

STAFF REPORT: 07/09/2025 REGULAR MEETING

PREPARED BY: L. SAINT JAMES

APPLICATION NUMBER: HDC2025-00398

ADDRESS: 3410 (3412) BRUSH

HISTORIC DISTRICT: BRUSH PARK

APPLICANT: TARIK NAJIB / PROFESSIONAL CONSULTING COMPANY

PROPERTY OWNER: JOAANE BROWN / MEGA MANAGEMENT GROUP LLC

DATE OF PROVISIONALLY COMPLETE APPLICATION: 06/16/2025

DATE OF STAFF SITE VISIT: 06/27/2025

SCOPE: ERECT TRASH ENCLOSURE

EXISTING CONDITIONS

The resource at 3410 Brush is a small, single-story brick multi-storefront commercial building that faces west onto Brush Street within the Brush Park Historic District. The structure showcases decorative brickwork and a roofline cornice adorned with classical elements, including dentil detailing. The slightly stepped parapet corners further enhance the classical character of the façade, creating a rhythmic and capped appearance. Prior to the historic district's designation, the former storefront entrances were largely enclosed with concrete block. More recently, sometime between 04/23/2023 and 04/18/2024, the building was painted without Historic District Commission approval.



Staff photo 06/27/2025

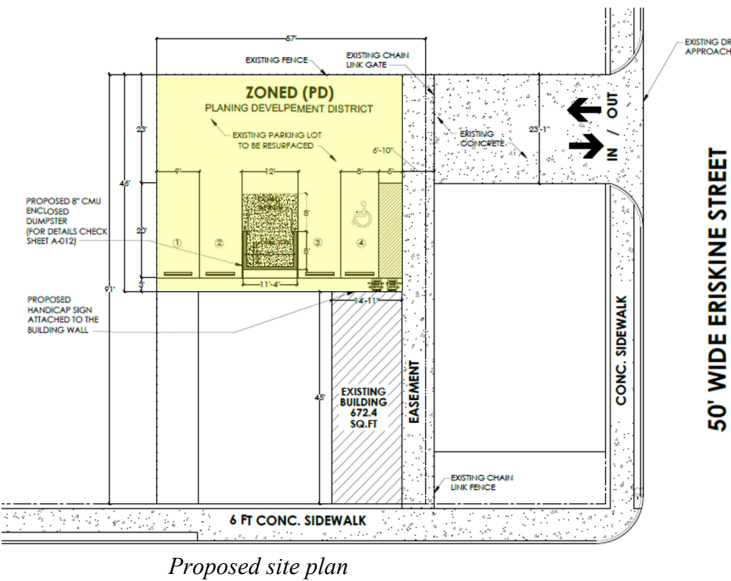
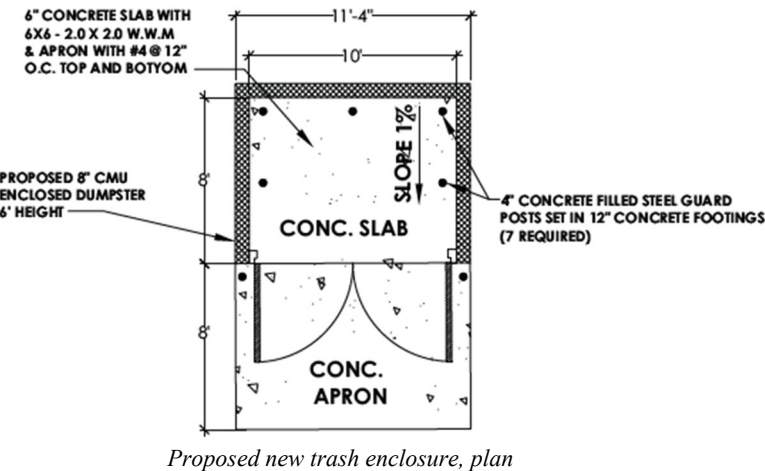
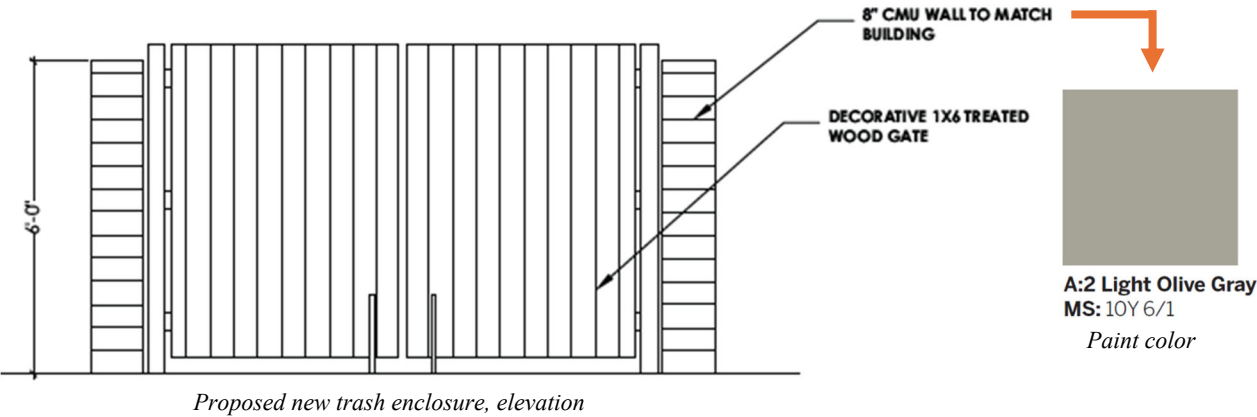


