

Staff Report – January 8, 2013
921-23 East Baltimore Street
Jonestown Historic District

Plan: Construct mixed-use Apartment building – Concept review

Staff: Eric Holcomb

Applicant: Ricardo Cavazos

Owner: Sisters of Seton Retirement Trust, East Baltimore Street Partners

Background:

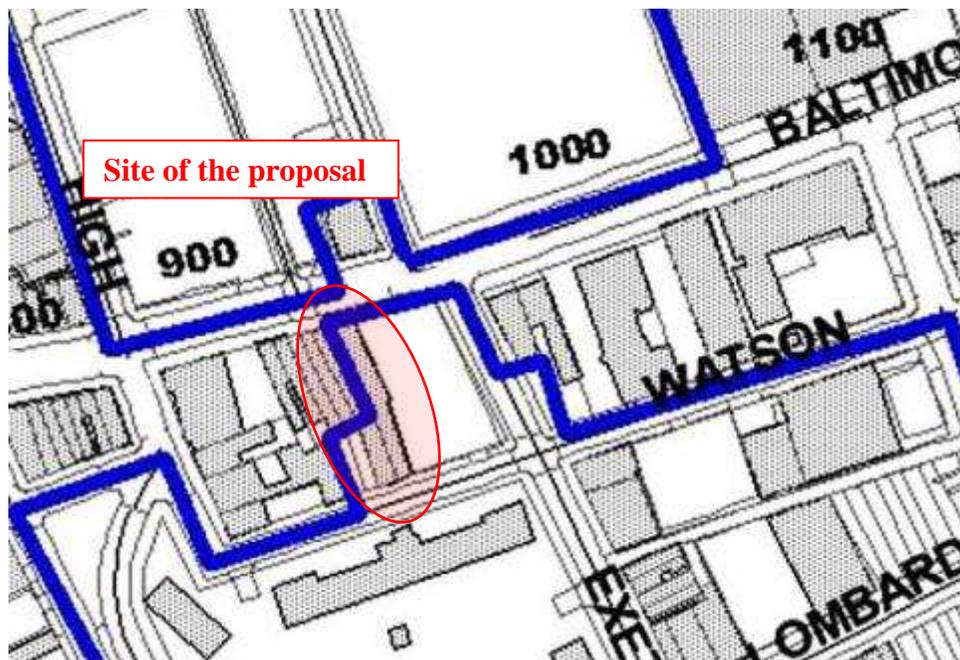
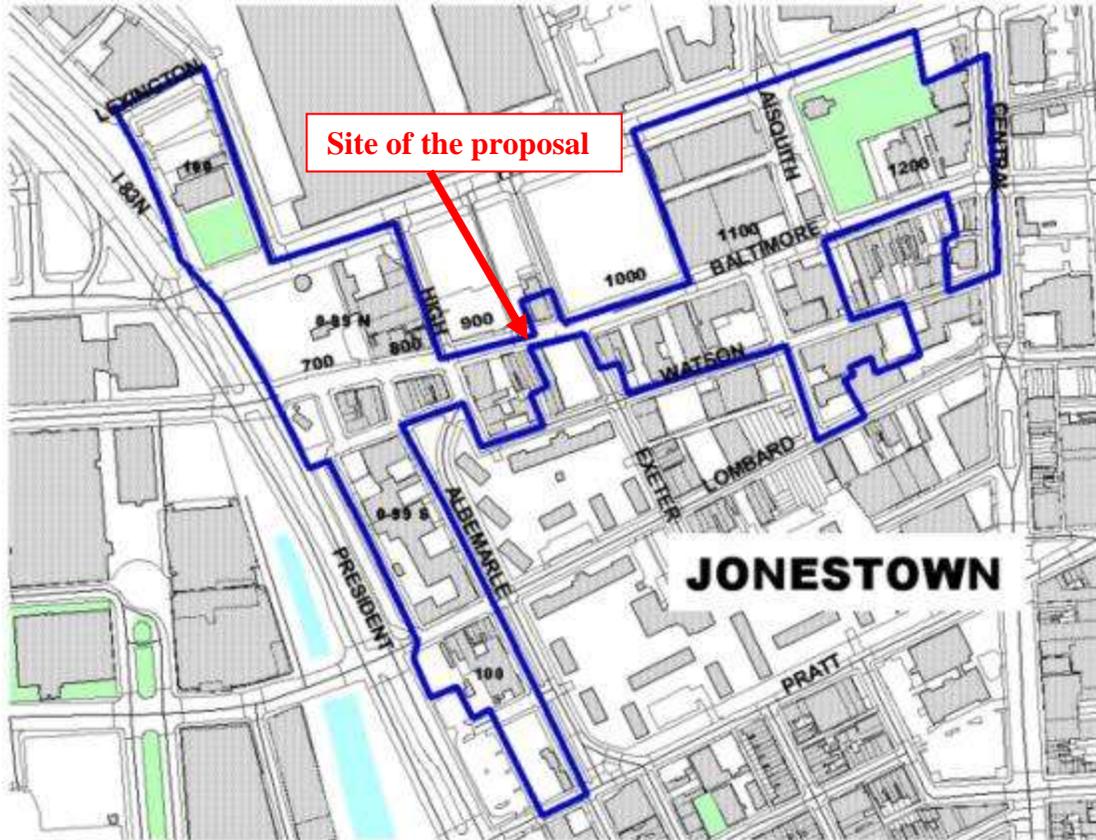
921 and 923 East Baltimore Street are located in the Jonestown neighborhood. However, only 921 East Baltimore Street is located in the Jonestown local historic district (see maps below). Because the two properties are going to be consolidated into one property that directly affects the local historic district, CHAP will be reviewing the whole project.

