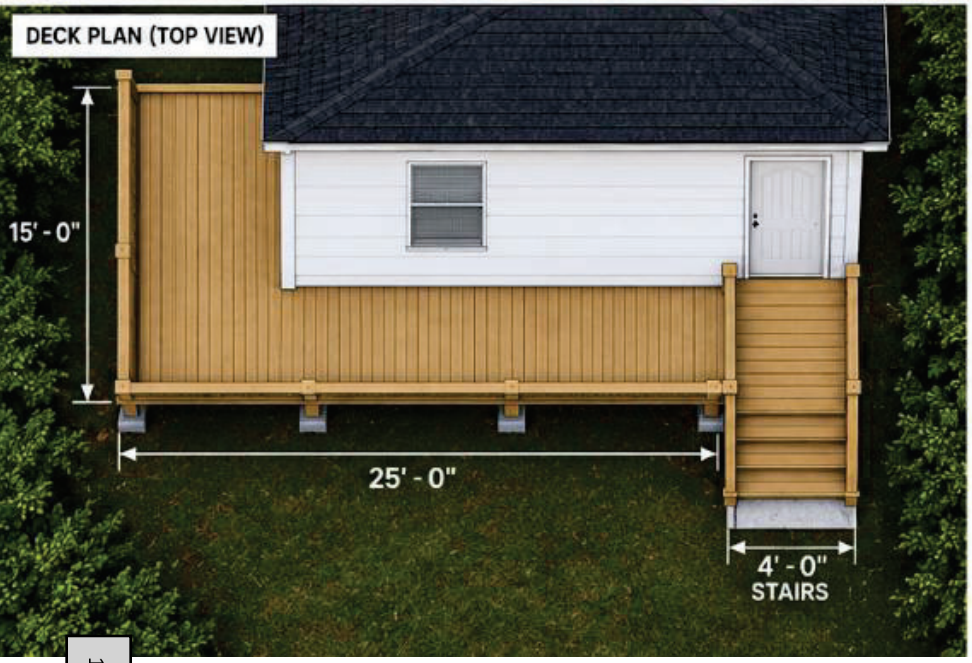
DeKalb Address Locator
Address
Tax Parcels
Land Lot
District

Imagery 2026
Red: Band_1
Green: Band_2
Blue: Band_3

1:363
0 0 0.01 0.01 mi
0 0 0.01 0.02 km









DECK DETAILS

DECK HEIGHT (FROM GRADE):	2' - 1" (25")
DECK LENGTH (REAR):	25' - 0"
DECK LENGTH (SIDE):	15' - 0"
DECK WIDTH:	8' - 0"
STAIR WIDTH:	4' - 0"
STAIR RISE:	7-1/2" (TYP.)
STAIR RUN:	10" (TYP.)
RAILING HEIGHT:	36" (TYP.)
LANDING AT DOOR:	4' - 0" x 4' - 0"
FOOTINGS:	CONCRETE (TYP.)
MATERIAL:	PRESSURE TREATED LUMBER (PT)
DECK LEVEL:	YES (LEVEL THROUGHOUT)

NOTES

1. DECK IS LEVEL THROUGHOUT.
2. ALL DIMENSIONS ARE ACTUAL.
3. RAILINGS AND GUARDRAILS PER CODE (36" MIN. HEIGHT).
4. FOOTING SIZE AND DEPTH PER LOCAL REQUIREMENTS.
5. DRAWING BASED ON PROVIDED PHOTOS. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUC


810
ADU 0903

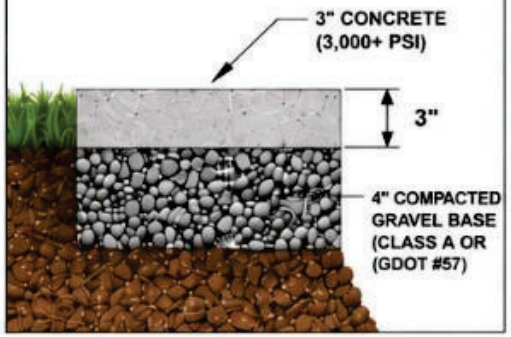
SITE PLAN
(TOP VIEW)
SINGLE-FAMILY HOUSE



END VIEW
(AT END OF HOUSE)



DRIVEWAY SECTION DETAIL
(N.T.S.)



DIMENSIONS SUMMARY

Driveway Length (street to end of house):	73'-0"
Driveway Width (along side of house):	9'-0"
Width at Street:	10'-0"
Landscaping Strip (house to driveway):	2'-0"
Concrete Thickness:	3"
Gravel Base:	4" (compacted)
Driveway Ends:	At end of house (laundry room)

No front walkway (porch not covered)
Side stairs connect directly to dr...

Historic Preservation Commission

Meeting Date: November 18, 2026

SUBJECT: Application for a Certificate of Appropriateness (COA) for Exterior Changes (Windows, Doors, and Siding)

HPC2026 – Parcel ID 18 089 30 083 **G. Shan**

Project Information

Owner / Applicant	Kyle Johnson
Location	New Gibraltar Square
Acreage	0.11 acres
Parcel ID	18 089 30 083
Zoning District	Traditional Residential (R-2)

SUMMARY:

The applicant requests approval from the Historic Preservation Commission for proposed exterior improvements at 1077 New Gibraltar Square. The proposed scope of work includes:

- Removal and replacement of existing exterior siding with painted James Hardie Cedarmill siding on the residential elevations identified in the estimate; the recently replaced chimney siding is excluded.
- Replacement of selected soffit, fascia, and associated trim, primarily along roof rakes, as specified in the contractor estimate.
- Removal and siding-over of existing window openings on the right elevation identified as garage-area windows in the window proposal.
- Replacement of the front living-room picture window and removal and siding-over of the half-round transom above it. The window proposal also identifies French-door replacement as an optional item.

HISTORIC AND ARCHITECTURAL SIGNIFICANCE:

Constructed in 1986, the property best reflects the Queen Anne Cottage building type of 1880 – 1890, as identified in Chapter 1 of the City of Stone Mountain Historic Preservation

Design Guidelines. Architecturally, the building best reflects the Italianate style of the 1920s – 1940s.

SECTION 5-38(3) – CERTIFICATE OF APPROPIATENESS:

Section 5.38 Certificate of appropriateness – per Section 5.38 Certificate of appropriateness, when reviewing applications for certificates of appropriateness, the preservation commission shall consider, in addition to any other pertinent factors, historical and architectural value and significance; architectural style; scale; height; setback; landscaping; general design; arrangement, texture and materials of the architectural features involved band the relationship thereof to the exterior architectural style; and pertinent features of other properties in the immediate neighborhood. When considering applications, the secretary of the interior's "Standards for Historic Preservation Projects," the secretary of the interior's "Standards for Rehabilitation," and the "City of Stone Mountain Historic District Design Guidelines" shall be cited in the approval or denial of an application for a certificate of appropriateness.

1. Scale; Height; Setback
    a. The proposed scope of work does not appear to have exceeded these three subjects of the residential building.
2. Landscaping
    a. The proposed work does not appear to be applicable, as there will be no landscaping involved with the proposed scope of work.
3. Impact on the immediate neighborhood
    a. The proposed scope of work does not appear to negatively impact any of the neighboring properties. However, the proposed removal of existing window openings should be evaluated for its potential impact on the building's architectural character.

HISTORIC PRESERVATION GUIDELINES:

In Chapter 5, Sections 5.1, 5.2, and 5.4 provide the most directly relevant design guidance for the proposed exterior alterations. These sections emphasize retaining existing architectural materials and features where feasible, ensuring that replacement siding and architectural details remain compatible with the residential building's existing character, and preserving original window openings. The proposed James Hardie siding and associated trim improvements may be appropriate if their appearance, dimensions, and profiles are compatible with the existing structure. However, the proposed removal and siding-over of existing windows, along with modifications to the front picture window and

half-round transom, warrant additional consideration because they would alter the building's existing fenestration pattern and architectural composition.

STANDARDS OF REHABILITATION:

Interior Standards for Rehabilitation – Chapter 2 of the HPDG – the Standards for Rehabilitation provide direction in making appropriate choices in planning the repairs, alterations, and additions that may be part of a rehabilitation project. The accompanying Guidelines apply the Standards and describe specific treatments that do and do not meet the Standards. The Standards for Rehabilitation are codified in 36 CFR Part 67, are regulatory for the Historic Preservation Tax Incentives program, and are the Standards most often used by local historic district commissions nationwide. The Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Address each of the standards:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
    a. The proposed work appears to be in compliance with this standard.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
    a. The proposed siding and trim replacements aim to maintain the building's existing appearance. However, the removal of window openings and the half-round transom may alter character-defining architectural features. Compliance with this standard requires further consideration.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
    a. The proposed work appears to be in compliance with this standard.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
    a. The proposed scope of work does not identify any historically significant alterations that would be removed. The applicability of this standard cannot be fully determined without additional historical documentation.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
    a. The proposed replacement of exterior materials should preserve the building's distinctive architectural details. However, the removal of existing window openings and the half-round transom may affect these features. Compliance with this standard requires further consideration.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
    a. The proposed work aims to accomplish this.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
    a. The proposed scope of work is not applicable.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
    a. The proposed scope of work is not applicable.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale,

and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
    a. The proposed scope of work is not applicable.

STANDARDS OF HISTORIC PRESERVATION PROJECTS:

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
    a. The proposed scope of work does not alter the existing residential use of the property and appears to meet this standard.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
    a. The proposed siding and trim replacements aim to maintain the building's exterior appearance. However, the proposed removal of existing window openings and the half-round transom may alter character-defining architectural features. Compliance with this standard requires further consideration
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
    a. The proposed scope of work involves replacing existing exterior materials rather than stabilizing or conserving them. The application does not establish whether the existing materials require replacement or whether their removal is necessary. Compliance with this standard has not been demonstrated.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

   a. The proposed scope of work does not identify any historically significant alterations that would be removed. The applicability of this standard cannot be fully determined without additional historical documentation.

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
   a. The proposed siding and trim improvements may maintain the building's architectural appearance. However, the removal of existing window openings and the half-round transom may affect distinctive architectural features. Compliance with this standard requires further consideration.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color and texture.
   a. The proposed work aims to accomplish this.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
   a. The proposed scope of work is not applicable.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
   a. The proposed scope of work is not applicable.

CONCLUSION:

Staff finds that the proposed exterior alterations at 1077 New Gibraltar Square are generally compatible with the City of Stone Mountain's Historic Preservation Design Guidelines, Standards of Historic Rehabilitation and Preservation, and the review considerations of Section 5-38 of the Unified Development Ordinance.

However, the proposed removal and permanent enclosure of existing window openings along the right elevation and the half-round transom on the front elevation raise concerns under Section 5.4.5 of the Historic Preservation Design Guidelines. This section discourages filling in original window openings and specifies that any covering of windows should be temporary and should not damage or destroy historic materials.

Staff finds that the proposed permanent enclosure of these openings would be inconsistent with Section 5.4.5 if the openings are original to the structure. Accordingly, staff supports the proposed exterior improvements provided the existing window openings are retained, and the proposed window replacement maintains the building's architectural character.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL with conditions** of the Certificate of Appropriateness for the proposed exterior alterations at 1077 New Gibraltar Square, subject to the following conditions:

- The proposed permanent enclosure of existing window openings along the right façade of the residential structure shall not be authorized under this approval. The applicant shall retain the existing window openings in accordance with Section 5.4.5 of the Historic Preservation Design Guidelines.
- The existing half-round transom opening on the front façade of the residential structure (living room window) shall be retained and shall not be permanently enclosed with siding under this approval. Any proposed replacement window configuration shall maintain the existing architectural composition unless otherwise approved by the Historic Preservation Commission.

Attachments/Exhibits:

Attachment 1 – Certificate of Appropriateness Application

Attachment 2 – Pictures and supporting documents for the improvements

---

This approval does not constitute zoning approval, building permit approval, or authorization under any other applicable City ordinance, code, or permitting requirement. The applicant is responsible for obtaining all additional approvals, permits, and authorizations required prior to commencing work.

Certificate of Appropriateness (COA) Application

Application Fee: Residential - $50.00 Commercial - $100.00
Routine Maintenance does not require an application fee.

Date Received: _____

Permit Number: _____ Date Complete: _____

Meeting Date: _____ Date Processed: _____

HPC Action Taken: _____

PROPERTY ADDRESS (address at which the work is to be performed)

Property Address: 1077 New Gibraltar Square

APPLICANT CONTACT INFORMATION

Applicant Name: [redacted] Phone Number: [redacted]

Mailing Address: [redacted]

Email Address: [redacted]

PROPERTY OWNER'S INFORMATION (if different from applicant information above)

Property Owner's Name: _____

Address: _____ Phone Number: _____

PROJECT DESCRIPTION

☐ **Routine Maintenance or Repair** *Routine maintenance does not involve a change in materials or in appearance. A COA is not required, but the HPC requests that an application be submitted to be kept on file to ensure that work performed is per the application.* ***If the project makes a change in materials or appearance, then a COA is required.*** Routine maintenance includes but is not limited to the following:

☐ Re-roofing (shingles) ☐ Wood repair (only a portion of siding, porch, fence, etc.) ☐ Windows (repair) ☐ Doors (repair) ☐ Other _____

☑ **Exterior Changes** (visible changes to exterior of existing structure), include but are not limited to the following:

☑ Window(s) ☑ Door(s) ☐ Porch ☐ Lighting ☐ Awning ☑ Other Siding

☐ **Construction,** includes but is not limited to the following:

☐ New Building ☐ Additions ☐ Accessory Building ☐ Other _____
☐ Major building restoration, rehabilitation, or remodeling

☐ **Site Changes,** include but are not limited to the following:

☐ Fence/Wall ☐ Pool ☐ Mechanical system ☐ Walkway/Sidewalk/Driveway ☐ Other _____

☐ **Demolition or Relocation,** include but are not limited to the following:

☐ Primary Building ☐ Accessory Building ☐ Site Feature ☐ Trees/Vegetation ☐ Other _____

☐ **Other** _____

_____

Certificate of Appropriateness (COA) Application

Describe the proposed project in detail, including the materials, finishes, and measurements. Additional pages may be attached if necessary. This job will include replacing old rotting Georgia Pacific hardie plank with James hardie cedermill siding. The replacement of all but one existing window, with the removal of one window located off of the garage that will be sided over. The replacement of the back exterior french doors.

See Attached supporting documents for detailed work order, materials and photos.

REQUIRED MATERIALS CHECKLISTS

Depending on your project, the following materials are the minimum required by the HPC in order to have a complete application. **Incomplete applications will not be reviewed by the HPC until all information is submitted.**

Exterior Changes

- [x] description of project
- [x] description of construction materials
- [x] photographs of existing building
- [x] proposed finishes (attach samples)

Construction

- [ ] description of project
- [ ] stamped set of architectural elevations (all sides)
- [ ] stamped site plan (building, fencing, paving)
- [ ] landscaping plan (saved and proposed vegetation)
- [ ] description of construction materials
- [ ] photographs of proposed site and adjacent sites
- [ ] stamped set of architectural floor plans
- [ ] proposed finishes (attach samples)
- [ ] documentation of earlier historic appearance (restoration, rehabilitation, or remodeling only)

Site Changes

- [ ] description of project
- [ ] sketch diagram of proposed project
- [ ] site plan showing current features---buildings, paving, fencing, mature vegetation, etc.
- [ ] description of construction materials
- [ ] photographs of existing site and adjacent sites
- [ ] proposed finishes (attach samples)

Demolition or Relocation

- [ ] description of project
- [ ] site plan showing existing structures
- [ ] site plan showing proposed development
- [ ] description of construction materials
- [ ] photographs of existing site and adjacent sites
- [ ] proposed finishes (attach samples)
- [ ] landscaping plan (saved and proposed vegetation)

AUTHORIZATIONS

I HEREBY CERTIFY that I am the owner(s) of the property or that the proposed work is authorized by the owner of record and I have been authorized by the owner to make this application as his/her authorized agent. Furthermore, I certify I have read and understand the procedures and guidelines set forth in the *Stone Mountain Design Guidelines for Historic Preservation*.

Kyle Johnson 10/27/2026
Signature of Owner(s) Date

Kyle Johnson 10/27/2026
Signature of Applicant Date

10/27/2026
Signature of Authorized Agent Date

Certificate of Appropriateness (COA) Application

PROCEDURES FOR APPLYING

Application Requirements:
All applications must be complete and must include all required materials listed on the previous page to be considered for review. All materials should be in an 8½" x 11" format in addition to any large-scale format needed for detail. ***Incomplete applications WILL NOT be reviewed by the Historic Preservation Commission.***

Application Deadline:
Applications are to be submitted to Stone Mountain City Hall by 12:00 noon, fourteen (14) days prior to the regular scheduled HPC meeting to be placed on that month's agenda. Should this day of the month fall on a weekend or holiday, applications are due the next business day by 12:00 noon. The HPC meets on the third Wednesday of each month at 6:30 p.m. at Stone Mountain City Hall, unless otherwise posted outside City Hall.

Application Representation:
The **applicant** or an **authorized representative** for the applicant shall be present at the public meeting to support the application. If neither is in attendance, the result will be the **denial** of the application.

Building Permit Requirements:
All building permits must be acquired from the governing authority prior to any work commencing. Building permits will not be issued without proof of an approved COA. Work must comply with all applicable codes.

Deadline for Project Completion:
A COA shall become void unless construction (foundation and framing) is commenced within **twelve (12) months** from the date of issuance. A COA is issued for a period of **eighteen (18) months** only and is not renewable.

Required Submittals:
Applicants are required to submit electronic applications or a copy of the required materials at City Hall.

DESIGN GUIDELINES

Copies of the *Stone Mountain Design Guidelines for Historic Preservation* are available at City Hall for a minimal fee. The HPC uses the United States Secretary of the Interior's Standards for Preservation, Rehabilitation, Restoration, and Reconstruction, and the *Design Guidelines* to guide all decisions. Past actions of the HPC may be considered in review of a COA, but the HPC is not bound to confer the same resolution on a similar application.

IMPORTANT NOTES

Pending Approvals:
Are there any approvals pending by any other regulatory or administrative authority, which may have a bearing on the modifications or improvements which are the subject of this application? If so, specify: _____

_____

Penalties:
Failure to apply for a certificate of appropriateness shall warrant the applicant to be fined in the same manner as provided in Section 1-11 (Code 1976, § 1-1012 of the City of Stone Mountain).

Modifications or Amendments:
If modifications or amendments become necessary, such changes must be presented to and approved by the HPC prior to beginning work on any aspect of said modification or amendment.

Certificate of Appropriateness (COA) Application

***********APPLICANT KEEPS THIS PAGE************

PROCEDURES FOR APPLYING

Application Requirements:
All applications must be complete and must include all required materials listed on page two (2) of the application form to be considered for review. Applicants are required to submit seven (7) copies of the signed application and supporting materials to be reviewed. All materials should be in an 8½" x 11" format in addition to any large-scale format needed for detail. ***Incomplete applications WILL NOT be reviewed by the Historic Preservation Commission.***

Pending Approvals:
If approvals are pending by other regulatory or administrative authorities, which may have a bearing on the modifications or improvements which are the subject of this application, please notify the HPC upon submittal of the COA application.

Application Deadline:
Applications are to be submitted to Stone Mountain City Hall by 12:00 noon, fourteen (14) days prior to the regular scheduled HPC meeting to be placed on that month's agenda. Should this day of the month fall on a weekend or holiday, applications are due the next business day by 12:00 noon. The HPC meets on the third Wednesday of each month at 6:30 p.m. at Stone Mountain City Hall, unless otherwise posted outside City Hall.

Application Representation:
The **applicant** or an **authorized representative** for the applicant shall be present at the public meeting to support the application. If neither is in attendance to answer any questions which may arise concerning the COA application, the result will be the **denial** of the application.

Building Permit Requirements:
All building permits must be acquired from the governing authority prior to any work commencing. Building permits will not be issued without proof of an approved COA. Work must comply with all applicable state and local codes.

Modifications or Amendments:
If modifications or amendments become necessary, such changes must be presented to and approved by the HPC prior to beginning work on any aspect of said modification or amendment.

Deadline for Project Completion:
A COA shall become void unless construction (foundation and framing) is commenced within **twelve (12) months** from the date of issuance. A COA is issued for a period of **eighteen (18) months** only and is not renewable.

Penalties:
Failure to apply for a certificate of appropriateness shall warrant the applicant to be fined in the same manner as provided in Section 1-11 (Code 1976, § 1-1012 of the City of Stone Mountain).

***********APPLICANT KEEPS THIS PAGE************

Owner Permission Affidavit

Subject Property Address: 1077 New Gibraltar Square

Property Owner:

Name (Person, Firm, Corporation, or Agency): [redacted]

Authorized Applicant:

Name (Person, Firm, Corporation, or Agency): [redacted]

I (Property owner/agent) am applying for, or I hereby give authority to the authorized applicant to file an application for the following address: 1077 New Gibraltar Square

Type of Application: Certificate of Appropriateness

Property Owner's signature

Kyle Johnson
Property Owner's printed name

This instrument was signed before me on this date: 11-09-2026

County: Gwinnett Georgia Notary Signature:

Affix seal/stamp as close to signature as possible

AZIZUN N ALAM
Notary Public
Gwinnett County, Georgia
My Commission Expires
02-25-2029

Credit Card Authorization Form

City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

Sign and complete this form to authorize the merchant below to make a one-time charge to your credit listed below.

By signing this form, you give us permission to debt your account for the amount indicated **plus a 5% service fee** on or after the indicated date. This is permission for a single transaction only and does not provide authorization for any additional unrelated debits or credits to your account.

CREDIT CARD INFORMATION

Card Type: [redacted]

Cardholder Name (as shown on card): [redacted]

Card Number : [redacted] Security Code (CVV): [redacted]

Expiration Date (mm/yy): [redacted] Zip Code: [redacted]

BILLING INFORMATION

[redacted] 1077 New Gibraltar Square

[redacted] Stone Mountain, Georgia, 30083

[redacted] 678-378-4677

[redacted] kylejohnson118@gmail.com

Reason for Payment: Certificate of Appropriateness

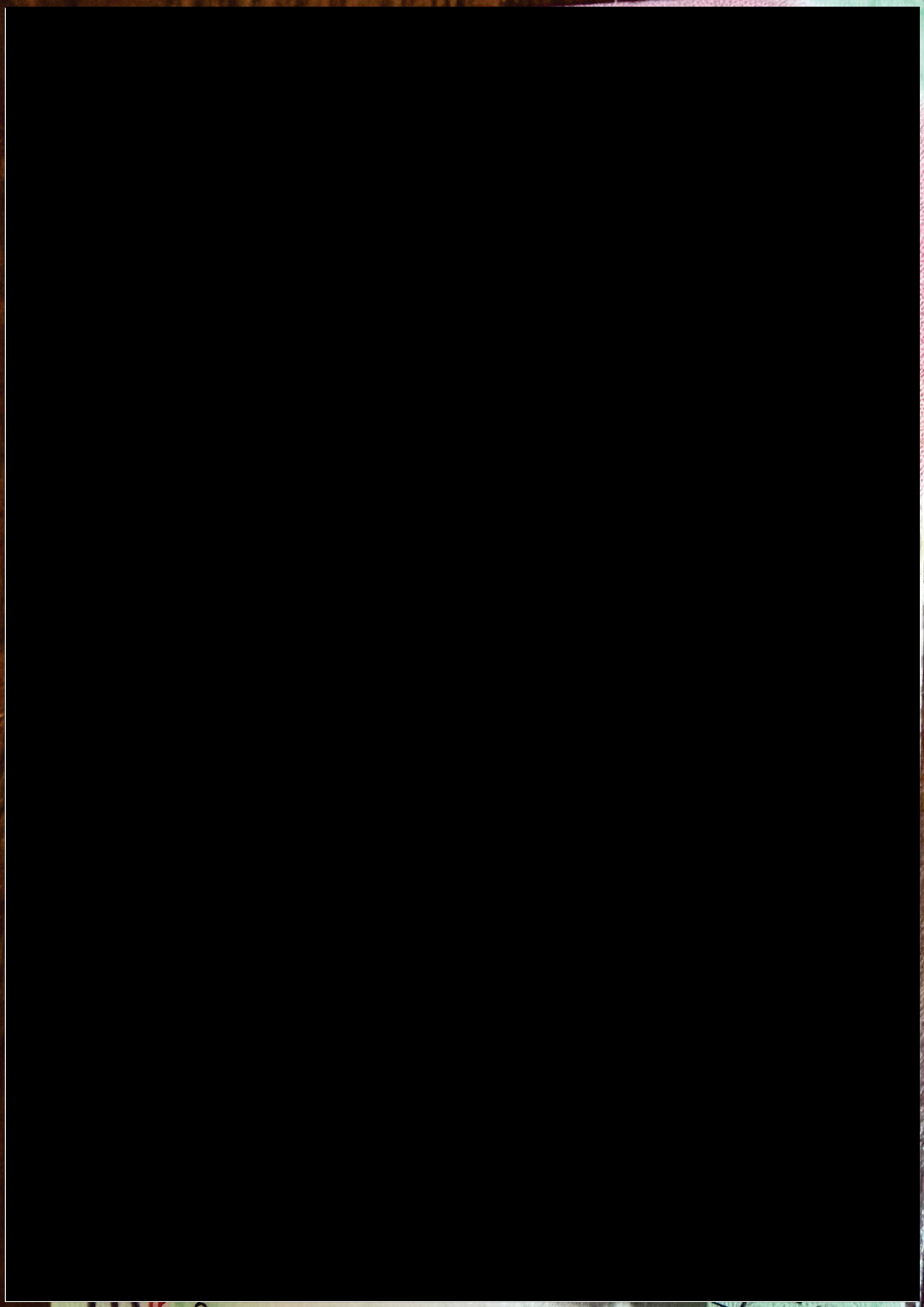
I, [redacted], authorize the City of Stone Mountain to charge my credit card indicated above for $[redacted] on 10/28/2026 (date).

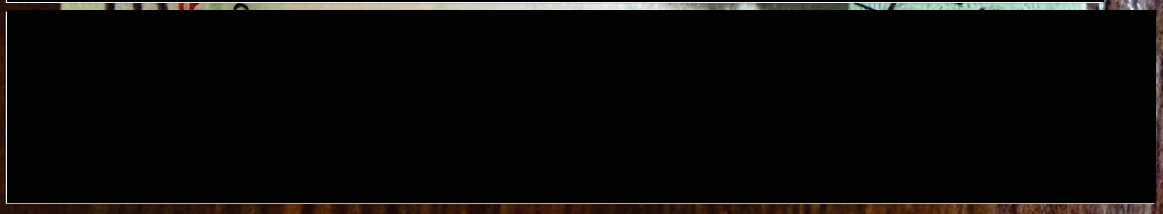
[redacted] 10/28/2026

Customer Signature Date

***Authorization form must be accompanied by a copy of the card holder's driver's license or valid I.D.**

[redacted]





MATT'S Exteriors

JamesHardie ELITE PREFERRED CONTRACTOR ALLIANCE



JAMES HARDIE SIDING ESTIMATE

JUL 31, 2026

[redacted]

[redacted]

INSPECTION



ON RIGHT ELEVATION OF HOME:

*REMOVE DOUBLE WINDOW, FRAME OPENING AND SIDE OVER.

NO INTERIOR REPAIRS TO BE MADE



ON BACK ELEVATION OF HOME:

*REMOVE AND REPLACE ALL SIDING. INSTALL NEW JAMES HARDIE CEDARMILL SIDING AND PAINT.

*SOFFIT, FASCIA TO BE REPLACED ON RAKES ONLY



ON LEFT ELEVATION OF HOME:

*REMOVE AND REPLACE ALL SIDING. INSTALL NEW JAMES HARDIE CEDARMILL SIDING AND PAINT.

*SOFFIT, FASCIA TO BE REPLACED ON RAKES ONLY

CHIMNEY RESIDE EXCLUDED FROM PRICING AS IT HAS BEEN RECENTLY REPLACED.



ON RIGHT ELEVATION OF HOME:

*REMOVE AND REPLACE ALL SIDING. INSTALL NEW JAMES HARDIE CEDARMILL SIDING AND PAINT.

*SOFFIT, FASCIA TO BE REPLACED ON RAKES ONLY



ON FRONT ELEVATION OF HOME:

*REMOVE AND REPLACE ALL SIDING. INSTALL NEW JAMES HARDIE CEDARMILL SIDING AND PAINT.

*SOFFIT, FASCIA TO BE REPLACED ON RAKES ONLY

*HALF ROUND TRANSOM TO BE REMOVED AND SIDED OVER.

NO INTERIOR REPAIRS TO BE MADE

SCOPE OF WORK

SIDING OPTIONS

Item	Qty	Unit price	Line total
RTL - JAMES HARDIE CEDARMILL HARDIE PLANK CEDARMILL SIDING INSTALLATION 7" EXPOSURE (INCLUDES 1 LAYER REMOVAL, HOUSEWRAP, HOUSEWRAP TAPE, WINDOW & DOOR FLASHINGS, HARDIE DOUBLE CORNERS AND 2 COATS OF PAINT SHERWIN WILLIAMS DURATION PAINT)	25	[redacted]	[redacted]
Section Total			[redacted]

FASCIA & SOFFIT OPTIONS

Item	Qty	Unit price	Line total
RTL - JAMES HARDIE F/S 0 - 16" REMOVE AND REPLACE FASCIA AND SOFFIT UP TO 16" SOFFIT. PAINT WITH SHERWIN WILLIAMS DURATION PAINT **RAKES ONLY ON ALL ELEVATIONS**	184	[redacted]	[redacted]
RTL - SOFFIT 17 - 24" SOFFIT ONLY 17"-24". INCLUDES SHERWIN WILLIAMS DURATION PAINT. **BOTTOM OF BUMP OUTS ON RIGHT AND LEFT ELEVATIONS**	28	[redacted]	[redacted]
RTL - JAMES HARDIE BIRD BOX REMOVE & REPLACE BIRD BOX	15	[redacted]	[redacted]
Section Total			[redacted]

TRIM OPTIONS

Item	Qty	Unit price	Line total
RTL - HARDIE DOUBLE GARAGE TRIM INSTALL HARDIE WRAP ON DOUBLE GARAGE DOOR. 5/4X8 FRAME & 5/4X4 CAP AND NEW GARAGE DOOR WEATHERSTRIPPING. PRICE INCLUDES SHERWIN WILLIAMS DURATION PAINT	1	[redacted]	[redacted]
RTL - PVC CROWN MOLDING 3" - 4" INSTALL 3" - 4" PVC CROWN MOLDING	48	[redacted]	[redacted]
Section Total			[redacted]

ADDITIONAL CHARGES

Item	Qty	Unit price	Line total
DISPOSAL FEE	1	[redacted]	[redacted]
RTL - PERMIT FEE PERMIT FEE	1	[redacted]	[redacted]
RTL - MISC ITEMS REMOVE 3 WINDOWS MARKED IN PHOTOS. INSTALL NEW SHEATHING AND SIDE OVER WINDOW OPENINGS. **PRICE INCLUDED IN TOTAL SCOPE OF WORK** **HOMEOWNER IS RESPONISBLE FOR INTERIOR REPAIRS.**			
	Section Total		[redacted]

DISCOUNT

Item	Qty	Unit price	Line total
RTL - DISCOUNT DISCOUNT IF CUSTOMER PAYS FOR THE PROJECT USING A CHECK. CREDIT CARDS DO NOT QUALIFY FOR DISCOUNT.	1	[redacted]	[redacted]
	Section Total		[redacted]

Estimate subtotal	[redacted]
Credit	[redacted]
Credited subtotal	[redacted]
Total	[redacted]

CHIMNEY SIDING EXCLUDED FROM PRICE. AS A COURTESY, MATT'S EXTERIORS WILL PAINT CHIMNEY WHEN HOME IS PAINTED FOR A CONSISTENT PAINT MATCH.

