

## AGENDA # 3

City of Madison, Wisconsin

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REPORT OF: LANDMARKS COMMISSION	<b>PRESENTED:</b> April 15, 2013
TITLE: 210 South Brooks Street – Designated Landmark – Alteration to Longfellow School for adaptive reuse and construction of a new apartment building addition. 13 <sup>th</sup> Ald. Dist. Contact: Randy Alexander, The Alexander Company (29679)	<b>REFERRED:</b> <b>REREFERRED:</b>  <b>REPORTED BACK:</b>
AUTHOR: Amy Scanlon, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: April 15, 2013	<b>ID NUMBER:</b>

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Members present were: Stu Levitan, Chair; Erica Gehrig, Vice Chair; Jason Fowler, Christina Slattery, Marsha Rummel, and Michael Rosenblum. David McLean was excused.

### **SUMMARY:**

Randy Alexander, 145 E Badger Road, registering in support and wishing to speak. Mr. Alexander briefly explained the work required for the restoration of the exterior of the Longfellow School.

Mr. Alexander explained that the windows were replaced a few years ago with a good quality wood window. The only original windows are located on the curved corner. The exterior is in very good condition and needs little work, but they expect to do some painting and minor pointing. Exterior light fixtures will be replaced with similar.

Mr. Alexander explained that the interior character defining features will be retained (wide hallways, lockers, book cases, chalkboards, doors with transoms, etc.) He explained that the auditorium will be restored for resident use and that gymnasium spaces will be adaptively reused as possible.

Levitan explained that the interior treatment is outside of the purview of the Landmarks Commission, but that the Commission appreciates that the character defining features will be retained.

John Seamon, 901 Deming Way, representing Iconia, registering in support and wishing to speak. Mr. Seamon handed out updated submission materials for consideration. Mr. Seamon briefly explained the layout and design of the proposed addition.

Mr. Seamon explained that there is a glass connector located between the landmark and the new construction. The space between the two building masses is an outdoor entry space.

Mr. Seamon explained that the design allows the new building addition to not emulate the landmark.

He explained the materials will include a gray masonry block, EIFS on vertical elements of colonnade, wood on the underside of eaves and colonnades, corrugated metal panel siding (2 profiles), glass and anodized aluminum windows, and white coping.

Mr. Seamon explained that the original school bell would be used in the exterior design, as well as, a flag pole. He also explained that there is one unit on the corner of one level of the parking tray to bring a porch and a use toward the street. He explained that the connector will not harm any of the decorative trim or medallion of the existing door on the landmark building.

Mr. Seamon explained that the courtyard is 28 feet wide and that the open space widens above the tray of parking to allow “roof” green space/open space.

Rummel expressed concern about the use of the concrete block and encouraged the use of a different material. She also requested info about the light available in the courtyard area. Mr. Seamon explained that the window placement and size is driven by the interior function.

Staff requested that the connector element be constructed as to not obscure the existing detailing of the windows and doors.

The Commission requested elevation and perspective views for review at the next meeting.

Mr. Seamon provided samples of the materials and colors proposed for the building.

Jeremy Frommelt, 901 Deming Way, representing Iconica, registering in support and wishing to speak.

Jason Tish, 2714 LaFollette Avenue, representing Madison Trust for Historic Preservation, registering neither in support nor opposition and available to answer questions.

James Matson, 1022 Vilas Avenue, registering in opposition unless modified per Commission staff comments (warmer materials etc.), south end too cold, monolithic.

Karen Stevenson, 1030 Vilas Avenue, registering in opposition. South end too cold, monolithic, southwest end faces residences, other ends face businesses.

### **ACTION:**

A motion was made by Rosenblum, seconded by Slattery, to refer discussion to a future meeting (April 29<sup>th</sup>). The motion passed by voice vote/other.