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

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Property Address:	<b>2401-2405 1<sup>st</sup> Street NW</b>	Agenda
Landmark/District:	<b>Bloomington Historic District</b>	<b>X</b> Consent Calendar
		<b>X</b> Concept Review
Meeting Date:	<b>October 28, 2021</b>	Alteration
H.P.A. Number:	<b>21-274</b>	New Construction
Staff Reviewer:	<b>Steve Callcott</b>	Demolition
		<b>X</b> Subdivision

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The Mu Lambda Foundation, a non-profit social service and educational organization, seeks on-going concept review for a construction of an enclosed stair on the rear of their building at 2401-2405 1<sup>st</sup> 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 more typical of the suburban areas of the city and 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 and 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 removed. The subdivision was approved by the Board in September.

### **Revised Proposal**

As before, the plans call for a two-story enclosed stair to be constructed on the rear elevation, pulled in from the southeast corner of the house. The stair would be clad in horizontal siding atop a painted concrete block foundation.

### **Evaluation**

HPO recommends that the Board approve the revised concept for the enclosed stair with the following conditions:

- 1) The material of the siding for the addition should be specified as either wood or smooth cement siding.
- 2) Corner boards and trim, between 4"-6" wide, should be used at the corners and around the window and door openings of the addition, and a 9"-12" skirt board should be used at the base of the trim where it meets the masonry foundation.
- 3) The addition should be capped with a simple 12" fascia board that stands proud of the siding.

- 4) The exact method for treating the infilled window openings on the side of the building where the existing stair is being removed should be coordinated with HPO once the addition is removed and the condition of the openings is made evident, with a note added to the plans reading: "Mason and general contractor are responsible for contacting the Historic Preservation Office to coordinate treatment for infilling openings once existing stair tower has been removed."

**Recommendation**

*The HPO recommends that the Review Board find the revised plans to be compatible with the character of the Bloomingdale Historic District with the conditions above.*