



Certificate of Appropriateness (COA) Application

SEP 3 2026 PM 4:18

Application Fee: Residential - \$50.00 Commercial - \$100.00

\$ PAID
100 - CASH

Permit Number: _____

Date Received: _____

Meeting Date: _____

Date Complete: _____

HPC Action Taken: _____

Date Processed: _____

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

Property Address: 977 MAIO ST.

APPLICANT CONTACT INFORMATION

Applicant Name: 977 MAIO ST LLC / Debra Fourn Phone Number: _____

Mailing Address: _____

Email Address: _____

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

Property Owner's Name: 977 MAIO ST LLC / Debra Fourn

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 Cascade

- ☐ **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** _____

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Describe the proposed project in detail, including the materials, finishes, and measurements. Additional pages may be attached if necessary.

Remove mud replace facade, due
TO SAFETY REASONS

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*.

GA Manor LLC / D-220 For 13 Sept 2026
Signature of Owner(s) LTZ Date

GA Manor LLC / D-220 For 13 Sept 2026
Signature of Applicant LTZ 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.

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*******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.

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



Owner Permission Affidavit

Subject Property Address: 977 Main St, Stone Mountain GA 30083

Property Owner:

Name (Person, Firm, Corporation, or Agency): 977 Main St LLC / D. Raw For

Mailing Address: 8735 Duxerdy Place
Suite 12464

Phone: [REDACTED]

Email: [REDACTED]

Authorized Applicant:

Name (Person, Firm, Corporation, or Agency): 977 Main St LLC / D. Raw For

Mailing Address: 565 Mountain View Drive

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: 977 Main St

Type of Application: Certification of Appropriateness

977 Main St LLC / D. Raw For
Property Owner's signature

977 Main St LLC / D. Raw For
Property Owner's printed name

This instrument was signed before me on this date: September 28, 2026

County: DeKalb

Georgia Notary Signature: Carolyn Jewell

Affix seal/stamp as close to signature as possible





2026 Historic Preservation Calendar

Application Deadline	Public Hearing Sign Posting Deadline	Meeting Dates (3 rd 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.