



# DeKalb County Department of Planning & Sustainability

Lee May  
Interim Chief Executive Officer

Andrew A. Baker, AICP  
Director

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS DeKalb County Historic Preservation Commission

1. Address of Property: 935 Springdale Rd., Atlanta, Ga. 30307  
Owner: Gene Hurwitz Owner Telephone: \_\_\_\_\_  
Owner Address: same as above

2. Name of Applicant: Warner McConaughay/Hammer Smith, Inc.  
You or your representative may be present at the meeting of the commission, but attendance is not mandatory.  
You will be notified of the time, date, and location of the meeting. Email: warner@hammersmith.net  
Mailing Address: 807 Church St. Decatur, Ga. 30030  
Daytime Telephone: 404-886-0847  
Relationship of Applicant to Property Owner: Owner  Architect  Contractor   
Other

3. Age of Structure: Approximate date of construction for the primary structure on the property and any secondary structures affected by this project: 1925 +/-

4. Nature of Proposed Work:
- |   |  |
|---|--|
| <input type="checkbox"/> New Construction               | <input type="checkbox"/> Site Preparation/Clearance      |
| <input type="checkbox"/> Demolition                     | <input type="checkbox"/> Moving a Building               |
| <input checked="" type="checkbox"/> Addition            | <input type="checkbox"/> Sign Erection or Replacement    |
| <input type="checkbox"/> New Freestanding Building      | <input type="checkbox"/> Repairs or Alterations          |
| <input type="checkbox"/> Fence/Wall                     | <input type="checkbox"/> Exterior Architectural Features |
| <input type="checkbox"/> Exterior Environmental Feature | <input type="checkbox"/> Landscaping                     |
| <input type="checkbox"/> Deck or Patio                  | <input type="checkbox"/> Other                           |

Please describe your proposed work as simply and accurately as possible. Use the attached submittal criteria checklist to guide you in your description. Be sure to indicate building and landscape materials to be used. Accurate drawings and photographs are required. (Use an extra sheet, if necessary.)

Build attached two-story guestroom suite and pool house  
at back right of house. Use similar materials and  
colors as main house - stucco, cornice, and trim details.

**IMPORTANT:** This form must be completed before the Historic Preservation Commission can consider the approval of any material change to a Historic Property or within a Historic District. This form, along with supporting documents (plans, material, color samples, and photos), must be filed with the Historic Preservation staff, DeKalb County Planning Department, 330 West Ponce de Leon Avenue, Suite 500, Decatur, Georgia 30030. Provide eight (8) collated sets of the application form and all supporting documentation. In addition, provide eight (8) collated sets of plans reduced to 11"x 17" or smaller and three (3) additional sets at scale. All documents submitted in hard copy must also be submitted in .pdf format. All applicable items from the attached checklist of Submittal Criteria must be addressed. Incomplete applications will not be docketed for consideration by the Historic Preservation Commission.

### FOR OFFICE USE ONLY

Date received: \_\_\_\_\_  
Initials: \_\_\_\_\_  
Sign given:  Yes  No

Signature of Applicant

1-4-19

Date

**AUTHORIZATION OF A SECOND PARTY TO APPLY  
FOR A  
CERTIFICATE OF APPROPRIATENESS  
DeKalb County Historic Preservation Commission**

(I) (We), Eugene Hurwitz  
being (owner) (owners) of the property described below or attached, hereby delegate authority to  
Hammer Smith / Warner McConaughy  
to file an application in (my) (our) behalf.

1/4/19  
DATE

Eugene Hurwitz  
OWNER

**PLEASE REVIEW THE FOLLOWING INFORMATION**

**Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.**

**Before making any changes to your approved plans**, contact the preservation planner (404/371-2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, the Preservation Commission will issue a cease and desist order and you may be subject to other penalties including monetary fines and/or required demolition of the non-conforming work.

**If your project requires that the county issue a Certificate of Occupancy at the end of construction**, the preservation planner will need to inspect the completed project to ensure that the work has been completed in accord with the Certificate of Appropriateness. The review may be conducted either before or after your building inspection. If you will be requiring a Certificate of Occupancy, please notify the preservation planner when your project nears completion. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including monetary fines and/or required demolition of the non-conforming work.

