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

Property Address:	2401-2405 1st Street NW	X Agenda
Landmark/District:	Bloomington Historic District	Consent Calendar
Meeting Date:	September 23, 2021	X Concept Review
H.P.A. Number:	21-274	Alteration
Staff Reviewer:	Steve Callcott	New Construction
		Demolition
		X Subdivision

The Mu Lambda Foundation, a non-profit social service and educational organization, seeks on-going concept review for a subdivision of their property at 2401-2405 1st Street NW in the Bloomington Historic District.

The property is located at the northeast corner of First and Bryant Streets and contains a five-bay, central passage Georgian Revival house constructed in 1904 by architect Joseph Bohn for Bloomington real estate developer Raymond Middaugh. In form and style, the house is unique in the urban rowhouse neighborhood of Bloomington. The house is sited in from the corner with a generous side yard and originally had an open porch on the south side elevation that had the same detailing as the front porch.

In July, the Board found the general concept for subdivision of the rear and side yard facing Bryant to be compatible on the condition that the western-most “unit 1” house be pulled east five feet behind the rear of 2405. The Board approved the location and size of the two-story enclosed stair on the rear of 2405 but asked for more detailed plans and a plan for the treatment of needed repairs to the exposed side elevation when the current side stair is to be removed.



Revised Proposal

The current proposal seeks only to finalize the siting of the new houses and the subdivision. The design of the houses themselves and of the new enclosed egress stair on the rear of 2405 remain to be developed further and will be submitted for HPRB review when ready.

Two proposals for siting the new houses have been developed. Option A calls for retaining the four new townhouses, with the projection removed from the side elevation and the upper two floors of the end unit townhouse pulled in 5'10" from the first floor, which remains in the same location as previously proposed. Option B calls for removing the side projection and recessing the entire side elevation by 5'0" as requested. The narrower dimension would result in the end unit townhouse having stacked units while the townhouses to the east would be side-by-side.

Evaluation

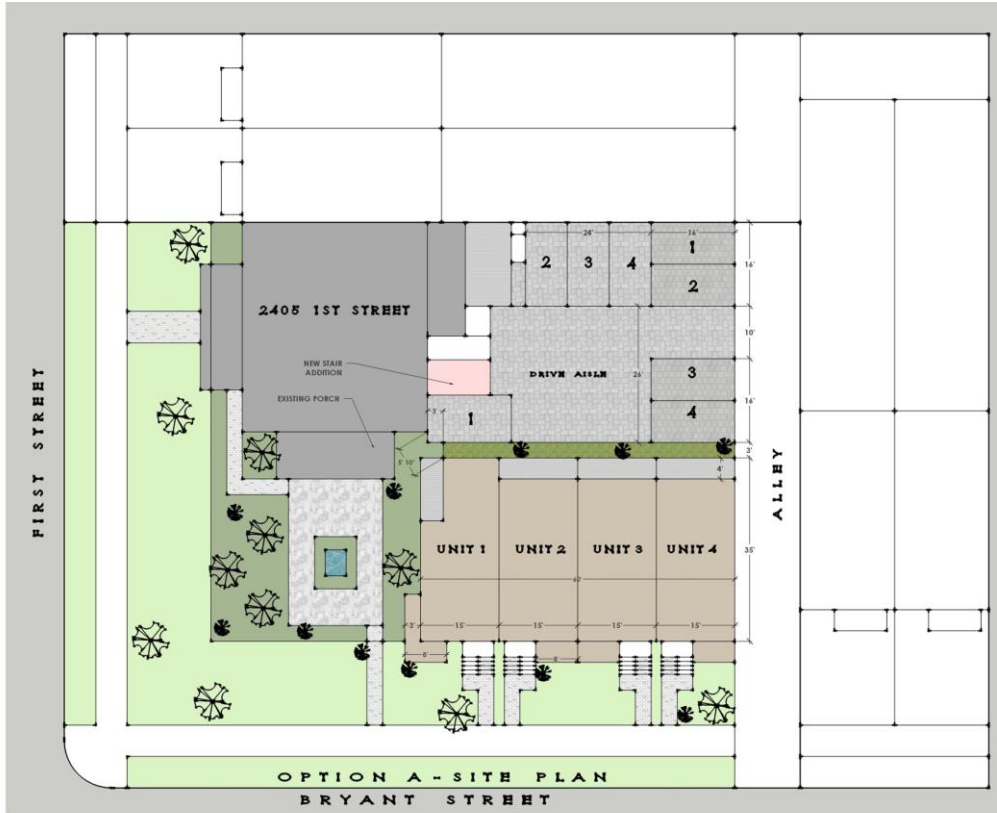
Both options provide a greater separation and sense of space between the existing house and the new construction. While Option B provides the five feet set back from the rear corner of the house for the full depth of the house, HPO believes the massing change provided by Option A effectively achieves the same goal. Option A (which is the applicant's preferred alternative) also has the benefit of providing four equal townhouse widths, which will result in a row of houses that is more in keeping with the uniform widths of rowhouses found in the Bloomingdale Historic District.

