Historic Preservation Commission

Meeting Date: October 21, 2026

SUBJECT: Application for a Certificate of Appropriateness (COA) to install a mural on brick façade

HPC2026 – 18 089 22 017 **G. Shan**

Project Information

Owner / Applicant	Shelia Allen
Location	1028 Second Street
Acreage	0.2652
Parcel ID	18 089 22 017
Zoning District	Village center mixed-use (VCM)

SUMMARY:

The applicant requests the Historic Preservation Commission (HPC) to approve the project at 981 Main Street. This proposed scope of work includes a mural installation on the street facing façade of Main Street.

HISTORIC AND ARCHITECTURAL SIGNIFICANCE:

Constructed in 1941, the property reflects the One-Part Commercial Block commercial building type of 1840s – 1950s. Architecturally, the building exhibits the Italianate style of the 1845s – 1910s."

ANALYSIS:

The applicant proposes to install a mural on the rear brick façade of the commercial building, 1028 Second Street facing Main Street for a proposed Yogurt business. The applicable standard is found in Section 6.2.6 of the Historic Preservation Design Guidelines. This standard addresses the proposed work involving exterior materials of a commercial building.

Per Section 6.2.6 of the Historic Preservation Design Guideline, "Exterior materials that were historically unpainted should generally remain unpainted. Appropriate non-historic protective coatings may be applied to exterior materials where needed to protect the original material, such as in areas of high pedestrian use."

Staff consider this subject area as a high-pedestrian-use area. However, the guideline identifies protective coatings as an exception intended to protect original building materials. A mural installation may serve a decorative or artistic purpose rather than provide protection to the underlying material. Therefore, the applicability of this exception to the proposed mural requires consideration by the Historic Preservation Commission.

The Commission may evaluate whether the proposed mural is consistent with the intent of Section 6.2.6 and/or other sections in the Historic Preservation Design Guidelines, considering the existing exterior materials, the mural's proposed application, and its potential effect on the historic character of the property and district.

CONCLUSIONS:

The proposed work is expected to alter the rear brick façade of 1028 Second Street facing Main Street. Based on the information submitted, staff find that the proposal potentially conflicts with the Historic Preservation Design Guidelines as it does not definitely prohibit mural installations.

Staff Recommendation:

Staff recommend **DENIAL** for the applicant's request to install mural on the rear façade of 1028 Second Street that faces Main Street.

Attachments/Exhibits:

Attachment 1 – Certificate of Appropriateness Application

Attachment 2 – Pictures and supporting documents for the improvements

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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

payment received
10-7-2026

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: 981 Main St Stone Mountain, Ga. 30083

APPLICANT CONTACT INFORMATION

Applicant N[redacted]

Mailing Ad[redacted]

Email Addr[redacted]

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

Proper[redacted]

Addres[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 Mural

☐ **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** Mural

Certificate of Appropriateness (COA) Application

Describe the proposed project in detail, including the materials, finishes, and measurements. Additional pages may be attached if necessary. Paint a mural on the brick wall, utilizing paints and a UV-Protective topcoat

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
- [ ] 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] 10/1/26
Signature of Owner(s) Date

[signature] 10/1/26
Signature of Applicant Date

[signature] 10/1/26
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.

Owner Permission Affidavit

Subject Property Address: 981 Main St Stone Mountain, Ga 30083

Property Owner:

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

Mailing Address [redacted]

Phone: [redacted]

Email: [redacted]

Authorized Applicant:

Name (Person, Firm, Corporation, or Agency): Shelia Allen

Mailing Address: [redacted]

Phone: [redacted]

Email: [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: 981 Main St Stone Mountain, Ga. 30083

Type of Application: COA

Property Owner's signature

David Williams, MD

Property Owner's printed name

This instrument was signed before me on this date: [redacted]

County: Fulton Georgia Notary Signature: [redacted]

Affix seal/stamp as close to signature as possible

CARL HENRY NOTARY PUBLIC GEORGIA ROCKDALE COUNTY EXPIRES OCT 20 2028

Rev 01/15/2024

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.

Credit Card Information
Card Type: ☑ MasterCard ☐ VISA ☐ Discover ☐ AMEX ☐ Other _____
Cardholder Name (as shown on card) [redacted]
Card Numb [redacted]
Expiration [redacted]
Cardholder [redacted]

I, David Williams, authorize City of Stone Mountain to charge my credit card indicated above for $ 100.00 on 10/5/2026 (Date).

*There is an additional 5% service fee for all transactions.

