



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB
FROM: John Liebertz, Historic Preservation Planner
DATE: October 12, 2015
SUBJECT: 2313 North Jackson Street, CoA 14-13B, Maywood Historic District

The dwelling at 2313 North Jackson Street was built prior to 1923. The *Maywood National Register Nomination* describes that house as follows: “the wood frame dwelling sits on a solid foundation and is capped by a hipped roof with asphalt shingles. The dwelling, clad in weatherboard and wood shingles, measures two bays in width and features a central half-hipped dormer, wide overhanging eaves, and wood windows, including three 1/1 and 1-light casement. Other details include thin aluminum surrounds and sills 1-light sidelights, and a boxed wood cornice.” The building is listed as a contributing building in the *National Register Nomination*.

In August 2014, the HALRB approved CoA 14-13 that included the construction of a two-story addition and landscape improvements on the site. An amendment to the CoA approved in February 2015 primarily consisted of changes to landscape/hardscape elements. This amendment requests the following changes to CoA 14-13B:

- Alteration to an approved retaining wall on the south side of the property (side yard);
- Removal of an approved poured concrete stair; and
- Relocation of the a/c units.

The DRC heard this case at its October 7, 2015, meeting. Neither the DRC nor staff had any comments. The DRC recommended that this CoA application be placed on the consent agenda for the October 21, 2015, HALRB meeting. Staff finds that the request meets the intent of Chapter 7: Site Elements of the *Maywood Design Guidelines* and recommends approval.