SOFFIT AND FASCIA ON ALL EAVES OF HOME EXCLUDED FROM PRICE. ADDITIONAL OPTION TO INCLUDE EAVES BEING PAINTED.

SIGNATURE

[redacted]

Optional Upgrades

	Description	Qty	Unit price	Line total
☑	**RTL - PAINT F/S** PAINT FASCIA & SOFFIT UP TO 24"-ONE COAT **NO GUTTER REMOVAL** **PRICE IS FOR PAINT ON ALL SOFFIT AND FASCIA OF EAVES. RAKE EDGE PAINT INCLUDED WITH REPLACEMENT.**	184	[redacted]	[redacted]

Quote [redacted]

Optional Upgrades [redacted]

Final Price [redacted]

Customer Comments / Notes

[redacted] /22/2026

MATT'S Exteriors

ProVia
THE PROFESSIONAL WAY



WINDOW REPLACEMENT ESTIMATE

JUL 31, 2026

[redacted]

[redacted]

INSPECTION



ON RIGHT ELEVATION OF HOME:

*GARAGE WINDOWS MARKED ARE TO BE REMOVED AND SIDED OVER.



ON FRONT ELEVATION OF HOME:

*LIVING ROOM PICTURE WINDOW TO BE REMOVED AND REPLACED. HALF ROUND TRANSOM ABOVE WILL BE REMOVED AND PICTURE WINDOW TO EXTEND TO TOP.



IN LIVING ROOM:

*HALF ROUND TRANSOM TO BE REMOVED AND SIDED OVER

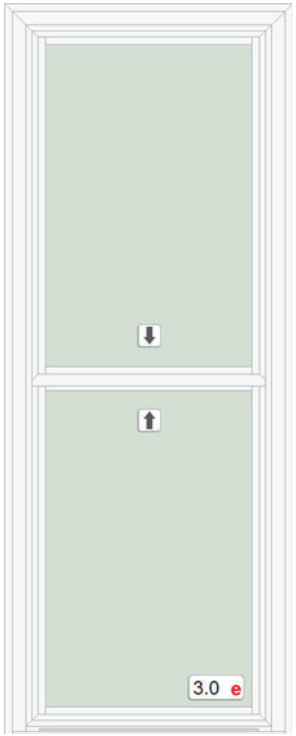


OPTION 2:

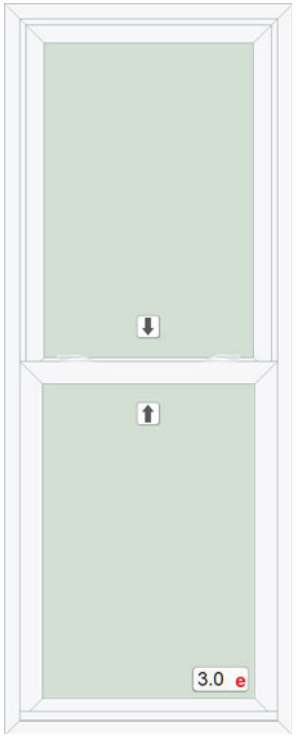
*FRENCH DOOR REPLACEMENT TO BE INCLUDED WITH WINDOW REPLACEMENT

YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 601 - Double Hung



OUTSIDE VIEW



INSIDE VIEW

MATT'S Exteriors

[redacted]

QUOTE INFORMATION

Job: Kyle Johnson
Tag: Sons Room Window
Order #15803553-1
Qty: 2

DETAILS

Endure Window - EN600 Series
601 - Double Hung
White
Exact Size: 24" W x 61" H
Block & Tackle Balance System
Snap-In Frame Sash Stops
Double Profile DA Locks
White Vent Locks
White Hardware
INNERGY Thermal Sash Reinforcement
Extruded Bottom Screen (White) with BetterVue Screen Mesh
Graphite Foam Insulation
Head Expander and Sill Extender
ComforTech DLA-UV
Single Strength Glass (3/32" per pane)
3/4" IG Thickness

SIZING

Opening Width Range:	24 1/4" to 24 1/2"
Opening Height Range:	61 1/4" to 62 1/4"
Window Size:	24" x 61"
United Inches:	85
Egress Size:	19" x 22 27/32"
Egress Square Foot:	3.0181
Egress Meets Criteria:	No
Top Sash Size:	20" x 29 1/16"
Top Glass Size:	18 3/16" x 27 5/16" x 3/4"
Top Glass Viewable Size:	17 3/16" x 26 5/16"
Bottom Sash Size:	21" x 30 1/16"
Bottom Glass Size:	18 3/16" x 27 5/16" x 3/4"
Bottom Glass Viewable Size:	17 3/16" x 26 5/16"
Bottom Screen:	20 1/2" x 30 1/2"

Structural

Air:
0.05 cfm/ft2 @ 1.57 psf
ASTM E 283

Water:
7.52 psf
ASTM E 547

Structural:
LC-PG50 141mph
AAMA/WDMA/CSA 101/I.S.2/A440-08 and 11
DP 50

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.27	0.21

ADDITIONAL PERFORMANCE RATINGS

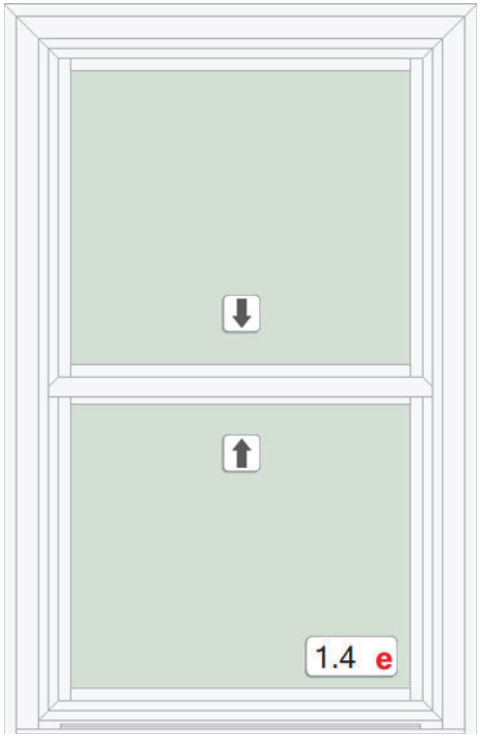
Visible Transmittance	Condensation Resistance
0.50	61.00

Air Infiltration (cfm/ft2)
<= 0.05

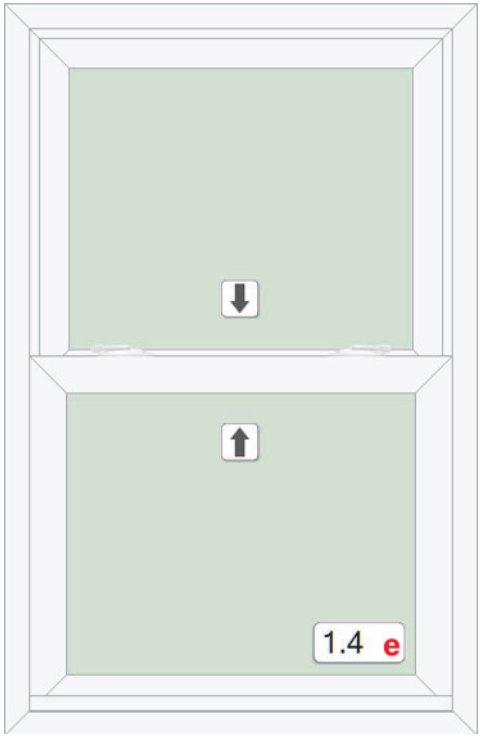
ENERGY STAR
Southern / South-Central
CPD: PRD-N-101-01634-00001
STC: 25; OITC: 22; Acoustic Test Report: f2964.01-113-11

) Z / Y VYZ f ESSIZ NAL-3 LASS VYZ D/ 3T

Endure EN600 Series 601 - Double Hung



Z / TSIDE GIEW



INSIDE GIEW

Q/ Z TE INf Z YU ATIZ N

Job: Kple Johnson
Tag: (uest &athrooF
Z rder #1. 50B. . B-2
Qtp: 1

DETAILS

Endure Window - EN600 Series
601 - Double Hung
White
Exact Size: 24" W x Bk" H
&locy mTacyle &alance SpsteF
SnaP-In fraF e Sash StoPs
Double VroRle DA Locys
White Gent Locys
White Hardware
INNEY( ) TherF al Sash YeinRorceF ent
Extruded &ottoF Screen MWhiteCwith &etterGue Screen U esh
(raPhite foaF Insulation
Head ExPander and Sill Extender
3oF RorTech DLA-/ G
Single Strength (lass MBCB2" Per PaneC
BC4" I(Thicyness

SI8IN(

Z Pening Width Yange:	24 1C4" to 24 1C2"
Z Pening Height Yange:	Bk 1C4" to B5 1C4"
Window Size:	24" x Bk"
/ nited Inches:	61
Egress Size:	19" x 10 2kCB2"
Egress S7uare f oot:	1q4B45
Egress U eets 3riteria:	No
ToP Sash Size:	20" x 1k 1C16"
ToP (lass Size:	15 BC16" x 1. . C16" x BC4"
ToP (lass Gewable Size:	1k BC16" x 14 . C16"
&ottoF Sash Size:	21" x 15 1C16"
&ottoF (lass Size:	15 BC16" x 1. . C16" x BC4"
&ottoF (lass Gewable Size:	1k BC16" x 14 . C16"
&ottoF Screen:	20 1C2" x 15 1C2"

Structural

Air:
0q0. cRF 0R2 @ 1q k PsR
ASTU E 25B

Water:
kq 2 PsR
ASTU E . 4k

Structural:
L3-V(. 0 141F Ph
AAU AOWDU AO3SA 101 0Sq20A440-05 and 11
DV . 0

ENEY( )

ENEY( ) VEYfZ YU AN3E YATIN(S

/ -factor MqSO-VC	Solar Heat (ain 3oeRRcient
0q2k	0q21

ADDITIZ NAL VEYfZ YU AN3E YATIN(S

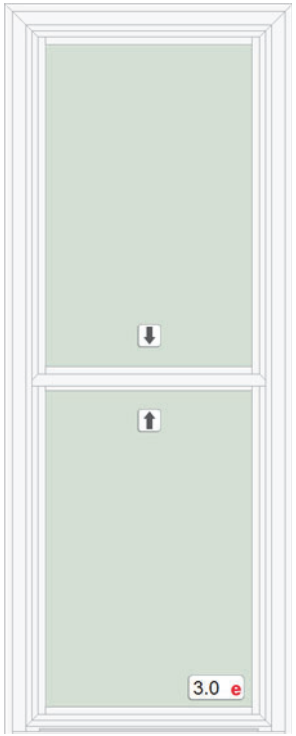
Gisible TransF ittance	3ondensation Yesistance
0q 0	61q00

Air InRltration MRF 0R2C
<= 0q0.

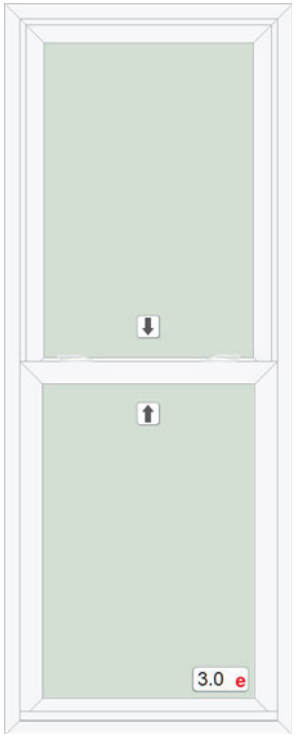
ENEY( ) STAY
Southern OSouth-3entral
3VD: VYD-N-101-016B4-00001
ST3: 2. ; Z IT3: 22; Acoustic Test YePort: R2964q01-11B-11

YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 601 - Double Hung



OUTSIDE VIEW



INSIDE VIEW

MATT'S Exteriors

[redacted]

QUOTE INFORMATION

Job: Kyle Johnson
Tag: Office
Order #15803553-3
Qty: 2

DETAILS

Endure Window - EN600 Series
601 - Double Hung
White
Exact Size: 24" W x 61" H
Block & Tackle Balance System
Snap-In Frame Sash Stops
Double Profile DA Locks
White Vent Locks
White Hardware
INNERGY Thermal Sash Reinforcement
Extruded Bottom Screen (White) with BetterVue Screen Mesh
Graphite Foam Insulation
Head Expander and Sill Extender
ComforTech DLA-UV
Single Strength Glass (3/32" per pane)
3/4" IG Thickness

SIZING

Opening Width Range:	24 1/4" to 24 1/2"
Opening Height Range:	61 1/4" to 62 1/4"
Window Size:	24" x 61"
United Inches:	85
Egress Size:	19" x 22 27/32"
Egress Square Foot:	3.0181
Egress Meets Criteria:	No
Top Sash Size:	20" x 29 1/16"
Top Glass Size:	18 3/16" x 27 5/16" x 3/4"
Top Glass Viewable Size:	17 3/16" x 26 5/16"
Bottom Sash Size:	21" x 30 1/16"
Bottom Glass Size:	18 3/16" x 27 5/16" x 3/4"
Bottom Glass Viewable Size:	17 3/16" x 26 5/16"
Bottom Screen:	20 1/2" x 30 1/2"

Structural

Air:
0.05 cfm/ft2 @ 1.57 psf
ASTM E 283

Water:
7.52 psf
ASTM E 547

Structural:
LC-PG50 141mph
AAMA/WDMA/CSA 101/I.S.2/A440-08 and 11
DP 50

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.27	0.21

ADDITIONAL PERFORMANCE RATINGS

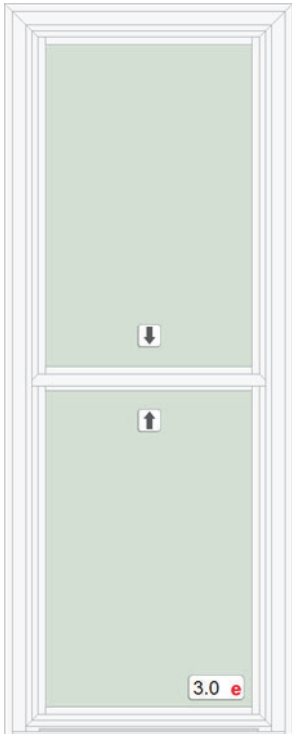
Visible Transmittance	Condensation Resistance
0.50	61.00

Air Infiltration (cfm/ft2)
<= 0.05

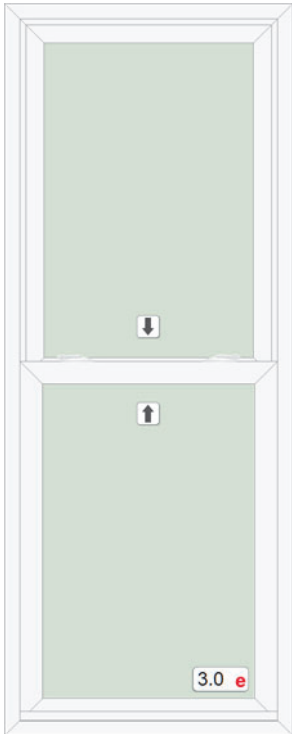
ENERGY STAR
Southern / South-Central
CPD: PRD-N-101-01634-00001
STC: 25; OITC: 22; Acoustic Test Report: f2964.01-113-11

YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 601 - Double Hung



OUTSIDE VIEW



INSIDE VIEW

MATT'S Exteriors

[redacted]

QUOTE INFORMATION

Job: Kyle Johnson
Tag: Bonus
Order #15803553-4
Qty: 2

DETAILS

Endure Window - EN600 Series
601 - Double Hung
White
Exact Size: 24" W x 61" H
Block & Tackle Balance System
Snap-In Frame Sash Stops
Double Profile DA Locks
White Vent Locks
White Hardware
INNERGY Thermal Sash Reinforcement
Extruded Bottom Screen (White) with BetterVue Screen Mesh
Graphite Foam Insulation
Head Expander and Sill Extender
ComforTech DLA-UV
Single Strength Glass (3/32" per pane)
3/4" IG Thickness

SIZING

Opening Width Range:	24 1/4" to 24 1/2"
Opening Height Range:	61 1/4" to 62 1/4"
Window Size:	24" x 61"
United Inches:	85
Egress Size:	19" x 22 27/32"
Egress Square Foot:	3.0181
Egress Meets Criteria:	No
Top Sash Size:	20" x 29 1/16"
Top Glass Size:	18 3/16" x 27 5/16" x 3/4"
Top Glass Viewable Size:	17 3/16" x 26 5/16"
Bottom Sash Size:	21" x 30 1/16"
Bottom Glass Size:	18 3/16" x 27 5/16" x 3/4"
Bottom Glass Viewable Size:	17 3/16" x 26 5/16"
Bottom Screen:	20 1/2" x 30 1/2"

Structural

Air:
0.05 cfm/ft2 @ 1.57 psf
ASTM E 283

Water:
7.52 psf
ASTM E 547

Structural:
LC-PG50 141mph
AAMA/WDMA/CSA 101/I.S.2/A440-08 and 11
DP 50

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.27	0.21

ADDITIONAL PERFORMANCE RATINGS

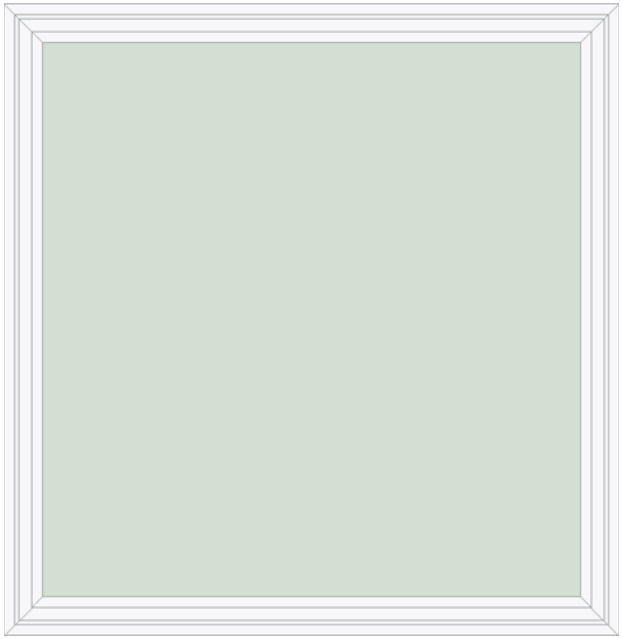
Visible Transmittance	Condensation Resistance
0.50	61.00

Air Infiltration (cfm/ft2)
<= 0.05

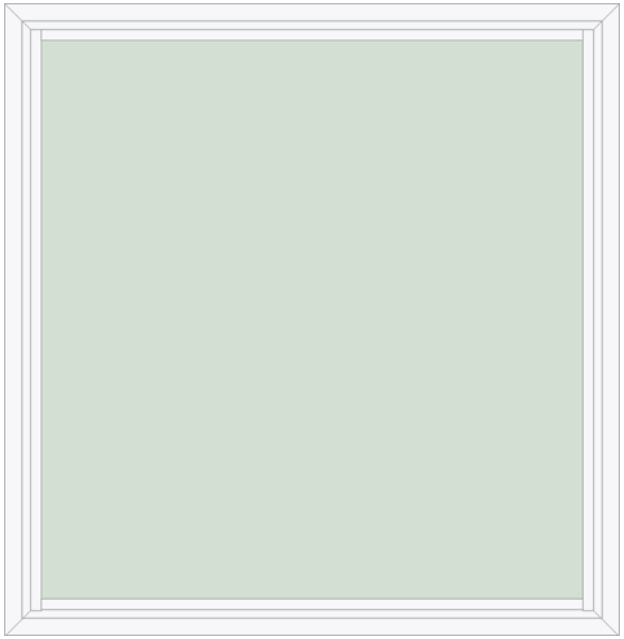
ENERGY STAR
Southern / South-Central
CPD: PRD-N-101-01634-00001
STC: 25; OITC: 22; Acoustic Test Report: f2964.01-113-11

YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 609 - Picture Window



OUTSIDE VIEW



INSIDE VIEW

SIZING

Opening Width Range:	36 1/4" to 36 1/2"
Opening Height Range:	37 1/4" to 38 1/4"
Window Size:	36" x 37"
United Inches:	73
Fixed Glass Size:	31 13/16" x 32 13/16" x 3/4"
Fixed Glass Viewable Size:	30 15/16" x 31 7/8"

Structural

Product: Vinyl Picture Window
Cert #: 462-H-007.08
Class: R-PG55
Max Test Size: 40" x 52"
Test Std: AAMA/WDMA/CSA 101/1.S.2/A440-17

WINDOW & DOOR MANUFACTURERS ASSOCIATION
WDMA
Hallmark Certification

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.26	0.22

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Condensation Resistance
0.53	60.00

Air Infiltration (cfm/ft2)
<= 0.01

ENERGY STAR
Southern / South-Central
CPD: PRD-N-100-00808-00001

MATT'S Exteriors

[redacted]

QUOTE INFORMATION

Job: Kyle Johnson
Tag: Kitchen Sink
Order #15803553-5
Qty: 1

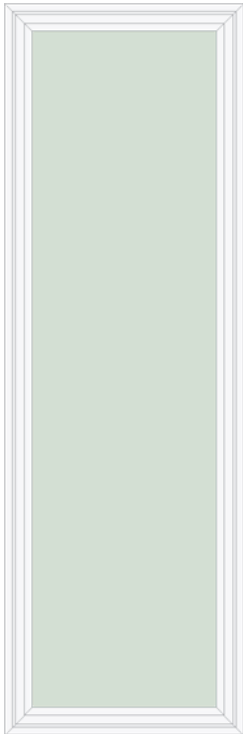
DETAILS

Endure Window - EN600 Series
609 - Picture Window
White
Exact Size: 36" W x 37" H
Graphite Foam Insulation
Head Expander and Sill Extender
ComforTech DLA-UV
Single Strength Glass (3/32" per pane)
3/4" IG Thickness

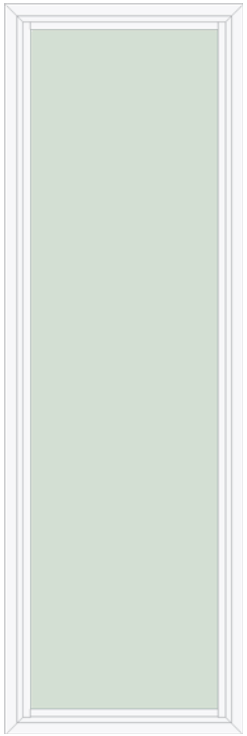
y, August 10, 2026 | Product availability may vary based on size, design constraints, and building codes for your area. Due to variances in color and manufacturing process, images shown may vary from final product. | Graden Treadwell PPM:26526

YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 609 - Picture Window



OUTSIDE VIEW



INSIDE VIEW

MATT'S Exteriors

[redacted]

, UOTE INFORy ATION

Q b: J Ble Q hnson
Tag: J itchen Nook
Order K7810/ 88/ -6
, tB: 3

DETAILS

Endure Window - EN600 Series

609 - Picture Window
White
Exact Size: 30" W x 67" H
Graphite Foam Insulation
Head Expander and Sill Extender
ComforTech DLA-UV
Single Strength Glass (/ 2/ 3" per pane)
/ 24" IG Thickness

SIZING

Opening Width Range:	30 724" to 30 723"
Opening Height Range:	67 724" to 63 724"
Window Size:	30" x 67"
United Inches:	17
Fixed Glass Size:	78 7/ 276" x 86 7/ 276" x / 24"
Fixed Glass Viewable Size:	74 78276" x 88 521"

Structural

N2A

ENERGY

ENERGY PERFORy ANCE RATINGS

U-Factor (U-#21-P)	Solar Heat Gain Coefficient
0#B6	0#B3

ADDITIONAL PERFORy ANCE RATINGS

Visible Transmittance	Condensation Resistance
0#B/	60#00

Air Infiltration (cfm2ft3)

. M0#07

ENERGY STAR

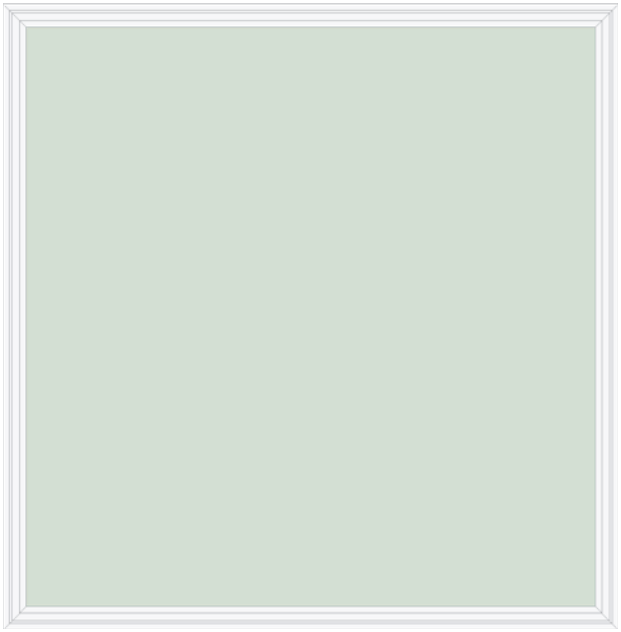
Southern 2South-Central

CPD: PRD-N-700-00101-00007

BvAugust 70v3036 | Product a' ailabilitB maB' arB based on sizevdesign constraintsvand building codes for Bour area#Due to ' ariances in color and manufacturing processvimages shown maB' arBfrom final product#| Graden Treadwell PPy :36836

kY f OPOY pESSIY NAL-l LASS POY Df l T

Endure EN600 Series 609 - Picture Window



Y f TSIDE UIEW

INSIDE UIEW

SIRINH

Y GeninV Width OanVe:	60 " /) 3to 60 " /Z3
Y GeninV 7 eiVht OanVe:	6" " /) 3to 6Z " /) 3
Window Size:	603x 6" 3
f nited Inches:	"Z"
pixed Hrass Size:	11 " (/" 63x 16 " (/" 63x (/) 3
pixed Hrass Uiewa8re Size:	1) " 1/" 63x 11 b/53

Structuram

Product: UinymPicture Window
l ert #:) 6Z-7 -00b.0Z
l rass: O-PH10
Max Test Size: 613x b93
Test Std: AAMA/WDMA/l SA " 0" /" .S.Z/A)) 0-" b

WINDOW & DOOR MANUFACTURERS ASSOCIATION
WDMA
Hallmark Certification

ENEOHk

ENEOHk PEOpY OMANI E OATINHS

f -pactor gf .S/I-P2	Sorar 7 eat Hain l oeCCient
0.Zb	0.Z(

ADDITIY NAL PEOpY OMANI E OATINHS

Uisi8re TransF ittance	l ondensation Oesistance
0.1Z	1b.00

Air InCrtration gCF /CtZ2
<= 0.0"

ENEOHk STAO
Southern / South-l entram
l PD: POD-N-"00-005" 1-0000"

Qf Y TE INpY OMATIY N

Jo8: Kyre Johnson
TaV: Kitchen Noo4 Picture
Y rder #" 150(11(-b
Qty: "

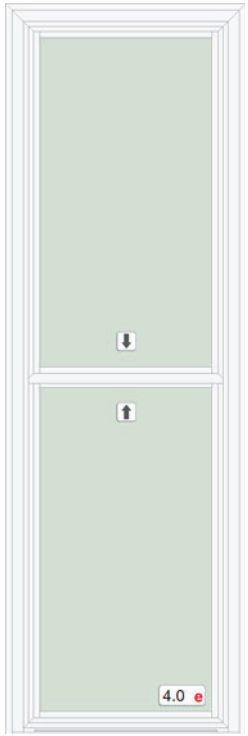
DETAILS

Endure Window - EN600 Series
609 - Picture Window
White
Exact Size: 603W x 6" 37
HraGhite poaF Insuration
7 ead ExGander and SimExtender
l oF CorTech DLA-f U
TriGre StrenVth Hrass g(/" 63 Ger Gane2
(/) 3 IH Thic4ness

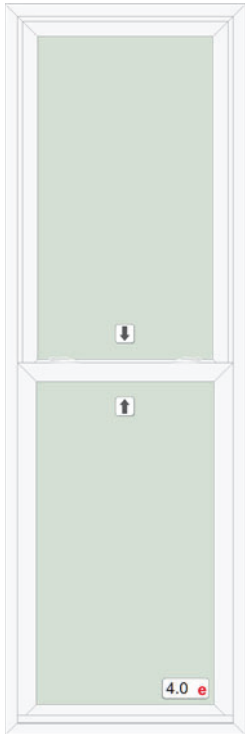
y, AuVust "0, Z0Z6 | Product availa8ility F ay vary 8ased on size, desiVn constraints, and 8uirdinV codes Cor your area. Due to variances in corr and F anuCacturinV Crocess, iF aVes shown F ay vary CroF CnanCroduct. | Hraden Treadwem PPM:Z61Z6

) Z / Y VYZ f ESSIZ NAL-3 LASS VYZ D/ 3T

Endure EN600 Series 601 - Double Hung



Z/ TSIDE GIEW



INSIDE GIEW

Q/ Z TE INf Z YU ATIZ N

Job: Kple Johnson
Tag: Dining YooF
Z rder #1q. 0kqqk-.
Qtp: 2

DETAILS

Endure Window - EN600 Series
601 - Double Hung
White
Exact Size: 24" W x Bk" H
&locy mTacyle &alance SpsteF
SnaP-In fraF e Sash StoPs
Double VroRle DA Locys
White Gent Locys
White Hardware
INNEY( ) TherF al Sash YeinRorceF ent
Extruded &ottoF Screen MWhiteCwith &etterGue Screen U esh
(raPhite foaF Insulation
Head ExPander and Sill Extender
3oF RorTech DLA-/ G
Single Strength (lass MlCk2" Per PaneC
kG4" l(Thicyness

