

HISTORIC LANDMARK COMMISSION
SEPTEMBER 25, 2017
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1977-0015
Franzetti Store
2402 San Gabriel Street

PROPOSAL

Construct a new student housing apartment complex around the historic Franzetti Store building.

PROJECT SPECIFICATIONS

The applicant proposes the construction of a new 8-story student apartment complex around the north, south, and west sides of the historic Franzetti Store building. The proposed apartment complex will have a variety of materials on the exterior, including hardie lap siding, metal panels, stone veneers, and stucco. The building will be 80 feet tall, and will have frontages on both San Gabriel Street and W. 24th Street. The Franzetti Store building will not be touched by the new building, and will continue to have a street presence on San Gabriel Street with a buffer around the building to preserve its articulation as a separate building. The buffer will be 5 feet on the south side and 12 feet to the rear. The existing courtyard area to the north will be preserved. The Franzetti Store building will be centered in a courtyard-like open space with the proposed new building surrounding it on three sides.

STANDARDS FOR REVIEW

The Commission's Standards for Review of applications for Certificates of Appropriateness include:

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Construct new additions or alterations to structures in such a manner that if such addition or alteration were to be removed in the future, the essential form and integrity of the structure will be unimpaired.





COMMITTEE RECOMMENDATIONS

The Committee recommended that the applicant look to the historic building for the horizontal rhythm and levels for the new building, and recommended a greater articulation of the historic building so that it does not seem crowded by the new construction.

STAFF RECOMMENDATION

Approve as proposed with further staff recommendations below. The applicants have incorporated the recommendations of the Committee into a revised design for the new building. Staff further recommends increasing the buffer between the historic building and the learning center and amenity space to the south to at least 15 feet to further the goal of greater separation of the historic building from the new construction.



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C14H-1977-0015
LOCATION: 2402 San Gabriel Street



1" = 250'

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