**If you do not commence construction within twelve months of the date of approval**, your Certificate of Appropriateness will become void. You will need to apply for a new certificate if you still intend to do the work.

**Please contact the preservation planner, David Cullison (404/371-2155), if you have any questions.**

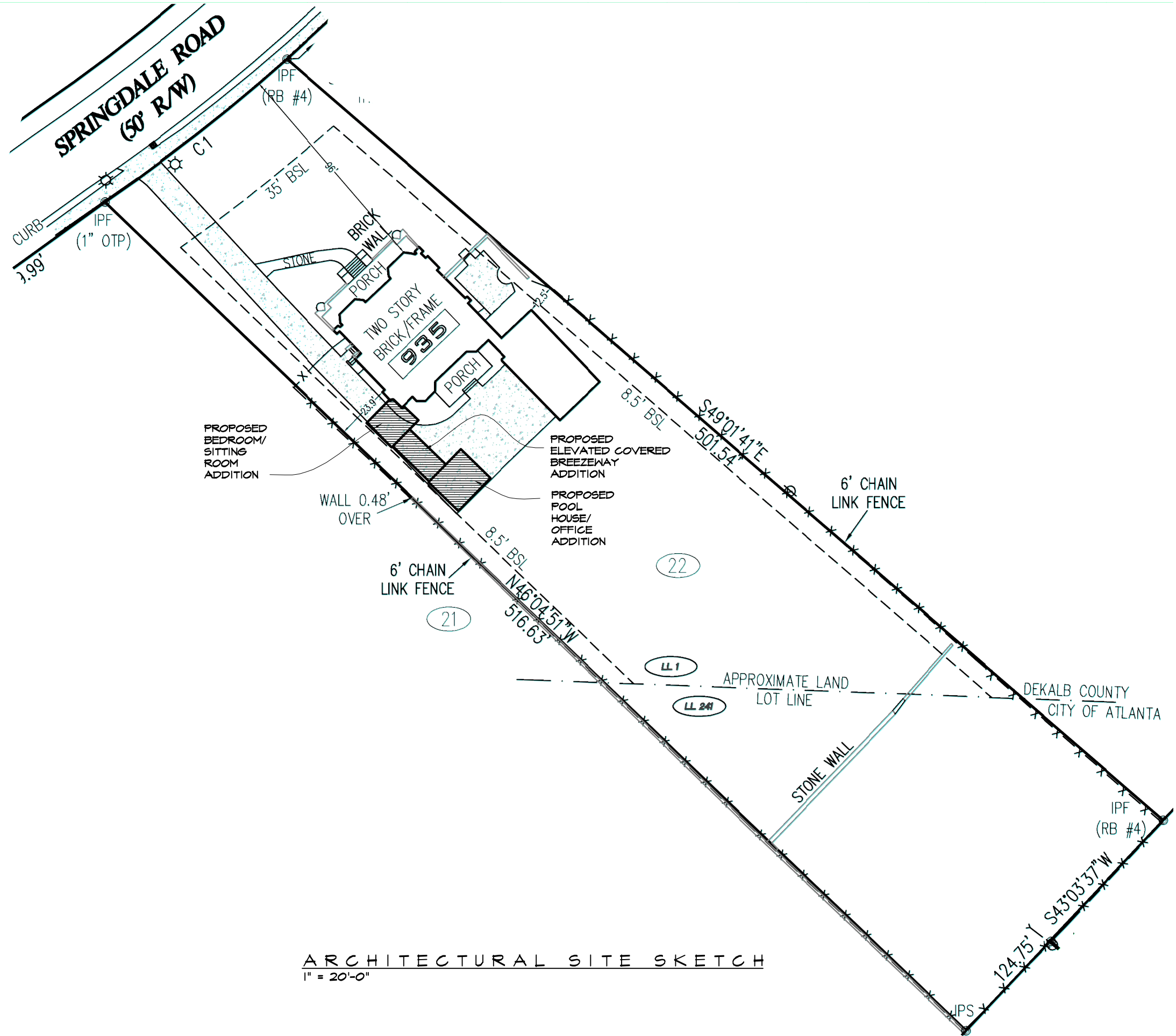
**Front Elevation  
935 Springdale Rd**



 **HammerSmith**  
Live Brilliantly

## Rear Elevation





ARCHITECTURAL SITE SKETCH  
1" = 20'-0"