SI8IN(	
Z Pening Width Yange:	24 1G4" to 24 1C2"
Z Pening Height Yange:	Bk 1G4" to B4 1G4"
Window Size:	24" x Bk"
/ nited Inches:	5B
Egress Size:	15" x k0 11Ck2"
Egress S9uare foot:	47.0BB
Egress U eets 3riteria:	No
ToP Sash Size:	20" x kq 1C6"
ToP (lass Size:	1. kC6" x kk qC6" x kG4"
ToP (lass Giewable Size:	1B kC6" x k2 qC6"
&ottoF Sash Size:	21" x k6 1C6"
&ottoF (lass Size:	1. kC6" x kk qC6" x kG4"
&ottoF (lass Giewable Size:	1B kC6" x k2 qC6"
&ottoF Screen:	20 1C2" x k6 1C2"

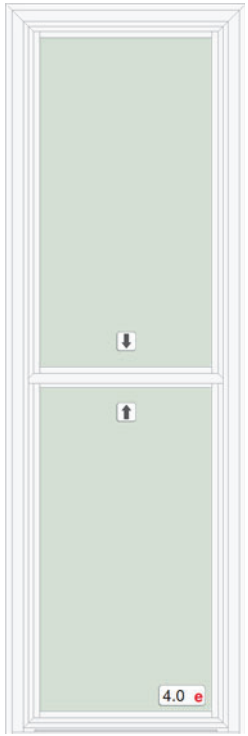
Structural
Air:
07.q cRF ORt2 @ 17qB PsR
ASTU E 2. k
Water:
B7.2 PsR
ASTU E q4B
Structural:
L3-V(4q 1k4F Ph
AAU AOWDU AG3SA 101075.20A440-0. and 11 DV 4q

ENEY( )	
ENEY( ) VEYfZ YU AN3E YATIN(S	
/ -factor M7.0-VC	Solar Heat (ain 3oeRRcient
07.2B	07.21
ADDITIZ NAL VEYfZ YU AN3E YATIN(S	
Gisible TransF ittance	3ondensation Yesistance
07q0	617.00
Air InRltration MRF ORt2C	
<= 07.q	

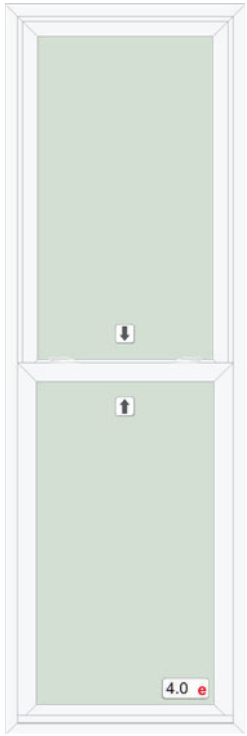
ENEY( ) STAY
Southern OSouth-3entral
3VD: VYD-N-101-016k4-00001
ST3: 2q; Z IT3: 22; Acoustic Test YePort: R2564.01-11k-11

) Z / Y VYZ f ESSIZ NAL-3 LASS VYZ D/ 3T

Endure EN600 Series 601 - Double Hung



Z/ TSIDE GIEW



INSIDE GIEW

Q/ Z TE INf Z YU ATIZ N

Job: Kple Johnson
Tag: Living YooF
Z rder #1q. 0kqqk-5
Qtp: 2

DETAILS

Endure Window - EN600 Series
601 - Double Hung
White
Exact Size: 24" W x Bk" H
&locy mTacyle &alance SpsteF
SnaP-In fraF e Sash StoPs
Double VroRle DA Locys
White Gent Locys
White Hardware
INNEY( ) TherF al Sash YeinRorceF ent
Extruded &ottoF Screen MWhiteCwith &etterGue Screen U esh
(raPhite foaF Insulation
Head ExPander and Sill Extender
3oF RorTech DLA-/ G
Single Strength (lass MlCk2" Per PaneC
kG4" I(Thicyness

SI8IN(

Z Pening Width Yange:	24 1G4" to 24 1C2"
Z Pening Height Yange:	Bk 1G4" to B4 1G4"
Window Size:	24" x Bk"
/ nited Inches:	5B
Egress Size:	15" x k0 11Ck2"
Egress S9uare foot:	47.00BB
Egress U eets 3riteria:	No
ToP Sash Size:	20" x kq 1C6"
ToP (lass Size:	1. kC6" x kk qC6" x kG4"
ToP (lass Giewable Size:	1B kC6" x k2 qC6"
&ottoF Sash Size:	21" x k6 1C6"
&ottoF (lass Size:	1. kC6" x kk qC6" x kG4"
&ottoF (lass Giewable Size:	1B kC6" x k2 qC6"
&ottoF Screen:	20 1C2" x k6 1C2"

Structural

Air:
07.0q cRF ORt2 @ 17qB PsR
ASTU E 2. k

Water:
B7.j2 PsR
ASTU E q4B

Structural:
L3-V(4q 1k4F Ph
AAU A0WDU A03SA 101007572.0A440-0. and 11 DV 4q

ENEY( )

ENEY( ) VEYfZ YU AN3E YATIN(S

/ -factor M7.50-VC	Solar Heat (ain 3oeRRcient
07.2B	07.21

ADDITIZ NAL VEYfZ YU AN3E YATIN(S

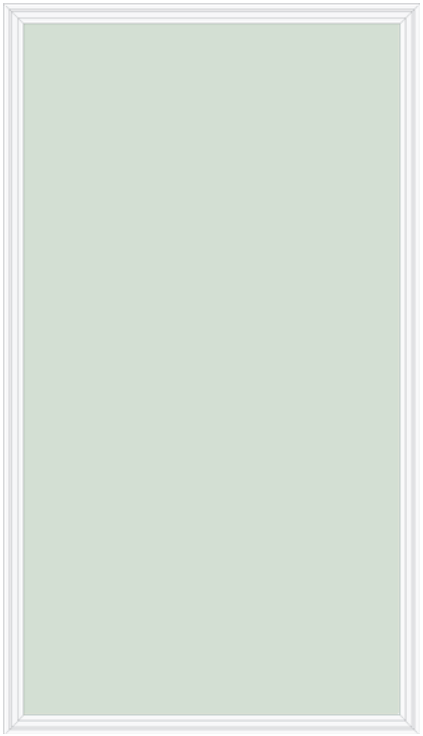
Gisible TransF ittance	3ondensation Yesistance
07.q0	61700

Air InRltration MRF ORt2C
<= 07.0q

ENEY( ) STAY
Southern OSouth-3entral
3VD: VYD-N-101-016k4-00001
ST3: 2q; Z IT3: 22; Acoustic Test YePort: R2564701-11k-11

YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 609 - Picture Window



OUTSIDE VIEW

INSIDE VIEW

[redacted]

, UOTE INFORy ATION

Q5: J Ble Qhnson
Tag: Li' ing Room Picture
Order K) 8" 0/ 88/ -) 0
, tB:)

DETAILS

Endure Window - EN600 Series

609 - Picture Window
White
Exact Size: 3" 7W x " 37H
Graphite Foam Insulation
Head Expander and Sill Extender
ComforTech DLA-UV
Triple Strength Glass (/ 2) 67per pane4
/ 237IG Thickness

SIZING

Opening Width Range:	3") 237to 3") 217
Opening Height Range:	" 3) 237to " 8) 237
Window Size:	3" 7x " 37
United Inches:	) / 1
Fixed Glass Size:	3/) / 2) 67x b9) / 2) 67x / 237
Fixed Glass Viewa5le Size:	31) 82) 67x b" b2' 7

Structural

N2A

ENERGY

ENERGY PERFORy ANCE RATINGS

U-Factor (U#52-P4	Solar Heat Gain Coefficient
0#1 b	0#1 /

ADDITIONAL PERFORy ANCE RATINGS

Visi5le Transmittance	Condensation Resistance
0#81	8b#00

Air Infiltration (cfm2ft14

. M0#0)

ENERGY STAR

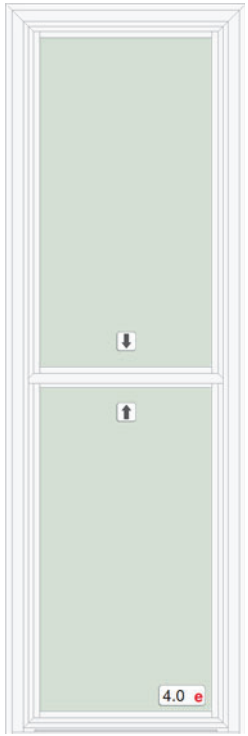
Southern 2South-Central

CPD: PRD-N-) 00-00") 8-0000)

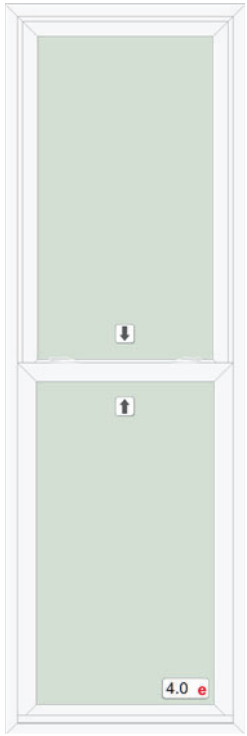
BvAugust) 0v1016 | Product a' aila5ilitB maB' arB5ased on sizevdesign constraintsvand 5uilding codes for Bour area#Due to ' ariances in color and manufacturing processvimages shown maB' arBfrom final product#| Graden Treadwell PPy :16816

) Z / Y VYZ f ESSIZ NAL-3 LASS VYZ D/ 3T

Endure EN600 Series 601 - Double Hung



Z/ TSIDE GIEW



INSIDE GIEW

Q/ Z TE INf Z YU ATIZ N

Job: Kple Johnson
Tag: U aster &edrooF
Z rder #1q. 0kqqk-11
Qtp: 2

DETAILS

Endure Window - EN600 Series
601 - Double Hung
White
Exact Size: 24" W x Bk" H
&locy mTacyle &alance SpsteF
SnaP-In fraF e Sash StoPs
Double VroRle DA Locys
White Gent Locys
White Hardware
INNEY( ) TherF al Sash YeinRorceF ent
Extruded &ottoF Screen MWhiteCwith &etterGue Screen U esh
(raPhite foaF Insulation
Head ExPander and Sill Extender
3oF RorTech DLA-/ G
Single Strength (lass MlCk2" Per PaneC
kG4" I(Thicyness

SI8IN(

Z Pening Width Yange:	24 1G4" to 24 1C2"
Z Pening Height Yange:	Bk 1G4" to B4 1G4"
Window Size:	24" x Bk"
/ nited Inches:	5B
Egress Size:	15" x k0 11Ck2"
Egress S9uare foot:	47.00BB
Egress U eets 3riteria:	No
ToP Sash Size:	20" x kq 1C6"
ToP (lass Size:	1. kC6" x kk qC6" x kG4"
ToP (lass Giewable Size:	1B kC6" x k2 qC6"
&ottoF Sash Size:	21" x k6 1C6"
&ottoF (lass Size:	1. kC6" x kk qC6" x kG4"
&ottoF (lass Giewable Size:	1B kC6" x k2 qC6"
&ottoF Screen:	20 1C2" x k6 1C2"

Structural

Air:
07.0q cRF OR2 @ 17qB PsR
ASTU E 2. k

Water:
B7q2 PsR
ASTU E q4B

Structural:
L3-V(4q 1k4F Ph
AAU AO.WDU AG.SA 101.07.57.20.440-0. and 11 DV 4q

ENEY( )

ENEY( ) VEYfZ YU AN3E YATIN(S

/ -factor M7.50-VC	Solar Heat (ain 3oeRRcient
07.2B	07.21

ADDITIZ NAL VEYfZ YU AN3E YATIN(S

Gisible TransF ittance	3ondensation Yesistance
07q0	61700

Air InRltration MRF OR2C
<= 07.0q

ENEY( ) STAY
Southern OSouth-3entral
3VD: VYD-N-101-016k4-00001
ST3: 2q; Z IT3: 22; Acoustic Test YePort: R2564701-11k-11

PURCHASE AGREEMENT

Terms & Conditions:

Selected Item(s) Sell Price: $16,164.78

[redacted]

QUOTE INFORMATION

Job: Kyle Johnson

Order #15803553

Dealer

Name (Print)

Name (Sign)

Date

Purchaser

Name (Print)

Name (Sign)

Date

YOUR PROFESSIONAL-CLASS PRODUCT

Legacy 20-Gauge Woodgrain Textured Steel French Door with Clear Glass

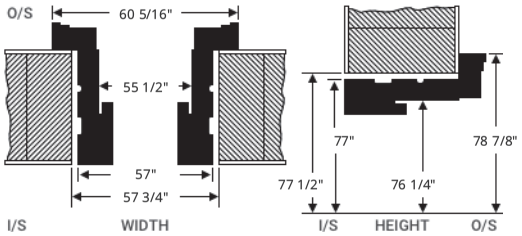


OUTSIDE VIEW

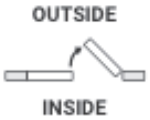


INSIDE VIEW

SIZING



HANDING



ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.28	0.13

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	
0.27	-

Air Infiltration (cfm/ft2)

<= 0.04

ENERGY STAR

Southern / South-Central

CPD: PRD-N-88-33128-00001

MATT'S Exteriors

[redacted]

QUOTE INFORMATION

Job: Kyle Johnson

Tag: Kithcen French Door

Order #15803553-12

Qty: 1

DETAILS

Legacy French Entry Door in PermaTech Composite Frame

57" Custom Unit Width

77" Custom Unit Height

Unit Size: 57" W x 77" H

Frame Depth: 4 9/16"

2" PermaTech Brickmold

Right Hand Outswing - Left Door Active (OSLI)

French Doors

460 Style 20-Gauge Woodgrain Textured Steel Door

Clear Glass with ComforTech DLA-UV

Tempered

Plugged Trim

Mountain Berry Red Inside and Outside

Hardware

Georgian Lockset - Prep Only - Active Door (2 3/4" Backset)

Thumbturn Deadbolt - Prep Only - Active Door (2 3/4" Backset)

Satin Nickel Strike Plates

Frame

TUFTEX Smooth Snow Mist White Aluminum Brickmold Cladding

Mountain Berry Red Inside Frame

Standard Astragal (Flip Lever)

Mill Finish ZOB Outswing Bumper Threshold (5 5/8" Depth)

Stainless Steel Ball Bearing Hinges

Poplar Modern 2 1/2" Casing - Snow Mist White

INFORMATION AND WARNINGS

Outswing doors include stainless steel hinges.

On outswing doors with brickmold and cladding, ProVia recommends that caulking be applied where the brickmold meets the frame. No caulking has been selected.

The woodgrain pattern on the door slab will be all vertical.

y, August 10, 2026 | Product availability may vary based on size, design constraints, and building codes for your area. Due to variances in color and manufacturing process, images shown may vary from final product. | Graden Treadwell PPM:26526

PURCHASE AGREEMENT

Terms & Conditions:

Selected Item(s) Sell Price: $8,495.66

[redacted]

QUOTE INFORMATION

Job: Kyle Johnson

Order #15803553

Dealer

Name (Print)

Name (Sign)

Date

Purchaser

Name (Print)

Name (Sign)

Date

PROVIA WINDOW ESTIMATE

PROVIA ENDURE WINDOW REPLACEMENT

Item	Qty	Unit price	Line total
RTL - PROVIA ENDURE (0-101 UI) Endure Window - EN600 Series 601- Double Hung White ExactSize:24" W x73" H Block & Tackle BalanceSystem Snap-In FrameSash Stops Double Profile DA Locks White Vent Locks White Hardware INNERGYThermalSash Reinforcement Extruded Bottom Screen (White) with BetterVueScreen Mesh GraphiteFoam Insulation Head Expander and SillExtender ComforTech DLA-UV SingleStrength Glass (3/32" per pane) 3/4" IG Thickness *PRICE INCLUDES COST OF WINDOW, LABOR AND INSTALLATION OF EXTERIOR CLADDING* **PRICE INCLUDES REPLACEMENT FOR 18 WINDOWS ON HOME. LIVING ROOM PICTURE WINDOW WITH CLEAR GLASS. 13 DH WINDOWS AND 5 PICTURE WINDOWS**	1	[redacted]	[redacted]
Section Total			[redacted]

ADDITIONAL CHARGES

Item	Qty	Unit price	Line total
RTL - SILL & NOSE REPLACEMENT REMOVE AND REPLACE SILL & NOSE USING WOOD MATERIAL. **PRICE INCLUDES CAPPING MASTER BATHROOM WINDOW.**	19	[redacted]	[redacted]
Section Total			[redacted]

DISPOSAL

Item	Qty	Unit price	Line total
RTL - CLEAN UP AND DISPOSAL CLEAN UP AND REMOVE ALL JOB-RELATED DEBRIS. MAGNET SWEEP SITE FOR NAILS	1	[redacted]	[redacted]
Section Total			[redacted]

DISCOUNT

Item	Qty	Unit price	Line total
RTL - DISCOUNT DISCOUNT IF CUSTOMER PAYS FOR THE PROJECT USING A CHECK. CREDIT CARDS DO NOT QUALIFY FOR DISCOUNT.	1	[redacted]	[redacted]
RTL - DISCOUNT COMBO DISCOUNT IF WINDOWS ARE COMPLETED WITH SIDING REPLACEMENT	1	[redacted]	[redacted]
Section Total			[redacted]

Estimate subtotal	[redacted]
Credit	[redacted]
Credited subtotal	[redacted]
Total	[redacted]

5 YEAR INSTALLATION WARRANTY

FRENCH DOOR REPLACEMENT

Includes everything from Provia Window Estimate [redacted]

PROVIA FRENCH DOOR REPLACEMENT

Item	Qty	Unit price	Line total
RTL - DOOR Legacy French Entry Door in PermaTech Composite Frame 57" CustomUnit Width 77" CustomUnit Height UnitSize:57"Wx77" H Frame Depth:49/16" 2" PermaTech Brickmold Right Hand Outswing-Left Door Active(OSLI) French Doors 460Style20-GaugeWoodgrain Textured Steel Door Clear Glass with ComforTech DLA-UV Tempered Plugged Trim Mountain Berry Red Insideand Outside Hardware Georgian Lockset - Prep Only - Active Door(23/4" Backset) Thumbturn Deadbolt - Prep Only - Active Door(23/4" Backset) Satin NickelStrike Plates Frame TUFTEXSmooth SnowMist White AluminumBrickmold Cladding Mountain Berry Red InsideFrame Standard Astragal (Flip Lever) MillFinish ZOBOutswing BumperThreshold (55/8" Depth) StainlessSteel Ball Bearing Hinges PoplarModern 21/2" Casing-SnowMist White INFORMATION AND WARNINGS Outswing doorsincludestainlesssteel hinges. On outswing doors with brickmold and cladding, ProViarecommends that caulking beapplied wherethe brickmoldmeetstheframe. No caulking has been selected. The woodgrain pattern on the doorslab will beallvertical. DOOR DOES NOT COME WITH HARDWARE AS A COURTESY MATTS WILL REINSTALL EXISTING SET OR A NEW SET PROVIDED BY HOMEOWNER.	1	[redacted]	[redacted]

Section Total [redacted]

DISCOUNT

Item	Qty	Unit price	Line total
RTL - DISCOUNT ADDITIONAL DISCOUNT IF FRENCH DOOR IS SELECTED WITH WINDOW REPLACEMENT.	1	[redacted]	[redacted]
Section Total			[redacted]

Estimate subtotal	[redacted]
Credit	[redacted]
Credited subtotal	[redacted]
Total	[redacted]

SIGNATURE

☐ **Provia Window Estimate**	$15,437.78	**Name:** [redacted]
☑ **French Door Replacement**	$23,083.44	**Address:** [redacted]

Final Price [redacted]

Customer Comments / Notes

Kyle Johnson.: [redacted]

Historic Preservation Commission
Meeting Date: November 18, 2026

SUBJECT: Application for a Certificate of Appropriateness (COA) to install two restaurant-style pergolas

HPC2026 – Parcel ID 18 089 07 010 **G. Shan**

Project Information	
Owner / Applicant	Medhina Gibirmedin
Location	831 Main Street
Acreage	0.48 acres
Parcel ID	18 089 07 010
Zoning District	General Commercial (GC)

SUMMARY:

The applicant requests approval from the Historic Preservation Commission to install two restaurant-style pergola structures at 831 Main Street, Stone Mountain, Georgia 30083. The proposed scope of work includes:

- Construction of two restaurant-style pergolas
  - Front yard restaurant-style pergola: 12 feet high, 32 - 34 ft long, and 11 feet wide
  - Rear yard restaurant-style pergola: 12 feet high, 32 - 34 ft long, and 16 feet wide
- The pergolas will be made of timber posts, exposed beams, and structural framing with dark-colored roofing and metal connections, as illustrated in the submitted conceptual drawings.

HISTORIC AND ARCHITECTURAL SIGNIFICANCE:

Constructed in 1910, the existing commercial structure best reflects characteristics of the Minimal Traditional Cottage building type (1944–1955), as identified in Chapter 1 of the City of Stone Mountain Historic Preservation Design Guidelines. Architecturally, the building best reflects an English Vernacular revival style. Although the property is currently utilized for commercial purposes, the structure retains residential-style architectural characteristics that distinguish it from traditional commercial block buildings found within the historic district.

SECTION 5-38(3) – CERTIFICATE OF APPROPIATENESS:

Section 5.38 Certificate of appropriateness – per Section 5.38 Certificate of appropriateness, when reviewing applications for certificates of appropriateness, the preservation commission shall consider, in addition to any other pertinent factors, historical and architectural value and significance; architectural style; scale; height; setback; landscaping; general design; arrangement, texture and materials of the architectural features involved band the relationship thereof to the exterior architectural style; and pertinent features of other properties in the immediate neighborhood. When considering applications, the secretary of the interior's "Standards for Historic Preservation Projects," the secretary of the interior's "Standards for Rehabilitation," and the "City of Stone Mountain Historic District Design Guidelines" shall be cited in the approval or denial of an application for a certificate of appropriateness.

1. Scale; Height; Setback
    a. The proposed scope of work does not appear to alter the existing building's scale, height, or setback. However, the construction of two approximately restaurant-style pergolas will introduce additional covered structures in the front and side-rear yards. The proposed structures' height, scale, and placement should be evaluated for compatibility with the existing building.
2. Landscaping
    a. The proposed scope of work may affect existing landscaping within the front and rear yards where the pergolas will be constructed. The submitted materials do not clearly identify the extent of landscaping modifications or vegetation removal. However, it does not appear to be substantial.
3. Impact on the Immediate Neighborhood
    a. The proposed restaurant-style pergolas will introduce additional covered outdoor dining areas that will be visible from neighboring properties and the public right-of-way. While the improvements are intended to complement the existing commercial use, its scale, materials, and placement should be evaluated to ensure compatibility with the historical and perhaps architectural character of the surrounding historic district.

HISTORIC PRESERVATION GUIDELINES:

Sections 6.9 and 4.3 of the Historic Preservation Design Guideline provide the most relevant design guidance for the proposed construction of two restaurant-style pergolas. These sections emphasize compatibility with existing architectural features, appropriate scale and placement of new structures, and preservation of the relationship between

buildings and their surrounding landscape. The proposed pergolas should complement the existing commercial structure in terms of materials, design, and overall appearance while minimizing impacts on character-defining architectural and landscape features.

STANDARDS OF REHABILITATION:

Interior Standards for Rehabilitation – Chapter 2 of the HPDG – the Standards for Rehabilitation provide direction in making appropriate choices in planning the repairs, alterations, and additions that may be part of a rehabilitation project. The accompanying Guidelines apply the Standards and describe specific treatments that do and do not meet the Standards. The Standards for Rehabilitation are codified in 36 CFR Part 67, are regulatory for the Historic Preservation Tax Incentives program, and are the Standards most often used by local historic district commissions nationwide. The Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Address each of the standards:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
    a. The proposed scope of work aims to accomplish this for its current use.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
    a. The proposed pergolas are intended to complement the existing building. However, their placement and construction should avoid obscuring or damaging character-defining architectural features.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding

conjectural features or architectural elements from other buildings, shall not be undertaken.

   a. The proposed work aims to accomplish this as the proposed pergolas are distinguishable as new outdoor dining structures and do not appear to replicate historic architectural features or create a false sense of historical development.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
   a. The proposed scope of work is not applicable.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
   a. The proposed work aims to accomplish this, as it does not appear to require the removal of distinctive architectural features. However, their installation should avoid concealing or damaging such features.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
   a. The proposed scope of work is not applicable.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
   a. The proposed scope of work is not applicable.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
   a. The proposed scope of work is not applicable.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
   a. The proposed scope of work aims to accomplish this, as the proposed pergolas should remain compatible with the existing building's massing,

scale, materials, and architectural character while remaining distinguishable as new construction.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
    a. The proposed pergolas shall be constructed so that their future removal would not impair the essential form or architectural integrity of the existing building. Compliance with this standard depends on the proposed foundation and attachment methods.

STANDARDS OF HISTORIC PRESERVATION PROJECTS:

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
    a. The proposed scope of work supports the property's existing restaurant use and does not appear to require substantial alterations to the existing building. The proposal appears consistent with this standard, subject to preservation of existing site features and spatial relationships.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
    a. The proposed pergolas are intended to complement the existing commercial structure. However, their placement and scale should not obscure or negatively affect character-defining architectural features or the property's historic setting. Compliance with this standard requires further consideration.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
    a. The proposed scope of work involves new construction rather than stabilization, consolidation, or conservation of existing historic materials.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

   a. The proposed scope of work is not applicable.

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
   a. The proposed pergolas do not appear to require the removal of distinctive architectural features. However, their installation should avoid concealing or damaging existing character-defining materials and architectural details. The proposal appears capable of meeting this standard.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color and texture.
   a. The proposed scope of work is not applicable.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
   a. The proposed scope of work is not applicable.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
   a. The proposed scope of work is not applicable.

CONCLUSION:

Staff finds that the proposed construction of two restaurant-style pergolas at 831 Main Street may be compatible with the existing building and surrounding historic district. However, the scale and placement of the structures, particularly the front-yard pergola, warrant consideration to ensure the improvements do not adversely affect the property's historic character or surrounding streetscape. Final compatibility should be evaluated in accordance with the City of Stone Mountain's Historic Preservation Design Guidelines, Standards of Historic Rehabilitation and Preservation, and the review considerations of Section 5-38 of the Unified Development Ordinance.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL with conditions** of the Certificate of Appropriateness for the proposed installation of two restaurant-style pergolas at 831 Main Street, subject to the following conditions:

1. The pergolas shall be constructed substantially in accordance with the submitted plans and proposed materials.
2. The final height, placement, and design of the pergolas, particularly the front-yard structure, shall remain compatible with the existing building and surrounding historic streetscape.
3. Installation shall not obscure, damage, or remove character-defining architectural features of the existing building.

Attachments/Exhibits:

Attachment 1 – Certificate of Appropriateness Application

Attachment 2 – Pictures and supporting documents for the improvements

---

This approval does not constitute zoning approval, building permit approval, or authorization under any other applicable City ordinance, code, or permitting requirement. The applicant is responsible for obtaining all additional approvals, permits, and authorizations required prior to commencing work.

Certificate of Appropriateness (COA) Application

Application Fee: Residential - $50.00 Commercial - $100.00
Routine Maintenance does not require an application fee.

OCT 20 2026 PM12:48

Date Received: _____

Permit Number: _____ Date Complete: _____

Meeting Date: _____ Date Processed: _____

HPC Action Taken: _____

PAID $100 Cash

PROPERTY ADDRESS (address at which the work is to be performed)

Property Address: X 831 main st Stone mountain

APPLICANT CONTACT INFORMATION

[redacted]

PROPERTY OWNER'S INFORMATION (if different from applicant information above)

[redacted]

PROJECT DESCRIPTION

☐ **Routine Maintenance or Repair** *Routine maintenance does not involve a change in materials or in appearance. A COA is not required, but the HPC requests that an application be submitted to be kept on file to ensure that work performed is per the application.* ***If the project makes a change in materials or appearance, then a COA is required.*** Routine maintenance includes but is not limited to the following:

☐ Re-roofing (shingles) ☐ Wood repair (only a portion of siding, porch, fence, etc.) ☐ Windows (repair) ☐ Doors (repair) ☐ Other_____

☐ **Exterior Changes** (visible changes to exterior of existing structure), include but are not limited to the following:

☐ Window(s) ☐ Door(s) ☑ Porch ☐ Lighting ☐ Awning ☐ Other_____

☐ **Construction,** includes but is not limited to the following:

☐ New Building ☐ Additions ☐ Accessory Building ☐ Other_____
☐ Major building restoration, rehabilitation, or remodeling

☐ **Site Changes,** include but are not limited to the following:

☐ Fence/Wall ☐ Pool ☐ Mechanical system ☐ Walkway/Sidewalk/Driveway ☐ Other_____

☐ **Demolition or Relocation,** include but are not limited to the following:

☐ Primary Building ☐ Accessory Building ☐ Site Feature ☐ Trees/Vegetation ☐ Other_____

☐ **Other** _____

_____

Certificate of Appropriateness (COA) Application

Describe the proposed project in detail, including the materials, finishes, and measurements. Additional pages may be attached if necessary. Gazibo 16X32 · cwoods Roof
Gazibo Back 16·

REQUIRED MATERIALS CHECKLISTS

Depending on your project, the following materials are the minimum required by the HPC in order to have a complete application. **Incomplete applications will not be reviewed by the HPC until all information is submitted.**

Exterior Changes
- [x] description of project
- [x] description of construction materials
- [x] photographs of existing building
- [x] proposed finishes (attach samples)

Construction
- [ ] description of project
- [ ] stamped set of architectural elevations (all sides)
- [ ] stamped site plan (building, fencing, paving)
- [ ] landscaping plan (saved and proposed vegetation)
- [ ] description of construction materials
- [ ] photographs of proposed site and adjacent sites
- [ ] stamped set of architectural floor plans
- [ ] proposed finishes (attach samples)
- [ ] documentation of earlier historic appearance (restoration, rehabilitation, or remodeling only)

Site Changes
- [ ] description of project
- [ ] sketch diagram of proposed project
- [ ] site plan showing current features---buildings, paving, fencing, mature vegetation, etc.
- [ ] description of construction materials
- [ ] photographs of existing site and adjacent sites
- [ ] proposed finishes (attach samples)

Demolition or Relocation
- [ ] description of project
- [ ] site plan showing existing structures
- [ ] site plan showing proposed development
- [ ] description of construction materials
- [ ] photographs of existing site and adjacent sites
- [ ] proposed finishes (attach samples)
- [ ] landscaping plan (saved and proposed vegetation)

AUTHORIZATIONS

I HEREBY CERTIFY that I am the owner(s) of the property or that the proposed work is authorized by the owner of record and I have been authorized by the owner to make this application as his/her authorized agent. Furthermore, I certify I have read and understand the procedures and guidelines set forth in the *Stone Mountain Design Guidelines for Historic Preservation*.

