



Historic Planning Commission

Meeting Date: September 16, 2026

SUBJECT: Application for a Certificate of Appropriateness (COA) to install a trailer in the back yard of the property located at 729 Main Street.

HPC2026 - 18 074 10 020

G. Shan

Project Information

Owner / Applicant	Roshonda Smith
Location	729 Main Street
Acreage	±.29 acres
Parcel ID	18 074 10 020
Zoning District	General Commercial (GC)

SUMMARY:

The applicant has submitted a request to enclose the existing front porch to provide additional licensing space for children to attend the school. The enclosure materials include sheetrock, plaster, insulation, and vinyl siding. The proposed modification to the site would result in a material change in the appearance of the historic property within the Historic Preservation District, requiring approval by the Historic Preservation Commission (HPC).

ANALYSIS:

The subject property is located within the General Commercial (GC) Zoning District and includes a main residential house and storage building on site. The property owner has received a Commercial Business Tax Receipt for the existing business from the City since 2017 and is now looking to expand the use of the property with the enclosure of the front porch on the existing residential building. Per section 5-38, the zoning code of the City states that when the HPC reviews applications, the commission shall reference and refer to the City of Stone Mountain Historic District Guidelines as well as the Secretary of the interior's "Standards for Rehabilitation". As it relates to the subject request, section 5.3.5 of the Historic Preservation Design Guideline, states "The enclosure of front porches, side porches, and porte-cocheres visible from the right-of-way is not appropriate within the historic district." As such it would not be consistent with the City's Guidelines or the city code to approve the proposed porch enclosure.

HISTORIC AND ARCHITECTURAL SIGNIFICANCE:

The residential structure is located at 729 Main Street Stone Mountain, GA 30083 (18 074 10 020) within the General Commercial (GC) Zoning District. Constructed in 1935, the property reflects the Bungalow building type of 1900 – 1930s. Architecturally, the building exhibits the Craftsman style of the 1910s – 1930s.

CONCLUSIONS

Per Section 5.3.5 of the Historic Preservation Design Guideline, “The enclosure of front porches, side porches, and porte-cocheres visible from the right-of-way is not appropriate within the historic district.”

Staff Recommendation:

Staff recommends **DENIAL** for the proposed porch enclosure on the property located at 729 Main Street (Parcel 18 074 10 020) due to the reasons outlined in the analysis section of the report.

Attachments/Exhibits:

Attachment 1 – Certificate of Appropriateness Application

Attachment 2 – Renderings and Pictures of the proposed enclosure