



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB
FROM: Rebecca Ballo, Historic Preservation Planner
DATE: September 14, 2016
SUBJECT: 3205 22nd Street North, Case 16-21, Maywood Historic District

Background Information

The subject property is a Colonial Revival-style dwelling constructed in 1973. The building is listed as a contributing resource to the Maywood National Register Historic District; however, this is an error in the National Register report. Given the construction date of the property, while it is compatible with the architectural composition of the historic district, and is of a compatible scale and mass, it is not a contributing building as it was constructed outside of the period of significance for Maywood.

Recent CoAs approved by the HALRB include a fence and removal of a tree.

Proposal

The applicant proposes to alter the columns on the wrap-around porch and rebuild the handrail to be code compliant as part of other in-kind work being undertaken to the porch and stairs. Joists, floorboards, and other wood items are being replaced in kind and are not part of this CoA request. The applicant is proposing to replace the existing Tuscan columns with square columns. The columns will have a simple squared base and cap at the soffit. There will be no other decorative elements, facing, or other features on the columns. The balusters on the handrail will also be spaced closer together (4" on center) to comply with existing Code requirements.

DRC Review

The DRC heard this application in September 2016 and had no issue with the proposed changes. The DRC asked for an elevation drawing that would clearly show the overall dimensions and style of the proposed column. The committee recommended that this application be placed on the consent agenda for the September 21, 2016, HALRB hearing pending receipt of an elevation drawing.

Discussion and Recommendation

The proposed changes to this non-contributing building are compatible with the existing revival-style architecture of the house, and compatible with the architecture of the broader streetscape. Therefore, staff finds that the requests meet the intent of Chapter 6: New Addition/Building and Chapter 5: Exterior Renovation of the *Maywood Design Guidelines*.