Recommendation

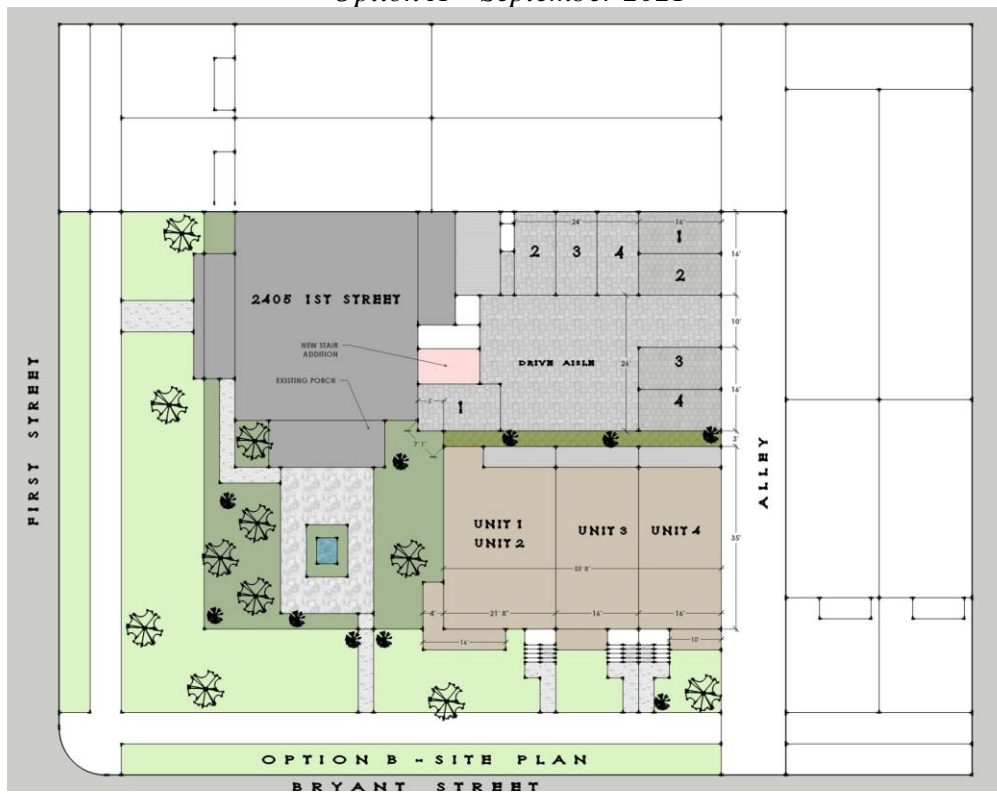
The HPO recommends that the Review Board find Option A, with four equal width rowhouses on the two lots, to be compatible with the character of the Bloomingdale Historic District.



Previous proposal - July 2021



Option A – September 2021



Option B – September 2021