NO.	ISSUE	DATE
A	PRELIMINARY	JAN. 04, 2019

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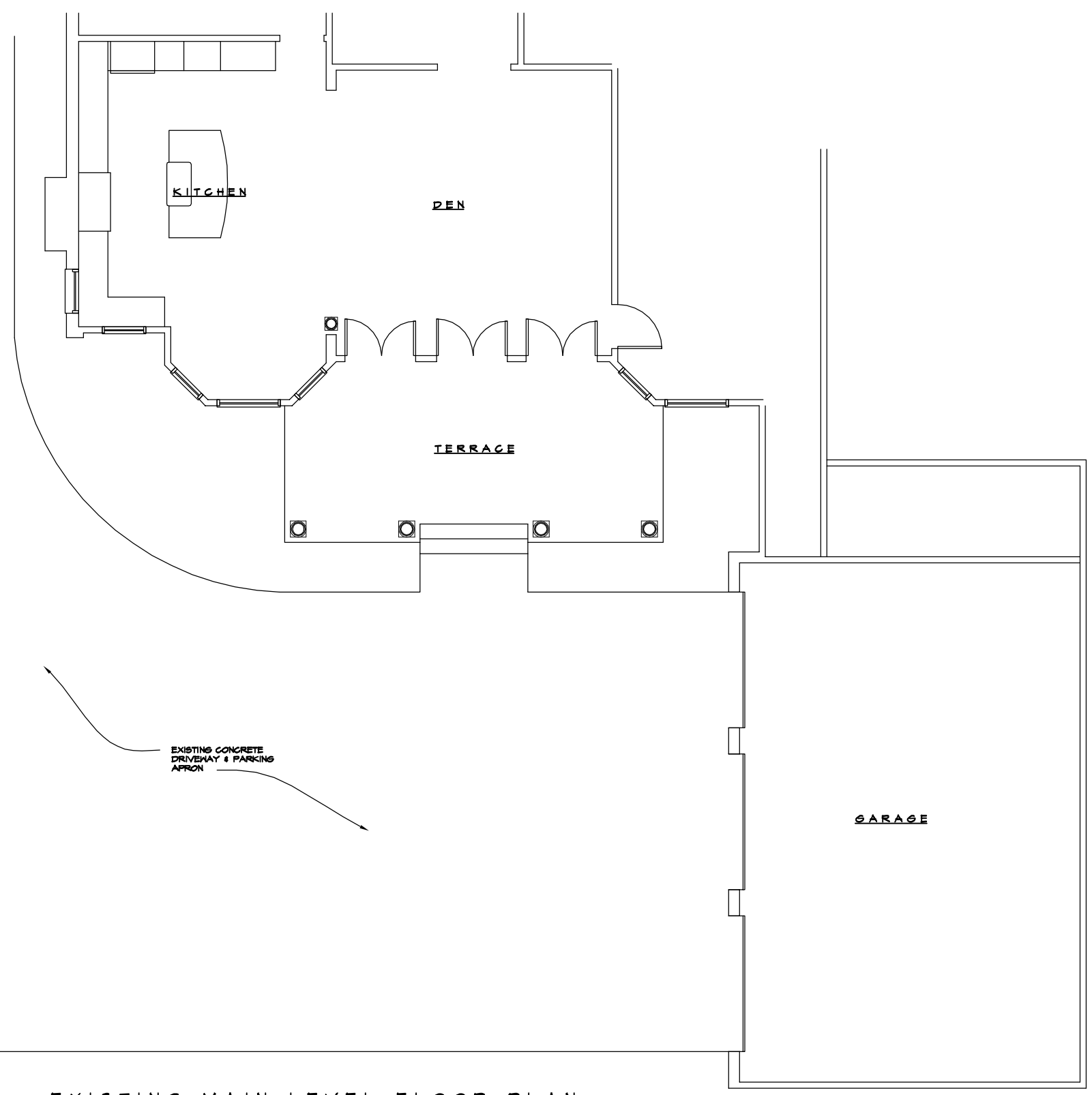


