

**Regarding:** 210 S Brooks Street – Designated Landmark –Alteration to Longfellow School for adaptive reuse and construction of a new apartment building addition. 13th Ald. District  
**Contact:** Randy Alexander, The Alexander Company (Legistar #29679)

**Date:** April 15, 2013  
**Prepared By:** Amy Scanlon, Preservation Planner

**General Information:**

The Applicant is requesting a Certificate of Appropriateness for the exterior alteration of Longfellow School and for the construction of a new addition to the landmark building. The exterior alterations to Longfellow School involve minor restoration of the exterior envelope. Staff met with the Applicant on April 3, 2013 to discuss the submission. Staff encouraged the Applicant to provide more information to the Landmarks Commission. Staff understands that the Applicant is working with the State Historic Preservation Office to comply with requirements for Federal Tax Credits.

**Relevant Landmarks Ordinance sections:**

33.19(5)(b) Regulation of Construction, Reconstruction and Exterior Alteration.

- 4. Upon filing of any application with the Landmarks Commission, the Landmarks Commission shall determine:
  - 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;

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 a 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.

**Staff Evaluation and Recommendations:**

The staff evaluation of each criterion follows:

33.19(5)(b) Regulation of Construction, Reconstruction and Exterior Alteration.

- 4.a. In the case of this designated landmark, the exterior restoration work would not detrimentally change, destroy or adversely affect any exterior architectural feature of the landmark building. The proposed passage between the new building addition and the landmark building may require that an existing opening be enlarged which would detrimentally change, destroy or adversely affect the current exterior architectural feature; however, more information is necessary to adequately review this change. It is also possible that the proposed alteration is reversible and the original configuration can be restored in the future. Once the addition is constructed, this feature will technically become an interior element.

4.b. As submitted, staff believes that the proposed new improvement does not harmonize with the external appearance of the landmark building on the site. Staff conveyed concerns related to this section of the Ordinance to the Applicant on April 3, 2013 which included, but are not limited to, the following:

- Materials used on the addition shall have a warmer color palette that visually links the addition to the landmark.
- Materials used on the addition and their treatment shall be compatible with the materials of the landmark building, but be representative of the time of the construction of the addition.
- The characteristic patterns of the landmark building shall be complimented by the elements proposed for the addition building and be representative of the time of construction of the addition.
- The treatment of the base (foundation) should be articulated or visually divided to breakdown the large expanses of foundation material.

Staff understands that updated design information will be distributed at the Landmarks Commission meeting that will address the concerns. Staff believes that the scale and mass of the proposed addition is appropriate to the landmark building and to the context.

33.19(8)1. Maintenance of Landmarks, Landmark Sites and Historic Districts

a. Staff believes the proposed alterations and interest in putting a continuous use in the landmark building show that the building will be kept in good repair.

Staff believes that the standards for granting a Certificate of Appropriateness for the exterior alterations are not met based on the submission materials dated April 1, 2013 and recommends that the Landmarks Commission refer the request; however, if supplemental materials are submitted at the Landmarks Commission meeting that better satisfy the concerns above, staff may recommend that the Landmarks Commission find that the standards for granting a Certificate of Appropriateness may be met or may be able to be met with conditions of approval.