Med Oct 15 2026 Med

Signature of Owner(s) Date

Signature of Applicant Date

Signature of Authorized Agent Date

Certificate of Appropriateness (COA) Application

PROCEDURES FOR APPLYING

Application Requirements:
All applications must be complete and must include all required materials listed on the previous page to be considered for review. All materials should be in an 8½" x 11" format in addition to any large-scale format needed for detail. ***Incomplete applications WILL NOT be reviewed by the Historic Preservation Commission.***

Application Deadline:
Applications are to be submitted to Stone Mountain City Hall by 12:00 noon, fourteen (14) days prior to the regular scheduled HPC meeting to be placed on that month's agenda. Should this day of the month fall on a weekend or holiday, applications are due the next business day by 12:00 noon. The HPC meets on the third Wednesday of each month at 6:30 p.m. at Stone Mountain City Hall, unless otherwise posted outside City Hall.

Application Representation:
The **applicant** or an **authorized representative** for the applicant shall be present at the public meeting to support the application. If neither is in attendance, the result will be the **denial** of the application.

Building Permit Requirements:
All building permits must be acquired from the governing authority prior to any work commencing. Building permits will not be issued without proof of an approved COA. Work must comply with all applicable codes.

Deadline for Project Completion:
A COA shall become void unless construction (foundation and framing) is commenced within **twelve (12) months** from the date of issuance. A COA is issued for a period of **eighteen (18) months** only and is not renewable.

Required Submittals:
Applicants are required to submit electronic applications or a copy of the required materials at City Hall.

DESIGN GUIDELINES

Copies of the *Stone Mountain Design Guidelines for Historic Preservation* are available at City Hall for a minimal fee. The HPC uses the United States Secretary of the Interior's Standards for Preservation, Rehabilitation, Restoration, and Reconstruction, and the *Design Guidelines* to guide all decisions. Past actions of the HPC may be considered in review of a COA, but the HPC is not bound to confer the same resolution on a similar application.

IMPORTANT NOTES

Pending Approvals:
Are there any approvals pending by any other regulatory or administrative authority, which may have a bearing on the modifications or improvements which are the subject of this application? If so, specify: _____

_____

Penalties:
Failure to apply for a certificate of appropriateness shall warrant the applicant to be fined in the same manner as provided in Section 1-11 (Code 1976, § 1-1012 of the City of Stone Mountain).

Modifications or Amendments:
If modifications or amendments become necessary, such changes must be presented to and approved by the HPC prior to beginning work on any aspect of said modification or amendment.

Certificate of Appropriateness (COA) Application

***********APPLICANT KEEPS THIS PAGE************

PROCEDURES FOR APPLYING

Application Requirements:
All applications must be complete and must include all required materials listed on page two (2) of the application form to be considered for review. Applicants are required to submit seven (7) copies of the signed application and supporting materials to be reviewed. All materials should be in an 8½" x 11" format in addition to any large-scale format needed for detail. ***Incomplete applications WILL NOT be reviewed by the Historic Preservation Commission.***

Pending Approvals:
If approvals are pending by other regulatory or administrative authorities, which may have a bearing on the modifications or improvements which are the subject of this application, please notify the HPC upon submittal of the COA application.

Application Deadline:
Applications are to be submitted to Stone Mountain City Hall by 12:00 noon, fourteen (14) days prior to the regular scheduled HPC meeting to be placed on that month's agenda. Should this day of the month fall on a weekend or holiday, applications are due the next business day by 12:00 noon. The HPC meets on the third Wednesday of each month at 6:30 p.m. at Stone Mountain City Hall, unless otherwise posted outside City Hall.

Application Representation:
The **applicant** or an **authorized representative** for the applicant shall be present at the public meeting to support the application. If neither is in attendance to answer any questions which may arise concerning the COA application, the result will be the **denial** of the application.

Building Permit Requirements:
All building permits must be acquired from the governing authority prior to any work commencing. Building permits will not be issued without proof of an approved COA. Work must comply with all applicable state and local codes.

Modifications or Amendments:
If modifications or amendments become necessary, such changes must be presented to and approved by the HPC prior to beginning work on any aspect of said modification or amendment.

Deadline for Project Completion:
A COA shall become void unless construction (foundation and framing) is commenced within **twelve (12) months** from the date of issuance. A COA is issued for a period of **eighteen (18) months** only and is not renewable.

Penalties:
Failure to apply for a certificate of appropriateness shall warrant the applicant to be fined in the same manner as provided in Section 1-11 (Code 1976, § 1-1012 of the City of Stone Mountain).

***********APPLICANT KEEPS THIS PAGE************

Owner Permission Affidavit

Subject Property Address: 831 main St Stonemountain 30083

Property Owner:

[redacted]

Authorized Applicant:

Name (Person, Firm, Corporation, or Agency): _____

Mailing Address: _____

_____

_____

Phone: _____

Email: _____

I (Property owner/agent) am applying for, or I hereby give authority to the authorized applicant to file an application for the following address: 831 main St Stonemountain

Type of Application: ROA

[redacted] Medhina Gilkerson

Property Owner's signature Property Owner's printed name

This instrument was signed before me on this date: October 20, 2025

County: Dekalb Georgia Notary Signature: [redacted]

Affix seal/stamp as close to signature as possible

CAROLYN JEWELL NOTARY PUBLIC DEKALB COUNTY, GA MY COMMISSION EXPIRES MAY 15 2027

Credit Card Authorization Form

Sign and complete this form to authorize the merchant below to make a one-time charge to your Credit Card listed below.

By signing this form, you give us permission to debit your account for the amount indicated on or after the indicated date. This is permission for a single transaction only and does not provide authorization for any additional unrelated debits or credits to your account.

Please complete all fields.

[redacted]

Reason for Payment: Goa

[redacted]

*Authorization form must be accompanied by copy of the driver's license or other valid i.d. of the card holder.



[redacted]

SPORTS BAR
GAZEBO & PATIO DESIGN PROJECT

FRONT & REAR OUTDOOR COVERED DECK CONCEPTS





FRONT GAZEBO / PATIO CONCEPT



REAR GAZEBO / PATIO CONCEPT

DESIGN CONCEPT PACKAGE

MATERIALS COORDINATION AND SOURCING PLAN INCLUDED

PREPARED BY
INDEPENDENT CONTRACTOR

IN COLLABORATION WITH
THE HOME DEPOT
MATERIALS SPECIFIED / SOURCED
THROUGH HOME DEPOT

PROPOSED GAZEBO / PATIO

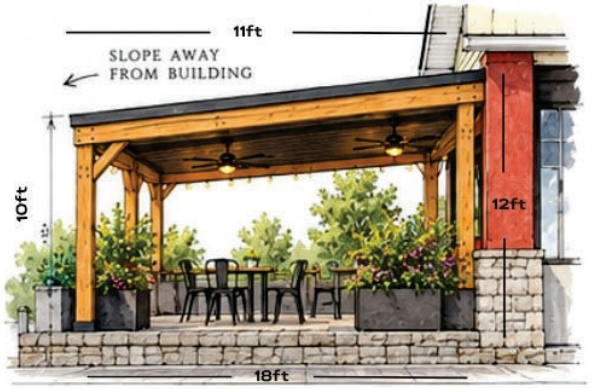
SPORTS BAR

CONCEPT ILLUSTRATION





FRONT ELEVATION (STREET SIDE)



SIDE ELEVATION (ROOF SLOPE)

MATERIALS & DETAILS



TIMBER FRAME WITH EXPOSED HARDWARE



DARK ROOF & CEILING WITH FANS + LIGHTING



STONE BASE, PAVERS & PLANTERS TO MATCH CONTEXT


THE HOME DEPOT


831



PROPOSED REAR GAZEBO / PATIO

SPORTS BAR | REAR DECK CONCEPT

EXISTING BUILDING (PAINTED SIDING)

DARK METAL ROOF & CEILING

TIMBER FRAME POSTS & BEAMS WITH BLACK STEEL HARDWARE

CEILING FANS, STRING LIGHTS & TVS

BLACK METAL RAILING WITH PLANTERS

EXISTING ELEVATED DECK WITH WHITE SKIRTING (TO REMAIN)



REAR ELEVATION



INTERIOR VIEW

LOOKING TOWARDS BUILDING

MATERIALS & DETAILS



TIMBER FRAME WITH BLACK STEEL HARDWARE



DARK METAL ROOF & CEILING WITH FANS, STRING LIGHTS & HEATERS (OPTIONAL)



BLACK METAL RAILING WITH PLANTERS



EXISTING ELEVATED DECK WITH WHITE SKIRTING (TO RE

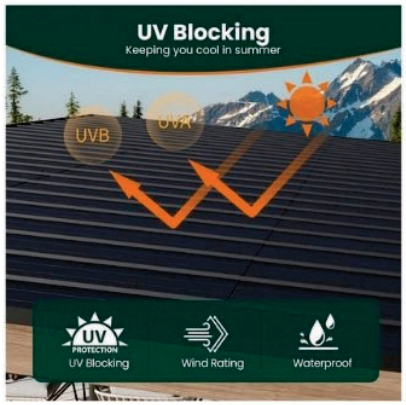

12ft
10ft
16ft
32ft



ULTRA SERIES CEDAR WOOD GAZEBO. WITH HARDTOP STEEL ROOF, GRILL GAZEBO WITH DURABLE AND ROT-RESISTANT

by: COVERED OUTDOOR OUTDOOR LIVING SPACES













https://www.homedepot.com/p/COVERED-OUTDOOR-OUTDOOR-LIVING-SPACES-Ultra-Series-Cedar-Wood-Gazebo-20-ft-x-20-ft-with-Hardtop-Steel-Roof-Grill-Gazebo-with-Durable-and-Rot-Resistant-IG06119-2020THD/341652419?g_store=&source=shoppingads&locale=en-US&fp=ggl&pla&mtc=SHOPPING-BF-CDP-GGL-D28I-028_026_PATIO_FURN-NA-NA-NA-PMAX-NA-NA-NA-NA-NBR-NA-NA-NA-PMAX_SHP&cm_mmc=SHOPPING-BF-CDP-GGL-D28I-028_026_PATIO_FURN-NA-NA-NA-PMAX-NA-NA-NA-NA-NBR-NA-NA-NA-PMAX_SHP-20409861021--&gclsrc=aw.ds&gad_source=1&gad_campaignid=20278983498&gbraid=0AAAADq61UctyybjLVKPDU-1rg2PHAXUw

GOLDEN FORK SPORTS BAR
831 MAIN STREET
STONE MOUNTAIN, GA 30083

APPLICABLE CODES:
ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS & DRAWINGS AND SHALL SATISFY ALL BODIES INVOLVED. ANY MODIFICATIONS TO THE CONTRACT WORK REQUIRED BY SUCH AUTHORITIES AT THE EXPENSE OF THE OWNERS CONTRACTOR, AND SHALL BE SUBJECT TO THE RECEIPT OF AN AFFIDAVIT OR LETTER FROM THE GOVERNING BODY AND TENANT PRIOR TO APPROVAL. ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR INVOLVED.

THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE:
- RETAINED BY THE JURISDICTION IN COMPLIANCE WITH STATE DOCUMENT RETENTION LAWS
- KEPT ON-SITE AND AVAILABLE UPON REQUEST BY BUILDING, FIRE OR OTHER INSPECTION STAFF.

DRAWING INDEX:
A-0 : COVER / NOTES
A-1 : EXISTING PLAN (1ST FLOOR)
A-2 : PROPOSED PLAN (1ST FLOOR)
A-3 : LIFE SAFETY PLAN (1ST FLOOR)
A-4 : PLUMBING PLAN (1ST FLOOR)
A-5 : EXISTING PLAN (ATTIC / 2ND FLOOR)
A-6 : CONSTRUCTION DETAILS

PROJECT DATA:

PROJECT NAME: GOLDEN FORK SPORTS BAR
TOTAL AREA : 3,595 SQ FT
OCCUPANCY CLASSIFICATION: ASSEMBLY (A2)
OCCUPANCY CALCULATION:
DINING AREA: 625 SQ FT / 15 = 41
BENCH SEATING: 268 INCHES / 18 =15
KITCHEN: 350 SQ FT / 100 = 4
PATIO : 480 SQ FT / 15 = 32
2ND FLOOR (OFFICE USE): 1,020 SQ FT / 100 = 10
TOTAL = 102 PERSONS
NUMBER OF EXISTS : 2
CONTRUCTION TYPE: IIIB
SPRINKLERED: NO

WATER CLOSETS:
TOTAL OCCUPANCY 92 / 2 = 46
MEN: 1 PER 75 (46/75 = 1 TOILET)
WOMEN: 1 PER 75 (46/75 = 1 TOILET)

CURRENT STATE MINIMUM STANDARD CODES.

- INTERNATIONAL BUILDING CODE (IBC), 2024 EDITION, WITH GA AMENDMENTS.
- NATIONAL ELECTRIC CODE (NEC), 2023 EDITION, WITH GA AMENDMENTS.
- INTERNATIONAL FUEL GAS CODE (IFGC), 2024 EDITION, WITH GA AMENDMENTS.
- INTERNATIONAL MECHANICAL CODE (IMC), 2024 EDITION, WITH GA AMENDMENTS.
- INTERNATIONAL PLUMBING CODE (IPC), 2024 EDITION, WITH GA AMENDMENTS.
- INTERNATIONAL ENERGY CONSERVATION CODE (IEC), 2015 EDITION, WITH GA SUPPLEMENTS AND AMENDMENTS.
- INTERNATIONAL EXISTING BUILDING CODE (IEBC): 2024 EDITION, WITH GA AMENDMENTS.

831 MOUNTAIN ST
26STM-BLD00022

SAFEbuilt PLAN REVIEW
APPROVED
THESE CONSTRUCTION DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN SIGNIFICANT COMPLIANCE WITH THE CODES AND STANDARDS ADOPTED FOR ENFORCEMENT BY THIS JURISDICTION. HOWEVER, THE FINAL VERIFICATION OF COMPLIANCE RESTS WITH THE APPROVAL GRANTED DURING CONSTRUCTION / SYSTEM INSTALLATION BY THE ASSIGNED INSPECTORS.
TommyMcCullers 09/25/2026
QA/QC PLANS EXAMINER DATE

FIRE CODE
- 2024 EDITION, LIFE SAFETY CODE (NFPA 101) WITH GA AMENDMENTS.
- INTERNATIONAL FIRE CODE, 2024 EITION, W/ GA AMENDMENTS.
- 120-3-20 GA ACCESSIBILITY CODE, 2015 EDITION.
- 2010 ADA STANDARDS FOR ACCESSIBILITY.
- NFPA 101, 2024 EDITION AND SECTION 4.6.10, CONSTRUCTION, REPAIR, AND IMPROVEMENT OPERATIONS.
- NFPA 241, 2024 EDITION, STANDARDS FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLISHING OPERATIONS.
- IFC, 2024 EDITION AND CHAPTER 33, FIRE SAFETY DURING CONSTRUCTION AND DEMOLISHING TO INCLUDE THE FOLLOWING:

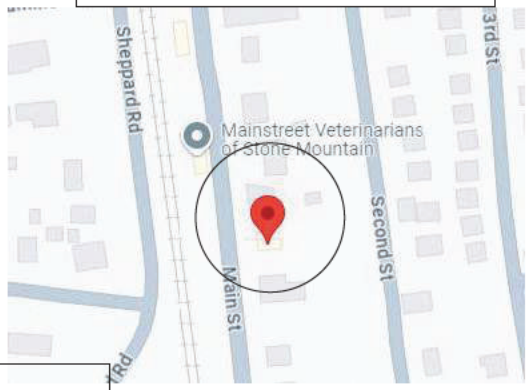
ACCESSIBILITY CODE: GA ACCESSIBILTY CODE, CHAPTER 120-2010 ADA STANDARD FOR ACCESSIBLE DESIGN.
LIFE SAFETY CODE (NFPA 101): 2024 EDITION.

DISCLAIMER
Every effort has been made to identify code violations. Any oversight by the reviewer shall not be considered as authority to violate, set aside, cancel, or alter applicable codes or ordinances. The plan review and permit issuance shall not be considered a warranty or guarantee

ELECTRIC & MECHANICAL REMAIN UNCHANGED.

NOTE: DISCUSS WITH THE OWNER





WHEELCHAIR RAMP DETAILS WILL BE FILED SEPARATELY

NOTE:
KITCHEN HOOD AND KITCHEN HOOD SUPPRESSION SYSTEM ARE SEPARATE PERMITS AND SEPARATE SUBMITTALS.

SAFEbuilt
Reviewed by
Jonathan Page, CBO
Approved
09/24/2026

GENERAL NOTES

1. EXIT SIGNS COMPLYING WITH NFPA 101 LIFE SAFETY CODE, SHALL INSTALLED. ADDITIONAL EXIT SIGNS MAY BE REQUIRED UPON FIELD INSPECTION.
2. SIGNS SHALL BE PERMITTED SEPARETELY. CONTACT BUILDING PLAN REVIEW FOR ADDITIONAL INFORMATION. FOR GROUND SIGNS, SUBMIT COMPLETE STRUCTURAL AND ELECTRICAL DETAILS WHICH CLEARLY INDICATE CONSTRUCTION REQUIREMENTS.
3. EMERGENCY LIGHTING COMPLYING WITH NFPA 101 LIFE SAFETY CODE SHALL BE INSTALLED. ADDITIONAL EMERGENCY MAY BE REQUIRED UPON FIELD INSPECTION.
4. A MINIMUM OF (1) 2A10BC FIRE EXTINGUISHER SHALL BE PROVIDED FOR EVERY 3000 SF AND PLACED NOT TO EXCEED 75' TRAVEL DISTANCE, AND SHALL BE INSTALLED MAX. 48" ABOVE FINISH FLOOR TO THE TOP HANDLE.
5. PANIC HARDWARE SHALL BE PROVIDED FOR ALL EXIT DOORS PER THE REQUIREMENTS OF NFPA 101 LIFE SAFETY CODE.
6. THE STREET NAME MUST BE VISIBLE FROM THE STREET THAT PROVIDES DRIVEWAY ACCESS TO THE PROPERTY AND PLACED ON A CONTRASTING BACKGROUND THAT PROVIDES 24 HRS VISIBILITY. THE STREET NUMBER MUST BE ALSO MEET ONE OF THE FOLLOWING SIZE REQUIREMENTS. (A) IF THE STREET NUMBER IS WITHIN 15' OR LESS OF THE CURB OR EDGE OF THE PAVEMENT OF THE STREET, THE STREET NUMBER SHALL BE POSTED IN FIGURES AT LEAST 4" IN HEIGHT. (B) IF THE STREET NAME IS PLACED MORE THAN 15' FROM THE CURB OR EDGE OF THE PAVEMENT OF THE STREET, THE STREET NUMBER SHALL BE POSTED IN FIGURES AT LEAST 6" IN HEIGHT, INTERNATIONAL FIRE CODE.
7. EXIT DOORS SHALL NOT BE SUBJECT TO THE USE OF A KEY OR REQUIRE A SPECIAL KNOWLEDGE TO OPERATE. LIFE SAFETY CODE.

SCOPE OF WORK

A NEW TENANT TO INSTALL
4'X8' HOOD,
4 EYE RANGE, 4 COMP. SINK,
AN EXTERIOR GREASE TRAP,
ESPRESSO MACHINE
TO ESTABLISH A NEIGHBORHOOD RESTAURANT.

GEORGIA REGISTERED ENGINEER GEORGE R. AWUKU

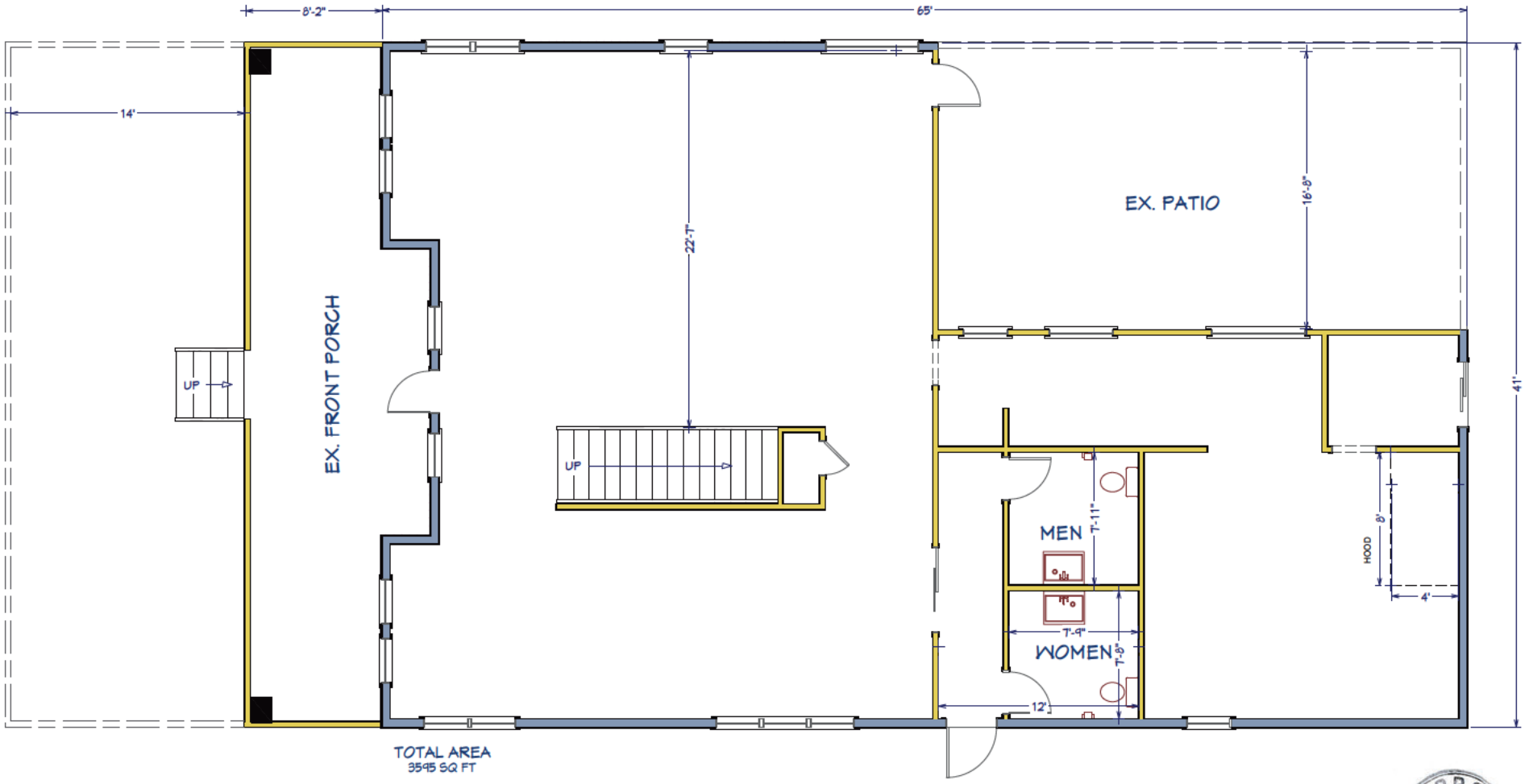
NO.	DESCRIPTION	BY	DATE

SHEET TITLE: COVER / NOTES

GOLDEN FORK SPORTS BAR
831 MAIN STREET
STONE MOUNTAIN, GA 30083

REVISED: 9/10/2026
SCALE: NTS
SHEET: A-0

REVIEWED BY SAFEbuilt FPS
09/25/2026 Page 1 of 7



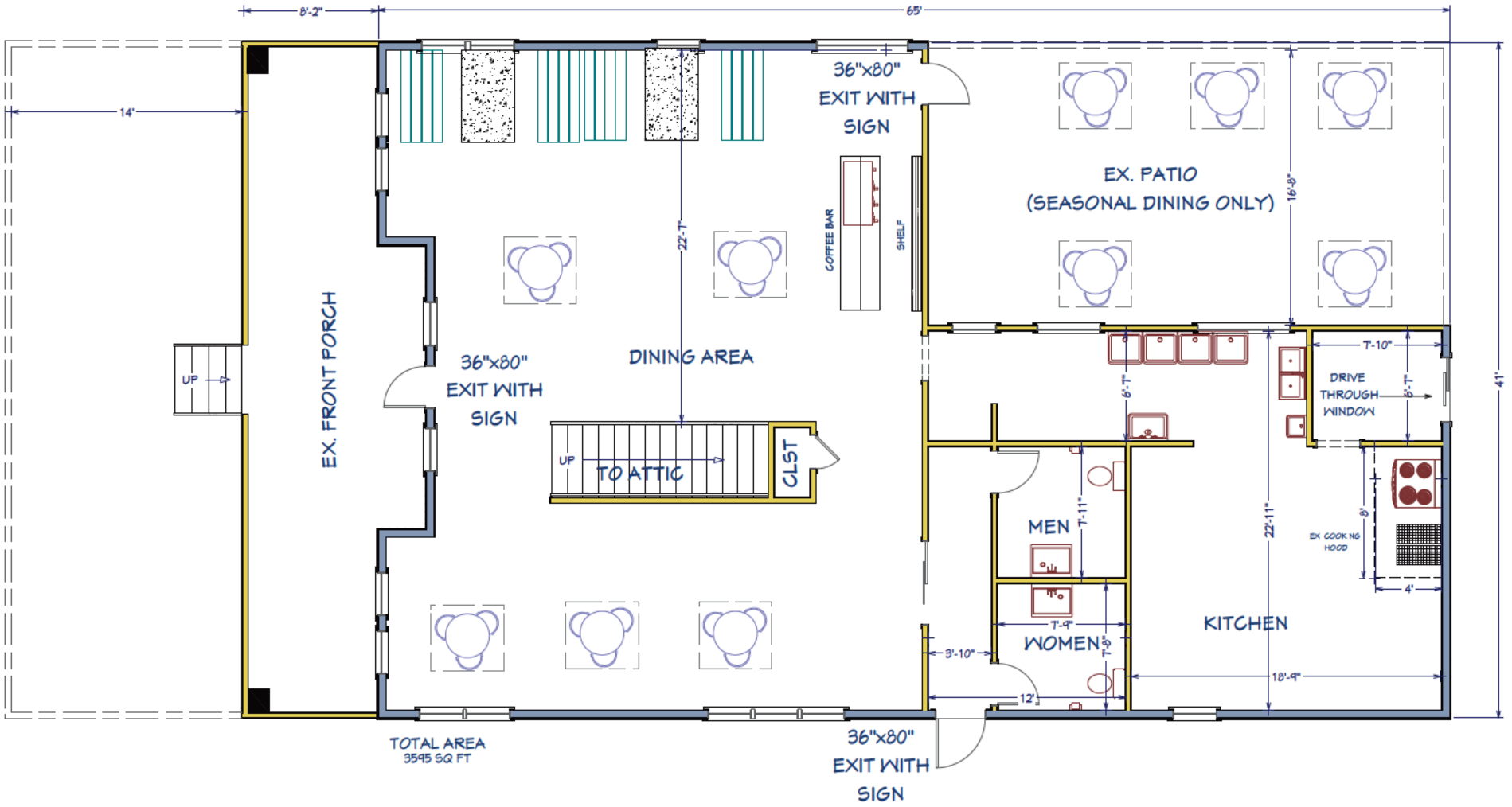
REVIEWED BY SAFEbuilt FPS
09/25/2026 Page 2 of 7

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: EXISTING PLAN 1ST FLOOR

GOLDEN FORK SPORTS BAR
831 MAIN STREET
STONE MOUNTAIN, GA 30083

REVISED:
9/10/2026
SCALE:
3/16" = 1'
SHEET:
A-1



GEORGIA REGISTERED ENGINEER GEORGE R. AWARU

REVIEWED BY SAFEbuilt FPS
09/25/2026 Page 3 of 7

NO.	DESCRIPTION	BY	DATE

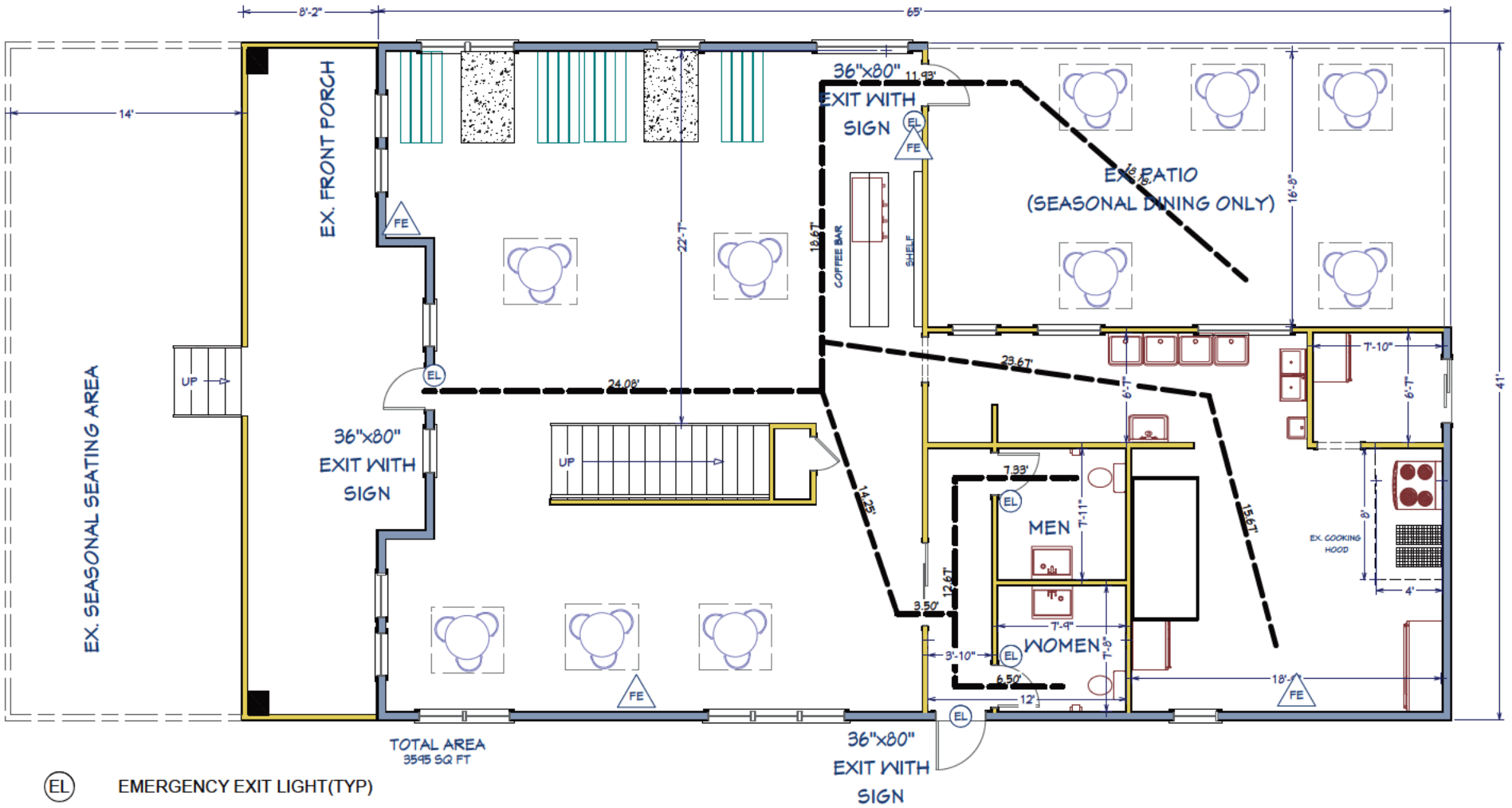
SHEET TITLE: PROPOSED PLAN 1ST FLOOR

GOLDEN FORK SPORTS BAR
831 MAIN STREET
STONE MOUNTAIN, GA 30083

REVISED:
9/10/2026

SCALE:
3/16" = 1'

