



**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:** June 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 window sash with glass block. There are currently two glass block windows in place on the alley facade. 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 six additional locations:

- #1: Glass blocks in bathroom window for unit #201H.
- #2: Glass blocks in closet window for unit #401A.
- #3: Glass blocks in 4 bathroom windows for units #106S, #206M, #306G and #402-2.

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.

This item appeared on the Landmarks Commission agenda of June 1 and the item was referred due to lack of information. Staff visited the site and assessed the configuration of the bathrooms. In the units that were visited, the window is located in the tub/shower area and was covered over by the shower enclosure rear wall in the 1990s renovations. The applicant is requesting this alteration for all noted locations at this time even though the property owners may not choose to install glass block until a future date.

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; however, the neighboring development proposal will largely obscure the alley side of the building and will create the desire for privacy. The existing bathroom windows are currently blocked by the shower enclosure so any possible sash deterioration is not easily identified. The glass block infill would allow the bathrooms to have natural light through an original masonry opening.

The proposed glass block infill related to the closet location is less desirable because there is not a functional interior reason for the alteration.

## **Recommendation**

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 condition of approval:

1. The wood sash shall be retained on site.