Reason for Payment: Historic Preservation Commission Approval

Billing Details:

Billing Address [redacted]

City, State, Zip [redacted]

Phone [redacted]

Customer Signature _____ Date 10/5/2026

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

BANK TRANSIT NO.	$ CHECKS	$ CASH	NET	DATE	NAME	DESCRIPTION	RECEIVED BY
513		100-	MC	10/7	Davis Williams	COA	CJ

IF (ENCIRCLED) INDICATES CASH RETURNED FOR ADJUSTMENT TO NET AMOUNT OF ACTUAL PAYMENT

114978 INVALID WITHOUT SIGNATURE

CITY OF STONE MOUNTAIN
875 MAIN STREET
STONE MOUNTAIN, GEORGIA 30083
770—498-8984

RETAIN THIS RECEIPT FOR YOUR RECORDS

SIGNATURE

Misc Payment Receipt
Stone Mountain, GA
875 Main Street
Stone Mountain, Georgia 30083

Office: Permits
Receipt Note: COA
Payment Type/Last 4 of CC: Mastercard-5115
Payment Method: POS

Customer Name:	
Payor Name:	David M Williams
Billing Address:	
City/State/Zip:	30058
Phone #:	404-456-0245
Email:	davewilm@mindspring.com
Payment Date:	10/07/2026 1:50:24 PM
Payment Clerk:	Carolyn Jewell
Confirmation #:	**47337494**

Thank you for your payment. You will see two transactions on your card related to your payment:

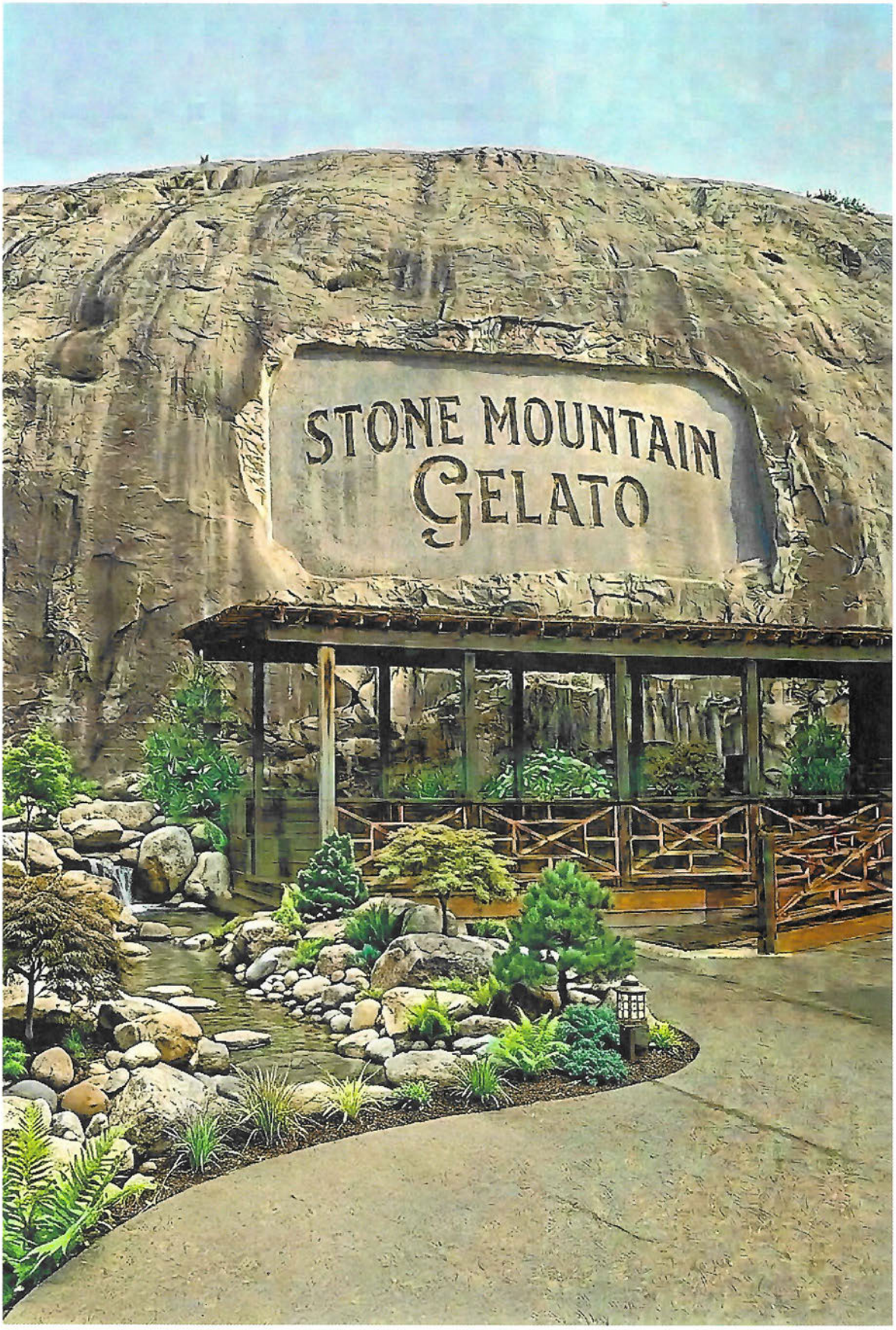
1) Misc billed by Stone Mountain, GA
2) Non-Refundable Service Fee billed by GovernmentWindow