SHEET:
A-2



EL EMERGENCY EXIT LIGHT(TYP)

FE FIRE EXTINGUISHER (TYP)

MAX. TRAVEL DISTANCE = 64 FEET

REVIEWED BY SAFEbuilt FPS
09/25/2026 Page 4 of 7

GEORGIA REGISTERED ENGINEER GEORGE R. AWIAKU

NO.	DESCRIPTION	BY	DATE

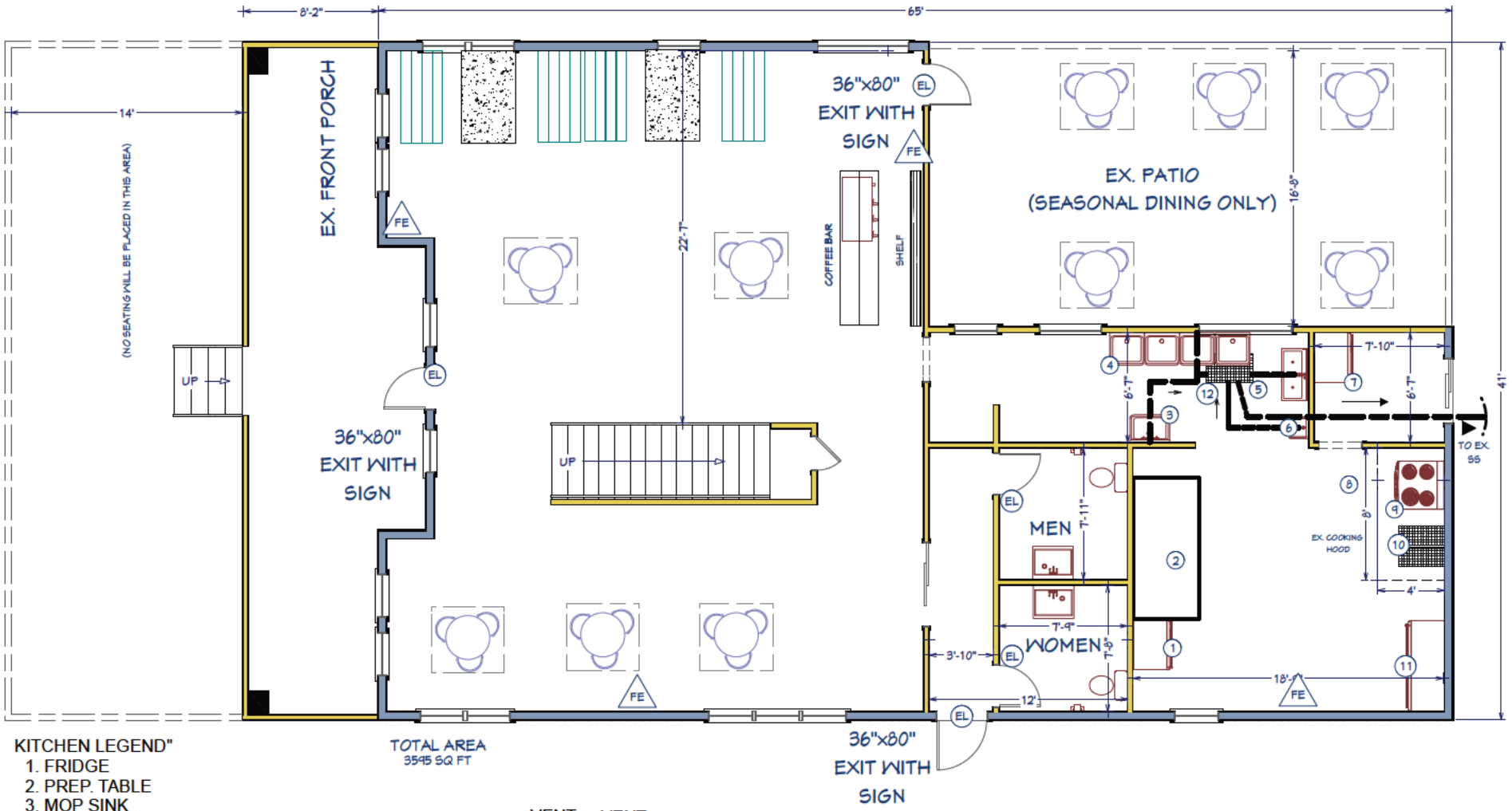
SHEET TITLE: LIFE SAFETY PLAN 1ST FLOOR

GOLDEN FORK SPORTS BAR
831 MAIN STREET
STONE MOUNTAIN, GA 30083

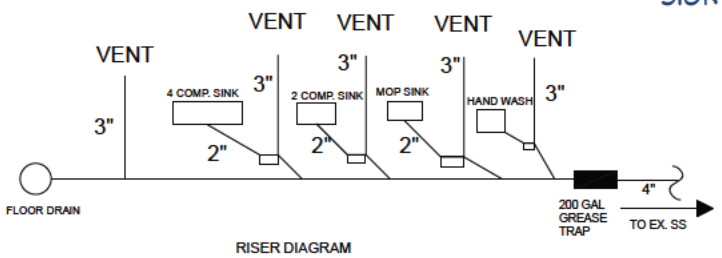
REVISED: 9/10/2026

SCALE: 3/16" = 1'

SHEET: A-3



KITCHEN LEGEND"
1. FRIDGE
2. PREP. TABLE
3. MOP SINK
4. FOUR COMP. SINK
5. DOUBLE COMP. SINK
6. HAND WASH SINK
7. FRIDGE
8. 8'X4' HOOD
9. FOUR EYE RANGE
10. FRYERS
11. FREEZER
12. 200 LBS GREASE TRAP



RISER DIAGRAM

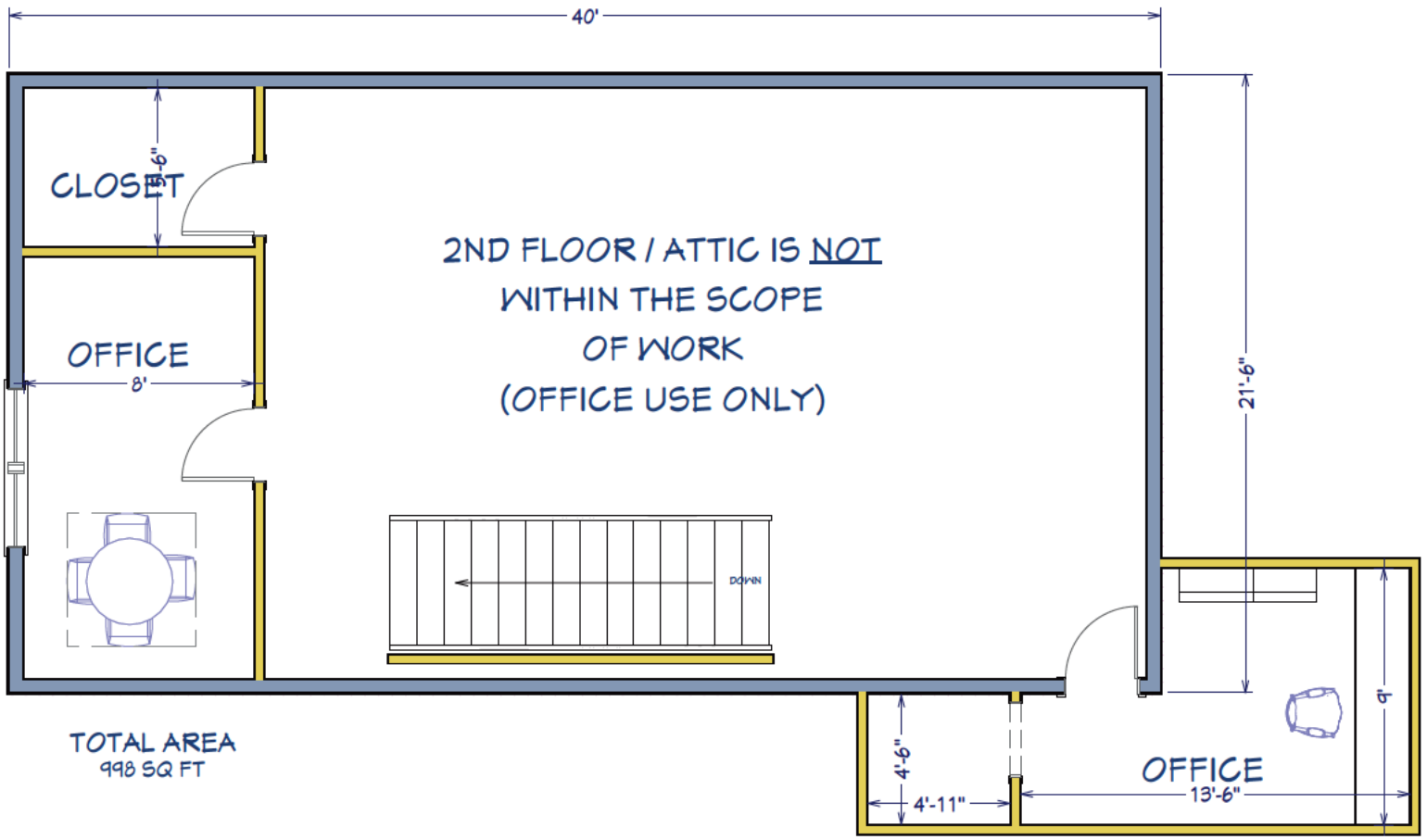
REVIEWED BY SAFEbuilt FPS
09/25/2026 Page 5 of 7

GOLDEN FORK SPORTS BAR
831 MAIN STREET
STONE MOUNTAIN, GA 30083

SHEET TITLE: PLUMBING PLAN 1ST FLOOR

NO.	DESCRIPTION	BY	DATE

REVISED
9/10/2026
SCALE:
3/16" = 1'
SHEET:
A-4



2ND FLOOR / ATTIC IS NOT WITHIN THE SCOPE OF WORK

GEORGIA REGISTERED ENGINEER GEORGE R. AWIKU

REVIEWED BY SAFEbuilt FPS
09/25/2026 Page 6 of 7

NO.	DESCRIPTION	BY	DATE

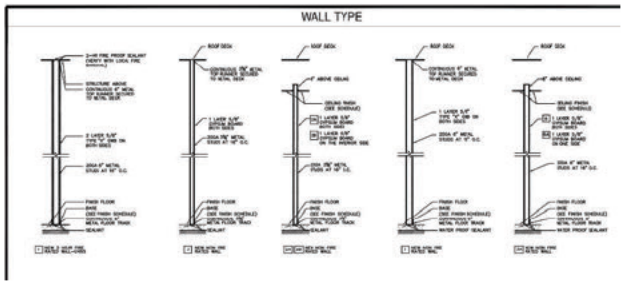
SHEET TITLE: EXISTING PLAN 2ND FLOOR / ATTIC

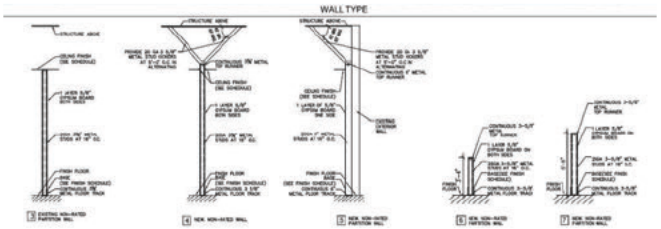
GOLDEN FORK SPORTS BAR
831 MAIN STREET
STONE MOUNTAIN, GA 30083

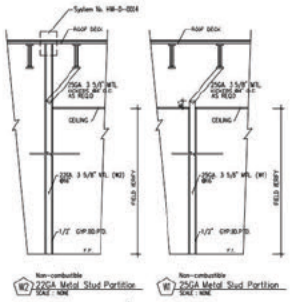
REVISED: 9/10/2026

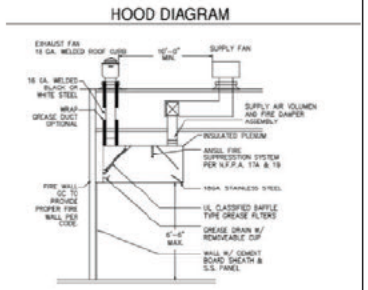
SCALE: 1/4" = 1'

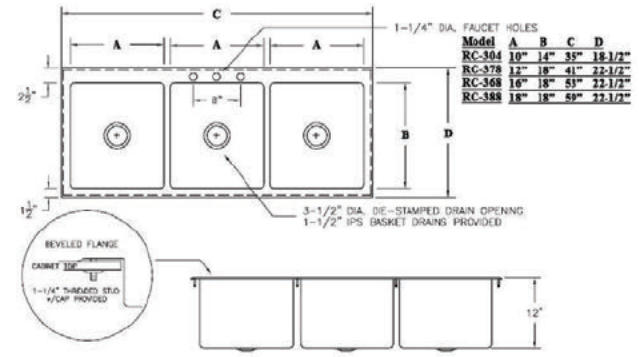
SHEET: A-5

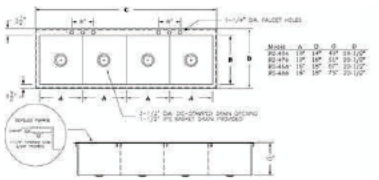


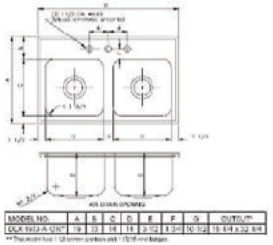


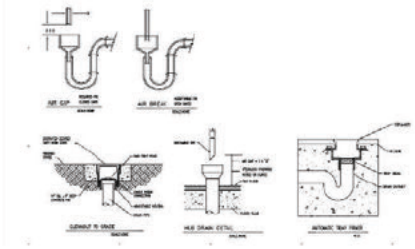


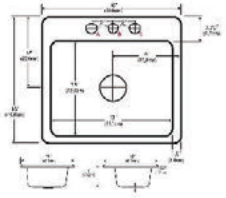


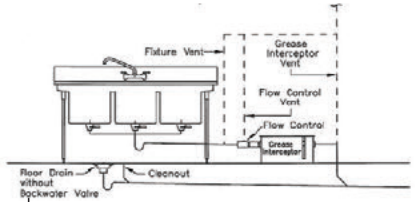




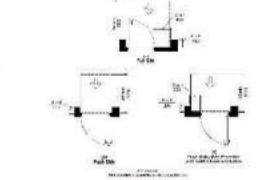


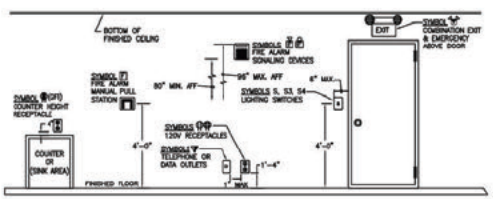






INTERIOR GREASE TRAP (TYP)
NTS

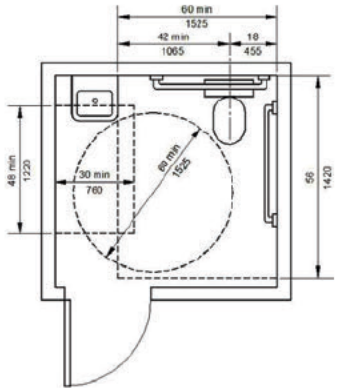




TYPICAL DEVICE MOUNTING HEIGHTS
SCALE: NONE



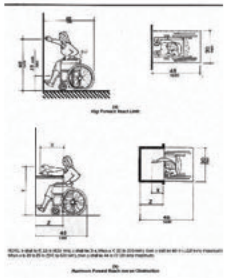
ADA ACCESSIBLE TOILET SIGN DETAIL







REFER TO A0 FOR FIRE EXTINGUISHER LOCATIONS





REVIEWED BY SAFEbuilt FPS
09/25/2026 Page 7 of 7

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: CONSTRUCTION DETAILS

GOLDEN FORK SPORTS BAR
831 MAIN STREET
STONE MOUNTAIN, GA 30083

REVISED:
9/10/2026
SCALE:
NTS
SHEET:
A-6

Historic Preservation Commission

Meeting Date: November 18, 2026

SUBJECT: Application for a Certificate of Appropriateness (COA) to install a playground

HPC2026 – Parcel ID 18 089 02 005 &18 089 02 006 **G. Shan**

Project Information

Owner / Applicant	Stone Mountain First Methodist Church
Location	5312 West Mountain Street
Acreage	1.24 acres
Parcel ID	18 089 02 005 & 18 089 02 006
Zoning District	Office Professional Institutional (OPI)

SUMMARY:

The applicant requests approval from the Historic Preservation Commission to install playground equipment at 5312 West Mountain Street, Stone Mountain, Georgia 30083. The proposed scope of work includes:

- Installation of a Gorilla Playsets wooden playground structure measuring approximately 9'W x 14'D x 11'H.

The applicant has also shared plans to install fencing around the playground in the future, including a locking gate. However, the proposed fencing is not included in the current scope of work and may require separate Historic Preservation Commission review and approval before installation.

HISTORIC AND ARCHITECTURAL SIGNIFICANCE:

Constructed in 1909, the building best represents the Institutional/Religious building type identified in Chapter 1 of the City of Stone Mountain Historic Preservation Design Guidelines. The church is a significant religious and architectural landmark within the Stone Mountain Historic District, reflecting the community's historic development and longstanding religious heritage.

SECTION 5-38(3) – CERTIFICATE OF APPROPIATENESS:

5312 West Mountain Street
Certificate of Appropriateness – Playground Installation
Staff Report

Per Section 5.38 Certificate of appropriateness, when reviewing applications for certificates of appropriateness, the preservation commission shall consider, in addition to any other pertinent factors, historical and architectural value and significance; architectural style; scale; height; setback; landscaping; general design; arrangement, texture and materials of the architectural features involved band the relationship thereof to the exterior architectural style; and pertinent features of other properties in the immediate neighborhood. When considering applications, the secretary of the interior's "Standards for Historic Preservation Projects," the secretary of the interior's "Standards for Rehabilitation," and the "City of Stone Mountain Historic District Design Guidelines" shall be cited in the approval or denial of an application for a certificate of appropriateness.

1. Scale; Height; Setback
    a. The proposed scope of work does not appear to exceed the main existing structure. However, the playground will introduce a new recreational structure on the property, and its placement should maintain compatibility with the historic church and surrounding site.
2. Landscaping
    a. There will be minimal landscaping, such as grading to better level the intended surface for the playground. The applicant stated that the surrounding trees will not be impacted. Existing vegetation and landscape features should be preserved where feasible with this installation.
3. Impact on the immediate neighborhood
    a. The proposed scope of work does not appear to negatively impact any of the neighboring properties, as there will be minimal site change to the subject property.

HISTORIC PRESERVATION GUIDELINES:

In Chapter 4, Sections 4.3.1 to 4.3.3 provide the most applicable guidance for the proposed playground installation. These sections emphasize preserving the historic relationship between buildings and surrounding landscape features, maintaining significant open spaces and vegetation, and protecting existing trees and site features during construction. The proposed playground should be installed in a manner that minimizes disturbance to the church’s property and preserves its character-defining landscape features.

STANDARDS OF REHABILITATION:

The Standards for Rehabilitation provide direction in making appropriate choices in planning the repairs, alterations, and additions that may be part of a rehabilitation project. The accompanying Guidelines apply the Standards and describe specific treatments that do and do not meet the Standards. The Standards for Rehabilitation are codified in 36 CFR Part 67, are regulatory for the Historic Preservation Tax Incentives program, and are the Standards most often used by local historic district commissions nationwide. The Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
    a. The proposed scope of work, requires minimal change to the defining characteristics of the building, its site, and environment. The proposed playground supports the property's continued use as a religious institution by providing recreational space for church activities.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
    a. The proposed scope of work shall not negatively impact on the retention and preservation of the property.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
    a. The proposed scope of work does not create a false sense of historical development.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

   a. The proposed scope of work is not applicable here.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
   a. The proposed scope of work does not appear to involve the removal or modification of distinctive architectural features of the historic church.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
   a. The proposed scope of work is not applicable here.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
   a. The proposed scope of work is not applicable here.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
   a. The proposed scope of work will result in minimal land disturbance. Any significant archaeological resources encountered during installation should be protected and preserved.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
   a. The proposed playground should remain compatible with the historic church property in terms of scale, placement, and materials. Its installation should not damage or obscure historic architectural features or negatively affect the surrounding historic setting.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
    a. The proposed playground should be installed in a manner that allows its future removal without impairing the essential form or historic integrity of the church's property. Compliance with this standard depends on the final installation and anchoring methods.

STANDARDS OF HISTORIC PRESERVATION PROJECTS:

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
    a. The property's use will not be altered by the proposed scope of work.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
    a. The proposed playground does not appear to require the removal of historic architectural materials or features. Its placement should preserve the property's historic character, existing landscape features, and significant spatial relationships.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
    a. The proposed scope of work is not applicable here.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
    a. The property's historic significance will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
    a. The proposed scope of work does not appear to involve the removal or modification of distinctive architectural features of the property.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color and texture.
    a. The proposed scope of work is not applicable here.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
    a. The proposed scope of work is not applicable here.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

a. The proposed scope of work will result in minimal land disturbance. However, if any archaeological resources are to be disturbed, mitigation measures shall be taken.

CONCLUSION:

Staff finds that the proposed playground installation appears generally compatible with the subject property and surrounding historic district. The proposed improvements are not anticipated to adversely impact the property's historic architectural character, provided existing landscape and character-defining features are preserved. The proposal appears generally consistent with the City of Stone Mountain's Historic Preservation Design Guidelines, Standards of Historic Rehabilitation and Preservation, and the review considerations of Section 5-38 of the Unified Development Ordinance. Any future fencing shall be subject to separate Historic Preservation Commission review and approval.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL with conditions** of the Certificate of Appropriateness for the proposed playground installation, subject to the following conditions:

- Any future fencing surrounding the playground is excluded from the current approval and shall require separate Certificate of Appropriateness review and approval by the Historic Preservation Commission prior to installation. Unless the Historic Preservation Committee adds it to this approval.
    - The proposed fencing shall comply with applicable City regulations and the Historic Preservation Design Guidelines.

Attachments/Exhibits:

Attachment 1 – Certificate of Appropriateness Application

Attachment 2 – Pictures and supporting documents for the improvements

---

This approval does not constitute zoning approval, building permit approval, or authorization under any other applicable City ordinance, code, or permitting requirement. The applicant is responsible for obtaining all additional approvals, permits, and authorizations required prior to commencing work.

Certificate of Appropriateness (COA) Application

NOV 9 2026 PM 12:00

PAID $100.- Check

Application Fee: Residential - $50.00 Commercial - $100.00
Routine Maintenance does not require an application fee.

Date Received: _____

Permit Number: _____ Date Complete: _____

Meeting Date: _____ Date Processed: _____

HPC Action Taken: _____

PROPERTY ADDRESS (address at which the work is to be performed)

Property Address: 5312 West Mountain St Stone Mountain, GA 30083

APPLICANT CONTACT INFORMATION

[redacted]

PROPERTY OWNER'S INFORMATION (if different from applicant information above)

Property Owner's Name: _____

Address: _____ Phone Number: _____

PROJECT DESCRIPTION

☐ **Routine Maintenance or Repair** *Routine maintenance does not involve a change in materials or in appearance. A COA is not required, but the HPC requests that an application be submitted to be kept on file to ensure that work performed is per the application.* ***If the project makes a change in materials or appearance, then a COA is required.*** Routine maintenance includes but is not limited to the following:

☐ Re-roofing (shingles) ☐ Wood repair (only a portion of siding, porch, fence, etc.) ☐ Windows (repair) ☐ Doors (repair) ☐ Other_____

☐ **Exterior Changes** (visible changes to exterior of existing structure), include but are not limited to the following:

☐ Window(s) ☐ Door(s) ☐ Porch ☐ Lighting ☐ Awning ☐ Other_____

☐ **Construction,** includes but is not limited to the following:

☐ New Building ☐ Additions ☐ Accessory Building ☐ Other_____

☐ Major building restoration, rehabilitation, or remodeling

☑ **Site Changes,** include but are not limited to the following:

☑ Fence/Wall ☐ Pool ☐ Mechanical system ☐ Walkway/Sidewalk/Driveway ☑ Other Play ground piece of equipment

☐ **Demolition or Relocation,** include but are not limited to the following:

☐ Primary Building ☐ Accessory Building ☐ Site Feature ☐ Trees/Vegetation ☐ Other_____

☐ **Other** _____

_____

Certificate of Appropriateness (COA) Application

Item # 5.

Describe the proposed project in detail, including the materials, finishes, and measurements. Additional pages may be attached if necessary. We would like to add a new piece of playground equipment to an existing playground. The piece is from Gorilla Playsets model # 01-0061-AP. Frame Material is wood, resistant to rot decay & insects. The set measures 9'W X 14'D X 11'H. Once constructed a new fence will be constructed with locking gate and signs indicating "Private Property"

REQUIRED MATERIALS CHECKLISTS

Depending on your project, the following materials are the minimum required by the HPC in order to have a complete application. **Incomplete applications will not be reviewed by the HPC until all information is submitted.**

Exterior Changes

- ☐ description of project
- ☐ description of construction materials
- ☐ photographs of existing building
- ☐ proposed finishes (attach samples)

Construction

- ☐ description of project
- ☐ stamped set of architectural elevations (all sides)
- ☐ stamped site plan (building, fencing, paving)
- ☐ landscaping plan (saved and proposed vegetation)
- ☐ description of construction materials
- ☐ photographs of proposed site and adjacent sites
- ☐ stamped set of architectural floor plans
- ☐ proposed finishes (attach samples)
- ☐ documentation of earlier historic appearance (restoration, rehabilitation, or remodeling only)

Site Changes

- ☑ description of project
- ☑ sketch diagram of proposed project see attached
- ☑ site plan showing current features---buildings, paving, fencing, mature vegetation, etc.
- ☑ description of construction materials
- ☑ photographs of existing site and adjacent sites
- ☑ proposed finishes (attach samples)

Demolition or Relocation

- ☐ description of project
- ☐ site plan showing existing structures
- ☐ site plan showing proposed development
- ☐ description of construction materials
- ☐ photographs of existing site and adjacent sites
- ☐ proposed finishes (attach samples)
- ☐ landscaping plan (saved and proposed vegetation)

AUTHORIZATIONS

I HEREBY CERTIFY that I am the owner(s) of the property or that the proposed work is authorized by the owner of record and I have been authorized by the owner to make this application as his/her authorized agent. Furthermore, I certify I have read and understand the procedures and guidelines set forth in the *Stone Mountain Design Guidelines for Historic Preservation*.

Linda Porter 11/9/2021
Signature of Owner(s) Date
(Chair of trustees)

Linda Porter
Signature of Applicant Date

Signature of Authorized Agent Date

Certificate of Appropriateness (COA) Application

PROCEDURES FOR APPLYING

Application Requirements:
All applications must be complete and must include all required materials listed on the previous page to be considered for review. All materials should be in an 8½" x 11" format in addition to any large-scale format needed for detail. ***Incomplete applications WILL NOT be reviewed by the Historic Preservation Commission.***

Application Deadline:
Applications are to be submitted to Stone Mountain City Hall by 12:00 noon, fourteen (14) days prior to the regular scheduled HPC meeting to be placed on that month's agenda. Should this day of the month fall on a weekend or holiday, applications are due the next business day by 12:00 noon. The HPC meets on the third Wednesday of each month at 6:30 p.m. at Stone Mountain City Hall, unless otherwise posted outside City Hall.

Application Representation:
The **applicant** or an **authorized representative** for the applicant shall be present at the public meeting to support the application. If neither is in attendance, the result will be the **denial** of the application.

Building Permit Requirements:
All building permits must be acquired from the governing authority prior to any work commencing. Building permits will not be issued without proof of an approved COA. Work must comply with all applicable codes.

Deadline for Project Completion:
A COA shall become void unless construction (foundation and framing) is commenced within **twelve (12) months** from the date of issuance. A COA is issued for a period of **eighteen (18) months** only and is not renewable.

Required Submittals:
Applicants are required to submit electronic applications or a copy of the required materials at City Hall.

DESIGN GUIDELINES

Copies of the *Stone Mountain Design Guidelines for Historic Preservation* are available at City Hall for a minimal fee. The HPC uses the United States Secretary of the Interior's Standards for Preservation, Rehabilitation, Restoration, and Reconstruction, and the *Design Guidelines* to guide all decisions. Past actions of the HPC may be considered in review of a COA, but the HPC is not bound to confer the same resolution on a similar application.

IMPORTANT NOTES

Pending Approvals:
Are there any approvals pending by any other regulatory or administrative authority, which may have a bearing on the modifications or improvements which are the subject of this application? If so, specify: _____

_____

Penalties:
Failure to apply for a certificate of appropriateness shall warrant the applicant to be fined in the same manner as provided in Section 1-11 (Code 1976, § 1-1012 of the City of Stone Mountain).

Modifications or Amendments:
If modifications or amendments become necessary, such changes must be presented to and approved by the HPC prior to beginning work on any aspect of said modification or amendment.

