

DeKalb County Historic Preservation Commission

Monday, September 15, 2025- 6:00 P.M.

Staff Report

Consent Agenda

C. 935 Springdale Road, Eugene Hurwitz. Construct a rear addition and modify rear deck. **1247757.**

Built in 1920 (18 001 06 011)

This property is in the Druid Hills Character Area #1 and the Druid Hills National Register Historic District.

- 10-04 935 Springdale Road (DH), Scott Foerst. Remove small nonhistoric rear additions, build breakfast bay on rear, expand second floor to the rear, and replace windows in nonhistoric porch enclosure. **Approved with stipulation.**
- 10-09 935 Springdale Road (DH), Matt Hoots – The Hoots Group. Rear addition and add attached garage at the rear. 16061. **Approved as modified.**
- 02-10 935 Springdale Road (DH), Sean S. Heim. Demolish garage. 16236. **Approved.**
- 05-12 935 Springdale Road (DH), John Kieffer. Revise previous CoA to change the footprint of the garage, change the entry façade of the garage, and change the dormer on the rear of the garage. 17873. **Approved.**
- 04-19 935 Springdale Road (DH), Warner McConaughy/HammerSmith, Inc. Build an addition at the right rear corner of the house. 1243061. **Denied.**
- 09-20 935 Springdale Road (DH), Eugene S. Hurwitz. Build an addition on the right side and rear of the house. 1244322. **Denied.**
- 02-21 935 Springdale Road (DH), Benjamin P. Showalter. Build a porte cochere and attached two-car garage with a drive court. 1244322. **Withdrawn.**
- 03-21 935 Springdale Road (DH), Benjamin P. Showalter. Build an attached two-story garage at the rear corner of the house. 1244773. **Denied.**
- 04-21 935 Springdale Road (DH), Benjamin P. Showalter. Build one-and-a-half story three car garage. 1244792. **Denied.**
- 07-21 935 Springdale Road (DH), Benjamin P. Showalter. Build one-and-a-half story three car garage. 1244792. **Remanded on appeal – Deferred.**
- 935 Springdale Road (DH), Benjamin P. Showalter. Build a two-story, two-car garage. 1244879. **Deferred**
- 12-21 935 Springdale Road (DH), Benjamin P. Showalter. Build one-and-a-half story three car garage. 1244792. **Approved.**
- 935 Springdale Road (DH), Benjamin P. Showalter. Build a two-story, two-car garage. 1244879. **Withdrawn.**
- 02-24 935 Springdale Road, Warner McConaughy. Construct a rear addition, construct a pool pavilion, replace roof on existing garage, remove a tree and install pool in backyard. 1246876. **Approved.**

Summary

The applicant proposes the following work:

1. Construct a single-story addition on the rear of a historic house. A single-story addition will be constructed on the rear façade of a historic house, connecting the rear Eastern corner of the main structure to the existing detached non-historic garage.
2. Modify the second story deck on the rear of a historic garage.

Recommendation

MOVE TO REGULAR AGENDA. [Defer](#). Staff recommends deferring the application with the consent of the applicant, as additional information including photographs of the existing rear façade of the house and dimensions for the proposed rear addition are required before a determination can be made by the Commission. If the applicant does not agree to a deferral, staff recommends that the application is denied

in accordance with Sec. 13.5-8(1) of the DeKalb County Code of Ordinances, as the application is not complete and cannot be reviewed at this time.

Sec. 13.5-8(1) Application for Certificate of appropriateness. Owners of historic property or of property in a historic district, or their duly authorized agents, must make application for a certificate of appropriateness on forms and according to procedures promulgated by the preservation commission for such purpose. All applications for certificates of appropriateness shall be accompanied by drawings, photographs, plans and documentation as required by the preservation commission. Notarized authorization of the property owner shall be required if the applicant is not the owner of record.

Relevant Guidelines

5.0 Design Review Objective (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.

6.1.1 Exterior Materials (p50) Guideline - Original masonry should be retained to the greatest extent possible without the application of any surface treatment, including paint. Repointing of mortar joints should only be undertaken when necessary, and the new mortar should duplicate the original material in composition, color, texture, method of application, and joint profile. Repaired joints should not exceed the width of original joints. The use of electric saws and hammers in the removal of old mortar is strongly discouraged as these methods can seriously damage adjacent bricks.

