



SR-2 – ADVISORY STAFF REPORT (05-08-2026)

This advisory report, prepared by staff, represents the opinion and advice of professional staff, and does not represent nor direct the separate review and decision of the Historic District Commission. This report serves as an addendum to SR-1, an objective staff summary of the proposal and property.

ADDRESS: 2900 CASS (AKA 146-166 TEMPLE)

MEETING DATE: 05-13-2026

APPLICATION NUMBER: HDC2026-00121

ADVISORY STAFF REPORT PREPARED BY: G. LANDSBERG

STAFF OBJECTIONS TO APPROVAL:

This first section describes itemized conclusions/concerns, which, in staff's professional opinion, would prevent the issue of an unconditional Certificate of Appropriateness (COA). "None" means staff has no objections and believes a COA is warranted, with no conditions. The Historic District Commission is not required to accept staff opinions or recommendations.

- None

STAFF ANALYSIS AND DISCUSSION:

This second section expands on the reasoning and analysis leading to staff's conclusions given in the first section above. The Historic District Commission is not required to accept staff opinions or recommendations.

- The long vacant three-story building has clearly suffered substantial deterioration of the exterior façade, leading to multiple areas of apparent failure. These conditions are documented in the submitted materials and further confirmed by staff field assessment at the subject property.
- Staff assesses that the existing wood windows, spandrel panels, parapet medallions and exterior concrete panels, where existing, are historic and distinctive character-defining features of the building. Standard 5 of the Secretary of the Interior's Standards compels their preservation. Under Standard 6, such historic features shall be repaired rather than replaced.
- Standard 6, combined with the requirement for Commissions to apply the Standards taking into account economic and technical feasibility, further offers a "reasonable repair test" to allow replacement of character-defining features if the severity of deterioration compels such replacement. The new feature "shall match the old in design, color, texture, and other visual qualities and , where possible materials."

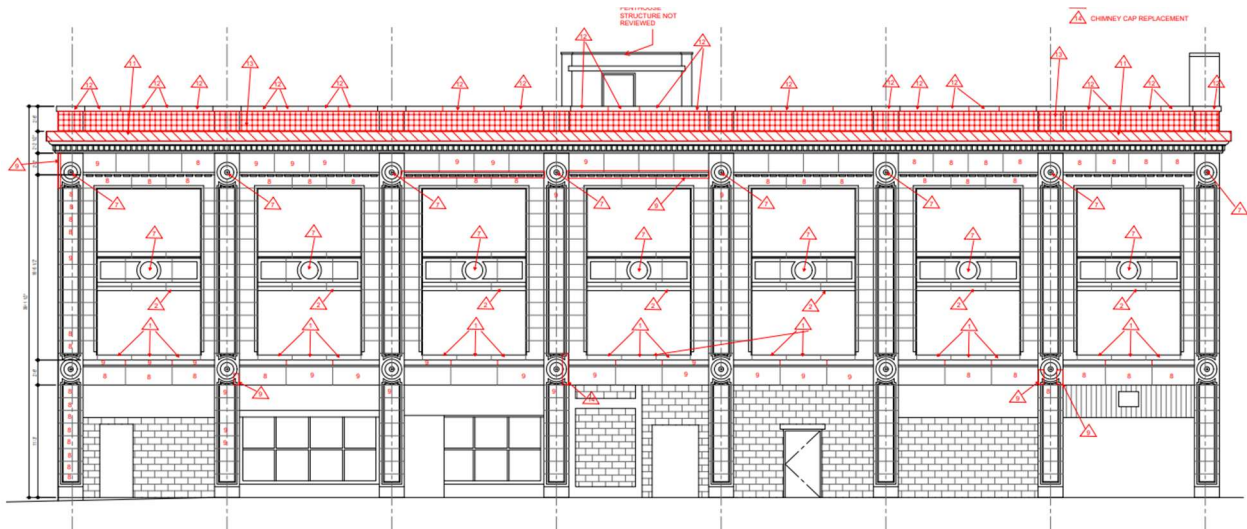


General view of 2900 Cass, looking northwest, fronting Temple Street. Staff photo, April 23, 2026.



Detail photo of spandrel panel showing multiple areas of failure. Staff photo, April 23, 2026.

- With respect to the existing wood windows, and certain concrete panels, spandrel panels, and parapet medallions as identified on the applicant’s drawings, staff assesses that the subject features are beyond reasonable repair. The observed conditions clearly demonstrate that years, if not decades, of water infiltration and exposure has severely compromised these features, with the cementitious elements exhibiting delamination, cracking, and separation/debonding from the building. The waterlogged windows are similarly compromised, with mostly missing sash and the remaining trim and frame clearly rotted, bowed and warped out of any repairable condition. The applicant has also included a corroborating letter from Turner Restoration, a window restoration firm with accepted expertise in the matter.



Temple elevation of existing conditions, showing variety of repair/replacement treatments proposed for historic features. From applicant’s submitted materials. Note that some medallions and concrete panels are to be retained.

- Staff further assesses that the proposed Quaker window replacements, replacement GFRC or FRP spandrel panels/medallions, and concrete panel replacement (where indicated on the submitted drawings) represent a reasonable match-in-kind to the irreparable historic elements.



Clip of Google Street View from June 2009 showing “storefronts” along Temple prior to district designation/later boarding.

- The remaining alterations, to include the installation of aluminum storefront systems with stone bases at the locations of the missing historic storefronts, is also a compatible treatment. The earliest available Google Street Views (June 2009, seven years prior to district designation), show that no original storefronts dating to the Period of Significance (early 1920s) were extant. Storefront openings had long been infilled by 1950s-1970s era storefronts or concrete block.

2900 CASS AVE. PROPOSED RENOVATION
2900 CASS AVENUE & TEMPLE STREET



Rendering of proposed renovation from applicant's submission materials.

STAFF RECOMMENDATION:

This third and final section takes staff's itemized "objections" identified in the first section, and presents them in the form of "conditions" in support of a proposed approval recommendation or "reasons" in support of a proposed denial recommendation, in the form required by Section 21-2-78 of the City Code. The Historic District Commission is not required to accept staff opinions or recommendations.

Section 21-2-78, Determinations of Historic District Commission

Recommendation 1 of 1, Certificate of Appropriateness

Staff recommends that the proposed work will be appropriate according to the Secretary of the Interior's Standards for Rehabilitation and the Cass Park Local Historic District's Elements of Design.