



**SR-1 – OBJECTIVE STAFF REPORT (05-01-2026)**

*This report, prepared by staff, summarizes the proposed scope of work, the existing conditions at the property, and any factual background information. No PDD/HDC staff analysis/opinion is included.*

**ADDRESS:** 100 TEMPLE (AKA ALHAMBRA APARTMENTS)

**MEETING DATE:** 06-10-2026

**APPLICATION NUMBER:** HDC2026-00172

**HISTORIC DISTRICT:** CASS PARK LOCAL HISTORIC DISTRICT

**APPLICANT:** HAMILTON ANDERSON ASSOCIATES

**OWNER:** HASS SYSTEMS LLC

**ARCHITECT/CONSULTANT:** ALLAN MACHIELSE

**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 04-17-2026

**DATE(S) OF STAFF SITE VISIT:** 04-28-2026

**SCOPE PHRASE FOR AGENDA:** STABILIZE AND REHABILITATE BUILDING

**PUBLIC HEARING PER 21-2-77:** NO

**SUMMARY OF SCOPE OF WORK:**

*Based on staff review of the submitted documents, the following work is proposed:*

- **Remove fire escapes**
  - Remove the fire escapes from the building's short sides, on the Park Avenue (east) and alley (west) sides
  - Restore the underlying masonry
- **Document, remove, and rebuild bay windows**
  - Document bay windows on north and west sides with measured drawings and photos, including dimensions, window opening sizes, sill and head heights, and exterior trim and siding for future replication
  - Remove bay windows
  - Install temporary painted plywood sheathing
  - Once a tenant has been identified, rebuild bay windows as per documentation, restoring the missing features, with new windows, cladding, and trim that matches the originals.
- **Modify Park Avenue entrance**
  - Remove security gate at Park Avenue entrance
  - Remove the existing concrete stairs at the Park Avenue entrance
  - Install new concrete steps at the Park Avenue entrance
  - Install a new entry door at the Park Avenue entrance
- **Masonry repairs, repointing**
  - Replace missing masonry, repair cracking masonry units
  - Tuckpoint/repoint joints
  - Remove and patch sconce locations (sconces are no longer present) along ground floor of south side

- **Rebuild south elevation parapet, repair east parapet, install cornice**
  - Remove parging on the parapet's south and east elevations
  - Rebuild collapsed south parapet, repoint south and east parapets
  - Install a new cornice
- **Clean and, if necessary, repaint masonry**
  - Test removal of paint from masonry on south and east facades using chemical paint removers.
  - If paint is removed without damaging the building, and if the underlying masonry looks acceptable unpainted, strip the paint from the building
  - If the stripper damages masonry or the underlying masonry does not look acceptable unpainted, the building will be repainted two colors (one color for floors 1 and 2, and one for floors 3-6)
- **Board windows**
  - All windows are currently boarded; OSB is noted on drawings as not being acceptable for new opening protection and 5/8" plywood (painted) is specified
  - Re-board all of the windows and balcony recesses with painted plywood boards
- **Remove skylights and light wells, elevator penthouse, and three chimneys; reroof; install gutter and downspouts; construct new elevator penthouse and new roof access.**
  - Existing roof will be removed, rebuilt, and covered with a new membrane roof
  - Install new gutter and downspouts on west elevation. Gutter will be painted steel and 11" wide and tall.
  - Remove skylights over the light wells, as well as the light wells
  - Remove existing elevator penthouse and three chimneys
  - Build a new elevator penthouse and a new roof access

**MISSING INFORMATION, CLARIFICATION, OR OTHER ITEMS RELATING TO A COMPLETE SCOPE OF WORK:**

- How will the fire escapes be removed and what will be done to repair the underlying masonry?
- Please provide product specs for the proposed new entry door on the Park Ave side.
- Have bricks and stone for the cracked masonry unit replacements been identified or will they be identified after paint removal?
- What material will the new cornice be?
- What color will the new membrane roof be?
- Please provide product specs for the proposed replacement downspouts.
- The new roof access and elevator penthouse are visible on the drawings. Please provide materials, including any door specs.
- On pages 18-21 of the application PDF, there appear to be some typos in the Elevation Legend, and one could be confusing ("Stone masonry: Remove, clean and reset existing stop cap. Replace missing sections with new to machine existing." Machine or match?). Also, in the Elevation Repair Notes, Note 10 states that paint is to be removed on the "entire south and east facade." Note 11 states that "after paint removal, clean the south and west facade..." Should they both be "south and east"?

## EXISTING CONDITIONS:

- The HDAB district designation report describes the building as follows: “100-112 Temple — Alhambra Flats / The Embassy: Six-story, brick and stone, Romanesque Revival apartment building, 1895, J.R. Gentle, architect. The building sits on the northwest corner of Temple and Park. The first and second floors of the east and south elevations are faced in coursed rock-faced stone. Both elevations have recessed entrances under heavy arched doorways. The third through sixth floors are finished in pink brick. The second through sixth floors have rounded bays on the corners and a three-sided bay in the center of the south elevation. Both elevations have recessed open porches supported by single columns; the south porches are covered with a fire escape. The windows are single pane with transom, arched on the first floor and squared on the remaining floors. At the top of the building is a patterned frieze with a finely denticulated stringcourse. The cornice of the building has been removed.”
- Currently, the east and south facades are painted white on the top four floors and deep red on the bottom two floors, but some of the paint is failing. The west and north sides of the building are red brick and the two lowest floors have been painted deep red. The upper four floors remain unpainted. The southwest corner features a rounded bay and that turret has been painted white, but the paint is failing. The west end of the building has a steel box-style gutter and downspouts near the corners. The downspouts are fluted steel and are partially missing at the northwest corner. There are bay windows on the north and west elevations, and fire escapes on the west and east. All windows on the building are boarded.



- *Staff photo, east end facing Park and south side facing Temple, April 2026.*



- *Base Unit Tools, Parcel 02001960*

## BACKGROUND INFORMATION:

- There is no paper folder in PDD for this property.
- BSEED Historic permits show the following:

- 1940: Change fire escape ladder to counter balanced stairs as per plan.
- 1948: Enclose north light shaft with metal lath ¾” cement plaster from basement floor to ceiling. Also install proper egress to fire escape.
- 1953: “Conv.95 s.r., 3 apts. & off. to 41 apts. 43 s.r. & office as per plan. BZA 12-7-53”
- DPI has no records or violations on file.
- Accela shows four permits issued as follows: residential inspections (2005 and 2007); a fire alarm permit (2017); and a zoning verification (2017)

**DISTRICT INFORMATION/SIGNIFICANCE:**

- Early 1860s to late 1920s (HDAB designation report)
- [Cass Park Local Historic District Elements of Design](#)
- Designed in 1895
- Contributing

**REPORT PREPARED BY:** et