



Project Address: 210 S Brooks Street

Application Type: Certificate of Appropriateness for new development on landmark site and alterations to a landmark

Legistar File ID # [29679](#)

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

Summary

Requested Action/Proposal Summary: The Applicant is requesting a Certificate of Appropriateness for the exterior alteration of Longfellow School and for the construction of a new building on the landmark site. The exterior alterations to Longfellow School involve minor restoration of the exterior envelope. Staff initially met with the Applicant on April 3, 2013 to discuss the submission. The Applicants came before the Landmarks Commission on April 15, 2013 and the Commission referred the project because the Applicants provided new information that had not been adequately reviewed in advance of the meeting. Staff provided additional comments to the applicant via email on May 24, 2013 and met with the Applicant again on June 17, 2013. Since receiving the submission materials to appear at the July 15 meeting, Steve Cover, Director of the Department of Planning and Community and Economic Development and Katherine Cornwell, the Director of the Planning Division contacted the Applicant to request that they refer their Landmarks Commission review in order to facilitate further discussion and direction with staff. At the July 15 meeting, the Landmarks Commission granted a Certificate of Appropriateness for the exterior alteration of the designated landmark, Longfellow School. The Commission referred action on the new construction on the landmark site, but requested that the Applicant provide a warmer color palette, more details that complement the landmark building, and the use of less EIFS and more brick. Planning staff members met with project team members on July 17 and requested that the new building have substantially more brick, a warmer color palette and more compatibility with the landmark building. Staff informally reviewed the materials chosen for a warmer color palette on July 18. After the Applicants submitted materials, Steve Cover requested additional revisions on July 24. The Applicants are revising the drawings and will present them to the Landmarks Commission on July 29.

Analysis and Conclusion

Previous staff reports have addressed the above sections of the Landmarks Ordinance that relate to the construction of a new improvement on a landmark site. Although staff believes that the scale and massing of the proposed new improvement could be found to be consistent with this criterion, staff continues to request that the applicant address design issues which include, but are not limited to, the following:

- The material color palette shall be changed to use warmer hues that better relate to the landmark building.
- Materials and their treatments shall be compatible with the materials of the landmark building, but be representative of the time of the construction of the new building.
- The characteristic patterns of the landmark building shall be complemented by the elements proposed for the new building and be representative of the time of construction of the new building.
- The treatment of the base (foundation) should be articulated or visually divided to breakdown the large expanses of foundation material.

Recommendation

Staff understands that in order to accommodate the project schedule, the project team will submit materials at the Landmarks Commission meeting that may address the concerns above. After recent conversations with the project team, staff does not expect that the design will have major changes that will require a new review. Instead, staff expects that the design revisions will relate to submission materials that have already been reviewed.

Staff will make a recommendation upon receipt of the revised plans.