

**STAFF REPORT: 9/11/2024 MEETING**

**PREPARED BY: J. ROSS**

**ADDRESS: 8007 SECOND AVENUE**

**APPLICATION NO: #HDC-2024-00410**

**HISTORIC DISTRICT: NEW CENTER AREA**

**APPLICANT: DANIEL BAKER (ADAMO DEMOLITION COMPANY)**

**DATE OF STAFF SITE VISIT: 8/19/2024**

**DATE OF PROVISIONALLY COMPLETE APPLICATION: 7/29/2024**

**SCOPE: DEMOLISH BUILDING**

### **EXISTING CONDITIONS**

The building located at 8007 Second Avenue is one-story, rectangular commercial building located in the New Center Area Historic District. The building consists of a central/main brick mass that was erected in 1941 and a lower concrete block addition which was built in 1973. The side and rear walls of the original portion of the building are brick, while its front façade is clad with porcelain enameled metal panels. Concrete block is found at the addition's front, side, and rear walls. Aluminum storefronts are located at the building's primary façade. Secondary window types include glass block at the south/side wall and steel hoppers at the north/side wall. Decorative elements which are characteristic of the Art Moderne style, present at the original portion of the building, includes the horizontal reeded panels above the storefront and at the parapet, and the slightly projecting corner entry corner/tower which displays stepped door surrounds and a stepped parapet with sunburst detailing. A 6'-0" high, aluminum picket fence with brick and stone piers encloses a play area at the side of the building and a parking lot which is located to the rear of the parcel.



**8007 Second Avenue, current conditions. Staff photo taken on 8/30/2024**

## PROPOSAL

Per the submitted project documents, the applicant is seeking the Commission's approval to replace demolish the building located at 8007 Second Avenue. The applicant also proposes to remove the asphalt from the parcel's side playground area.

## STAFF OBSERVATIONS AND RESEARCH

- The New Center Area Historic District was designated as a local historic district in 1982
- Per building department records (see below), the building was originally erected in 1941 and served as a retail/food store. In 1971, the building's use was changed to "day care school" and an addition was erected in 1973 at a cost of \$33,000.

8007  
Second 54-5-6  
LOT NO  
56631 3-25-41  
DATE  
USE store  
CONS brick & block  
REMARKS  
C. G. Crumrine  
\$10,000.00  
O.K.  
C.O. 2789  
10/29/41  
O.K.

8007 E 15' 54 55 56  
SECOND  
94536  
9-20-73  
LOT No.  
Date  
Use day care center  
Cons. \$33,000  
REMARKS  
37'x94' one sty. addn.  
bza-grt. #315-73 dtd.  
8-3-73  
Josephine Winfrey  
26 Edison  
O.K.

Building department permit cards for original building and addition, 1941 and 1973.

- As noted above, the building displays several decorative details associated with the Art Moderne style as per the below annotated photos



Facing northwest. Photo taken by staff on 8/30/2024

Corner entry/  
tower

Reeded panels above  
storefront and at parapet





**Reeded panels above storefront and at parapet**

**Facing northwest. Photo by applicant**



**Facing northwest towards corner entrance/tower. Photo by staff on 8/30/2024**

**Stepped surround at corner entrance/tower**



Corner entry/tower which displays stepped parapet with sunburst detailing.

Stepped surround at corner entrance



Facing northwest towards corner entrance/tower. Photo by staff on 8/30/2024

- The original portion of the building remains as an excellent and rare example of an Art Moderne commercial building within the New Center Area Historic District. Also, the addition is compatible with the original portion of the building and is of historic age. It is therefore staff's opinion that the building contributes to the district.
- It is staff's opinion that the project does not meet the Standards or any of the conditions for the Issuance of a Notice to Proceed for the following reasons:
  - The building is contributing to the district, ie, it is historically and architecturally important to the district's character.
  - The submission notes that the applicant is seeking to undertake the project in order to clear the site for a future multiple-family development. However, the current application does not provide any information regarding the new development.
  - Staff did reach out to relevant City departments to determine if the referenced future development might constitute a major improvement program that will be of substantial benefit to the community. However, it appears that the referenced development is not known to any City department.
  - The building does not appear to be in hazardous structural condition, nor has the majority of the community stated their support for the demolition of the building and/or the referenced future development.
- The subject parcel is located at a highly visible intersection at the south-central edge of the district. The current application is seeking approval to remove the asphalt from the parcel's side playground area. However, it offers no proposal for the treatment of the area once the asphalt is removed. Staff therefore does not recommend approval of this item as the work would be highly visible from the public right-of-way and it is unclear if playground area's ultimate appearance will be compatible with the parcel's and /or district's historic character.

## ISSUES

- As noted above, it is staff's opinion that the project does not meet the Standards or any of the conditions for the Issuance of a Notice to Proceed.

## RECOMMENDATION

### **Recommendation - Section 21-2-78 – DENIAL: Demolish building and hardscaping**

It is staff's opinion that the project is inappropriate to the property's and district's historic character for the following reasons:

- The building has important historic and architectural character and therefore contributes to the district
- The application does not provide information regarding the proposed future development and/or the future appearance of the site's current playground area.

The proposed work therefore does not conform to the district's Elements of Design, nor does it meet the Secretary of the Interior's Standards for Rehabilitation, in particular Standards number:

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Furthermore, it is staff's opinion that the proposed project does not meet any of the conditions for the issuance of a Notice to Proceed for the following reasons:

- The project does not constitute a major improvement program that will be of substantial benefit to the community.
- The application does not indicate that the building is in hazardous structural condition
- The majority of the community has not stated their support for project and/or the referenced future development

Staff therefore recommends that the Commission issue a Denial for the project.