



Historic Planning Commission

Meeting Date: September 16, 2026

SUBJECT: Application for a Certificate of Appropriateness (COA) to replace existing windows on the building located at 900 Third Street.

HPC2026 - 18 089 29 015

G. Shan

Project Information

Owner / Applicant	Delia Longoria
Location	900 Third Street
Acreage	±.11 acres
Parcel ID	18 089 29 015
Zoning District	Shermantown Residential (R-4)

SUMMARY:

The applicant requests the Historic Preservation Commission (HPC) to approve the project at 900 Third Street Stone Mountain, GA 30083 (18 089 29 015).

This proposed scope of work includes:

- Removal and Replacement of 6 windows on the main residential structure on the property. The windows are to be the same size and location.

HISTORIC AND ARCHITECTURAL SIGNIFICANCE:

This residential structure is located at 900 Third Street Main Stone Mountain, GA 30083 (18 089 29 015) within the Shermantown Residential (R4) Zoning District. Constructed in 1987, the property reflects the Georgian Cottage & House building type of 1850 – 1900. Architecturally, the building exhibits the Italianate style of the 1850s – 1870s.

CONCLUSIONS

Per Section 5.4.3 of the Historic Preservation Design Guideline, “A replacement window should match the original opening and should duplicate proportions and pane configurations of the original window. Vinyl and aluminum windows with snap-in grid systems may be suitable replacements for wooden windows in the historic district provided wooden replacement are not practical and the design detail of the historic windows can be matched. Care should be taken to match the mullions, muntins and

900 Third Street

Certificate of Appropriateness – Window Replacement

Staff Report

meeting rails, size and configuration of the replacement window to the original window so that features of the historic window are not lost.”

Staff Recommendation:

Staff recommend **APPROVAL** for the applicant to remove and replace 6 windows at 900 Third Street (Parcel 18 089 29 015). This decision is based on Section 6.5.3 of the Historic Preservation Design Guidelines.

Attachments/Exhibits:

Attachment 1 – Certificate of Appropriateness Application and Supporting Documents