Mapillary 04/27/2023

PROPOSAL

Per the submitted drawings, the applicant is seeking the Commission’s approval of the following work items:

- Resurface the existing parking lot
- Erect a new masonry trash enclosure

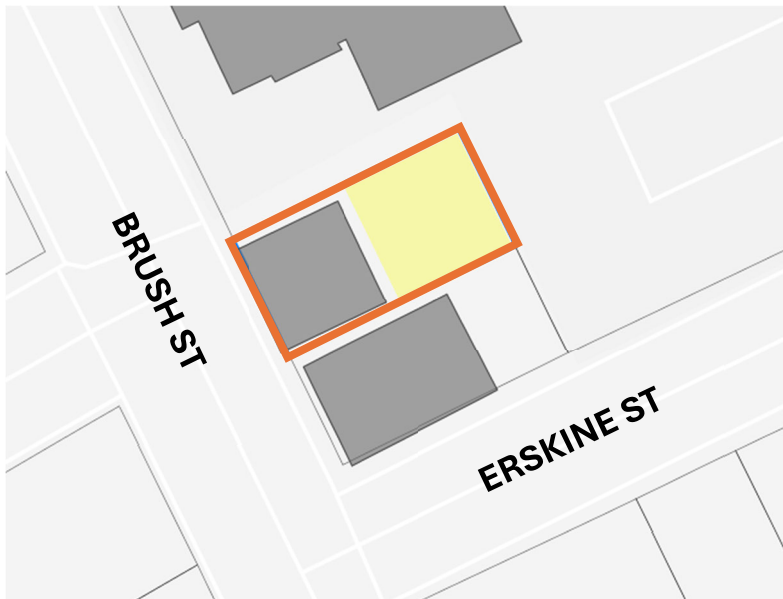


STAFF OBSERVATIONS AND RESEARCH

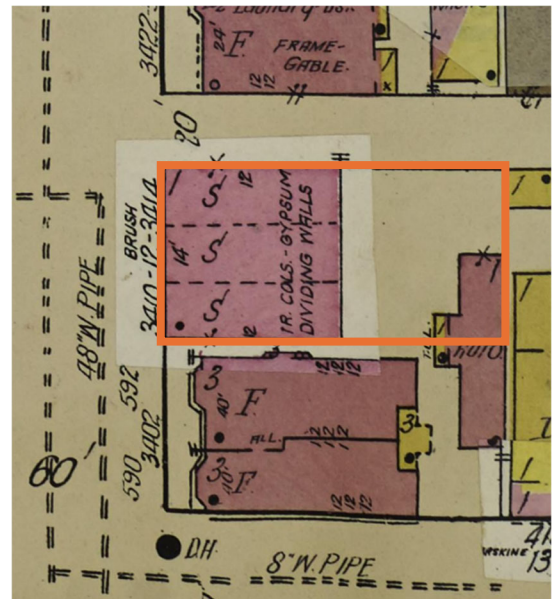
- The Brush Park Historic District was designated in 1980.



Designation photos, 1980



Det.land



Sanborn Map, Vol. 3, 1950

- The drawings included with the current application depict exterior work items, which staff has previously approved, to include the following:
 - On 03/04/2025, staff issued a Certificate of Appropriateness (HDC2025-00059) for part of the storefront placement.

- On 03/25/2025, staff issued a Certificate of Appropriateness (HDC2025-00125) to repaint the existing building Light Olive Gray from the Historic District Commission's Color Systems.
- On 04/23/2025, staff issued a Certificate of Appropriateness (HDC2025-00131) for the remaining storefront replacement and the exterior paint color being painted Light Olive Gray.

However, staff does not have the authority to approve the construction of new trash enclosures. Therefore, this portion of the project has been submitted to the Commission for review and approval via the current application.

- It is staff's opinion that the proposed trash enclosure does meet the NPS Secretary of the Interior's Standards for Rehabilitation with respect to new additions, specifically Standard #9:
 - *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

ISSUES

- None

RECOMMENDATION(S)

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

Recommendation 1 of 1 – Certificate of Appropriateness – Resurface parking lot, erect trash enclosure

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