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**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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Property Address: **18 Channing Street NW**  
Landmark/District: **Bloomington Historic District**

Meeting Date: **February 27, 2020**  
H.P.A. Number: **20-172**

- Agenda
- Consent Calendar
- Denial Calendar
- Concept Review
- Permit Review
- Alteration
- New Construction
- Demolition
- Subdivision

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Property owner Mid City Builder LLC seeks concept review for adding a partial third story to a two-story rowhouse, a contributing property in the Bloomington Historic District. Concept plans were prepared by Jonathan Kuhn Architect.

**Property Description and Context**

The subject building is a two-story Colonial Revival house with a front porch, part of a fifteen-unit row built by Harry Wardman in 1908. Original and character-defining details of the row include sheet metal cornices of modillions and dentils, Flemish-bond brick work, cast-stone window lintels, and porches with brick piers and concrete balusters. This house is flanked by two houses that were altered with tall, third-floor additions and three-story accessory buildings built in 2017, before the historic district was enacted. Immediately to the north is the raised berm of the McMillan Park Reservoir Historic District, this portion of which is to be redeveloped as a public park.

**Proposal**

The applicant proposes to demolish the existing one-story porch at the rear and extend the house twenty feet, put the rear elevation ten feet beyond its east neighbor. A new third floor would be set back 25 feet from the front elevation, with a slope-roofed bump-out housing a stair extending further forward. A 135-square-foot roof deck would be located in front of the new third floor. The rear elevation is rendered as a contemporary design of panels and large areas of glazed wall systems. The addition's front elevation would have the same vocabulary but with smaller areas of glazing.

**Evaluation**

The primary concern for additions in historic districts, whether they be side, rear or rooftop additions, is that they be compatible with the massings, heights, roof shapes, materials and rhythms of the surrounding historic context. The extent to which an addition is visible has been an important consideration by the Board in determining the extent to which it would impact the character of an historic district.

In this case the property is hemmed in by two large additions which substantially obscure the proposed roof addition. The addition has been designed so as to not be visible from the Channing Street right-of-way but, regardless of setback, any roof addition will be visible from

the raised elevation of the future park at McMillan. For this reason, one condition of approval should be accommodated by the revision of the design. Rather than expressing the stair as a secondary sloped form, the stairs should be fully incorporated within the interior of the addition so that a flat-front façade the full width of the addition can be built. The front elevation of the addition can even be extended towards Channing Street slightly in order to accomplish this, as long as the roofline of the addition remains insubstantially visible. This revision to the concept would result in a historically composed flat elevation consistent with the character of the row.

**Recommendation**

*The HPO recommends that the Board find the concept to add a rear addition and partial third story to be compatible with the character of the historic district, and delegate final clearance to staff, with the condition that the stair bump-out at the front be removed.*

*Staff contact: Brendan Meyer*