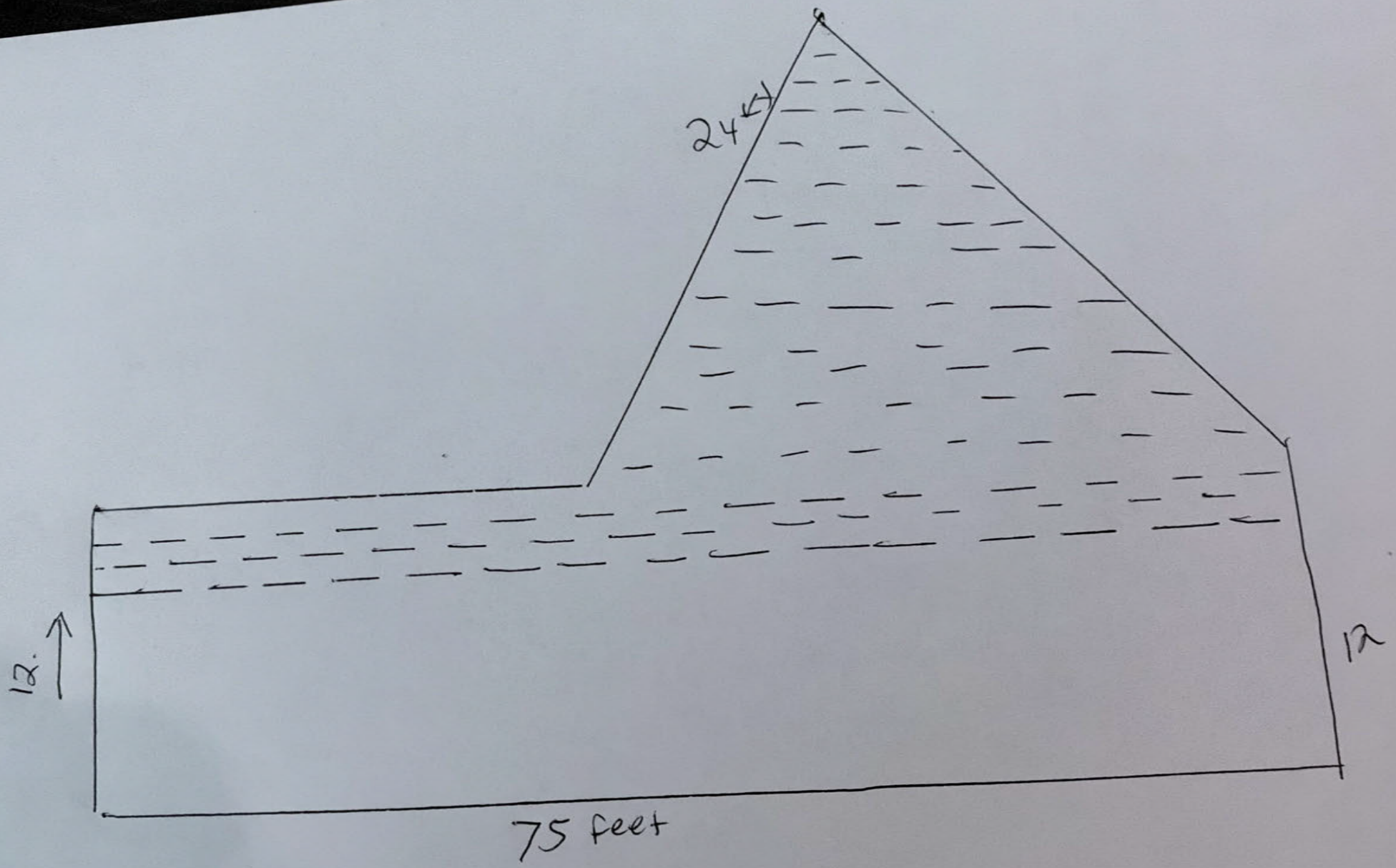
Misc Amount:	$100.00
Non-Refundable Service Fee:	$5.00
Total Paid:	**$105.00**

- - CUSTOMER COPY - -



PROPOSED




24
12
12
75 feet

EXISTING

