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:

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

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

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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 2025 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

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. Wall

Affix seal/stamp as close to s

- 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

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 ›



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

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