6.1.1 Exterior Materials (p51) Guideline - The application of artificial or nonhistoric exterior siding materials such as brick veneers; asphalt shingle siding; and cementitious, aluminum, or vinyl siding is discouraged. These materials are not successful in mimicking details of original wood siding (the most common material over which they are applied); subsequently, their use greatly compromises the historic integrity of buildings. Application often results in the loss or distortion of architectural details, and improper installation can result in damage of historic materials.

Use of compatible and high quality “look-a-like” synthetic building materials may be allowable, especially in order to reduce costs, provided (1) the substitute material can be installed without irreversibly damaging or obscuring the historic material and architectural features and trim of the building and (2) the substitute material can match the historic material in size, profile, and finish so that there is no change in the historic character of the building.

6.1.2 Architectural Details (p52) Guideline - Stylistic details should be maintained and treated with sensitivity. The removal of such details or application of details inappropriate to the period or style of a house is strongly discouraged. Damaged elements should be repaired rather than replaced if at all possible. Historic details that have been lost or are beyond repair may be replaced with new materials, provided that their earlier presence can be substantiated by historical documentation and that the new materials match the original in composition, design, color, and texture.

6.1.3 Entrances and Porches (p53) Guideline - Original porches and steps should be retained. Repair of porches should not result in the removal of original materials (such as balusters, columns, hand rails, brackets, and roof detailing) unless they are seriously deteriorated. If replacement materials must be introduced, the new should match the old in design, color, texture, and, where possible, materials. Replacement of missing features should be substantiated, if possible, by documentary and physical evidence.

6.1.3 Entrances and Porches (p53) Guideline - The enclosure of front porches and side porches visible from a right-of-way should utilize transparent materials, such as screen or glass, which will help maintain the original open character of the design.

- 6.1.3 *Entrances and Porches* (p53) Guideline - Porte cocheres are important stylistic features of many homes in Druid Hills. Removal and enclosure are discouraged.
- 6.1.3 *Entrances and Porches* (p54) Guideline - Second-story additions should not be made to one-story porches visible from the public right-of-way.

7.0 **Additions & New Construction - Preserving Form & Layout** The Druid Hills Local Historic District continues to change and evolve over time. For this area to meet contemporary needs, additions are built, uses change, and new buildings are constructed. The challenge is not to prevent change but to ensure that, when it does inevitably happen, it is compatible with the historic character of the area.

A new building is compatible with its historic setting when it borrows design characteristics and materials from adjacent buildings and integrates them into a modern expression. Before undertaking new development, be it a new building or changes or additions to existing buildings, take time to evaluate what makes the property and the neighborhood distinctive. Evaluate what type of impact the new development will have on the property and neighborhood. Decide how the development can best be designed to complement the property and area.

The underlying guideline for new construction and additions is to consider one's neighbors and nearby structures and reinforce the existing historic character through sensitive, compatible design.

Note that many of these guidelines refer to new development or new construction but are equally applicable to additions to existing buildings.

- 7.1 *Defining the Area of Influence* (p64) Guideline - In considering the appropriateness of a design for a new building or addition in a historic district, it is important to determine the area of influence. This area should be that which will be visually influenced by the building, i.e. the area in which visual relationships will occur between historic and new construction.
- 7.3.1 *Additions* (p74) Guideline - Additions should not be added to the main facade of the building and should not appear to dominate the original structure. It is preferable to build new additions to the rear of a historic building, where it will have little or no impact on the streetscape facade. Design and materials should be compatible with the existing building. Avoid obscuring character-defining features of the historic building with the addition.
- 7.3.1 *Additions* (p74) Guideline - Additional stories should be set well back from the roof edge to ensure that the historic building's proportions and profile are not radically changed.
- 7.3.1 *Additions* (p74) Recommendation - The Secretary of the Interior's Standards recommend that an addition be designed so that at a later date it can be removed without compromising the historic character of the building.
- 7.3.1 *Additions* (p74) Recommendation - While an addition should be compatible, it is acceptable and appropriate for it to be clearly discernible as an addition rather than appearing to be an original part of the building. Consider providing some differentiation in material, color, and/or detailing and setting additions back from the historic building's wall plane.
- 7.3.1 *Additions* (p74) Recommendation - These guidelines do not recommend adding false historical details to a noncontributing building in an effort to make it more compatible with surrounding historic buildings. Every effort should be made, however, to ensure that additions and alterations to the property do not detract further from the character of the historic environment, keeping in mind the design concepts discussed in Section 7.2.

