

## CERTIFICATE OF APPROPRIATENESS STAFF REPORT

**TO:** HALRB

**FROM:** John Liebertz, Historic Preservation Planner

**DATE:** April 08, 2014

**SUBJECT:** 2301 North Fillmore Street, Case 14-04, Maywood Historic District

This is a request to construct a shed in the Maywood Historic District at 2301 North Fillmore Street. The subject property is a Cape Cod dwelling constructed in 1953. The *Maywood National Register Nomination* describes the house as follows: “The three-bay-wide, concrete-block masonry dwelling rests on a solid brick foundation. It is faced with 6:1 Flemish bond, and has a side-gable roof sheathed in asphalt shingles. The one-story, single-bay, shed-roof front porch has metal posts with an S-curve motif. Windows are 1/ 1 vinyl-sash with one fixed single-light window. Other notable features include 2 front-gable dormers clad in vinyl siding, rowlock sills, a metal awning over the entry, and simulated louvered shutters.” It is listed as a non-contributing building in the *National Register Nomination*.

The proposed shed will measure 8’ x 10’. The shed will be clad with cedar siding and capped by a gable roof with cedar shingles. The applicants will place the shed near the end of the driveway, approximately 16’ from the northwest corner of the dwelling.

At the March 5, 2014, DRC meeting, the committee recommended approval of a (previously) proposed shed dependent upon the confirmation that all elements of the shed were constructed of wood. Staff and the applicant determined that the shed was clad with LP Smart Siding, an engineered wood siding, and featured an aluminum window. Neither of these two materials conform with the *Maywood Design Guidelines*. The HALRB requested that staff assist the applicant in researching sheds that were within the applicant’s budget, of similar size to the proposed shed, and that were compliant with the *Maywood Design Guidelines*. The HALRB directed the DRC to issue the CoA if these requirements were satisfied. Staff researched several different options of appropriate sheds that met all three of these criteria and directed the applicants to examine the proposed cedar shed. Staff determined that this request meets the intent of Chapter 6: New Addition/Building and Chapter 7: Site Elements of the *Maywood Design Guidelines* and recommended approval. The DRC approved the 8’x10’ cedar shed at the April 2, 2014, meeting.