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

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Landmark/District:	<b>Capitol Hill Historic District</b>	<input type="checkbox"/> Agenda
Address:	<b>511 5<sup>th</sup> St SE</b>	<input checked="" type="checkbox"/> Consent
ANC:	<b>6B</b>	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	<b>June 27, 2019</b>	<input checked="" type="checkbox"/> New Construction
Case Number:	<b>19-380</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicants Craig Heilman and Ann Heilman-Dahl, with plans prepared by architect Andrew Murray, seek concept review for a two-story with cellar rear addition on a property located in the Capitol Hill Historic District.

**Property Description**

The subject property was built along with its twin property at 513 by C.W. Proctor in 1888 as a brick two-story flat-front house. The building measures 24 feet wide and 50 feet deep. The windows and door are ornamented with a curved brick arch above, a wood door surround has been added at 511. There is a sawtooth brick band at the lower part of the stepped corbel cornice. At the rear of the property, the original dogleg remains largely unaltered.



*The front elevation of 511 5<sup>th</sup> Street, SE*



*Contextual views of the rear of property*

### **Proposal**

The rear addition would infill the existing dogleg and extend back an additional 12'-9.5". The shared pass-through areaway would be retained by cantilevering the addition over that space and extending it further backwards. The addition is proposed to be clad in siding. The new rear elevation would be full-width with three large doors with transoms on each floor. On the second story there would be a shallow balcony and on the first floor a small deck and stairs to the yard and basement.

### **Evaluation**

The addition is modest in size and would be in keeping with the scale at the rear of the adjacent buildings. The use of siding and amount of glazing would distinguish this from its neighbors and could be improved by using a different cladding material, like stucco, to be more in keeping with the masonry of building and of the adjacent neighbors at the rear.

### **Recommendation**

*The HPO recommends the Board find the project to be compatible with the Capitol Hill historic district, and delegate final approval to staff.*

*Staff contact: Moira Nadal*