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric W. Hudson, MCRP

Application for Certificate of Appropriateness

Date submitted: 08/25/2025 Date Received: _____
Address of Subject Property: 935 Springdale Rd NE
Applicant: Eugene Hurwitz E-Mail: eshurwitz@gmail.com
Applicant Mailing Address: 935 Springdale Rd NE

Applicant Phone: 4047710529

Applicant's relationship to the owner: Owner ☒ Architect ☐ Contractor/Builder ☐ Other ☐

Owner(s): Eugene Hurwitz Email: eshurwitz@gmail.com
Owner(s): _____ Email: _____
Owner(s) Mailing Address: 935 Springdale Rd NE, Atlanta GEORGIA 30306, United States
Owner(s) Telephone Number: 4047710529

Approximate date of construction of the primary structure on the property and any other structures affected by this project: _____


Nature of work (check all that apply):

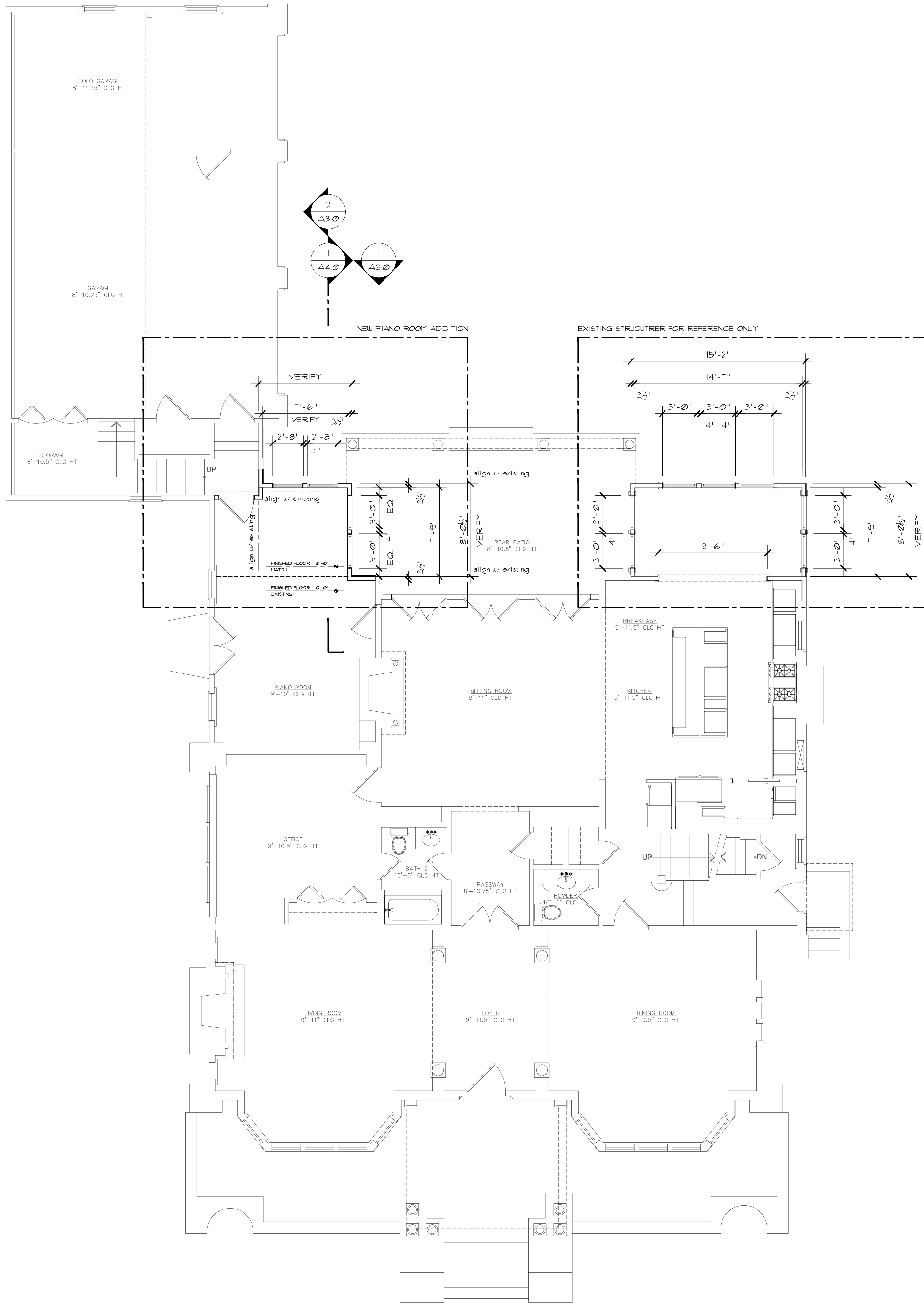
New construction	<input type="checkbox"/>	New Accessory Building	<input type="checkbox"/>	Other Building Changes	<input type="checkbox"/>
Demolition	<input type="checkbox"/>	Landscaping	<input type="checkbox"/>	Other Environmental Changes	<input type="checkbox"/>
Addition	<input checked="" type="checkbox"/>	Fence/Wall	<input type="checkbox"/>	Other	<input type="checkbox"/>
Moving a Building	<input type="checkbox"/>	Sign Installation	<input type="checkbox"/>		