HURWITZ RESIDENCE  
935 SPRINGDALE ROAD NE  
ATLANTA, GEORGIA 30306

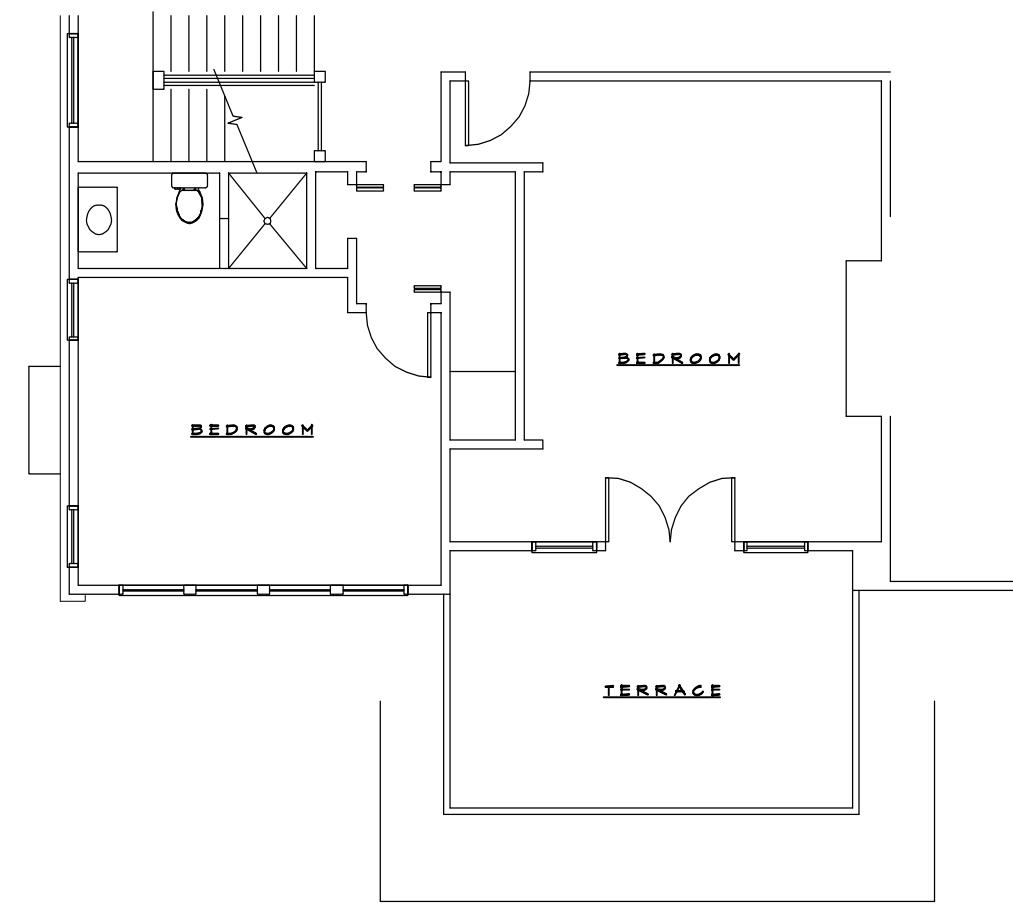
ARCHITECTURAL SITE PLAN

SCALE:  
AS NOTED

DWG NO:  
**A-1**



EXISTING MAIN LEVEL FLOOR PLAN  
1/4"=1'-0"



EXISTING UPPER LEVEL FLOOR PLAN  
1/4"=1'-0"