Certificate of Appropriateness (COA) Application

***********APPLICANT KEEPS THIS PAGE************

PROCEDURES FOR APPLYING

Application Requirements:
All applications must be complete and must include all required materials listed on page two (2) of the application form to be considered for review. Applicants are required to submit seven (7) copies of the signed application and supporting materials to be reviewed. All materials should be in an 8½" x 11" format in addition to any large-scale format needed for detail. ***Incomplete applications WILL NOT be reviewed by the Historic Preservation Commission.***

Pending Approvals:
If approvals are pending by other regulatory or administrative authorities, which may have a bearing on the modifications or improvements which are the subject of this application, please notify the HPC upon submittal of the COA application.

Application Deadline:
Applications are to be submitted to Stone Mountain City Hall by 12:00 noon, fourteen (14) days prior to the regular scheduled HPC meeting to be placed on that month's agenda. Should this day of the month fall on a weekend or holiday, applications are due the next business day by 12:00 noon. The HPC meets on the third Wednesday of each month at 6:30 p.m. at Stone Mountain City Hall, unless otherwise posted outside City Hall.

Application Representation:
The **applicant** or an **authorized representative** for the applicant shall be present at the public meeting to support the application. If neither is in attendance to answer any questions which may arise concerning the COA application, the result will be the **denial** of the application.

Building Permit Requirements:
All building permits must be acquired from the governing authority prior to any work commencing. Building permits will not be issued without proof of an approved COA. Work must comply with all applicable state and local codes.

Modifications or Amendments:
If modifications or amendments become necessary, such changes must be presented to and approved by the HPC prior to beginning work on any aspect of said modification or amendment.

Deadline for Project Completion:
A COA shall become void unless construction (foundation and framing) is commenced within **twelve (12) months** from the date of issuance. A COA is issued for a period of **eighteen (18) months** only and is not renewable.

Penalties:
Failure to apply for a certificate of appropriateness shall warrant the applicant to be fined in the same manner as provided in Section 1-11 (Code 1976, § 1-1012 of the City of Stone Mountain).

***********APPLICANT KEEPS THIS PAGE************

Owner Permission Affidavit

Subject Property Address: 5312 West Mountain St., Stone Mtn. 30083

Property Owner:

[redacted]

Authorized Applicant:

[redacted]

I (Property owner/agent) am applying for, or I hereby give authority to the authorized applicant to file an application for the following address: 5312 West Mountain St. Stone Mountain

Type of Application: Certificate of Appropriateness

Linda Porter
Property Owner's signature

Linda Porter
Property Owner's printed name

This instrument was signed before me on this date: November 9, 2026

County: DeKalb Georgia Notary Signature: Vanessa J. Walk

Affix seal/stamp as close to s

Rev 01/15/2024

- Return Policy

Ask Magic Apron

What do I need to know before using it? | Can this item be returned or exchanged? | What do I need to know before I buy?

Ask a Question >

Specifications

Minimum Recommended Play Area Length (ft.): 26

Feedback

Dimensions

Minimum Recommended Play Area Length (ft.)	26

Details

Assembly Type	DIY
Commercial/Residential	Commercial
Features	Decay Resistant, Insect Resistant, Paintable/Stainable, UV Resistant
Frame Material	Wood
Included	Climbing Rope, Climbing Wall, Sandboxes, Slide
Indoor/Outdoor	Outdoor
Life Stage	Big Kid (5-12 Years),Small Kid (3-5 Years)
Meets ASTM Safety Standards for Commercial Use	Yes
Minimum Recommended Play Area Height (ft.)	17
Mounting	In-Ground Install
Returnable	90-Day
Slide Type	Wave Slide
Weight Capacity (lb.)	800 lb

Warranty / Certifications

Certifications and Listings	ASTM Compliant
Manufacturer Warranty	10 Year Limited Warranty on Lumber; 1 Year on all other components

How can we improve our product information? Provide feedback.

Questions & Answers

95 Questions

Customer Reviews

4.4 out of 5 ★★★★★ (88)



Ask about this product

Get an answer now with AI

Type a question

Get an Answer

Magic Apron Assistant is an AI virtual assistant. By proceeding, you consent to the recording and use of your information by The Home Depot (and authorized third parties). More information

Product Details

Feedback

About This Product

Give your little ones a Chateau Tower Wooden Outdoor Playset to make sure they have a blast playing outside. This is a safe, durable option for your backyard or other outdoor space. It is resistant to weathering, rot, decay and insects. It features an Alpine wave slide, a sandbox, a tic-tac-toe panel, a steering wheel, a telescope and a rock wall with a climbing rope.

Highlights

- Ready to be assembled in your backyard over the weekend and compatible with most residential play equipment
- Premium cedar tongue and groove wood roof protects the playset from weather elements
- Recommended for children aged three to 11 years, the solid 4 in. x 4 in. wood framing allow the swing set to have a total weight capacity of 800 lbs.
- Recessed bolts prevent snagging and grab handles are strategically placed to instill confidence on the ladder
- Built-in picnic table provides a convenient spot for children to rest or eat
- Natural wood color stain looks beautiful in all backyards and has superior resistance to rot, decay and insect damage
- Rock wall with climbing rope features 10 climbing rocks to help kids scale the five ft. height
- Includes an Alpine wave slide, sandbox, tic-tac-toe panel, steering wheel and a play telescope provide children with plenty of play options
- Comes ready-to-assemble with step-by-step assembly manual and all required hardware, all lumber is pre-cut and pre-sanded at the factory - even the main beams are pre-drilled to reduce the time of assembly
- We recommend a 6-ft. perimeter around the playset for added safety which brings the total recommended footprint to 22 ft. W x 26 ft. D
- Meets and/or exceeds American Society of Testing Materials (ASTM) safety standards
- Unit is delivered curbside via freight truck, meaning it is your responsibility to move the product from the curbside to your desired location
- Play deck height of 5 ft. provides sample room for children to play under the deck
- Return Policy
- California residents see Prop 65 WARNINGS

Product Information

Internet # 207072816
Model # 01-0061-AP

Additional Resources

Shop All Gorilla Playsets

From the Manufacturer

- Product Brochure
- Instructions / Assembly
- Warranty
- Use and Care Manual

#1 Home Improvement Retailer

Item # 5.

Wages Drive 10PM 30033 W. Wages Drive 10PM 30033 Shop All Services DIY Log In Magic Ap

Home / Playground Sets / Playsets / Gorilla Playsets Playsets

Internet # 207072816 Model # 01-0061-AP

Customers Also Viewed



Lifetime Adventure Tower (Tower Only)

★★★★★ (9)

$~~1,899~~00

See Low Price in Cart



Lifetime Adventure Tower Play and Swing Set

★★★★½ (399)

$1,857[81]



Lifetime

★★

$3,

Feedback



SHOP BLACK FRIDAY DEALS ›



109

Item # 5.

Top Rated

Shop Gorilla Playsets

DIY Chateau Tower Wooden Outdoor Playground Set with Slide, Sandbox, Rock Wall, Playset, and Playground Equipment

★★★★½ (88) Questions & Answers (95)

Limit 5 per order

$1,789.00

$150/mo** suggested payments with 12 mos** financing. Ends 12/16 Apply Now

- Compact outdoor playset design easily fits most yards
- Spacious swing set play deck has room above and below
- Creates the ultimate wooden playground for the backyard
- View More Details

Feedback

Unavailable at Wages Drive

Delivering to 30033

Pickup
Unavailable

Delivery
Nov 13 - Nov 18
99 available
FREE

Check Nearby Stores

Delivery Details

Need a Pro? We Can Help!

Get Referred to a Local Pro

☐ Add Pro Referral

What to Expect

1

Add to Cart

PayPal

As low as $96.38/mo with PayPal. Learn more

Free & Easy Returns In Store or Online

Return this item within **90 days** of purchase.

Read Return Policy













ArcGIS Web Map

0 0.00275 0.0055 0.011 0.0165 0.022 mi

Date Printed: 11/5/2026

N

DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should they be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.

Historic Preservation Commission

Meeting Date: November 18, 2026

SUBJECT: Application for a Certificate of Appropriateness (COA) for completed exterior window replacement

HPC2026 – Parcel ID 18 074 07 019 **G. Shan**

Project Information	
Owner / Applicant	Window Comfort LLC
Location	5466 Warnoll Street
Acreage	0.22
Parcel ID	18 074 07 019
Zoning District	Shermantown residential (R-4)

SUMMARY:

The applicant has completed the exterior window replacements at 5466 Warnoll Street without City approval. This application was submitted in connection with a code enforcement case. The completed scope of work included:

- Ten replacement windows
  - Eight double-hung windows
  - Two sliding windows.

The applicant documentation identifies replacement windows with white interior and black exterior finishes and full screens.

HISTORIC AND ARCHITECTURAL SIGNIFICANCE:

Constructed in 1954, the property best reflects the Gabled Ell Cottage building type of 1875 – 1915, as identified in Chapter 1 of the City of Stone Mountain Historic Preservation Design Guidelines. Architecturally, the building best reflects the Vernacular style of the 1920s – 1940s.

SECTION 5-38(3) – CERTIFICATE OF APPROPIATENESS:

Section 5.38 Certificate of appropriateness – per Section 5.38 Certificate of appropriateness, when reviewing applications for certificates of appropriateness, the preservation commission shall consider, in addition to any other pertinent factors, historical and architectural value and significance; architectural style; scale; height; setback; landscaping; general design; arrangement, texture and materials of the architectural features involved band the relationship thereof to the exterior architectural style; and pertinent features of other properties in the immediate neighborhood. When considering applications, the secretary of the interior's "Standards for Historic Preservation Projects," the secretary of the interior's "Standards for Rehabilitation," and the "City of Stone Mountain Historic District Design Guidelines" shall be cited in the approval or denial of an application for a certificate of appropriateness.

1. Scale; Height; Setback
    a. The completed scope of work does not appear to have exceeded these three subjects of the residential building.
2. Landscaping
    a. The completed work does not appear to be applicable.
3. Impact on the immediate neighborhood
    a. The completed scope of work does not appear to negatively impact any of the neighboring properties.

HISTORIC PRESERVATION GUIDELINES:

In Chapter 5, Section 5.4, provides the most relevant design guidance. Its preservation approach favors retaining and repairing historic windows where feasible and requires careful attention to compatibility when replacement is necessary. The submitted photographs and contractor materials support a preliminary finding that the installed windows generally retain existing opening dimensions and the building’s overall fenestration rhythm.

STANDARDS OF REHABILITATION:

Interior Standards for Rehabilitation – Chapter 2 of the HPDG – the Standards for Rehabilitation provide direction in making appropriate choices in planning the repairs, alterations, and additions that may be part of a rehabilitation project. The accompanying Guidelines apply the Standards and describe specific treatments that do

and do not meet the Standards. The Standards for Rehabilitation are codified in 36 CFR Part 67, are regulatory for the Historic Preservation Tax Incentives program, and are the Standards most often used by local historic district commissions nationwide. The Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
    a. The completed work appears to be in compliance with this standard.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
    a. The completed work appears to be in compliance with this standard.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
    a. The completed work appears to be in compliance with this standard.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
    a. The completed work is not applicable.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
    a. The completed work appears to be in compliance with this standard.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
    a. The completed work appears to be in compliance with this standard.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
    a. The completed work is not applicable.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
    a. The completed work is not applicable.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
    a. The completed work is not applicable.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
    a. The completed work is not applicable.

STANDARDS OF HISTORIC PRESERVATION PROJECTS:

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
    a. The completed work appears to meet this requirement.

2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
    a. The completed work appears to meet this requirement.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
    a. The completed work is not applicable.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
    a. The completed work appears to meet this requirement.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
    a. The completed work appears to meet this requirement.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color and texture.
    a. The completed work appears to meet this requirement.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
    a. The completed work is not applicable.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
    a. The completed work is not applicable.

CONCLUSION:

The completed replacement of ten windows appears generally compatible with the existing residential building and does not appear to substantially alter its scale, exterior openings, or overall historical and architectural character. Based on the information

provided within the application, staff finds a reasonable basis for approval under the applicable sections in the City of Stone Mountain's Historic Preservation Design Guidelines, Standards of Historic Rehabilitation and Preservation, and the review considerations of Section 5-38 of the Unified Development Ordinance.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** for the Certificate of Appropriateness for the ten completed window replacements at 5466 Warnoll Street, as documented in the submitted application and supporting materials.

Attachments/Exhibits:

Attachment 1 – Certificate of Appropriateness Application

Attachment 2 – Pictures and supporting documents for the completed work

---

This approval does not constitute zoning approval, building permit approval, or authorization under any other applicable City ordinance, code, or permitting requirement. The applicant is responsible for obtaining all additional approvals, permits, and authorizations required prior to commencing work.

NOV 4 2026 AM 9:51

Certificate of Appropriateness (COA) Application

$ PAID $50.- Card - Visa

Application Fee: Residential - $50.00 Commercial - $100.00

Date Received: _____

Permit Number: _____ Date Complete: _____

Meeting Date: _____ Date Processed: _____

HPC Action Taken: _____

PROPERTY ADDRESS (address at which the work is to be performed)

Property Address: 5466 Worcall Street

APPLICANT CONTACT INFORMATION

[redacted]

PROPERTY OWNER'S INFORMATION (if different from applicant information above)

[redacted]

PROJECT DESCRIPTION

☑ **Routine Maintenance or Repair** *Routine maintenance does not involve a change in materials or in appearance. A COA is not required, but the HPC requests that an application be submitted to be kept on file to ensure that work performed is per the application.* ***If the project makes a change in materials or appearance, then a COA is required.*** Routine maintenance includes but is not limited to the following:

☐ Re-roofing (shingles) ☐ Wood repair (only a portion of siding, porch, fence, etc.) ☑ Windows (repair) ☐ Doors (repair) ☑ Other Retro-fit

☑ **Exterior Changes** (visible changes to exterior of existing structure), include but are not limited to the following:

☑ Window(s) ☐ Door(s) ☐ Porch ☐ Lighting ☐ Awning ☐ Other _____

☐ **Construction,** includes but is not limited to the following:

☐ New Building ☐ Additions ☐ Accessory Building ☐ Other _____

☐ Major building restoration, rehabilitation, or remodeling

☐ **Site Changes,** include but are not limited to the following:

☐ Fence/Wall ☐ Pool ☐ Mechanical system ☐ Walkway/Sidewalk/Driveway ☐ Other _____

☐ **Demolition or Relocation,** include but are not limited to the following:

☐ Primary Building ☐ Accessory Building ☐ Site Feature ☐ Trees/Vegetation ☐ Other _____

☐ **Other** _____

_____

Certificate of Appropriateness (COA) Application

Describe the proposed project in detail, including the materials, finishes, and measurements. Additional pages may be attached if necessary. As per contract signed by homeowner on 6/24/26 we replaced a total of 10 windows. 8 double hung windows and 2 sliding windows, (pictures attached). Windows are white on the interior and on the exterior with black exterior coil covering the existing trim per the contract with full screens. Window material is vinyl.

REQUIRED MATERIALS CHECKLISTS

Depending on your project, the following materials are the minimum required by the HPC in order to have a complete application. **Incomplete applications will not be reviewed by the HPC until all information is submitted.**

Exterior Changes

- [x] description of project
- [x] description of construction materials
- [x] photographs of existing building
- [x] proposed finishes (attach samples)

Construction

- [ ] description of project
- [ ] stamped set of architectural elevations (all sides)
- [ ] stamped site plan (building, fencing, paving)
- [ ] landscaping plan (saved and proposed vegetation)
- [ ] description of construction materials
- [ ] photographs of proposed site and adjacent sites
- [ ] stamped set of architectural floor plans
- [ ] proposed finishes (attach samples)
- [ ] documentation of earlier historic appearance (restoration, rehabilitation, or remodeling only)

Site Changes

- [ ] description of project
- [ ] sketch diagram of proposed project
- [ ] site plan showing current features---buildings, paving, fencing, mature vegetation, etc.
- [ ] description of construction materials
- [ ] photographs of existing site and adjacent sites
- [ ] proposed finishes (attach samples)

Demolition or Relocation

- [ ] description of project
- [ ] site plan showing existing structures
- [ ] site plan showing proposed development
- [ ] description of construction materials
- [ ] photographs of existing site and adjacent sites
- [ ] proposed finishes (attach samples)
- [ ] landscaping plan (saved and proposed vegetation)

AUTHORIZATIONS

I HEREBY CERTIFY that I am the owner(s) of the property or that the proposed work is authorized by the owner of record and I have been authorized by the owner to make this application as his/her authorized agent. Furthermore, I certify I have read and understand the procedures and guidelines set forth in the *Stone Mountain Design Guidelines for Historic Preservation*.

Signature of Owner(s) Date

Signature of Applicant 10/29/26 Date

Signature of Authorized Agent Date

Owner Permission Affidavit

Subject Property Address: 5466 Worrell Street

Property Owner:

[redacted]

Authorized Applicant:

[redacted]

I (Property owner/agent) am applying for, or I hereby give authority to the authorized applicant to file an application for the following address:

Type of Application: COA for window replacement

Property Owner's signature

NELSON MOSLEY
Property Owner's printed name

This instrument was signed before me on this date: November 3rd, 2026

County: DeKalb Georgia Notary Signature: Rebecca ElBakkal

Affix seal/stamp as close to signature as possible

REBECCA ELBAKKAL NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES JULY 11, 2028

CITY OF STONE MOUNTAIN

HOMEOWNER AFFIDAVIT FOR BUILDING AND TRADE SERVICE PERMITS

THIS FORM MAY ONLY BE USED BY THE OWNER OF A SINGLE FAMILY RESIDENCE

Name of Owner: [redacted]

[redacted]

5466 WARNOLL ST
Street Address

Apartment #

STN MTN
City

GA
State

30083
Zip

Subdivision

Lot

Parcel ID #

This is to certify that I am responsible for the following: (Please check all that apply)

☐ Electrical ☐ Plumbing ☐ HVAC ☐ Low Voltage ☐ Building

☒ Other (Please define) WINDOW INSTALLATION

I, the undersigned homeowner, certify the following to be true and accurate:

A. The property described in this permit application is currently owned and occupied or intended to be occupied by the undersigned homeowner.
B. Applicant will function as the general contractor or subcontractor, and accept inherent responsibilities for the work authorized by the approved permit. Applicant is authorized to directly supervise and manage all work not performed by licensed contractors and is aware that he cannot delegate that responsibility to any person who does not have a license which covers the scope of work to be managed or supervised.
C. Applicant agrees to comply with all codes and ordinances adopted by the City of Stone Mountain pertaining to the construction or any repair work completed on this structure(s). The applicant further agrees to indemnify the City of Stone Mountain and its operator from any liability for damages and loss of property if the work performed by me has not been completed or installed in accordance with these codes and ordinances. All non-compliant work must be corrected or may be subject to an order to remove.
D. Applicant further affirms that he/she is aware that a permit issued may be suspended or revoked wherever the permit was issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of any applicable code.
E. Applicant further affirms that he/she is aware that any knowingly false statement made in the permit application may subject said applicant to prosecution for violation of Georgia Criminal Code, Section 16-10-20 (False Swearing) and a possible fine of not more than $1,000.00 or imprisonment for not less than one (1) or more than five (5) years, or both.

Signature of owner: [signature]

State of Georgia County of DeKalb

Sworn to and subscribed before me on this 29 day of October 2024

Signature of Notary Public [signature]

My commission expires: May 15, 2027

CAROLYN JEWELL NOTARY PUBLIC DEKALB COUNTY, GA MY COMMISSION EXPIRES MAY 15 2027 SEAL

875 Main Street, Stone Mountain, Georgia 30083
Building Department Phone: 770-498-8984 Fax: 770-498-8609

Page 2 of 2

Source Radio

Window Comfort
555 Sun Valley Dr, Suite F4
Roswell, GA 30076

404-448-0123

Name(s): [redacted] Mosley

Address: 5466 Harwell ST

City: Stone Mountain

Phone: 404-861-9842

State: GA Zip: 30083

Alt Phone:

Job Site: Same

Date: 6/24/2026

Email: [redacted]@yahoo.com

Yr Home Built: 1954

Sales Rep: Daniel

COMFORT ELITE REPLACEMENT WINDOWS

☑ **Comfort Elite**
Double Pane Strengthened Glass, Low E Argon, Super Spacer, Foam Enhanced, Ultra Mesh Screens, Double Lifetime Warranty

☐ **Elite Basic**
Double Pane Glass, Low E Argon Gas, Warm Edge Spacer, 20 Yr Warranty

Qty		Qty		Qty	
8	Double Hung		Picture		Bay ☐15 ☐30 ☐45 Color: Int ____ Ext ____ Flankers: DH/Cas ☐17 ☐21 ☐28 Roof: ☐Yes ☐No Color: ____
	Twin Double Hung		Dbl Hng Flank ☐1/3 ☐1/4		Bow ☐15 ☐30 ☐45 Color: Int ____ Ext ____ Flankers: DH/Cas ☐17 ☐21 ☐28 Roof: ☐Yes ☐No Color: ____
	Oriel Style ____ Config T B		Casement		Half Round ____ Qty; 1/4 Round ____ Qty; Ext. Leg Half Round ____ Qty
2	2 Lite Slider		Twin Casement		Other: ____ Grid: ____
	3 Lite Slider 1/3 ☐ 1/4 ☐		3-Lite Casement ☐1/3 ☐1/4		Garden Window; Vinyl Color ☐ White; Seat Board ☐ White
	☐ Awning ☐ Hopper				

Color Options			Glass	Screens
Interior	Exterior	Order Qty	☐Tempered Glass T Qty 1 B Qty 1	☐Screens Ultra Mesh Qty 10 H Qty ____
☐White	White	Qty 10	☐Obscure Glass T Qty ____ B Qty ____ Std Only	
☐Beige	____	Qty ____	**Grids** None	**Trim**
☐ (Wood Grain)	____	Qty ____	☐Prairie ☐Colonial T Qty ____ B Qty ____ F/C	☐Trim Color: Black

INSTALLATION OPTIONS
Full Tear Out Qty
Colonial ☐2½ ☐3½
Ranch ☐2½ ☐3½
Cust:
*(all wood comes unfinished)

SLIDING GLASS DOOR Dbl Pane, Low E Argon, Dbl Strength Glass, Unlimited Lifetime Warranty, Super Spacer
5ft ____ (59.5") 6ft ____ (71.5") 8ft ____ (95.5") 9ft ____ 12ft ____ Custom ____
Color Options ☐White ☐Beige ☐Custom ☐Exterior ____
Internal Mini Blinds ☐Y ☐N Grids ☐Prairie ☐Colonial T ____ W ____

Comments/Notes: · BOGO + FREE INSTALL · Google Review
· GO ANY YARD
· Video / Photo

Cash Price $ 9,695
Processing & Admin $ -100.00
*Total Project Price $ 9,695
Custom Order Deposit $ 4,847
Balance COD $ 4,847

☐Check# ____
☐Cash ____
☐Visa / MC / Discover / American Express
Card [redacted]
Exp: [redacted] CVC: [redacted] Zip: [redacted]

Price Includes all materials, labor, disposal, promotions and discounts.

FINANCE
Finance Co. ____
Plan ____
Approval Amt. ____
Amt. Financed ____
Account# ____
Mo. Payment ____

[redacted]

Credit Card Authorization Form

Sign and complete this form to authorize the merchant below to make a one-time charge to your Credit Card listed below.

By signing this form, you give us permission to debit your account for the amount indicated on or after the indicated date. This is permission for a single transaction only and does not provide authorization for any additional unrelated debits or credits to your account.

Please complete all fields.

[redacted]

Bill

Bill

City

Phon

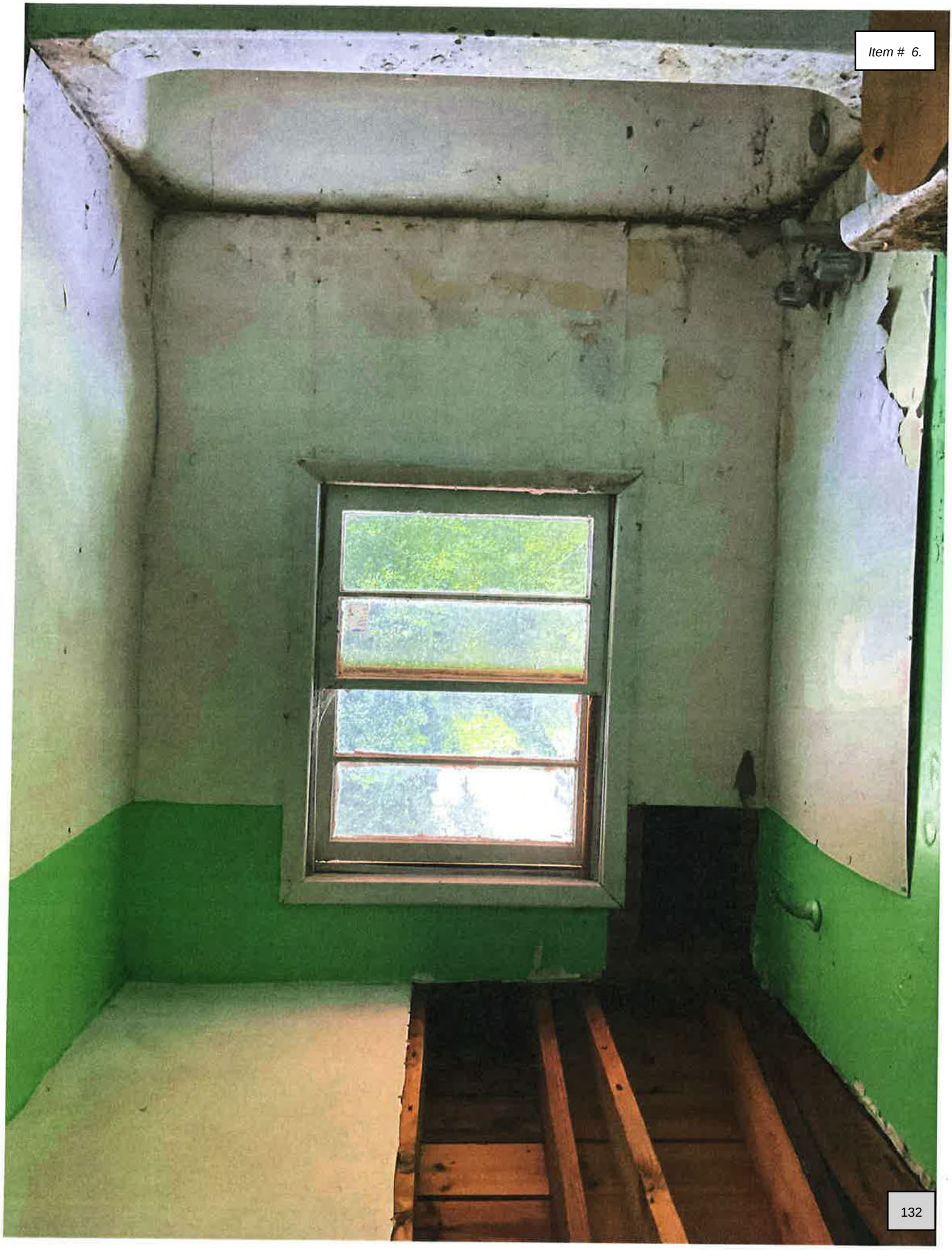
[redacted]

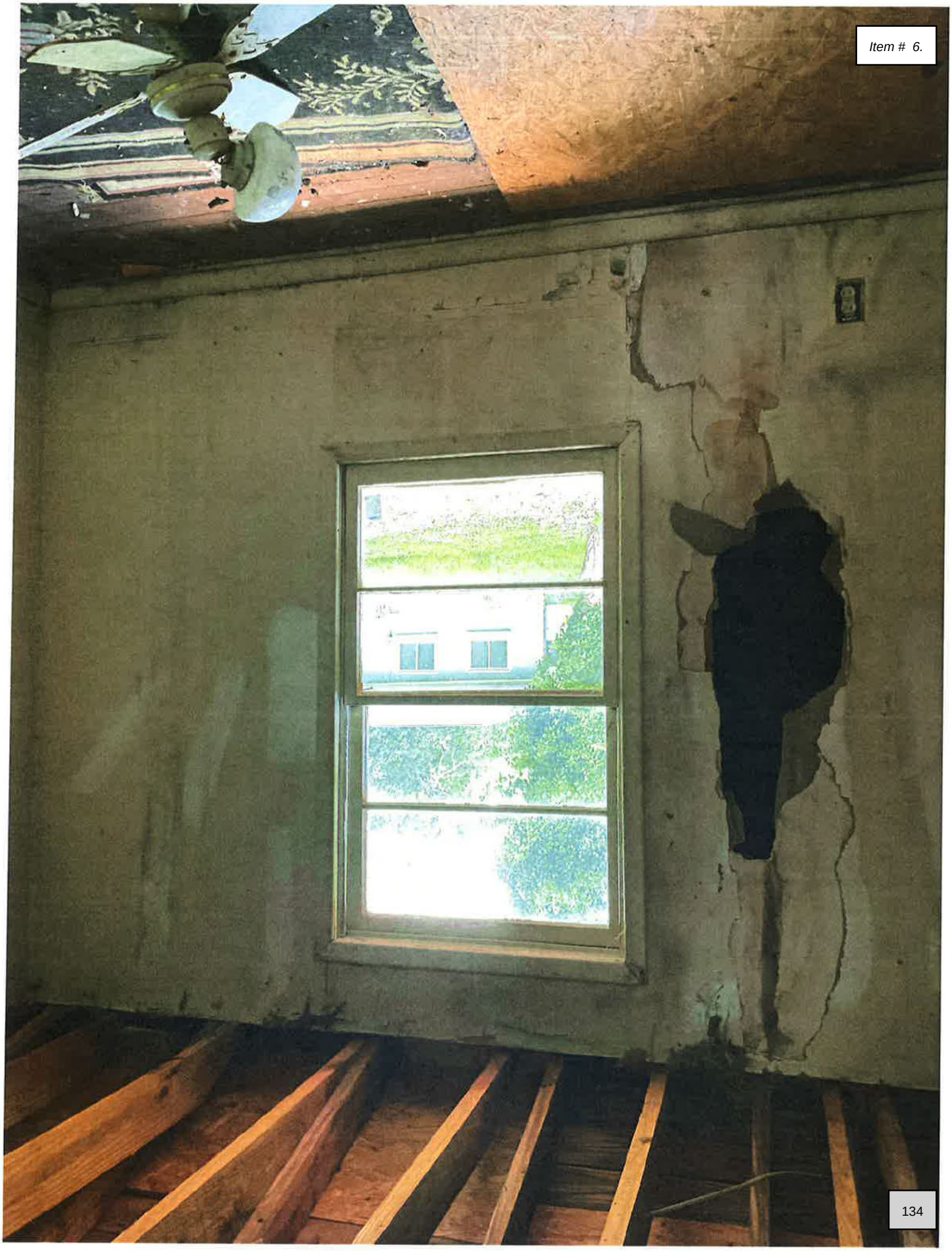
*Authorization form must be accompanied by copy of the driver's license or other valid i.d. of the card holder.

