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

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Property Address:	<b>152 W Street, NW</b>	Agenda
Landmark/District:	<b>Bloomington Historic District</b>	<b>X</b> Consent Calendar
		<b>X</b> Concept Review
Meeting Date:	<b>April 22, 2021</b>	<b>X</b> Alteration
H.P.A. Number:	<b>21-255</b>	New Construction
		Demolition
		Subdivision

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Architect Adam Carballo (Carballo Architecture LLC) seeks concept design review for window replacement and construction of a rear addition on a rowhouse in the Bloomington Historic District.

**Property History and Description**

152 W Street is a two-story brick house with a one-story front porch. The house is one in a row of eight designed by architect Nicholas T. Haller between 1913-1915. The row is set close to the street with modestly-size front yards.

**Proposal**

The plans call for replacement of non-original vinyl windows and a rear addition that would extend 10 feet from the existing rear wall. The plans indicate that the existing front door and transom are to remain; a new ¾ light fiberglass door would be installed for the front basement door.

**Evaluation**

The new one-over-one sash windows – wood on the front and vinyl on the rear - replicate the original condition and are consistent with the Board’s window standards, and the new door is also consistent with the Board’s standards for basement doors. The rear addition is compatible in size, materials and fenestration with the historic district.

**Recommendation**

*The HPO recommends that the Review Board approve the concept as compatible with the character of the Bloomington Historic District and delegate final approval to staff.*

*HPO Contact: Steve Callcott*