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Committee: Landmarks Commission	Meeting Date: 6/24/2024
Item Number: ID#24-9892	
Subject: Landmarks Commission Certificate of Appropriateness for 245 N. Barstow St. Review a request to demolish a non-contributing structure and construct a new educational building (College Avenue Historic District).	

Details: The existing building at 245 N. Barstow St. is a one-story structure with metal siding, which was built in the 1960's. It is currently used by Carroll University for their Physical Therapy program, but they would like to demolish it and replace it with a new classroom building for their Business School.

The main Carroll University campus has four contributing buildings: Old Main Hall, Rankin Hall, Voorhees Hall, and the Ganfield Gymnasium. All of them are considered to be pivotal within the College Avenue Historic District. 241 N. Barstow St. is non-contributing.

Carroll University has continued to update its campus with new buildings, most recently the Science Laboratory at 107 N. Barstow St., which was built in 2016 and 2017 and is named Doug and Nancy Hastad Hall. The Landmarks Commission reviews applications for new buildings on the main campus for compatibility with the bulk, height, scale, and style of the surrounding district. New buildings should be sensitive to the historic character of the area but should not be designed as replicas of historic buildings, or made to look older than they are.

The proposed building will be three stories high and will house Carroll's School of Business and Technology. The first two floors will mostly consist of classroom space, including a 300 seat auditorium and a drone laboratory. Faculty offices will be located on the third floor, along with a rooftop patio/outdoor classroom space. Rooftop mechanical units will be screened by the slope of the roof.

The building will have tan colored limestone siding and a red tile roof, to match the historic Carolol University buildings. It will be distinguished from the other campus buildings by large windows, sunshade awnings over the entrances, and irregular patterns, all of which are more contemporary architectural features.

Carroll University will also reconfigure the large parking lot behind the building, reducing its size and adding green space. The parking lot entrance from Barstow will become one-way, and the entrance at



East Ave. will be shifted to the south, away from the University's Health and Wellness building, which is contributing in the McCall Street Historic District. This shift will align it more closely with the McCall Street intersection, which should increase traffic safety.

Relevant Secretary of the Interior Standards:

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Paint and Repair Grant info: Carroll University is ineligible for Paint and Repair Grants.

Staff Recommendation: Staff recommends approval of the proposed demolition of the non-contributing building at 245 N. Barstow and construction of a new educational building.