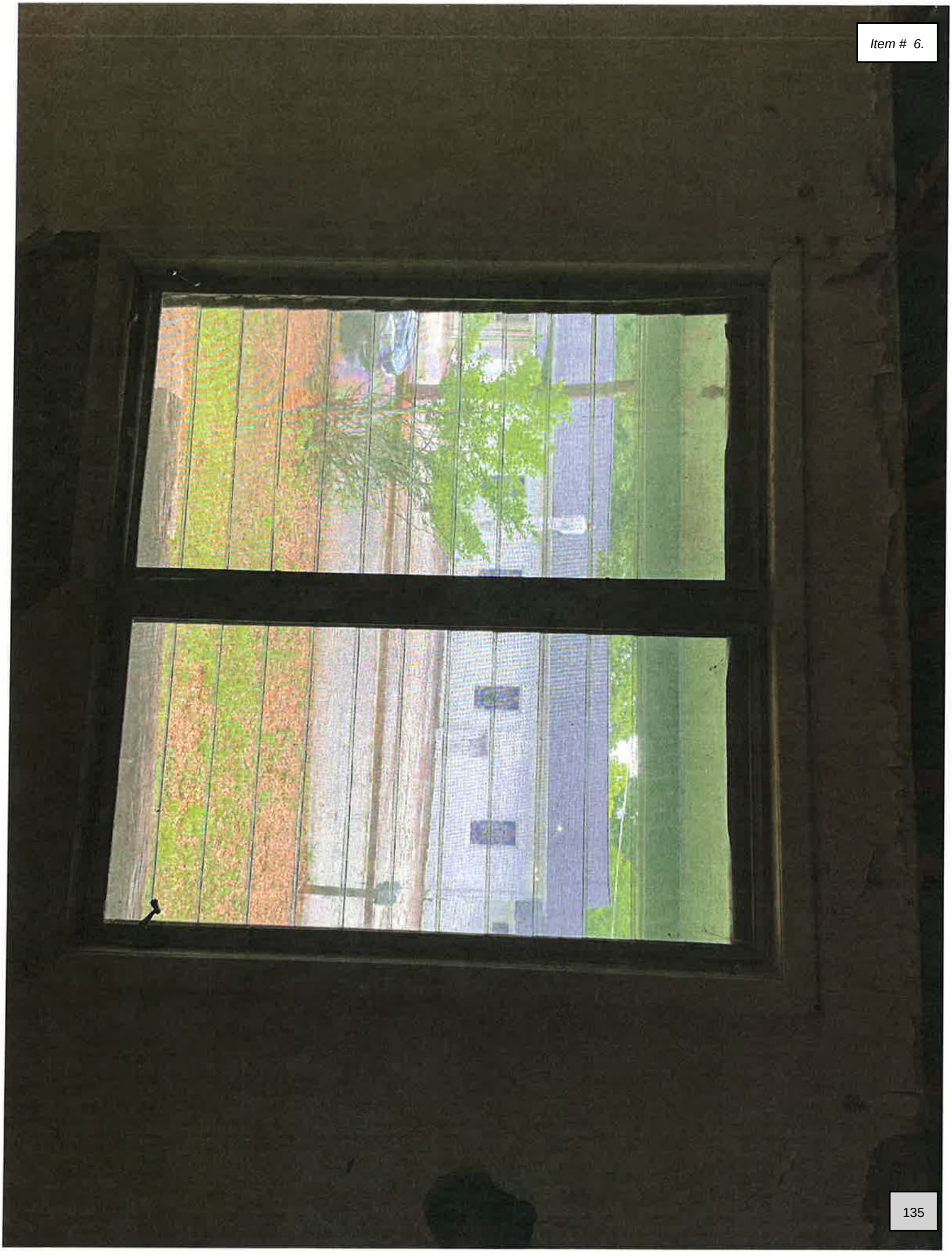


Before









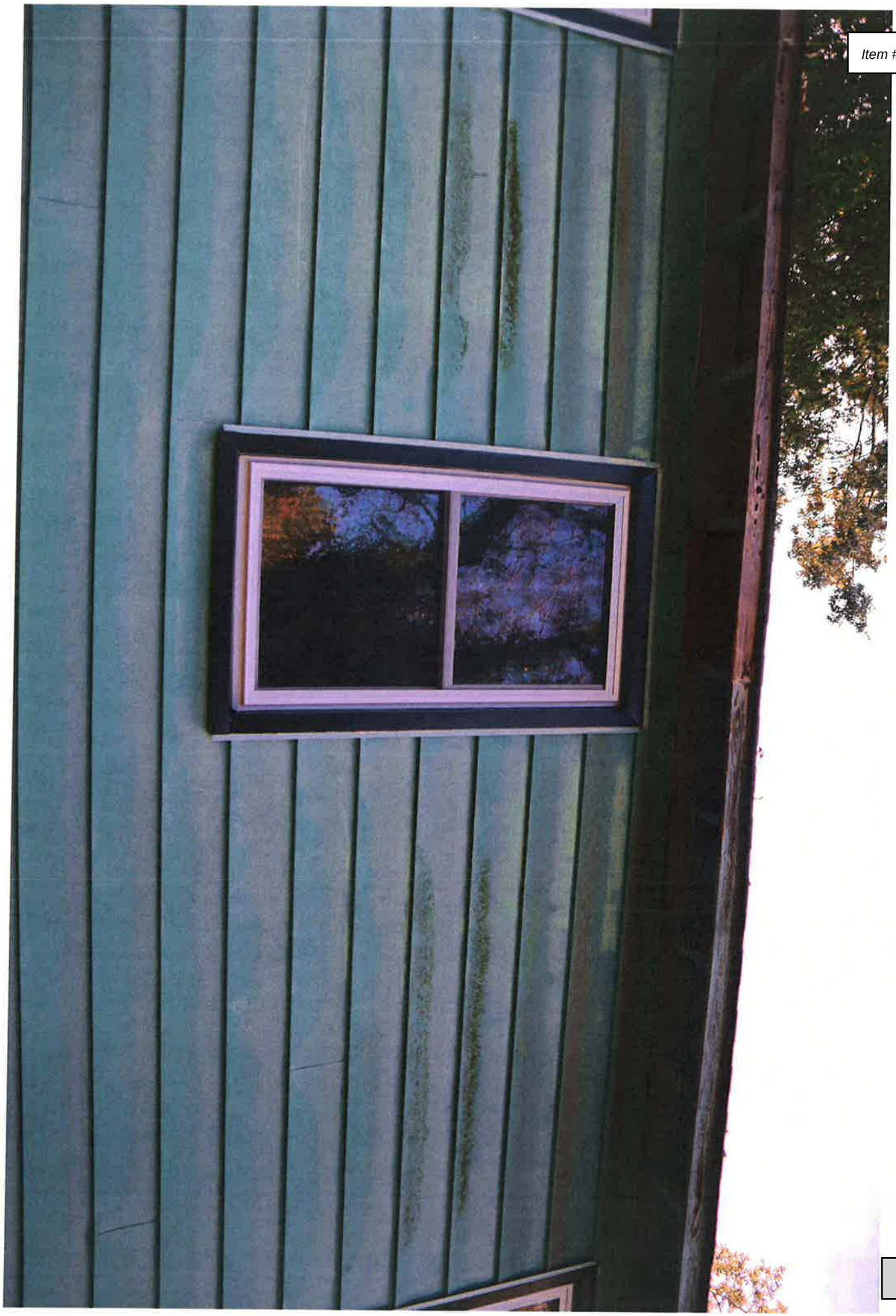


PHOTOGRAPHS ON THE FOLLOWING PAGES SHOW THE COMPLETED WORK.

After

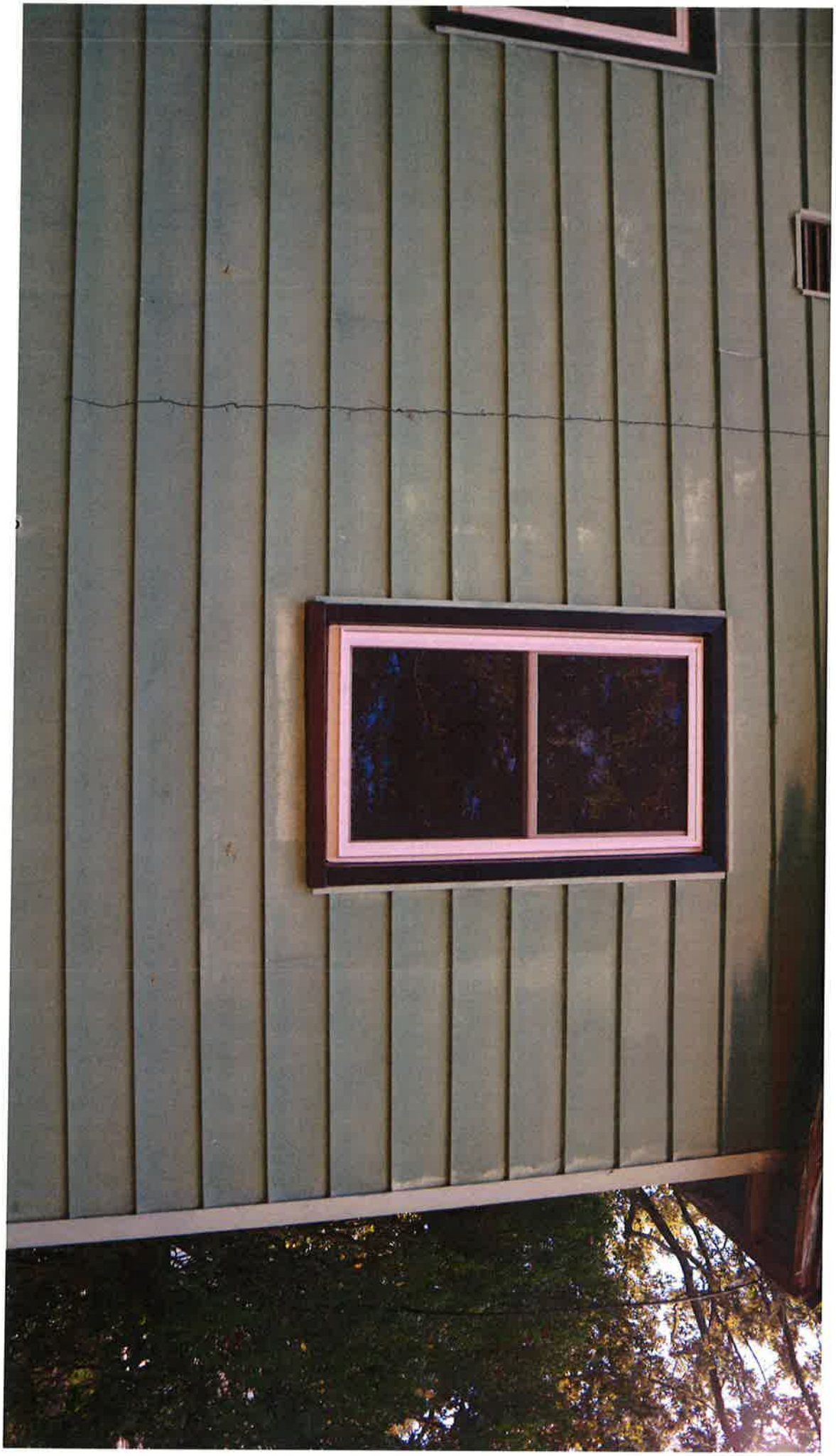
SLO
CHILDREN
AT PLA
WARNO
BEAVER RUN RD
ST

