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

Property Address: **11 Adams Street NW**
Landmark/District: **Bloomington Historic District**

Meeting Date: **July 27, 2023**
H.P.A. Number: **23-434**

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

Myron Ward, RA, acting as Agent on behalf of Ann Winstead-Derlega, owner of 11 Adams Street NW, seeks approval for construction of a new two-story accessory building at the rear of the lot. Plans were prepared by Myron Ward.

Property Description and Context

11 Adams Street NW is part of a row of porch-front houses designed by George Santmyers in 1923. This house is the first in the group to have a long lot extending to the east-west alley running the center of the square. Most houses on the square, on both sides of the alley, include one-story garages. Few have any original materials and, as a collection, are a diverse mix of post-war utilitarian materials. 11 Adams does not have a garage and the rear of its lot is unimproved.

Proposal

The plans call for construction of a new two-story garage with a vehicle door on the north elevation facing the alley and a fenestrated east elevation along the short, dog-legged alley which provides access to North Capitol Street. The garage would have a flat roof pitched towards the yard, be clad with fiber-cement beveled siding, and be fenestrated at the second-floor elevations with traditionally sized double hung windows.

Evaluation

The Board's design guidelines for Bloomington identify its alleyways as generally utilitarian and lacking in architectural character except in rare cases where historic two-story carriage houses and workshops still exist. This alleyway matches the former description and is decidedly utilitarian. While the east elevation of the proposed garage would be seen at a distance from North Capitol Street, great flexibility should be applied to this review as advised by the guidelines.¹

The two-story structure adopts a very common historic form with its flat roof, low parapets, and minimized floor to ceiling heights. The specified fiber-cement siding shares the utilitarian character of alley buildings which historically were clad in a wide range of at-hand materials

¹ "Alley-facing elevations are generally utilitarian in design and lack the architectural treatment of the street-facing facades. While all exterior alterations are subject to preservation review, greater flexibility will be given to the review of alterations and additions that affect only rear elevations or that are not visible from public street view," *Bloomington Design Guidelines, Design review principles, No. 2.* (2020)

including brick, clapboards, corrugated metal, asphalt, etc. While it would be taller than the one-story garages of the square, it does not include plans for a roof deck and its form is consistent with two-story alley buildings found in many parts of the historic district. This concept would be compatible on any lot of this square that does not contain a historic alley structure.

Recommendation

The HPO recommends that the Review Board approve the concept to build a new two-story garage at 11 Adams Street NW and delegate final approval to Staff.

Staff contact: Brendan Meyer