

Staff Report – July 9, 2013
921-23 East Baltimore Street
Jonestown Historic District

Plan: Construct mixed-use apartment building – Concept review second hearing

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.

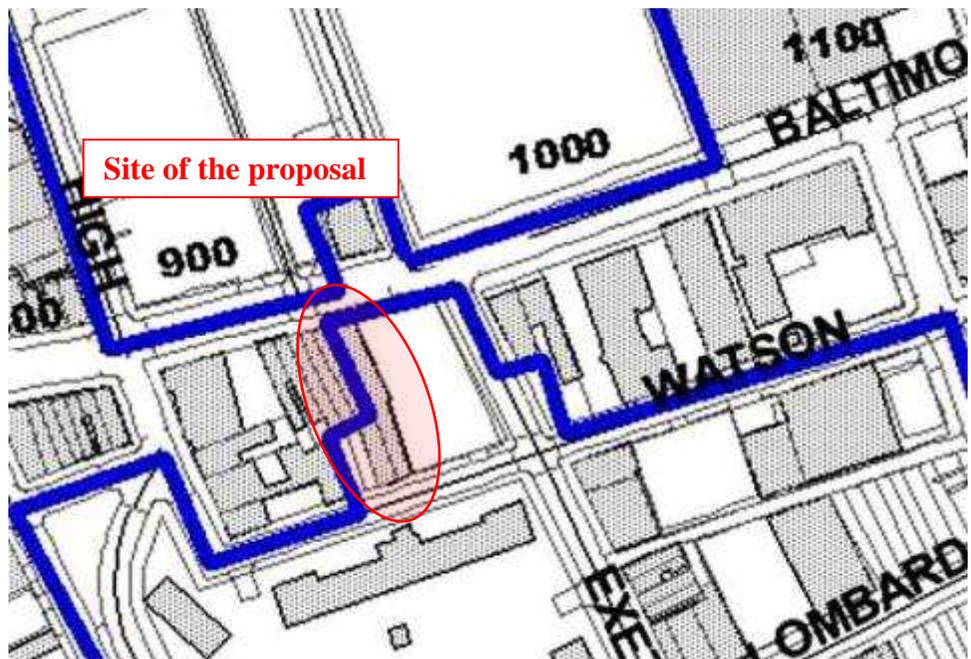
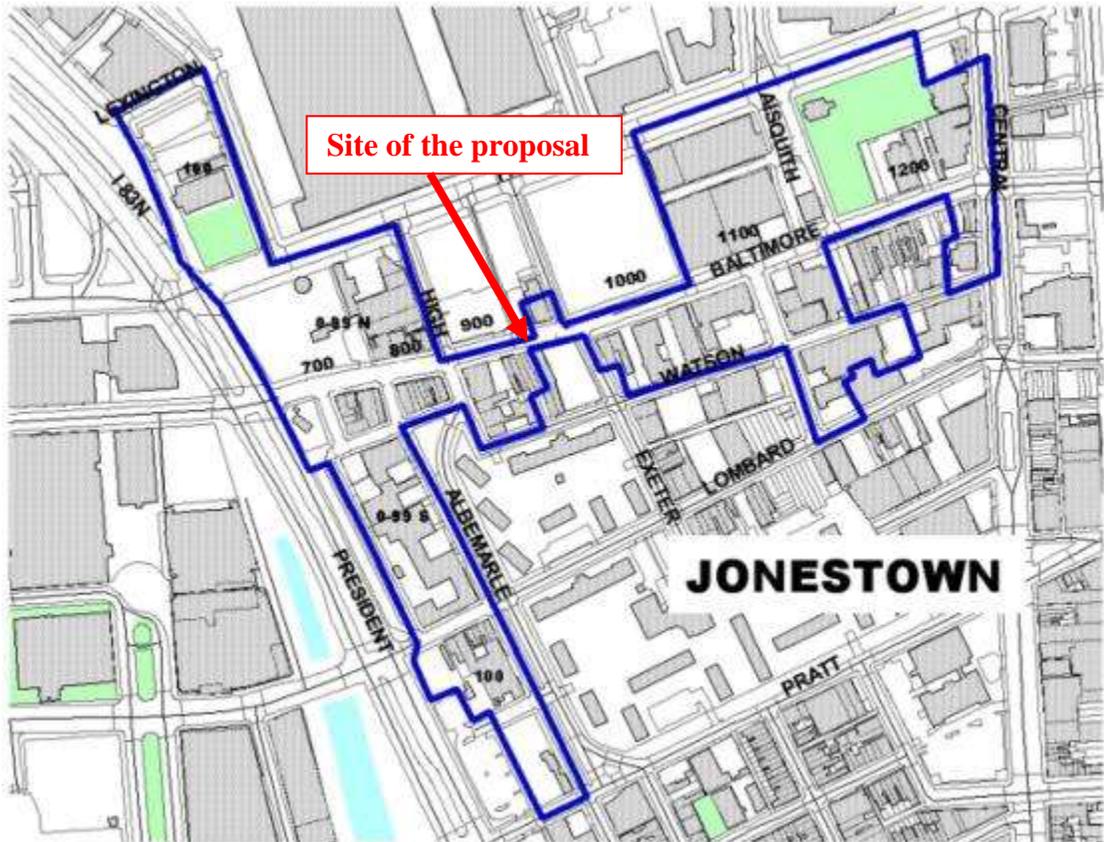
At the August 11, 2009, CHAP Hearing, the commission determined that 921 East Baltimore Street “does not contribute to the Jonestown Historic District.” In addition, by a second motion, the Commission approved of the demolition of the building subject to the following provisions related to archeological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

