



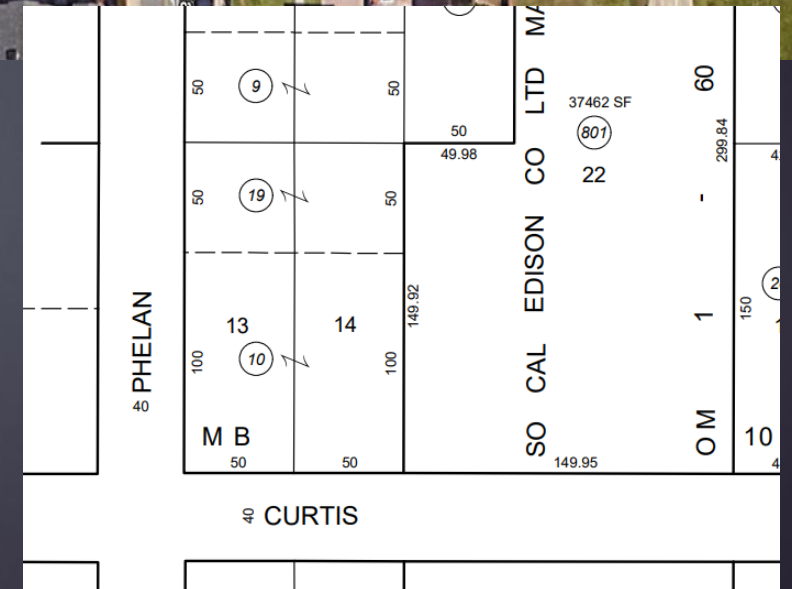
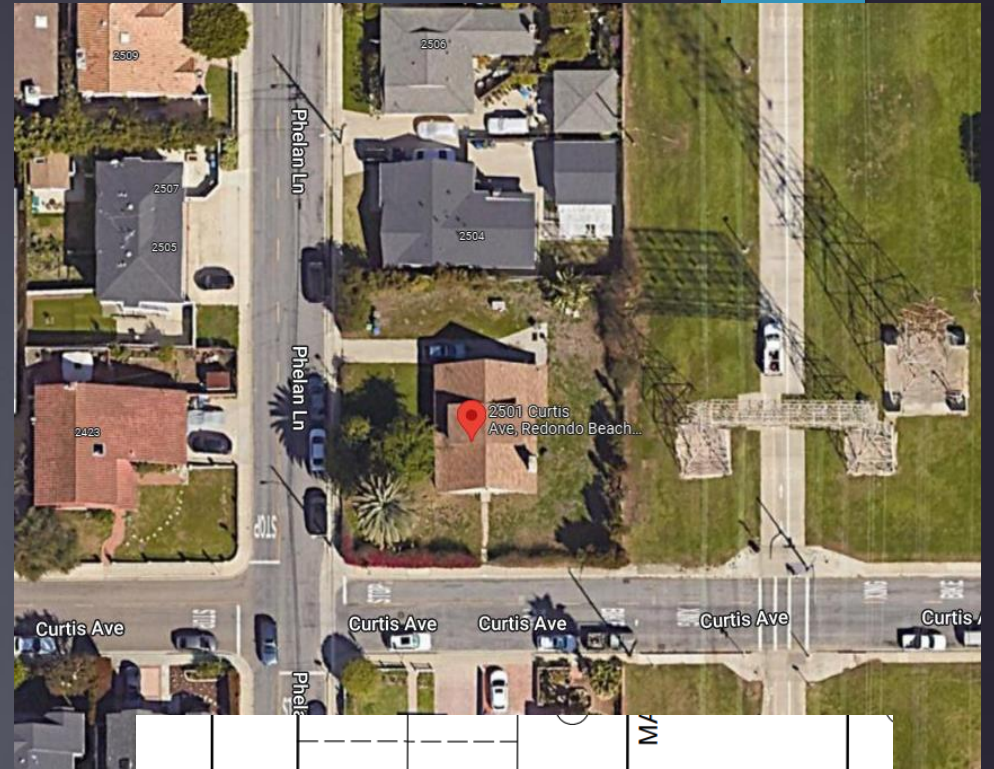
Certificate of Appropriateness for Removal from the List of Potential Historic Resources

2501 CURTIS AVENUE

July 6, 2022

PROJECT SITE

- ▶ Located at corner of Curtis Avenue and Phelan Lane
- ▶ Zoned R-2, Multi-Family Residential
- ▶ Lot is 100 feet in width, 100 feet in depth
- ▶ One parcel across two lots
- ▶ City survey – Craftsman (B-rated) built around 1934





Front Elevation - Curtis Avenue



Side Elevation – Phelan Lane



STAFF ASSESSMENT

- ▶ Historic Inquiry Form – September 9th
- ▶ Site walk – September 23rd
- ▶ Staff Assessment – October 1st
 - ▶ Found site to be eligible for local landmark designation
 - ▶ While unusual, still a good example of Craftsman style
 - ▶ Site utilized as a religious center
 - ▶ Home to one of the few female engineers in RB

PRESERVATION ORDINANCE

- ▶ Code Section 10-4.104 - Definition of potential historic resource
- ▶ Code Section 10-4.311 - Allows owners to request removal from the historic resources list with “verifiable documentation”
- ▶ Code Section 10-4.404 - Removal or demolition requires commission review, outlines criteria
- ▶ Code Section 10-4.404(c) - Demolition requests shall not be considered without the proposed new construction
- ▶ Code Section 10-4.404(b) – Commission may require a memorial at the site

GPA CONSULTING

- ▶ Historic Resource Evaluation dated February 1, 2022
- ▶ Report found the site to be ineligible for designation on the local, state, or national registers
 - ▶ No important association with early development patterns of the area
 - ▶ Some Craftsman elements, but does not have key features
 - ▶ Substantially altered over time, including applied stonework
 - ▶ Site is not connected with people of local prominence

POTENTIAL DEVELOPMENT

- ▶ If approved for removal from the list, site can be demolished and redeveloped
- ▶ The application notes the intent to sell the property to a local developer
- ▶ Parcel is 10,000 SF in size
- ▶ R-2 Zone (10-2.513) - Three dwelling units

STAFF RECOMMENDATION



- ▶ Review the supporting materials
- ▶ Take public testimony
- ▶ Make a determination regarding the Certificate of Appropriateness for the property at 2501 Curtis Avenue
- ▶ Two draft Resolutions have been prepared for consideration