NO.	ISSUE	DATE
A	PRELIMINARY	JAN. 04, 2019

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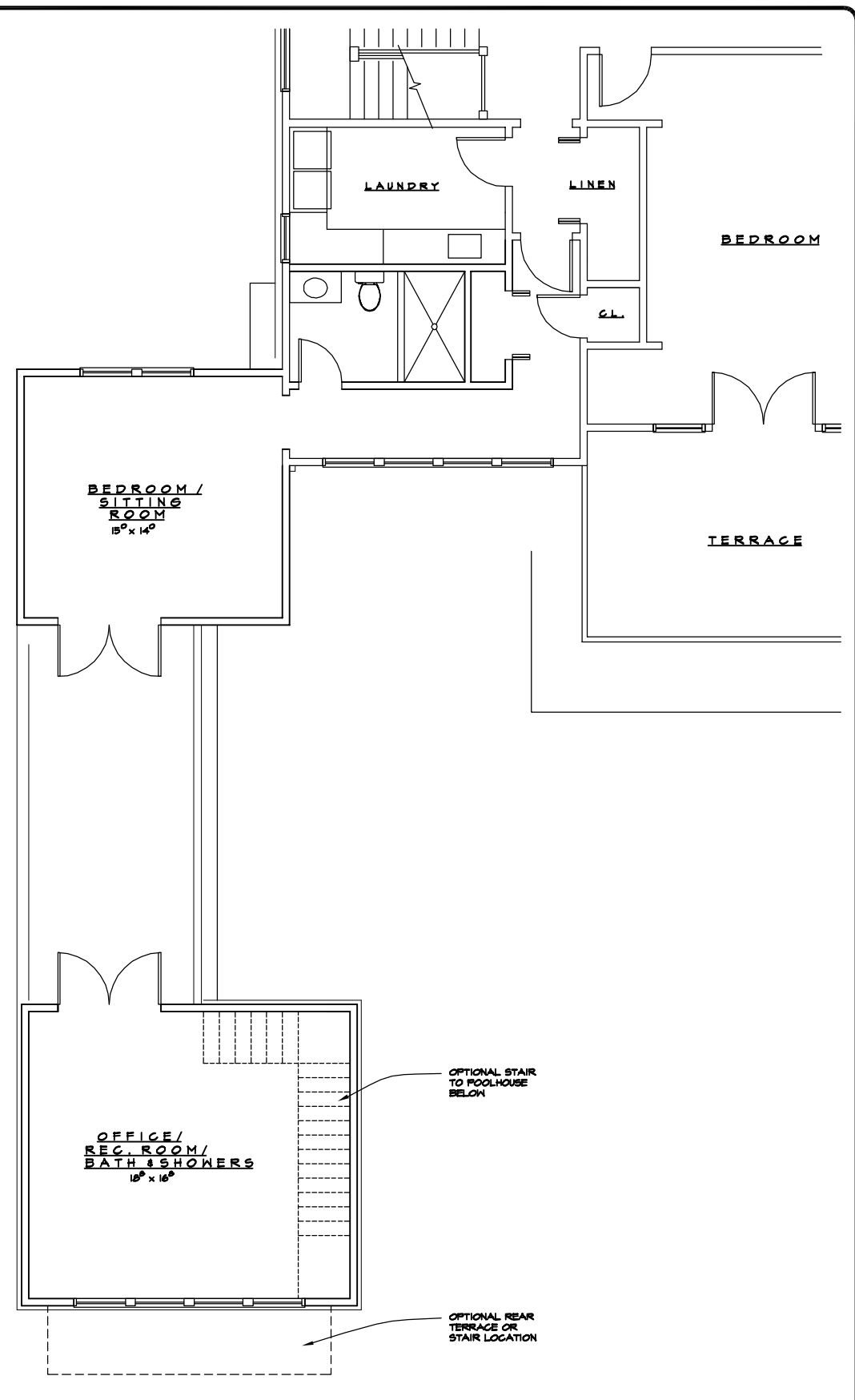
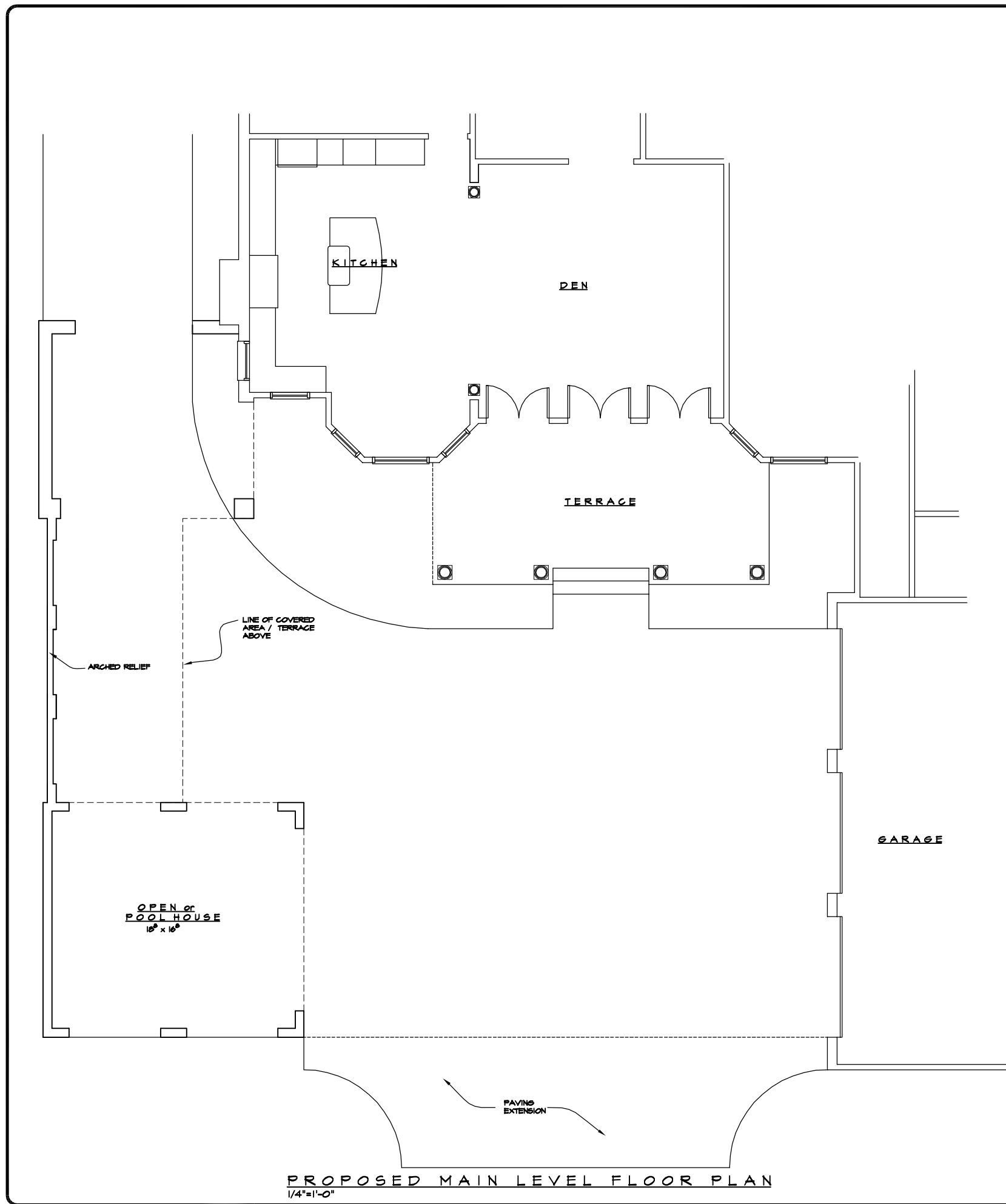