Description of Work:

Addition of piano room extension to match the extension of the kitchen. Modify the deck above off the master bedroom

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. All documents should be in PDF format, except for photographs, which may be in JPEG format. Email the application and supporting material to plansustain@dekalbcountyga.gov and pvjennings@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant: 



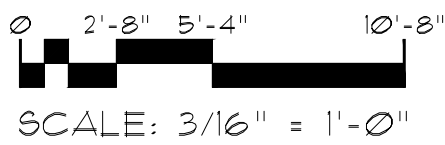
1 FIRST FLOOR PLAN
3/16" = 1'-0"

DIMENSIONS Rough-Ins, With Actual Field Conditions, Final Exact Equipment (Etc.), Verified & Adjusted Accordingly. Any Dimension Shown On The Documents Are Diagrammatic & For General Use Only (Not Specific Use). Mark "As-Built" Field Record Documents With Final Dimensions

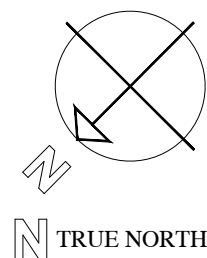
Plan is shown for reference- actual conditions may vary from that shown- general contractor to verify existing conditions and compare to proposed layout- discrepancies are to be brought to the attention of the architect/owner prior to work

The drawings are based on information provided by others and used for reference only.

The owner and general contractor are to verify that new work and information regarding existing conditions are to meet applicable building and life safety codes and local amendments to include accessible guidelines.

