



## CERTIFICATE OF APPROPRIATENESS STAFF REPORT

**TO:** Historical Affairs and Landmark Review Board (HALRB)  
**FROM:** Serena Bolliger, Historic Preservation Planner  
**DATE:** May 12, 2021  
**SUBJECT:** 3213 Old Dominion Drive, CoA 20-28A, Maywood Neighborhood Historic District

### **Background Information**

The dwelling at 3213 Old Dominion Drive in the Maywood Local Historic District (LHD) was constructed before 1929 and is listed as a contributing resource to the Maywood National Register Historic District. The *Maywood National Register Nomination* states:

The two-bay-wide, wood-frame dwelling rests on a solid, rock-face concrete-block foundation and has a raised basement. It is clad in vinyl siding and has a gable roof sheathed in asphalt shingles. It has a one-story, four-bay, wood-frame front porch on square posts and six-over-six wood sash windows. Window and door surrounds are unmitered and unmolded.

Construction of the subject two-car detached garage was approved by the HALRB in June 2005 (CoA 04-18) and an initial proposal for the expansion of the garage was approved in January 2021 (CoA 20-28).

### **Proposal**

The owners are requesting to amend a previous application to add a second story to the existing garage. The footprint, massing, and window schedule will remain as previously approved, but the applicants now want to change the rear French doors to dormer windows identical to those approved for the front of the garage- a shed roof over three 4-over-4 lite windows. The only entrance will be an existing door on the first story.

### **Design Review Committee Review**

The DRC heard this case at its May 5, 2021, virtual meeting. The DRC did not voice any concerns and recommended that this item be placed on the consent agenda for the May 19, 2021, HALRB hearing.

### **Recommendation**

The Historic Preservation staff recommends approval of the subject application. The garage is not historic, having been approved for construction in 2005. The proposed dormer and windows would match those planned for the front of the garage and the change would make the building appear closer to a

traditional garage than an accessory building with a secondary use. There are no other alterations proposed to the garage, thereby the proposal still complies with Appendix G of the *Maywood Design Guidelines*.