HURWITZ RESIDENCE  
935 SPRINGDALE ROAD NE  
ATLANTA, GEORGIA 30306

EXISTING FLOOR PLANS

SCALE:  
AS NOTED

DWG NO:  
**A-2**



DATE	JAN 04, 2019
ISSUE	
PRELIMINARY	
NO.	A

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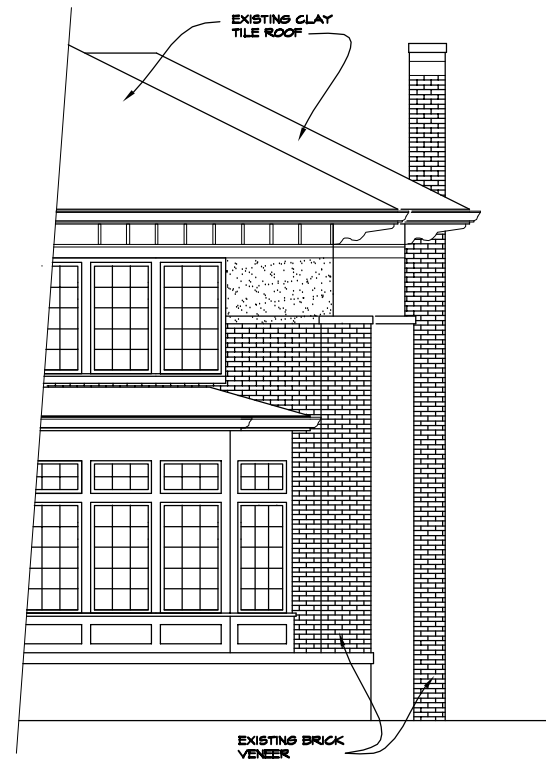