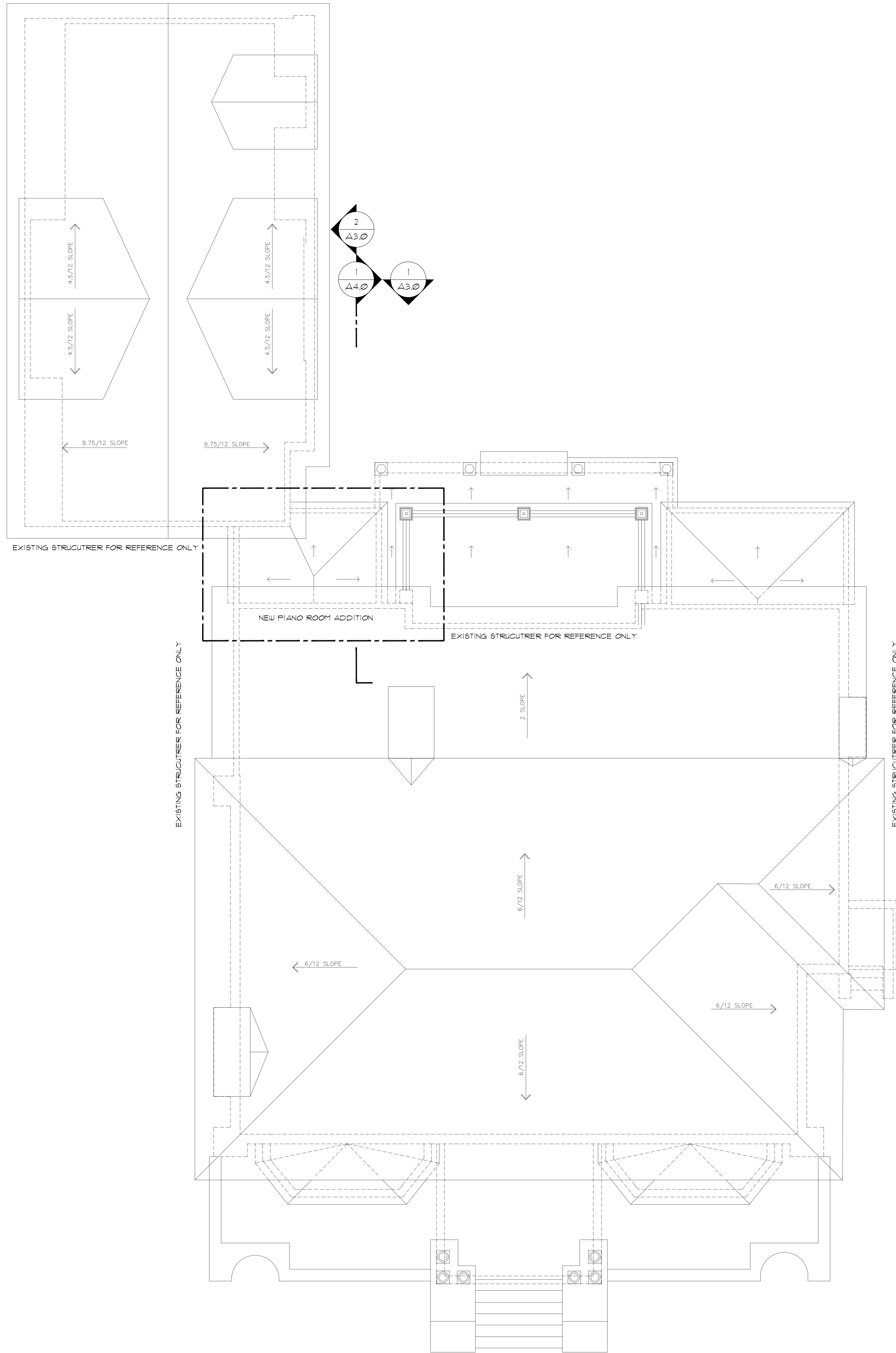


SCALE: 3/16" = 1'-0"



TRUE NORTH

NOT FOR CONSTRUCTION



1 ROOF PLAN
3/16" = 1'-0"

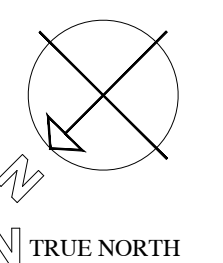
DIMENSIONS Rough-Ins, With Actual Field Conditions, Final Exact Equipment (Etc.), Verified & Adjusted Accordingly. Any Dimension Shown On The Documents Are Diagrammatic & For General Use Only (Not Specific Use). Mark "As-Built" Field Record Documents With Final Dimensions

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0 2'-8" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"



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SHOWALTER ARCHITECTS

14 Eastbrook Blvd. Ste. 209 Peachtree City Georgia 30269
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Hurwitz Piano Room Addition

935 Springdale Road Northeast
Atlanta, Georgia 30306

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08-22-25	Progress Set
08-25-25	Progress Set

Sheet Name:

