

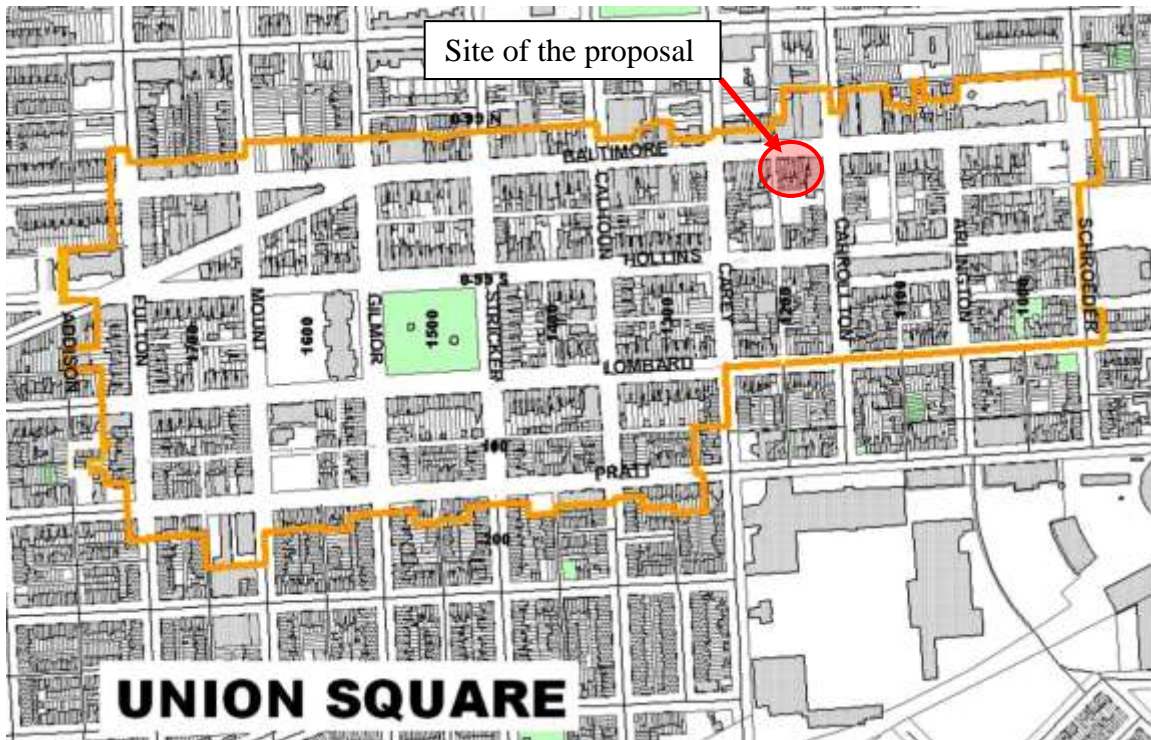
**Staff Report – June 11, 2013**  
**1209 and 1211 W. Baltimore Street**  
**Union Square Historic District**

Plan: Demolition Hearing I

Staff: Eric Holcomb

Applicant: Barbara Lenkey for Milton Kaplan

Owner: Louis Kaplan, trustee of Milton Kaplan





**In 2012, 1213 through 1221 (marked in blue) were razed by the Department of Housing and Community Development. There were life-safety issues.**



**1209 and 1211 West Baltimore Street**



1209 and 1211 West Baltimore Street



**Side façade (west) for 1211 West Baltimore Street**



**Rear facades 1211 and 1209 West Baltimore Street**



**Rear façade 1209 West Baltimore Street**

## **Background:**

These properties are located in the Union Square Local Historic District. They have been owned by Milton Kaplan for many years. Currently, the properties are under the responsibility of Louis Kaplan. In May of 2012, Kaplan received a vacant building notice on 1209 W. Baltimore Street. No vacant building notice has been issued for 1211 W. Baltimore Street, but several housing code violations have been issued the last two years, most of which were abated.

**Plans:** Demolish structures. This hearing will determine if these structures still contribute to the local historic district.

**Analysis:**

1209 West Baltimore Street is in a serious state of disrepair. The roof, cornice, windows, front door, rear wall and floors are missing. The front façade has been covered with formstone, and there is no way to tell if the front façade is still intact. Only the storefront cornice remains. Even the storefront has been compromised with earlier remodeling efforts and significant deterioration. 1209 W. Baltimore Street has lost its historic integrity.

1211 West Baltimore Street has had significant fire damage. The front façade lacks windows and doors, and the storefront has been greatly compromised. The side façade lacks all windows and doors, has significant cracks and fire damage. The rear façade, too, lacks windows and doors and has fire damage. In addition, 1213 through 1221 W Baltimore Street (five properties) were demolished by HCD in 2012. These demolitions were emergency demolitions, and the safety concerns were well documented. Therefore, the row of houses known as 1201 through 1221 W. Baltimore Street has been significantly compromised. These properties no longer contribute to a row of storefront houses. With this consideration along with the structure's state of deterioration, 1211 no longer contributes to the historic district.

**Staff Recommendation:**

1209 and 1211 West Baltimore Street have lost their historic integrity and no longer contribute to the local historic district.