



Project Address: 210 S Brooks Street
Adaptive re-use and new construction on designated landmark site (Longfellow School)

Legistar File ID # [29679](#)

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LANDMARKS COMMISSION REPORT SUMMARY

This report was prepared for the Urban Design Commission to understand the comments and requests made by the Landmarks Commission during their review of this project. The local landmark nomination, the National Register nomination, Preservation Brief #14: New Exterior Additions to Historic Buildings, and typical landmarks-related documents can be found at the Legistar link above.

At the July 15 meeting, the Landmarks Commission granted a Certificate of Appropriateness for the exterior alteration of the designated landmark, Longfellow School. At the July 29 meeting the Landmarks Commission granted a Certificate of Appropriateness for the new construction with conditions of approval in order to allow the project to move forward in the approval process. A summary of the discussion from the July 29 meeting is included below, as well as the action taken by the Landmarks Commission.

Discussion Summary:

This project involves the adaptive re-use of a local landmark that is also listed on the National Register and new construction on the landmark site. The project team has explained that the project is also going through the Historic Preservation Tax Credit review process as administered by the State Historic Preservation Office and the National Park Service.

The work involved with the adaptive reuse of the landmark Longfellow School is mostly related to the interior. The Landmarks Commission review only pertains to the exterior treatment of the building. The project team described the exterior work to include some minor brick repair/repainting, painting, and the replacement of light fixtures on the exterior. This work was granted a Certificate of Appropriateness.

The project team has revised the design of the new construction on the landmark site numerous times based on the Landmarks Commission comments. The Landmarks Commission requested that the characteristic patterns of the landmark building be complemented by the elements proposed for the new building, that the materials and their treatments be compatible with the materials of the landmark building, and that the materials, treatments and overall character be representative of the time of the construction of the new building. The following issues were found to be approvable by the Landmarks Commission to meet section 33.19(5)(b)4.b.:

1. The scale and massing of the proposed new improvement. The original proposal was a story taller, but the project team reduced the size of the building to accommodate the requirements of the tax credit program.
2. Width of the courtyard from building wall to building wall (including parking area). The original proposal included an enclosed parking deck at the first floor (10' high wall) which made the courtyard feel cramped and narrow.
3. Activation of the lower level on Mound Street. The project team incorporated residential use on the first floor facing Mound Street.

4. The configuration and grouping of windows. The Landmarks Commission requested that the window treatment be complementary to the landmark building in type, proportion and placement. The resulting design shows the typical use of a window with the traditional appearance of a double hung paired with another double hung and flanked by a modern window. There are variations on this common theme. These windows are generally aligned on the upper stories.
5. Continuation of architectural elements from landmark building. The latest design shows strong horizontal elements that relate to the belt course, cornice/parapet, and coping treatments of the landmark building.
6. The material selections. Earlier designs showed an EIFS building with metal panel and brick accents on a masonry block base. The new design consists of a brick building with metal panel accents on a masonry block base.
7. The color palette. The Landmarks Commission has requested that the material colors be changed to relate to the warmer color palette of the landmark building. The action report from the July 29 meeting provides more information. The motion is provided below:

Action:

A motion was made by Slattery, seconded by Rosenblum, to approve the Certificate of Appropriateness based on the following conditions:

1. Change the brick depicted as "F-Dark Brown" in the submitted drawings to a brick that is similar in color to the main brick of the landmark building. The "C-Ultra Brown" brick color shall remain as submitted.
2. Consider colors for the horizontal architectural metal panel that allow for options that are complementary to the warm color palette.
3. Consider options to integrate the upper wall elements into the base by changing the color of the proposed block and/or by changing the placement and quantity of the block.
4. The project team shall review the materials, final colors, and revised architectural details with staff for staff approval on behalf of the Landmarks Commission before a Certificate of Appropriateness may be granted.

The motion passed by voice vote/other.

The conditions of approval had not yet been satisfied at the time that this report was being prepared.