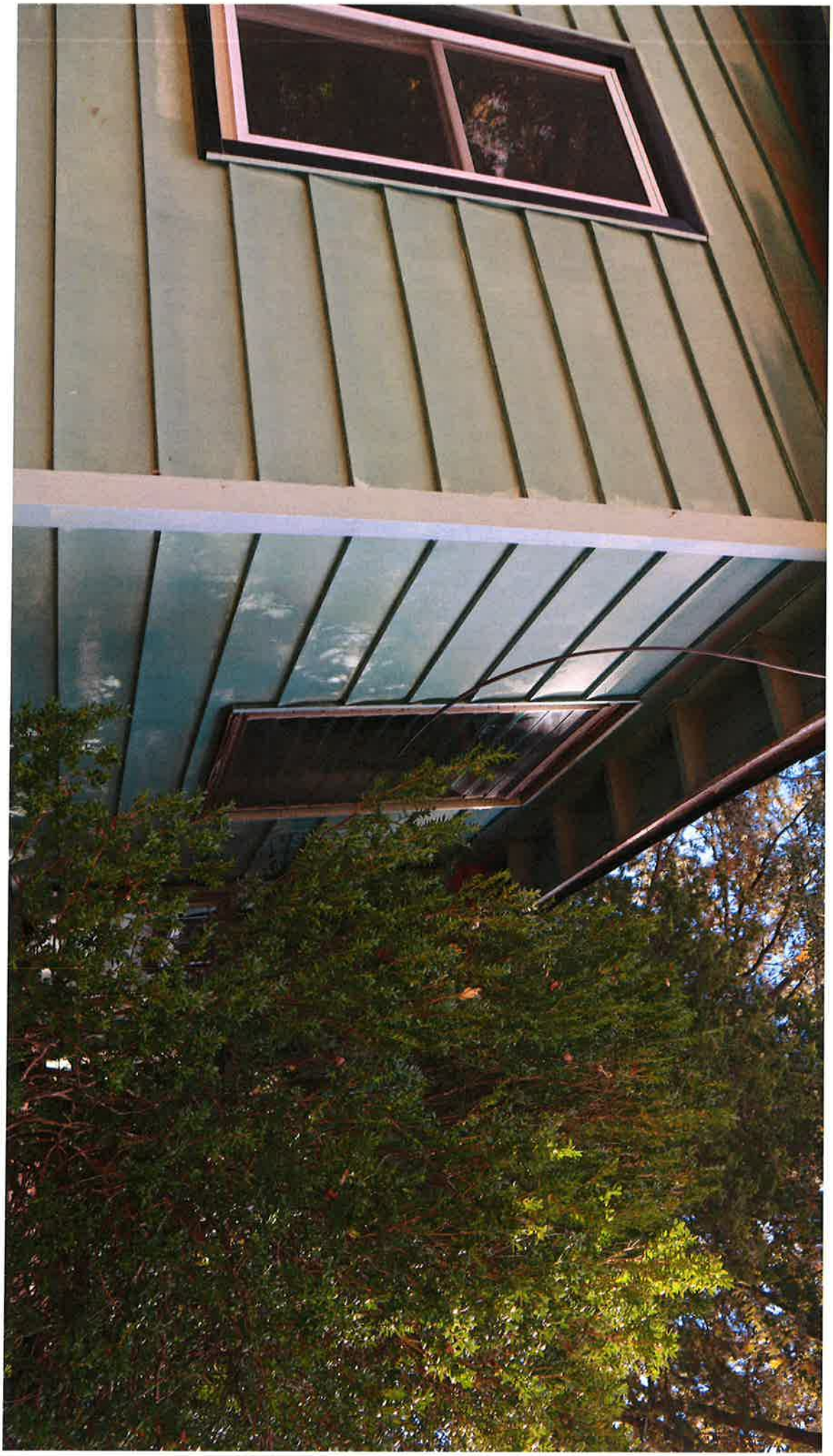






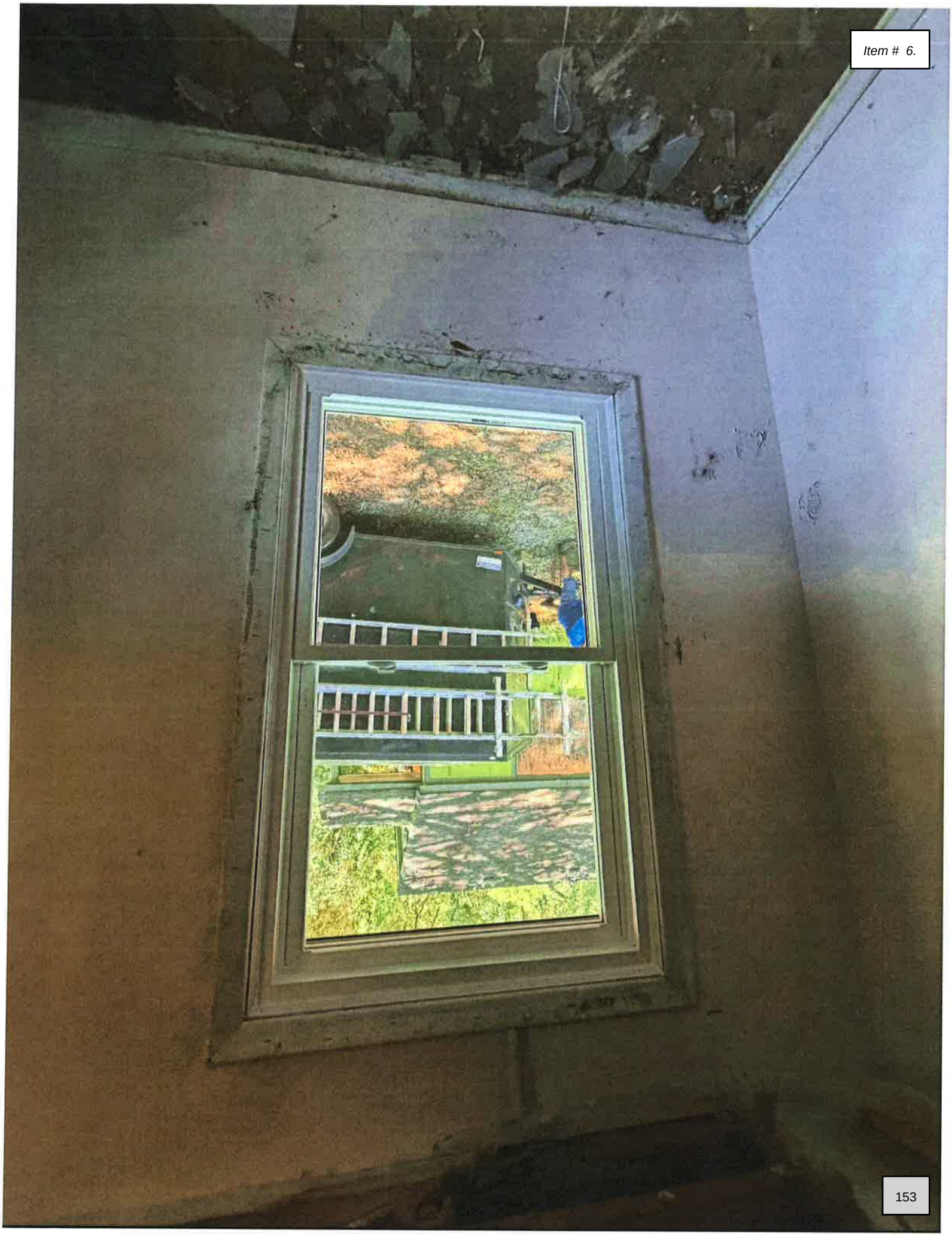


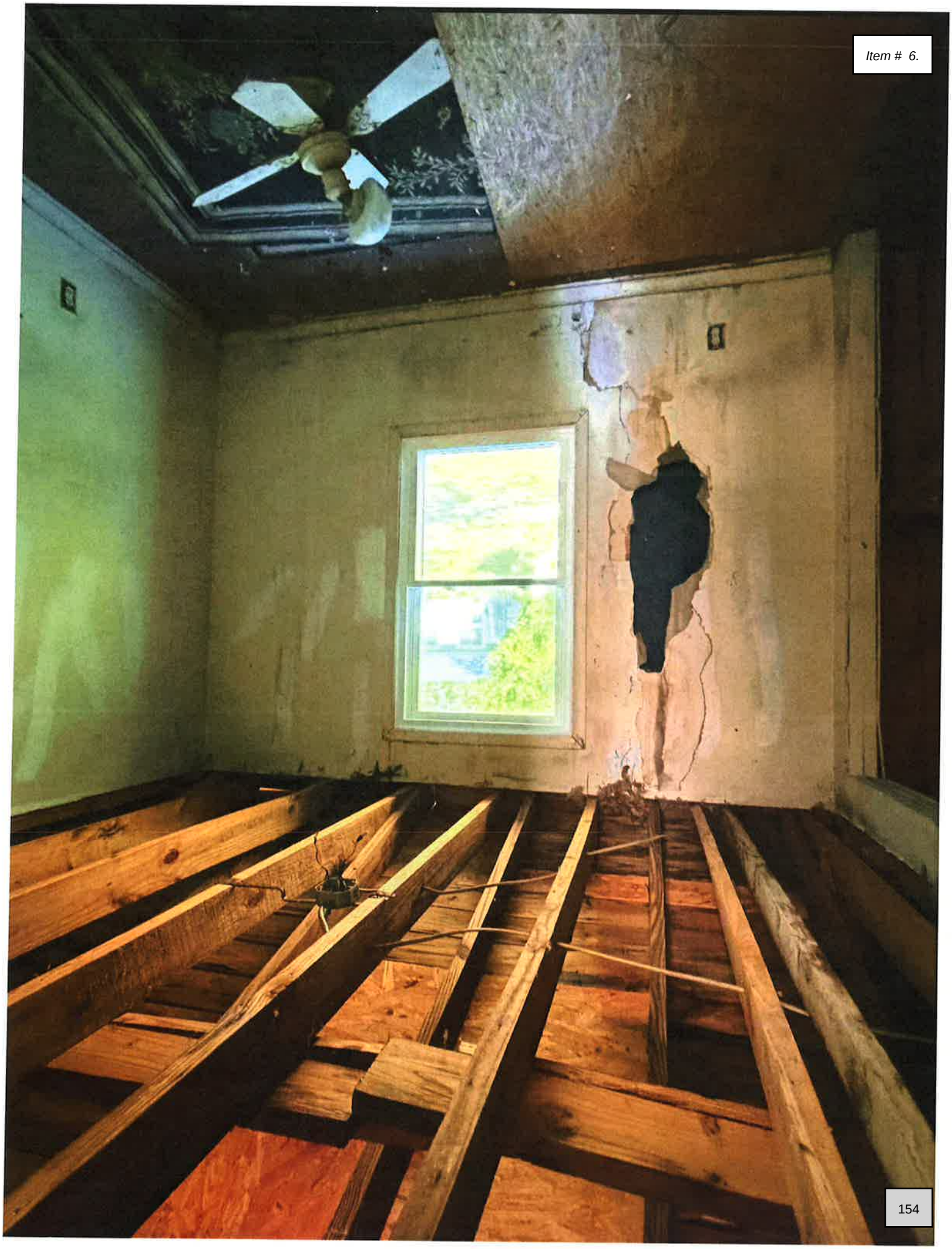


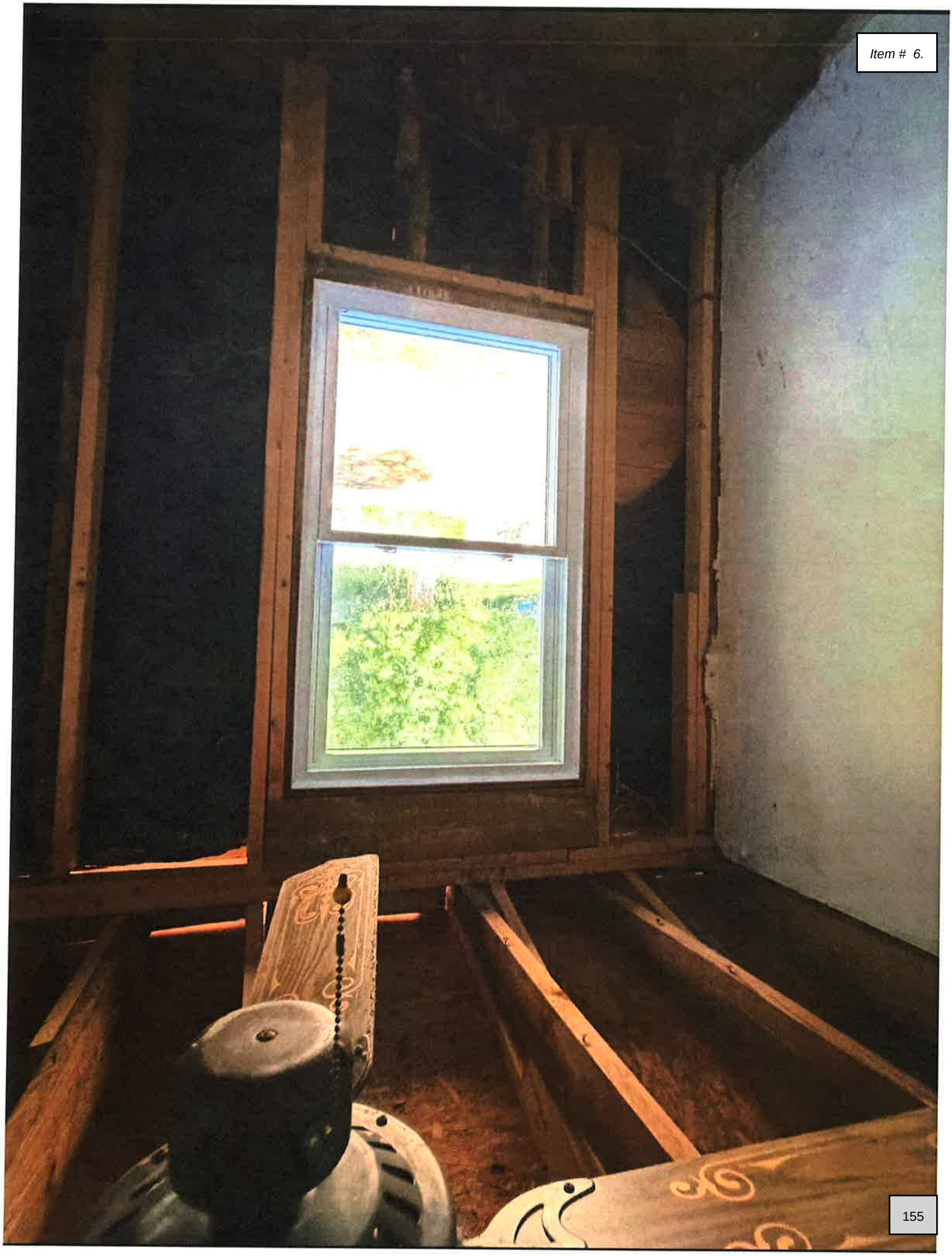


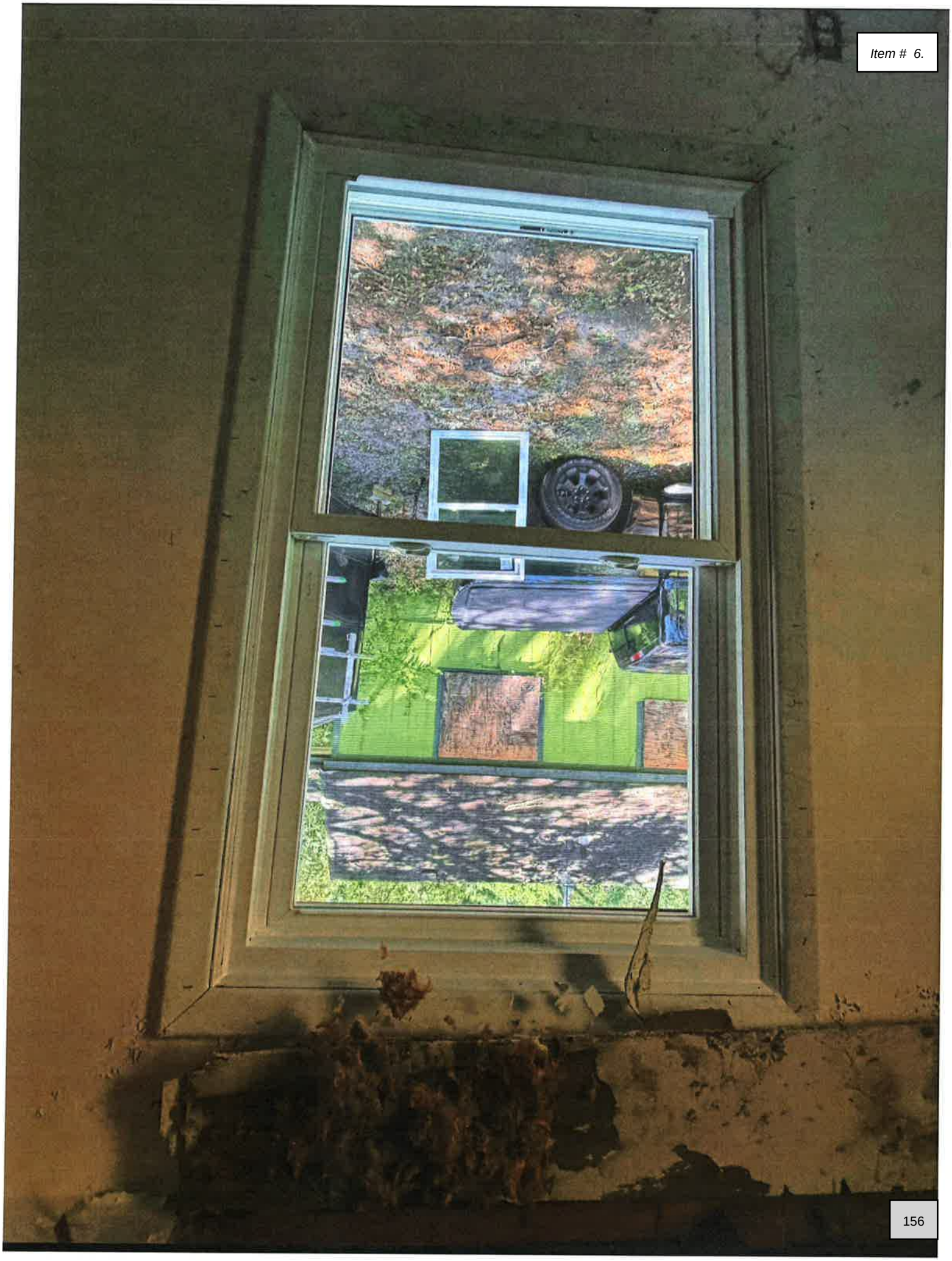


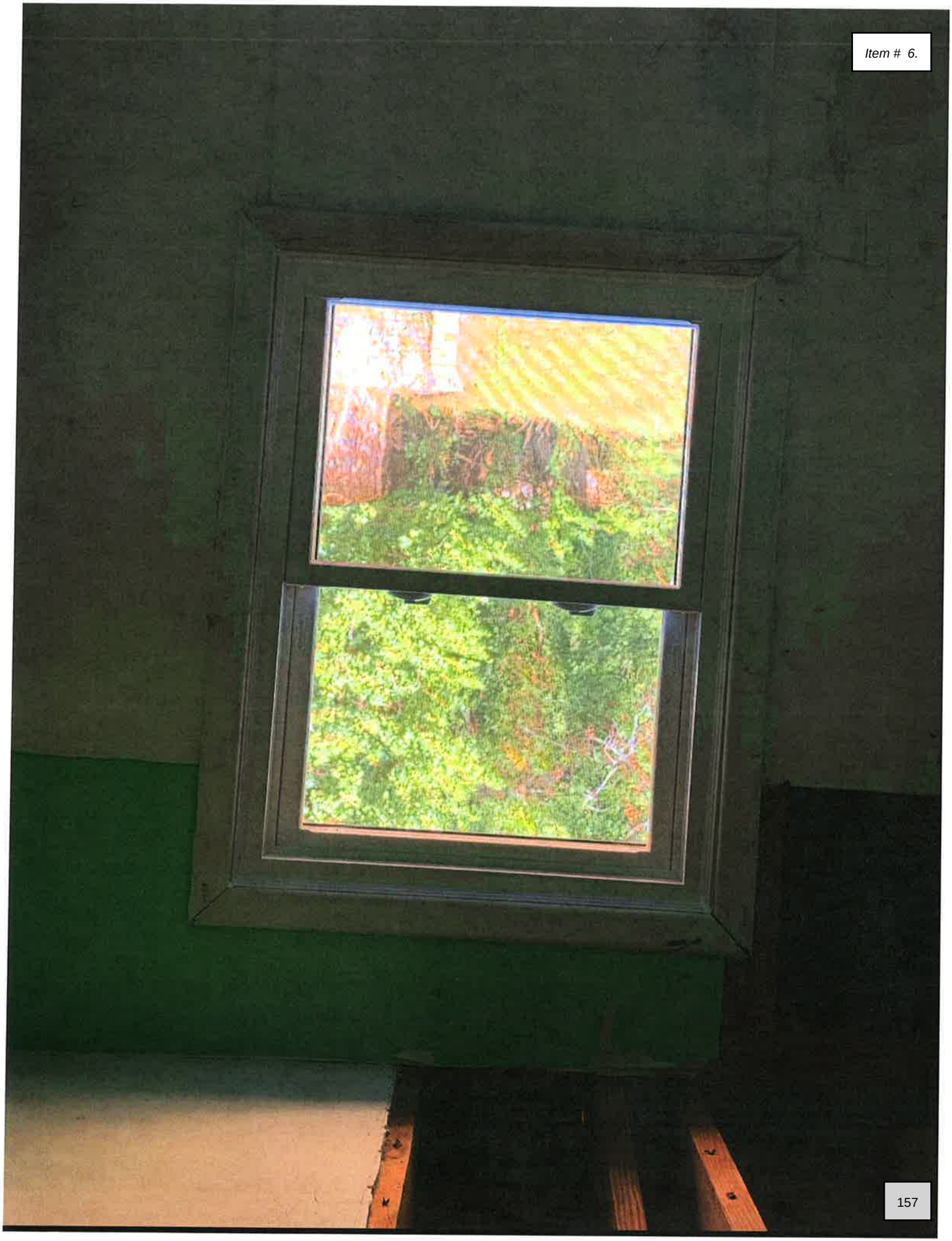


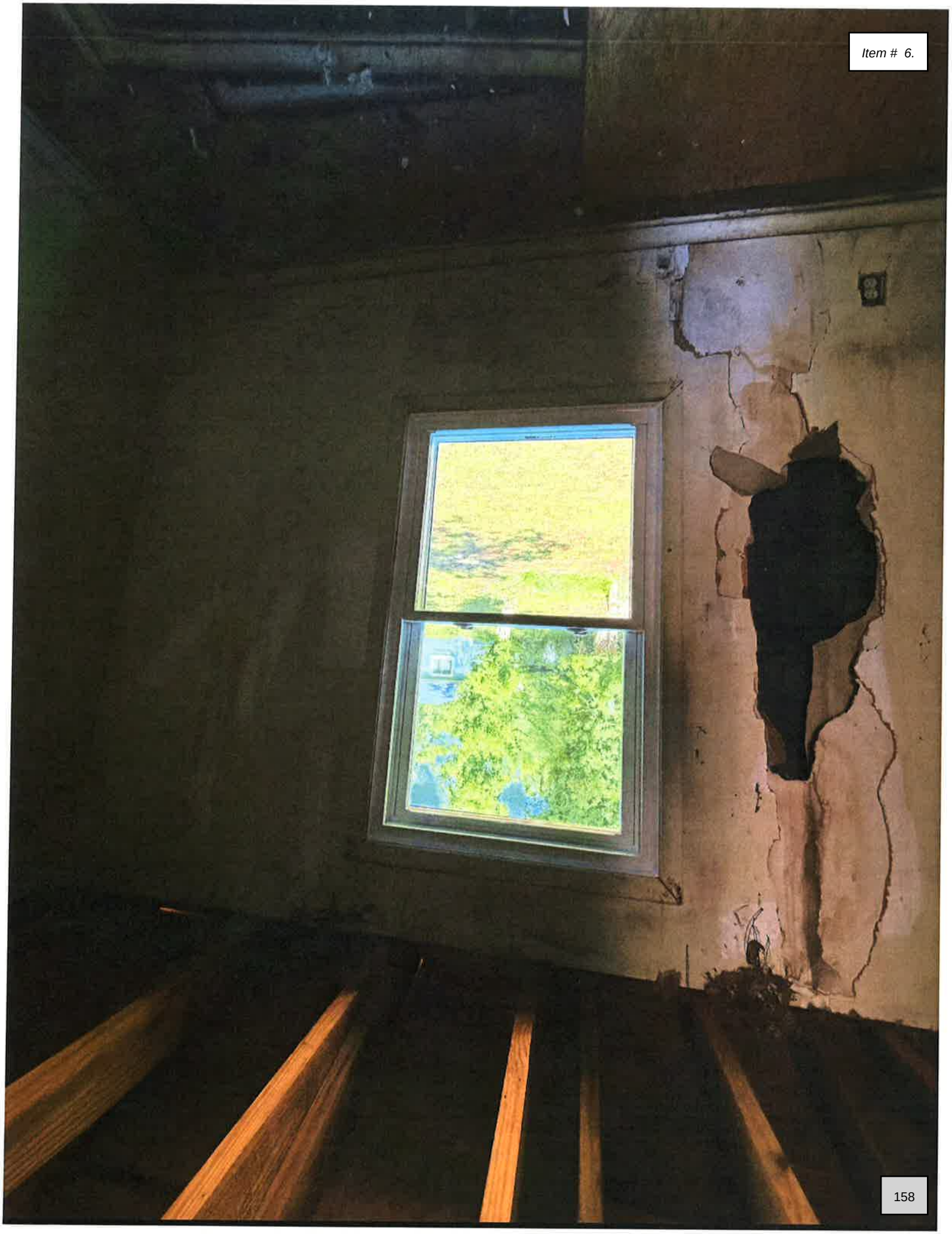


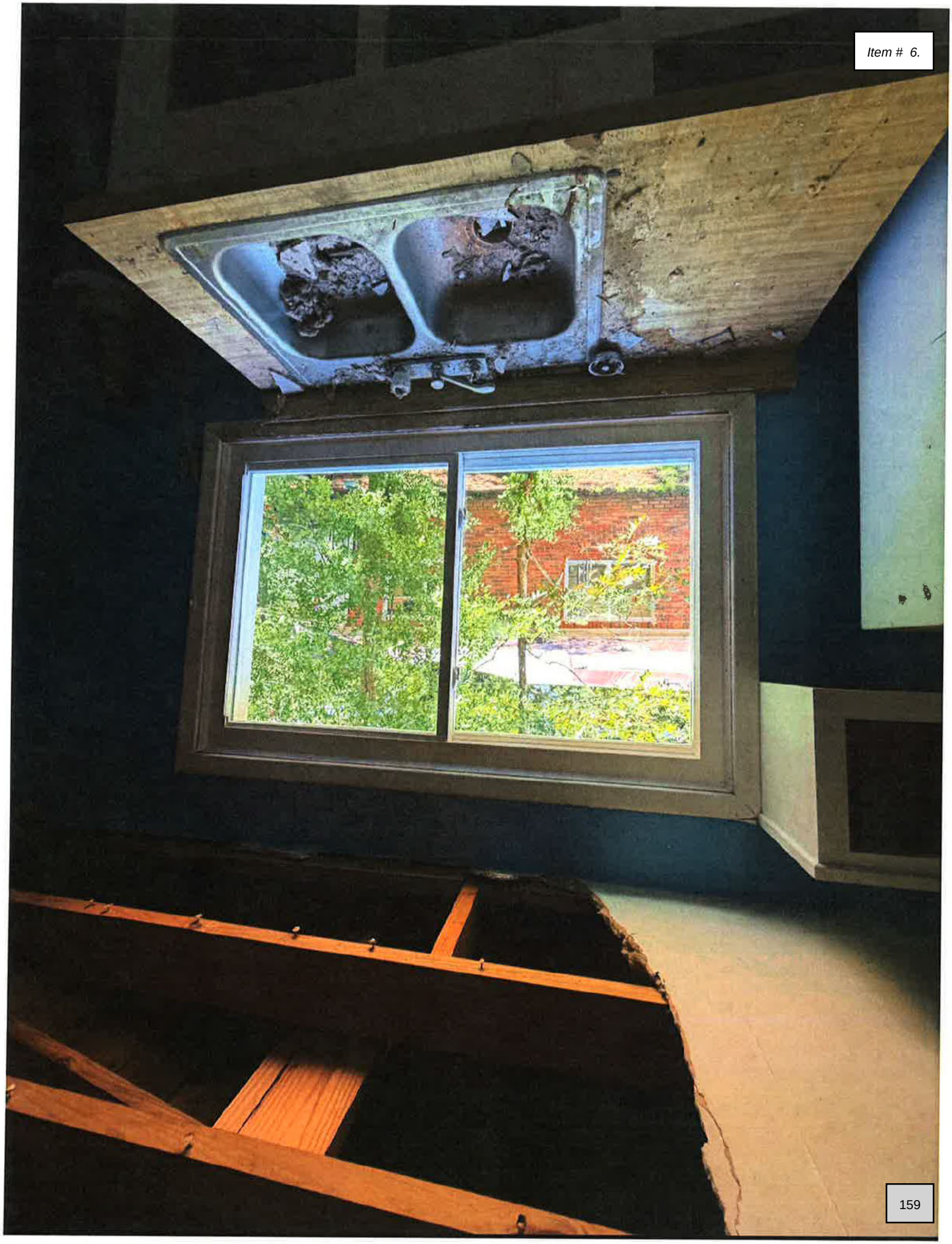


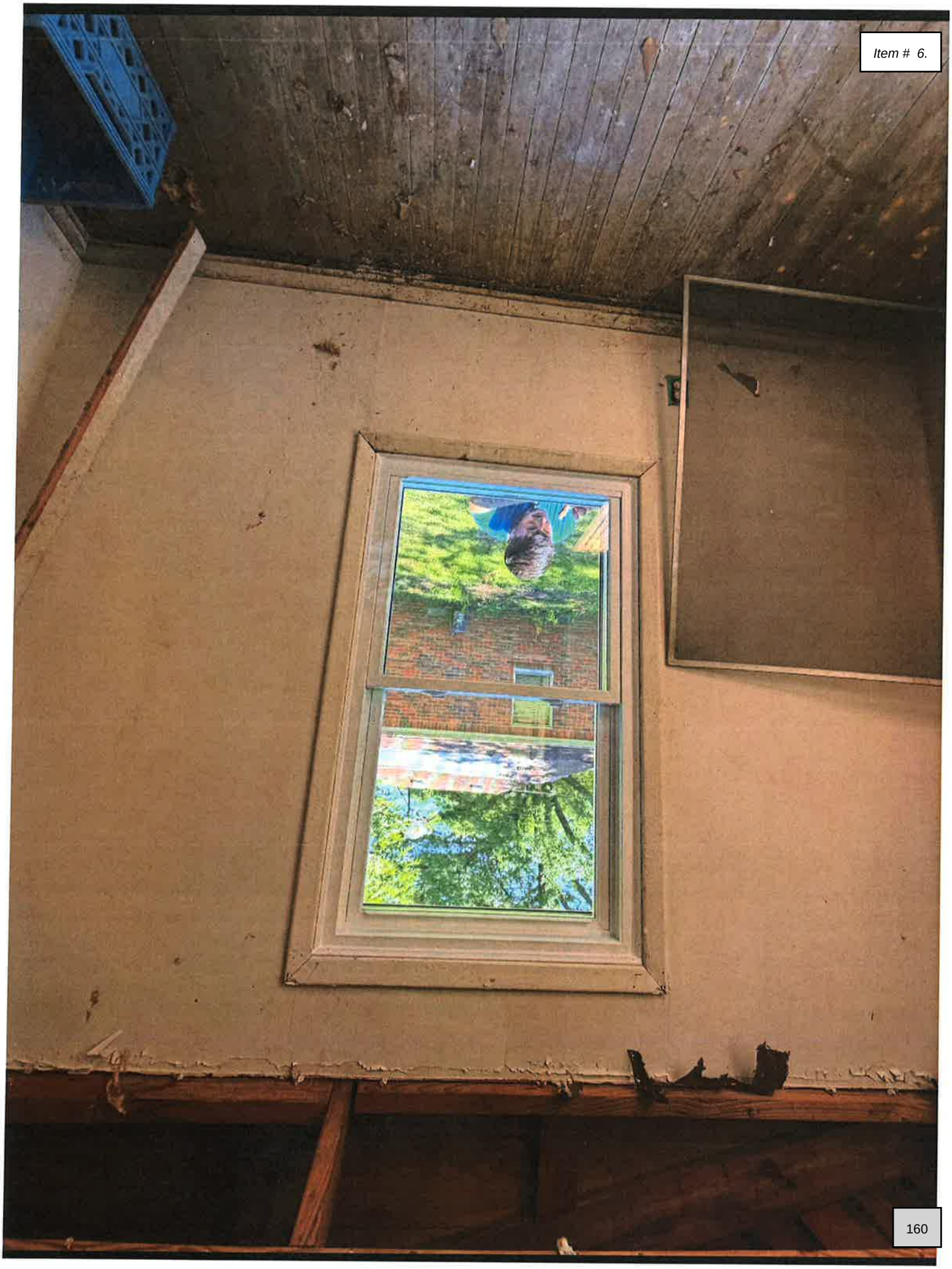














DOUBLE HUNG & GLIDERS

COMFORT ELITE REPLACEMENT WINDOWS



Black Interior/Exterior option

3 Lite Glider: ¼ - ½ -¼



2 & 3 LITE GLIDERS

Our glider windows operate smoothly with brass rollers. Sash lifts out for safe and easy cleaning inside the home. Standard operable panel screen[s]; Optional full screen | 2 lite - half screen 3 lite - active panel screen[s]

DOUBLE HUNG

True Position® Balance System: Patented roller tilt constant force springs travel with the sash. This allows the sash to operate with significantly less friction and noise. Friction adjusting set screw available to allow adjustment of the brake to eliminate sash drift.

- Top & bottom sash tilt inside for safe cleaning with recessed tilt latches
- Double sash locks on windows 26"wide and over
- Standard half screen, optional full screen

PLATED LOCK FINISHES

Available in the Double Hung, Glider, Three-Lite Slider and Casement Windows.



Antique Brass | Satin Nickel

Bright Brass | Aged Bronze

Coppertone | Black



2 Lite Glider

DOUBLE HUNG & GLIDER FEATURES



True sloped sill for positive water drain off, no weep holes to clog



Welded Frame & Sash Corners Solid and free from gaps

Virgin Vinyl maintains its color & even surface

Integrated Extruded Pull Rails are part of sash extrusions, not snapped on later



Continuous Over / Under Interlock & Weather-Stripping prevents air infiltration across entire meeting rail

Strong, Extruded Aluminum Screen Frame; standard fiberglass mesh; optional aluminum or pet mesh



Sash Limit Locks allow secure partial opening





Heavy Duty Sash Lock & Keeper for secure, air tight lock

*Options

ENERGY EFFICIENCY

INNERGY™
Rigid Thermal Reinforcements

INNERGY™ SASH FRAME

OPTIONAL



Innergy™ is the innovative, energy-efficient alternative to aluminum. Rigid Thermal Reinforcements are advanced fiberglass reinforced resin inserts, designed to slide easily into window and door frame chambers for greater support and insulation.

Better Thermal Performance
Up to 700 times better than aluminum in material-to-material comparisons.

Better protection against condensation
Helps prevent staining that can occur with metal reinforcements.

Better Thermal Break
Impervious to cold or heat.

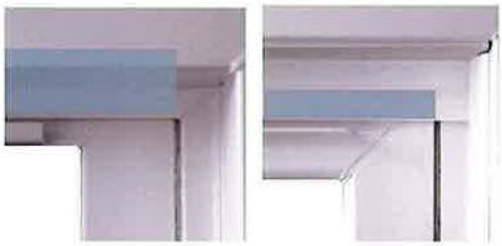
Better flexibility
Will not permanently set when impacted.

WINDOW SYSTEM ADVANTAGES

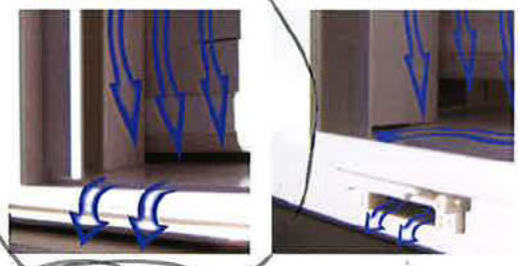
Our replacement windows are all designed with the True Position® Balance System for the best performing balance in the industry.

Separate Extrusion for Head of Window
Twice as much sash & frame overlap when closed. Reduced air infiltration.

OUR WINDOW THEIR WINDOW



OUR WINDOW THEIR WINDOW



True Sloped Sill
Rain runs straight off the sloped sill away from the home. No weep holes to clog.

A poor design filters rain run-off through the window extrusion and out weep holes. Weep holes may clog.

OUR WINDOW THEIR WINDOW



Continuous Interlock
Meeting rails join with a continuous over & under interlock. Condensation and air infiltration are reduced. Many competitors notch-out lock area, sacrificing performance.

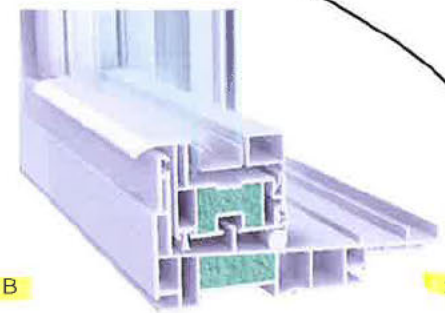
FOAM FILLED INSULATED EXTRUSIONS



HEAD



JAMB



SILL

FOAM FILLING BENEFITS

Not all vinyl-framed windows are created equal. Some are insulated; some are not. Your energy dollars could be leaking out of your window frames if they are not filled with ENVIRONMENTAL GREEN™ polyurethane foam - the same type of foam that insulates your refrigerator and thermos.

Our window frames insulated with ENVIRONMENTAL GREEN™ foam give you:
·Increased Energy Savings
·Lowers the U-Value which increases thermal performance

Maximize your window energy efficiency. Insist on ENVIRONMENTAL GREEN™ polyurethane foam-filled window frames.

THERMAL PERFORMANCE

— WINDOW COMFORT EXCL
COMFORT ELITE
REPLACEMENT WINDOWS

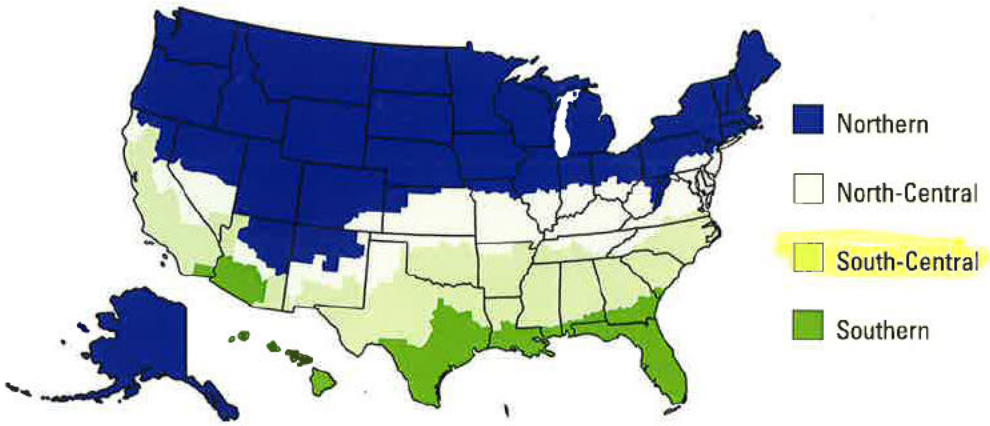
Climate Zone	U-Factor [1]	SHGC [2]
Northern*	0.22	≥0.17
North-Central	0.25	≤ 0.40
South-Central	0.28	≤ 0.23
Southern	0.32	≤ 0.23

Air Leakage ≤ 0.3 cfm/ft²

[1] Btu/h ft2 • °F
[2] Solar Heat Gain Coefficient

ENERGY STAR QUALIFICATION CRITERIA
for Residential Windows

ASK ABOUT ENERGY STAR



ENERGY STAR QUALIFIED

SuperSpacer®

- Improved productivity
- Optimized energy savings
- Enhanced environmental comfort near windows
- Excellent condensation and mold resistance
- Excellent durability for long-term performance
- Added value and differentiation



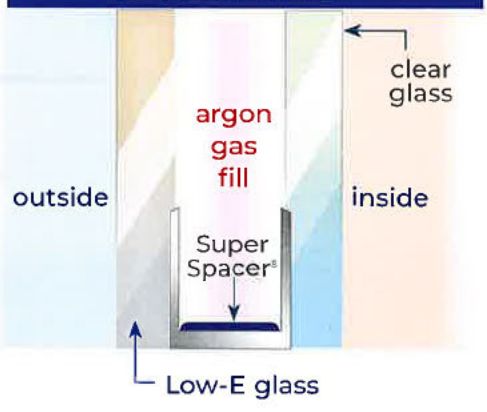
COMFORT ELITE GLASS

SUPER SPACER® WITH FOAM FILL

DOUBLE PANE	U	S	V	C
Double Hung	.27	.22	.48	60
Slider	.27	.21	.47	61
Picture	.26	.23	.51	61
Casement Picture	.26	.23	.54	63
Casement	.25	.20	.47	61
Awning	.26	.20	.47	57
Patio	.28	.23	.50	60

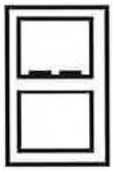
ASK ABOUT ENERGY STAR

COMFORT ELITE GLASS
DOUBLE PANE

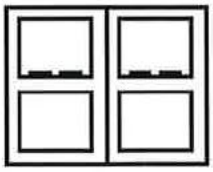


WINDOW STYLES

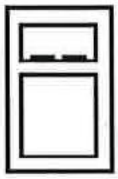
WINDOW COMFORT EX
COMFORT ELITE
REPLACEMENT WINDOWS



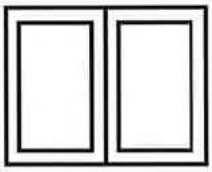
DOUBLE HUNG



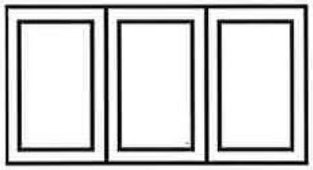
TWIN DOUBLE HUNG



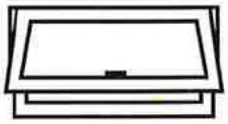
ORIEL / COTTAGE SYLE



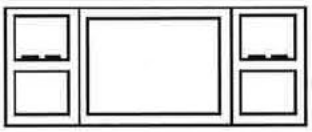
2 LITE SLIDER



3 LITE SLIDER



AWNING / HOPPER



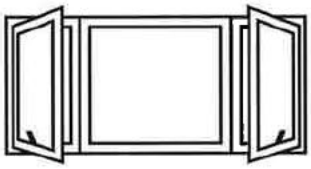
DOUBLE HUNG FLANK



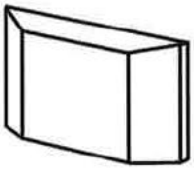
CASEMENT



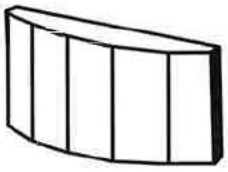
TWIN CASEMENT



3 LITE CASEMENT



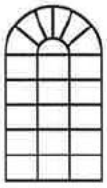
BAY

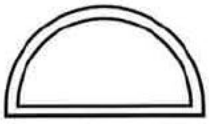


BOW



GARDEN





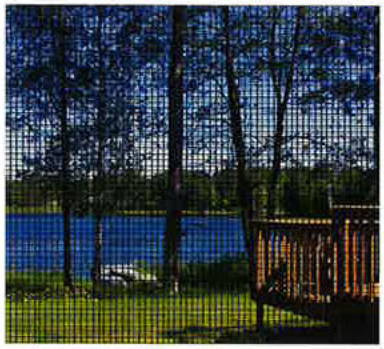


SPECIALTY

WINDOW & PATIO OPTIONS

— WINDOW COMFORT EXC
COMFORT ELITE
REPLACEMENT WINDOWS

SCREEN MESH



BetterVUE® Screen Mesh
Better Insect Screen
- 10% Better Insect Protection
- 20% Better Airflow
- 20% Clearer View



EXTERIOR PAINT & LAMINATE
15 Year Warranty against fading, peeling and cracking

INTERIOR VINYL



Standard

INTERIOR PAINT



Black Interior/Exterior Available on Window & Patio

EXTERIOR LAMINATE

N/A with Dark Oak Interior Woodgrain



INTERIOR WOODGRAIN



EXTERIOR PAINT



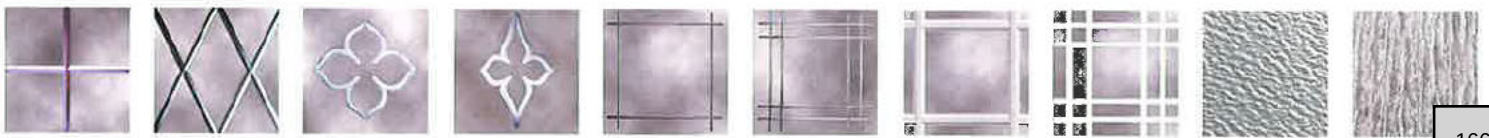
Colors shown are reproduced by mechanical process and may vary from actual colors of product. Use actual color selector.

INTERNAL GRIDS & DECORATIVE GLASS

Colonial, Prairie, Double Prairie: Flat, Contour, Brasses, View Glass
Diamond: Flat & View Glass Only
View glass: 3/8" v-groove, interior surface of glass unit pane



Colonial Flat | Diamond Flat | Colonial Antique Brass | Satin Nickel | Colonial Contour | Colonial Slimline Brass



Colonial View | Diamond View | Floral View | Elongated Floral View | Prairie View | Double Prairie View | Contour Prairie Style | Double Prairie Style Flat | Obscure Glass | Rain Gl

— WINDOW COMFORT EXCLUSIVE —

COMFORT ELITE REPLACEMENT WINDOWS

SUPERIOR STRENGTH

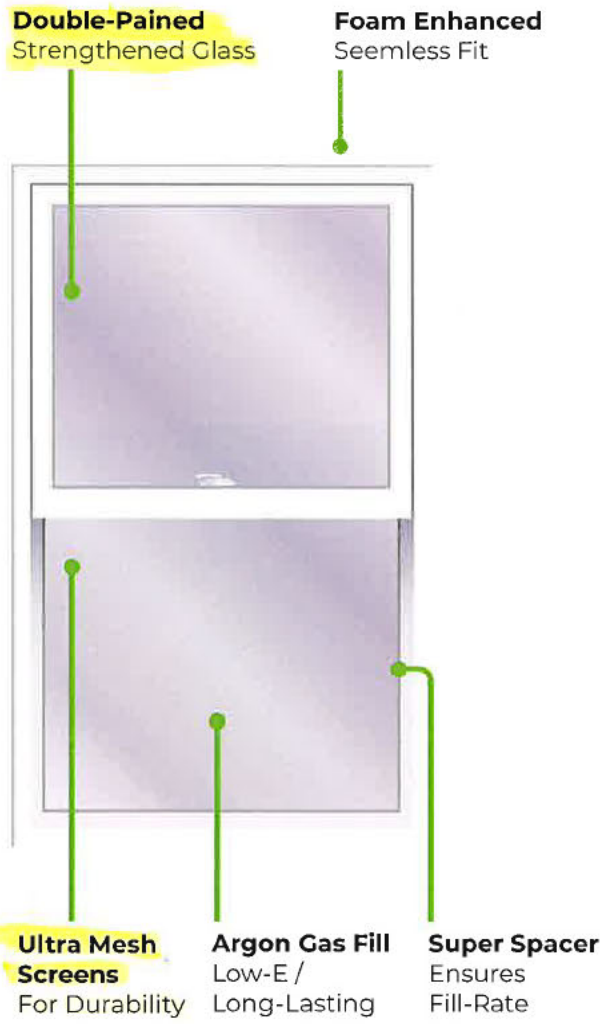
Our windows feature a reinforced double pane glass with interlocking sashes which greatly increase structural integrity. Long-lasting Argon gas fills the space between the glass and for an additional layer of protection.

SEALED FOR LIFE

Our windows are made with super spacer technology, which enables our windows to start with the highest possible gas fill rate and retain it for much longer. Plus, we ensure a tight fit! All gaps are tightly sealed eliminating draft and reducing your heating and cooling bills.

MAINTENANCE FREE

Our durable and dependable screens will keep theoutside out while letting you enjoy air flow in your home. Plus, they're covered by our warranty!



Window comfort

DOUBLE LIFETIME WARRANTY

BUILT TO LAST

PROTECTION. PEACE OF MIND.

Backed by our Double Lifetime Warranty which covers all pieces and parts screens, glass systems and frames, all locks and hardware, and all installation and labor.

Warranties from Window Comfort are 100% non-pro-rated and 100% transferable to a subsequent homeowner for a period of 30 years.

One of the BEST warranties in the industry!
Available on WINDOWS & DOORS