Jonestown local historic district, designated in 2002, captures three centuries of architecture in a mixed-use neighborhood. Within the local district there are six nationally recognized historic structures, two former mayor residences, two historic churches and two synagogues, and the first private U.S. weather observatory. In addition, many 19th and early 20th century industrial, residential and commercial buildings compose the local district.

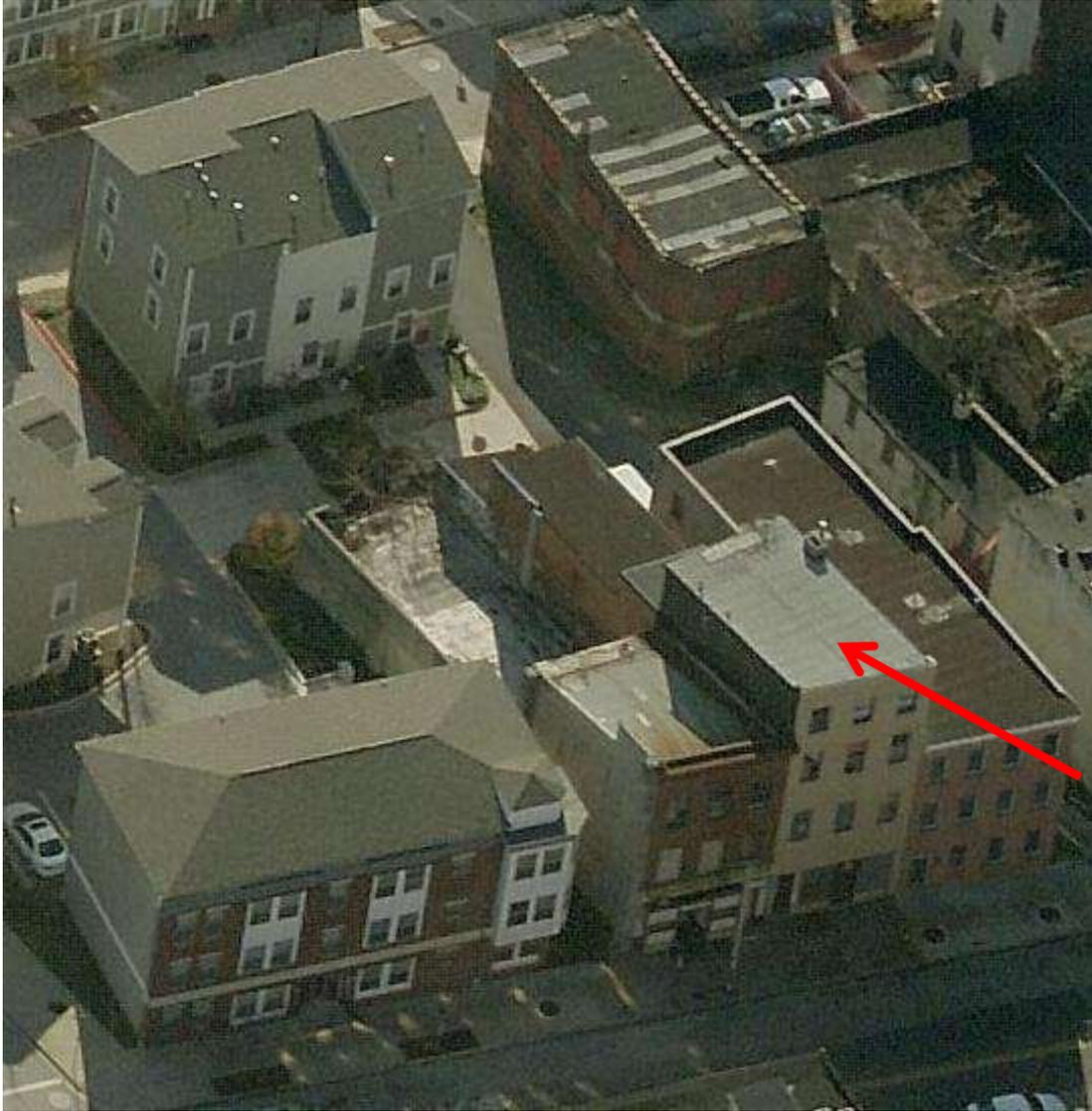
At the August 11, 2009, CHAP Hearing, the commission determined that 921 East Baltimore Street “does not contribute to the Jonestown Historic District.” In addition, by a second motion, the Commission approved of the demolition of the building subject to the following provisions related to archeological assessment:

1. Identify a selected archeologist to the Commission
2. The Commission will then confirm that the selected archeologist is acceptable.
3. Upon examination of the site, the archeologist shall submit to the Commission a detailed plan outlining recordation and appropriate disposition of objects, etc.

Recently, staff and the applicant have been in discussion, regarding the above requirements. The applicant is in the process of hiring an archaeologist. For this Hearing, staff has applied guidelines 11.1 through 11.5 this project.







Plans:

The applicant proposes to demolish 921 and 923 East Baltimore Street, (CHAP approved on August 11, 2009) and construct an 18-unit five-story apartment building. The East Baltimore Street façade (north elevation) will incorporate the historic storefront appearance as well as the cornice line of each existing building. The east façade, a visible side façade of the building, will include a waist-high brick wall along the perimeter of the property, open gardens for first floor apartments and four stories with a uniform fenestration sheathed in a brick, stucco, or EIFS veneer. The south façade, which faces Watson Street, resembles the east façade in fenestration and sheathing materials.

Analysis:

Staff has applied the following guidelines to the proposed project:

- 11.1 Guiding Principles for New Design: the new facade on Baltimore Street visually relates to the historic streetscape.
- 11.2 Site Design: the new building retains the established property line patterns, retains the existing building pattern on Baltimore Street,
- 11.3 Scale and Form: the new building complements the existing structures in the surrounding area in height, setback, building form, and fenestration.
- 11.4 Building Features: the building entrance faces Baltimore Street, respecting the existing streetscape. The storefront reflects the historic 1930s storefront. Cornices enhance historic character of building.
- 11.5 Materials and Detailing: guidelines state “cover and finish exterior walls with quality materials that are compatible with surrounding buildings. Traditional materials existing within the historic district such as wood brick and stone are preferred. Stone, brick, stucco or a non-EIFS paneling system, or combinations thereof, are preferred for the east and south facades of the building.

Recommendation:

Staff recommends **concept approval** of the plan as submitted with staff review of final details and the following conditions:

- Applicant submit exterior wall materials to staff for review and approval. EIFS will not be allowed;
- Applicant submit to staff colors, lighting, window and door details for review and approval.