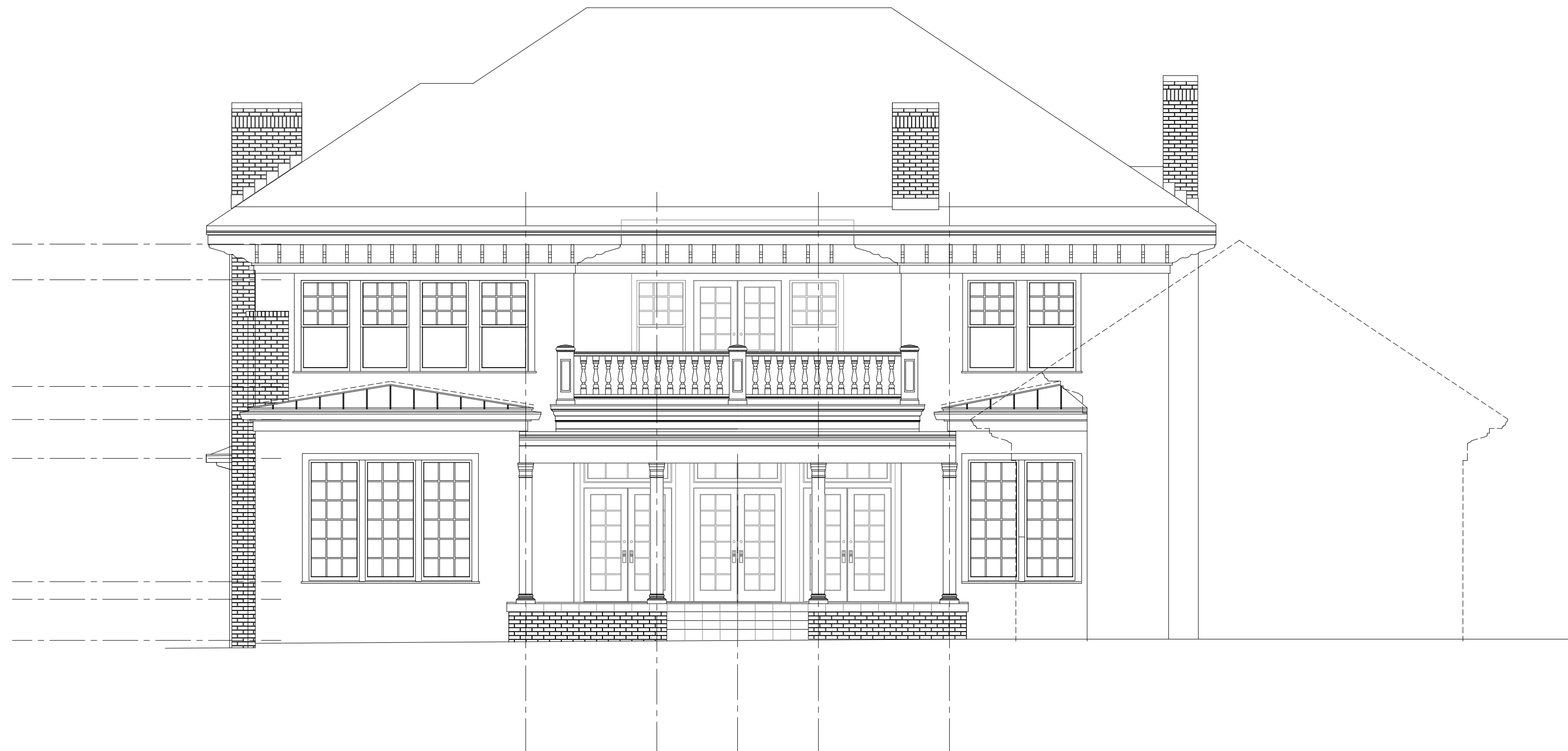
ROOF PLAN

Date: 08-14-2025

Project No: 2025-0000

Sheet No:

A2.1



1 REAR EXTERIOR ELEVATION
3/16" = 1'-0"



2 SIDE EXTERIOR ELEVATION
3/16" = 1'-0"

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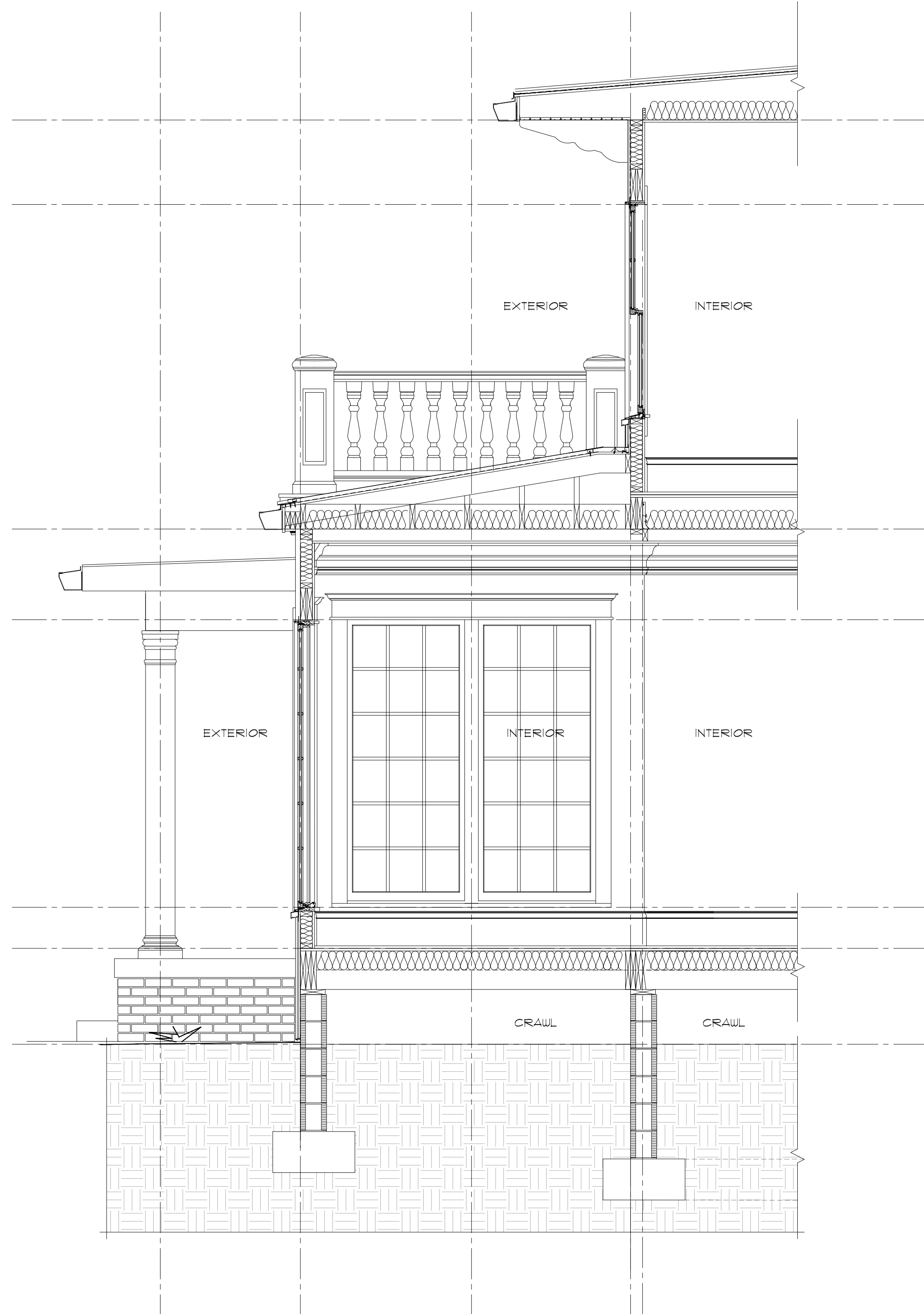
EXTERIOR
ELEVATIONS

Date: 08-14-2025

Project No: 2025-0000

Sheet No:

A3.0



1 WALL SECTION
1/2" = 1'-0"

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08-25-25	Progress Set

Sheet Name:

WALL SECTION

Date: 08-14-2025
Project No: 2025-0000
Sheet No:

A4.0