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

Property Address:	4 4th Street, SE	Agenda
Landmark/District:	Capitol Hill Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	July 28, 2016	Alteration
H.P.A. Number:	16-315	X New Construction
Staff Reviewer:	Steve Callcott	Demolition
		Subdivision

Marquette University, with plans prepared by Kleinrock Studio Architects, seeks conceptual review for window and door replacement, removal of non-historic features, and construction of an oriel bay on a property at the corner of 4th and East Capitol Street, SE in the Capitol Hill Historic District. The building is used as a student dormitory.

Italianate in style, the building is three-stories, clad in brick, and capped by a robust bracketed wood cornice. Permit records are somewhat unclear, but it may have been constructed in 1873. The ground level was converted at some point to a retail use, and Colonial Revival elements added and alterations to some window openings made in the 20th century; none of the windows and doors are original.

Proposal

The project calls for replacing the windows with two-over-two wood sash, and the door surround replaced with a simplified design. The entrance steps and landing would be replaced and a ramp constructed to provide for accessible entry. A metal oriel bay would be added above the door in the center of the 4th Street elevation. The scope also includes masonry repairs and replacement of deteriorated sills.

Evaluation

The project will enhance the historic appearance of the building in a manner that is more consistent with its original character. In form, size and placement, the metal oriel bay is generally compatible as a secondary, additive feature for this building; it will be important that its proportions and detailing are developed to ensure that it is appropriate for the building and the Capitol Hill Historic District.

Recommendation

The HPO recommends that the Review Board approve the concept as consistent with the purposes of the act, that the applicant continue to work with HPO on the design and detailing of the oriel bay, and that final approval be delegated to staff.