HURWITZ RESIDENCE  
935 SPRINGDALE ROAD NE  
ATLANTA, GEORGIA 30306

PROPOSED FLOOR PLANS

SCALE:  
AS NOTED

DWG NO:  
**A-3**



EXISTING FRONT ELEVATION  
1/4"=1'-0"



EXISTING REAR ELEVATION  
1/4"=1'-0"



PROPOSED FRONT ELEVATION  
1/4"=1'-0"



PROPOSED REAR ELEVATION  
1/4"=1'-0"

NO.	ISSUE	DATE
A	PRELIMINARY	JAN. 04, 2019

**HammerSmith**  
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HURWITZ RESIDENCE  
935 SPRINGDALE ROAD NE  
ATLANTA, GEORGIA 30306

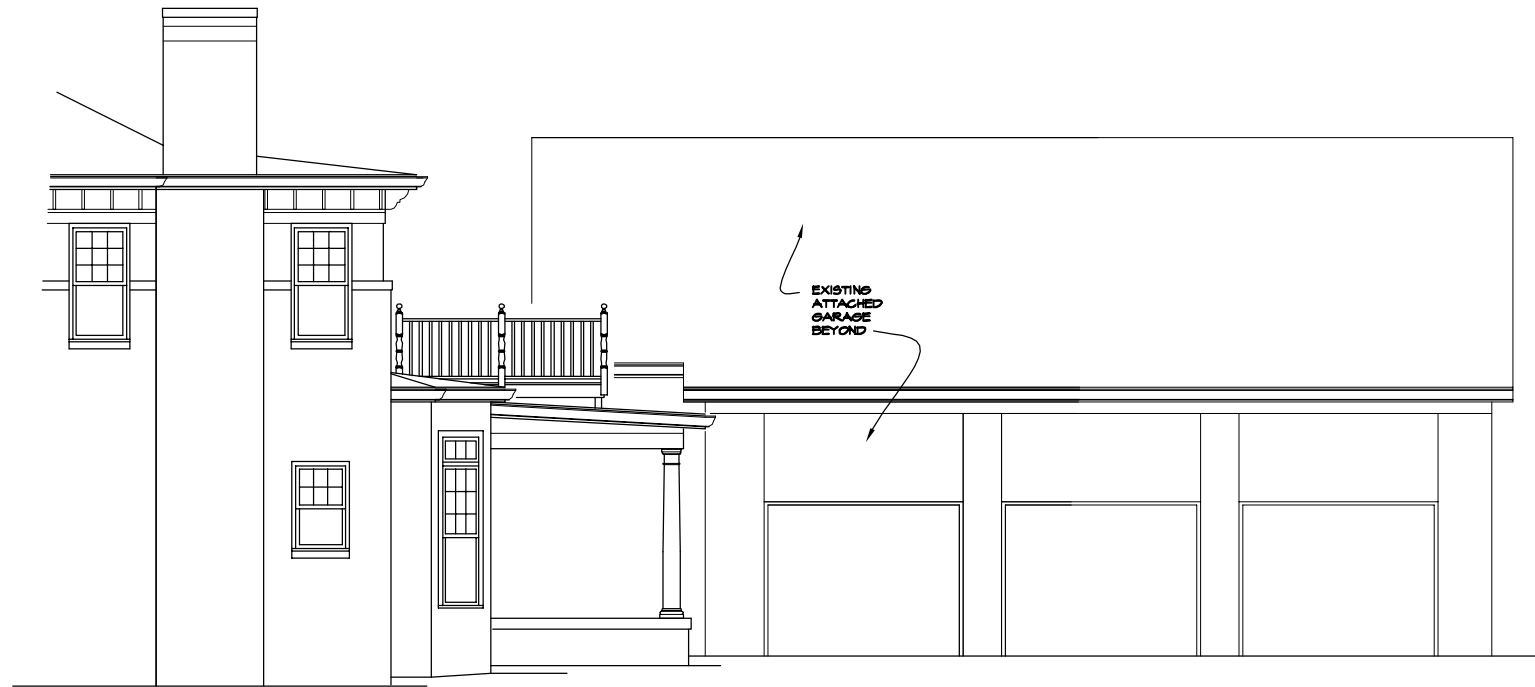
EXTERIOR ELEVATIONS

SCALE:  
AS NOTED

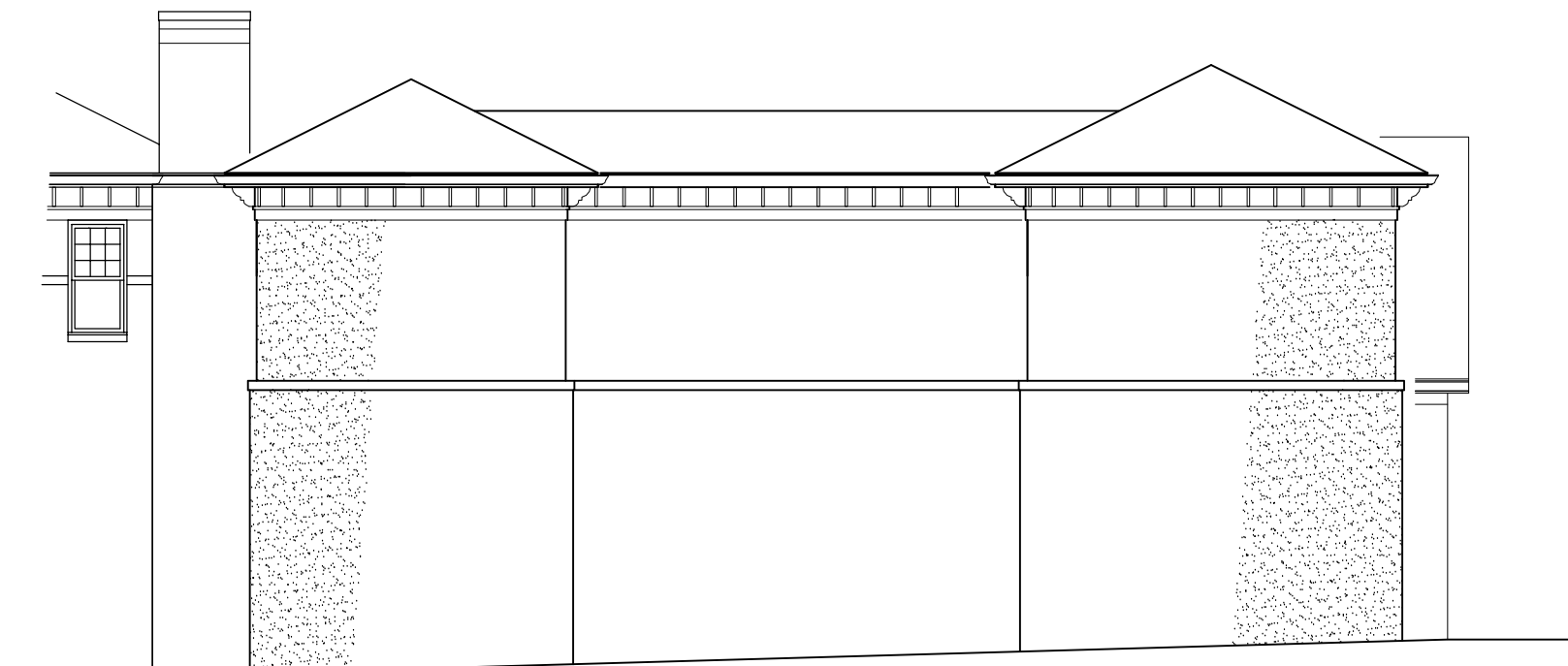
DWG NO:

A-4





EXISTING SIDE ELEVATION  
1/4"=1'-0"



PROPOSED SIDE ELEVATION  
1/4"=1'-0"

NO.	ISSUE	DATE
A	PRELIMINARY	JAN. 04, 2019

**HammerSmith**  
Live Brilliantly



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HURWITZ RESIDENCE  
935 SPRINGDALE ROAD NE  
ATLANTA, GEORGIA 30306

EXTERIOR ELEVATIONS

SCALE:  
AS NOTED

DWG NO:  
**A-5**