Historic Preservation Commission

Meeting Date: October 21, 2026

SUBJECT: Application for a Certificate of Appropriateness (COA) to replace siding on three facades of the residential house

HPC2026 – 18 090 13 008 **G. Shan**

Project Information

Owner / Applicant	James Reed
Location	5276 Manor Drive
Acreage	0.3700
Parcel ID	18 090 13 008
Zoning District	Traditional Residential (R-2)

SUMMARY:

The applicant requests the Historic Preservation Commission (HPC) to approve the project at 5276 Manor Drive. This proposed scope of work includes replacing the existing wood siding on 3 facades of the residential structure.

HISTORIC AND ARCHITECTURAL SIGNIFICANCE:

Constructed in 1939, this residential structure reflects the Queen Anne Cottage building and architectural types of 1880-1890s.

ANALYSIS:

The applicant proposes to replace the existing wood siding on the front, left, and rear facades of the house with 8.25”, 7-inch reveal, Cedar Mill Hardie plank siding. The applicable standard(s) are found in Section 5.1.13 and Section 5.1.10. Historic Preservation Design Guideline. These standards address what kind of siding material is prohibited and how the replacement of siding should be cared for. Section 5.1.13 states, “Substitute siding materials may include hardiplank and vinyl and others; these materials are to be considered on a case-by-case basis.” This section also notes that the siding should not obscure original decorative features of the building such as window surrounds.

Section 5.1.10 states that, “The application of non-historic exterior siding, such as brick veneers, asphalt shingle siding, exterior insulating finishing systems (stucco), dryvit,

aluminum siding and plywood, over historic materials is not appropriate within the historic district.". Staff evaluated the proposal by comparing the material of the proposed siding with Sections 5.1.13 and 5.1.10 of the HPDG. The submitted materials indicate that the siding material will only be made of hardiplank, which is one of the acceptable substitute siding materials listed in the HPDG. This material is also appropriate in the HPD, based on Section 5.1.10 of the HPDG.

CONCLUSIONS

The proposed work is expected to preserve and protect the architectural features of the house. Based on the information submitted, staff finds that the proposal appears consistent with the applicable standards. Per Sections 5.1.13 and 5.1.10. of the Historic Preservation Design Guideline, the proposed siding replacement of three facades is appropriate within the historic district.

Staff Recommendation:

Staff recommend **APPROVAL** for the applicant to replace the siding on the front, left, and rear facades of the house at 5276 Manor Drive (Parcel 18 090 13 008).

Attachments/Exhibits:

Attachment 1 – Certificate of Appropriateness Application

Attachment 2 – Pictures and supporting documents for the replacement

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Approval by the Historic Preservation Commission (HPC) is limited to compliance with the City of Stone Mountain's Historic Preservation Design Guidelines. 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

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: 5276 Manor Dr, Stone Mantain GA 30083

APPLICANT CONTACT INFORMATION

Applicant Name: [redacted]

Mailing Address:

Email Address:

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

Prop[redacted]

Addr

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. Partial Siding replacement to include areas on the Front, left & Rear elevations of Property. Removal of old wood Composite Siding & Installing new 8.25" James Hardie Fiber Cement Siding in these areas.
Front = 396.25SF, Left = 184.5SF, Rear = 595.5SF

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
- ☐ 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

James Read 9/9/26
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. ***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: 5276 Manor Dr, Stone Mountain GA 30083

Property Owner:

Name (Pers [redacted]

Mailing Add [redacted]

Pl [redacted]

E

Authorized [redacted]

Nar

Mai

Phone [redacted]

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: 5276 Manor DR, Stone Mountain, GA 30083

Type of Application: COA

Property Owner's signature

Lewis Lockridge

Property Owner's printed name

This instrument was signed before me on this date: Sept 10, 2024

County: Dekalb Georgia Notary Signature:

Affix seal/stamp as close to signature as possible

KATRINA LETT NOTARY PUBLIC DEKALB COUNTY, GA MY COMMISSION EXPIRES AUGUST 11 2027

2026 Historic Preservation Calendar

Application Deadline	Public Hearing Sign Posting Deadline	Meeting Dates (3rd Wednesday of month)
January 8, 2026	January 14, 2026	January 21, 2026
February 4, 2026	February 11, 2026	February 18, 2026
March 4, 2026	March 11, 2026	March 18, 2026
April 1, 2026	April 8, 2026	April 15, 2026
May 6, 2026	May 13, 2026	May 20, 2026
June 3, 2026	June 10, 2026	June 17, 2026
July 6, 2025*	July 12, 2026	July 15, 2026
August 6, 2025	August 13, 2025	August 19, 2026
September 2, 2026	September 9, 2026	September 16, 2026
October 7, 2026	October 14, 2026	October 21, 2026
November 4, 2026	November 11, 2026	November 18, 2026
December 2, 2026	December 9, 2026	December 16, 2026

*Denotes a date change due to conflicting holidays

Historic Preservation meetings begin at 6:30 p.m. at the Stone Mountain City Hall, 875 Main Street, Stone Mountain,

Note: Meeting dates and times are subject to change.

Call 770-498-8984 to verify the date and time of meetings.








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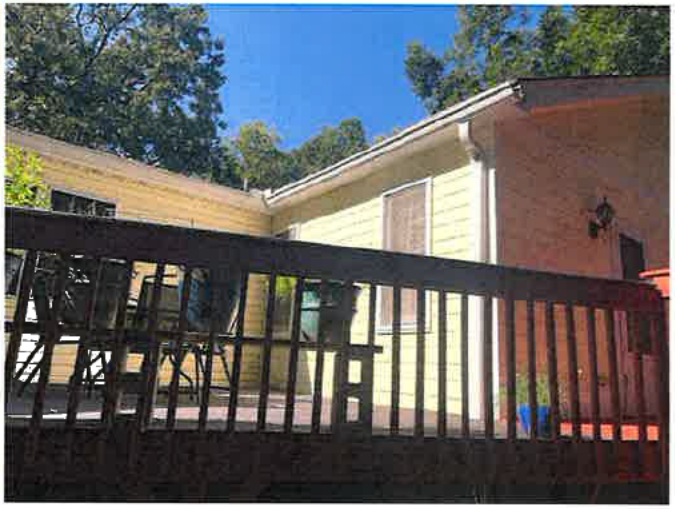
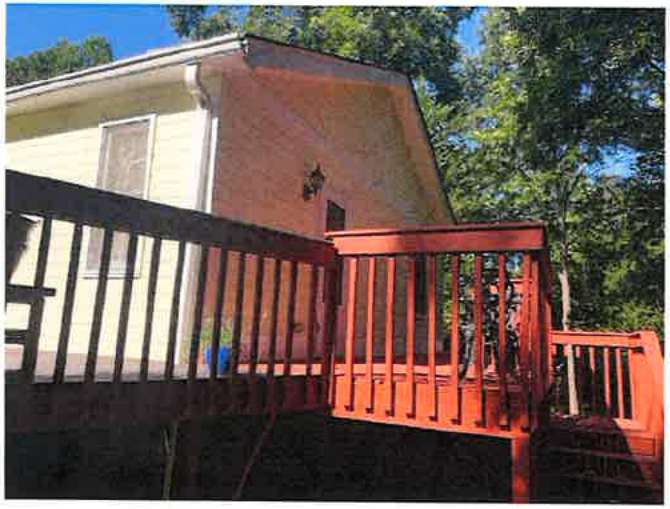



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FEBRUARY 2024

JamesHardie™

Hardie® Plank Lap Siding

Submittal Form **01**

Submitted to: .....

Project Name: .....

Submitted by: .....

Date: .....

☐ **HZ5® Product Zone** ☐ **HZ10® Product Zone**

Product Width: ☐ **5-1/4in** ☐ **6-1/4in** ☐ **7-1/4in** ☐ **8in** ☐ **8-1/4in** ☐ **9-1/4in** ☐ **12in**

Product Finish: ☐ **Primed** ☐ **ColorPlus® Technology**

Product Texture: ☐ **Smooth** ☐ **Select Cedarmill®** ☐ **Colonial Roughsawn®** ☐ **Colonial Smooth®** ☐ **Rustic Cedar**

Hardie® Plank Lap Siding

Specification Sheet **01**

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION | SECTION: 07 46 46 FIBER CEMENT SIDING

HARDIE® PLANK LAP SIDING

Manufacturer

James Hardie Building Products, Inc.

