



Project Name/Address: 121 S Hamilton St: Baskerville

Application Type: Certificate of Appropriateness for exterior alteration of the landmark building

Legistar File ID # [38523](#)

Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Date Prepared: May 28, 2015

Summary

Project Applicant/Contact: Samantha Crowover, Baskerville Condo Association

Requested Action: The Applicant is requesting a Certificate of Appropriateness for the exterior alteration of the landmark building

Background Information

Parcel Location: The subject site is a designated landmark located on South Hamilton Street.

Relevant Landmarks Ordinance Sections:

33.19(8) Maintenance of Landmarks, Landmark Sites and Historic Districts.

(a) Every person in charge of an improvement on a landmark site or in an Historic District shall keep in good repair all of the exterior portions of such improvement and all interior portions thereof which, if not so maintained, may cause or tend to cause the exterior portions of such improvement to fall into a state of disrepair. This provision shall be in addition to all other provisions of law requiring such improvement to be kept in good repair.

33.19(5)(b)4 Regulation of Construction, Reconstruction and Exterior Alteration

- a. Whether in the case of a designated landmark or landmark site, the proposed work would detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done; and
- b. Whether in the case of the construction of a new improvement upon a landmark site, the exterior of such improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on such site;

Analysis and Conclusion

The applicant is requesting a Certificate of Appropriateness to replace existing alley windows with glass block. There are currently two glass block windows in place on the alley. The alley will soon be facing the new ULI development, which is currently the Anchor Bank Parking ramp. The applicant requests that the Landmarks Commission consider the installation of glass block in three locations:

- #1: Glass blocks in bathroom window owned by unit #301H.
- #2: Glass blocks in closet window owned by unit #401A.
- #3: Glass blocks in 4 windows owned by units #106S, #206M, #306G

The condo association reports that in the 1990's the previous Preservation Planner explained that glass block could be approved, and because of this understanding, this option has been included in the Baskerville's Board of Governors' motion. The preservation file for the property does not contain any documentation of this approval.

Staff would prefer that the original wood sash remain in the openings since the removal of double hung windows and replacement with glass block infill and vents will change the architectural features and the historic appearance. Staff understands that the glass block may be desirable in the bathrooms because the shower configuration may affect the window, but this configuration should be confirmed. Glass block infill related to closet locations is less desirable.

Recommendation

The applicant shall confirm the desired locations of the glass block infill.

Because the alley elevation of the Baskerville will be obscured by the neighboring development proposal, Staff believes that the standards for granting a Certificate of Appropriateness for the bathroom glass block infill locations are met and recommends approval by the Landmarks Commission with the following conditions of approval:

1. The Applicant shall provide staff with a material sample and/or drawings to illustrate that the new glass block appearance and size will match the existing to the extent possible.
2. The applicant shall illustrate the vent as proposed to be installed in the glass block infill at the bathroom locations.
3. The wood sash shall be retained on site.