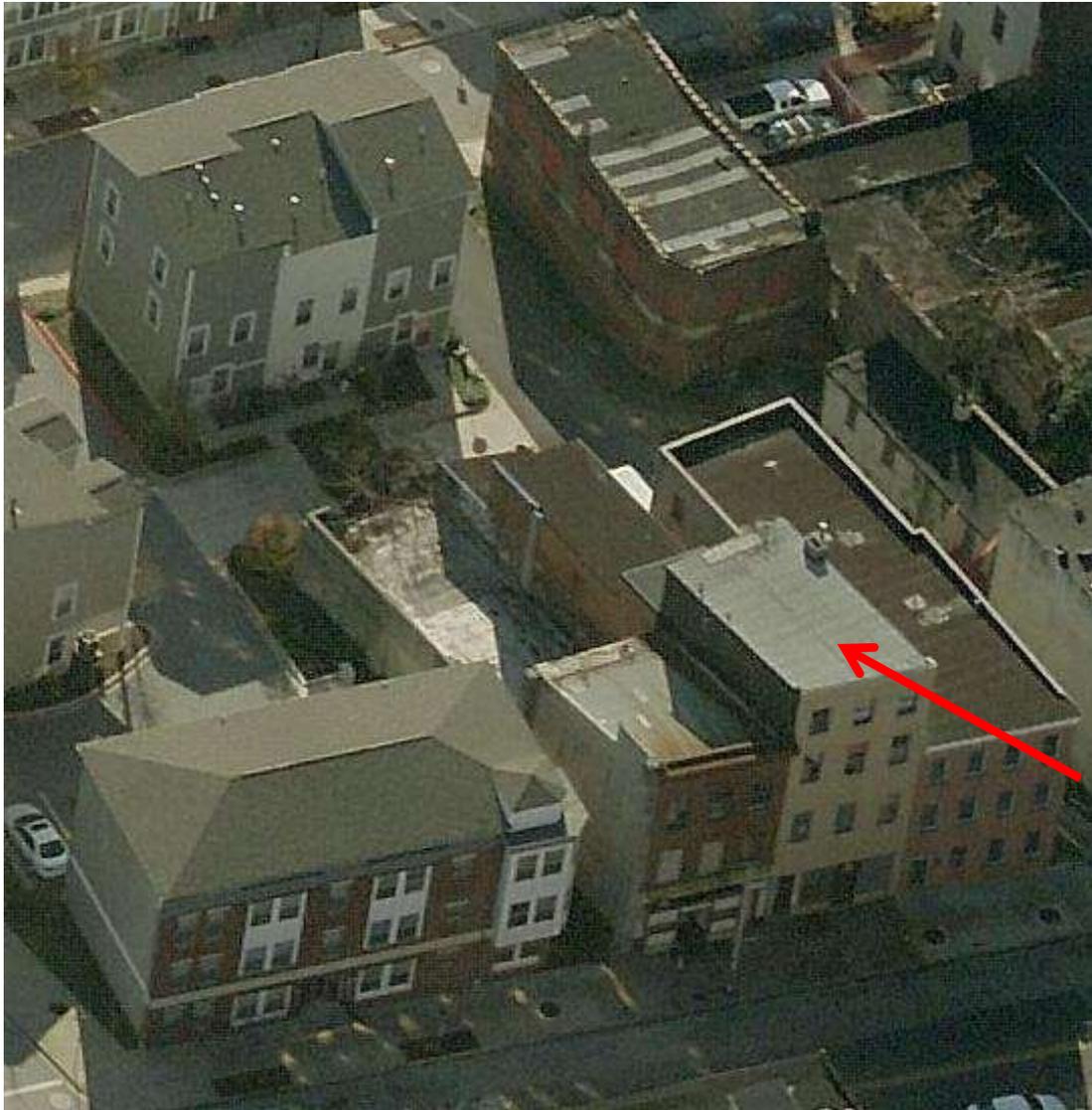
On January 8, 2013, the applicant presented to CHAP for concept review. The Commission asked them to come back to the commission with plans that addressed three areas:

1. East façade (side façade) needs more articulation;
2. The tower on the southeast corner of the building needs further study; and
3. Storefront duplication with modern materials needs further study.

Today, the applicant is asking for concept approval based on CHAP guidelines 11.1 through 11.5.







Plans:

The applicant proposes to demolish 921 and 923 East Baltimore Street, (CHAP approved on August 11, 2009) and construct a 21-unit five-story apartment building. One of the units on the first floor will be a live/work space. 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 fence along the perimeter of the property, open gardens for first floor apartments and four stories with a uniform fenestration sheathed in a brick, or stucco. This façade has been changed by adding depth to the windows and wrought-iron balconies. The first floor will be a different material than the 2-5 floors. In addition, the east façade closest to Baltimore Street will be a “green wall.” The south façade, which

faces Watson Street, resembles the east façade in window detailing and sheathing materials.

The July submittal has changed from the January 8 presentation in the following ways:

1. North façade that faces Baltimore Street has added an extra story and changed the roof shape.
2. A “green wall” has been added to the east façade closest to Baltimore Street.
3. On the east façade window details have changed, wrought iron balconies have been added, brick wall has been removed and the “tower” has been removed.
4. The space that faces E. Baltimore Street will be a live/work space.

Analysis:

The location of this structure is within the local historic district; nevertheless, the site is immediately surrounded by new construction on the west, east and south. This historic district is characterized by mixed-use, mixed income, mixed building types, sizes and heights.



Figure 1 areas outlined in red are not historic.

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 and many historic architectural components.

- 11.2 Site Design: the proposed building retains the established property line patterns, retains the existing building pattern on Baltimore Street.
- 11.3 Scale and Form: the proposed 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. The storefront allows for live/work space or possible conversion to commercial space.
- 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. Many of these decisions still need to be determined

Recommendation:

Staff recommends **concept approval** of the plan as revised for the 7/9/2013 with staff review of final materials and details. Many of the details are as follows:

- Applicant will submit roofline details for staff review and approval; and
- Applicant will submit to staff colors, lighting, window and door details for review and approval.
- All materials such as brick materials, stucco color, section details, cut-sheets for windows, etc.