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Prattville, Alabama
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California
- Summerville, South Carolina

Compliance with the following codes

- 2006 thru 2021 International Building Code (IBC)
- 2006 thru 2021 International Residential Code (IRC)

For more information about other compliances and applicable uses, refer to ICC-ES ESR-2290

Features

- Noncombustible
- Dimensionally Stable
- Resists damage from pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

Use

Hardie® fiber-cement lap siding is used as exterior wall covering. The product complies with IBC Section 1403.9 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC)

Description

Hardie® Plank lap siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie® Plank lap siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

Available Sizes

Product	Width (in)	Length	Thickness (in)
Hardie® Plank lap siding*	5-1/4, 6-1/4, 7-1/4, 8, 8-1/4, 9-1/4, 12	12 feet	5/16

** HZ5: 9-1/4, 12 only available primed HZ10: 5-1/4, 9-1/4, 12 only available primed.*

Weight2.31 lbs. per square foot

Texture & Finish

Hardie® Plank lap siding comes in a variety of textures and finishes. The product is available in smooth or wood grain texture. Additional textures are available on a regional basis. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

Engineered for Climate®

Hardie® Plank lap siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



Performance Properties

	General Property	Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Length	± 0.5% or ± 1/4 in	Pass
			Width	± 0.5% or ± 1/4 in	
			Thickness	± 0.04 in	
			Squareness	Δ in diagonals ≤ 1/32 in/ft of sheet length. Opposite sheet sides shall not vary in length by more than 1/32 in/ft	
			Edge Straightness	≤ 1/32 in/ft of length	
	Density, lb/ft³	ASTM C1185		As reported	83
	Water Absorption, % by mass	ASTM C1185		As reported	36
	Water Tightness	ASTM C1185	Physical Observations	No drop formation	Pass
	Flexural Strength	ASTM C1185	Wet conditioned, psi	>1015 psi	Pass
			Equilibrium conditioned, psi	>1450 psi	
THERMAL	Thermal Conductivity	ASTM C177	(BTU/(hr·ft°F))/inch	As reported	2.07
	Actual Thermal Conductivity		(K_{en})		6.62
	Thermal Resistance		R=1/ K_{en}		0.48
	Actual Thermal Resistance		(R)		0.15
DURABILITY	Warm Water Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Heat/Rain Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Freeze/Thaw Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
			Mass Loss, %	≤ 3.0%	
			Freeze/Thaw, % strength retention	≥ 80%	
	UV Accelerated Weathering Test	ASTM G23	Physical Observations	No cracking, checking, or crazing	Pass
FIRE CHARACTERISTICS	Surface Burning Characteristics	ASTM E84	Flame Spread Index (FSI)		0
			Smoke Developed Index (SDI)		≤ 5
			Fuel Contributed		0
			NFPA Class		A
			Uniform Building Code Class	As reported	1
			International Building Code® class		A
	Noncombustibility	ASTM E136	Noncombustible	Pass/fail	Pass
	Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Note 1

Note 1: listed on Warnock Hersey and ESR 2290

Installation

Install Hardie® Plank lap siding in accordance with:

- Hardie® Plank lap siding installation instructions
- ICC-ES ESR 2290
- Requirements of authorities having jurisdiction

Warranty

Hardie® Plank lap siding: 30-year, Non-Prorated, Limited Warranty
ColorPlus® Technology: 15-year Limited Finish Warranty

Sustainable Design Contribution

- Regionally sourced content- varies by project location
- Avoidance of certain chemicals or Red List Compliance

Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

Storage and Handling

Store flat and keep dry and covered prior to installation.

Technical Services

Contact James Hardie Technical Services online at JamesHardie.com, or by phone at (800)426-4051

IMPORTANT: Failure to install and finish this product in accordance with applicable building codes and James Hardie written application instructions may affect system performance, violate local building codes, void the product-only warranty and lead to personal injury. **DESIGN ADVICE:** Any information or assistance provided by James Hardie in relation to specific projects must be approved by the relevant specialists engaged for the project eg. builder, architect or engineer. James Hardie will not be responsible in connection with any such information or assistance.

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Product warranties, safety information and additional installation information are available at jameshardiepros.com
1 866 442 7343 | www.jameshardie.com

JamesHardie™



