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

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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.

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Certificate of Appropriateness (COA) Application

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

$ PAID 50.- US$

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

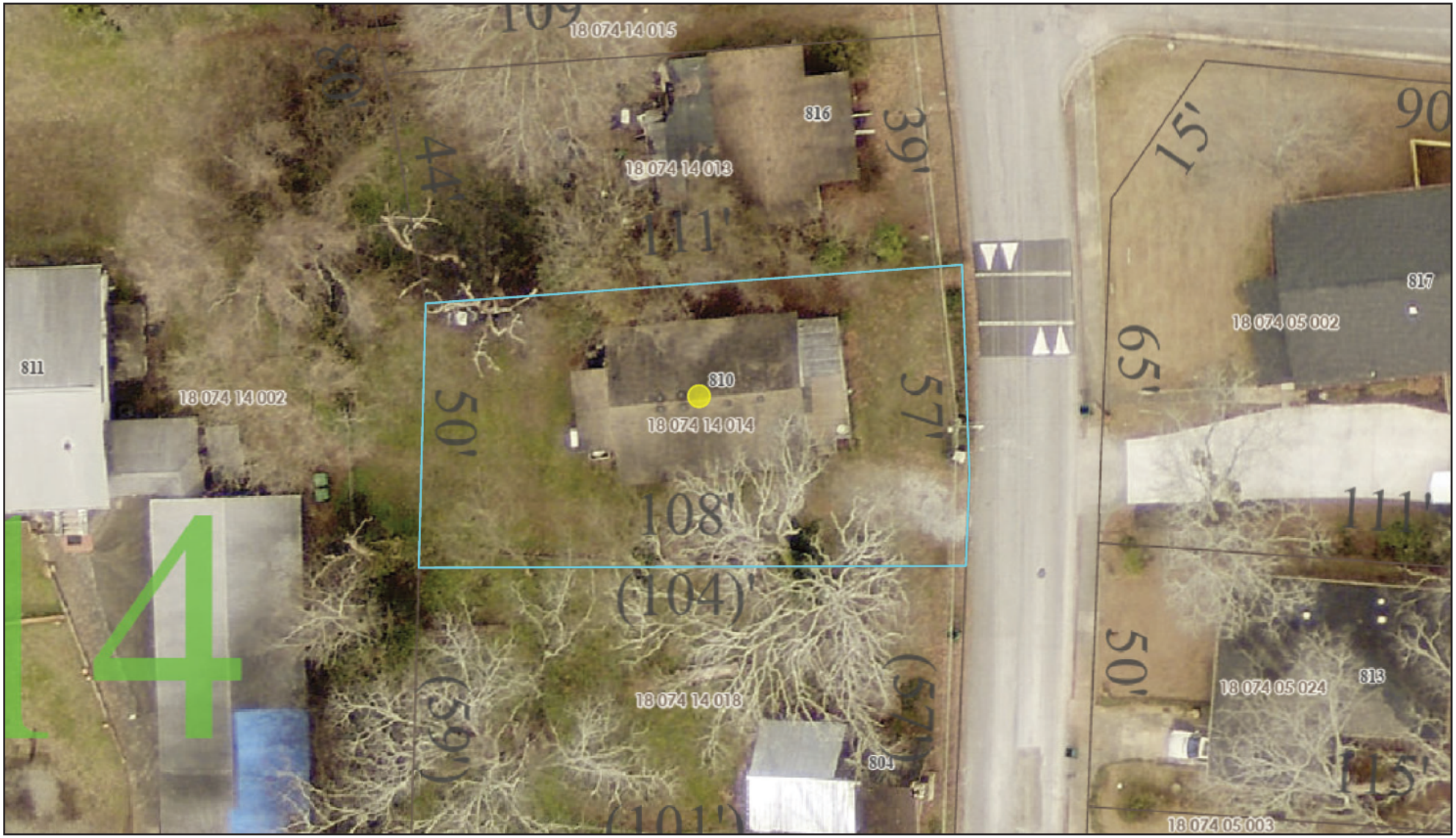
County: Gwinnett Georgia Notary Signature:

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

Rev 01/15/2024

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

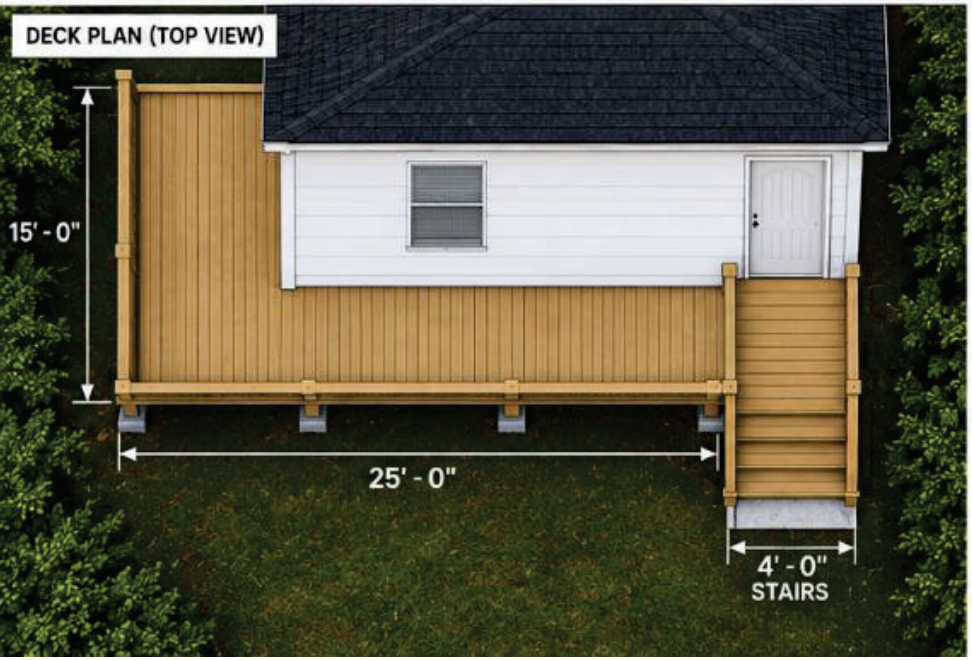
0 0 0.01 0.01 mi

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 CONSTRUCTION.


810
ADU 0903

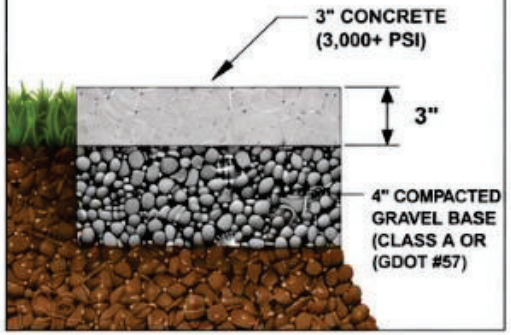
SITE PLAN
(TOP VIEW)
SINGLE-FAMILY HOUSE



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 driveway