

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

To: HALRB
From: Serena Bolliger, Historic Preservation Planner
Date: July 14, 2021
Subject: 2204 North Kenmore Street, CoA 20-26B, Maywood Historic District

Background Information

The Colonial Revival dwelling at 2204 North Kenmore Street was built before 1912. The *Maywood National Register Nomination* describes the house as follows:

The three-bay-wide wood-frame dwelling rests on a solid parged foundation. It is clad in asbestos siding and has a side-gable roof sheathed in pressed metal shingles. It has a one-story, three-bay, wood-frame front porch on Tuscan columns and one-over-one wood sash windows. Other notable features include two gable-roof dormers, wide, overhanging eaves and applied simulated louvered shutters to the front elevation.

The dwelling is a contributing resource in the Maywood National Register Historic District.

Proposal

This project is an update to CoA 20-26 and CoA 20-26A approved in December 2020 and February 2021, respectively. At that time, the applicant sought preliminary and final approval of a pool, patio, and pergola addition at the rear of the property and the construction of a shed in the rear yard. The applicant has since decided not to install the shed or the pergola barbecue area and is amending some hardscaping accordingly.

The proposed 6'-high wood fence will create the right-side barrier replacing the pergola solid wall. A small curb wall will transition from the higher landscape area to the lower level patio at grade. A guard rail needs to be installed per code which will match the rail used on the rear porch previously approved by the HALRB.

DRC Review

The Design Review Committee (DRC) reviewed the application at its July 7, 2021, virtual meeting. The DRC members had no questions and placed this item on the consent agenda for the July 21, 2021, HALRB hearing.

Discussion and Recommendation

The Historic Preservation staff recommends approval of the subject application. The changes are largely reductive, and all the proposed materials and improvements are appropriate as per Appendix G of the *Maywood Design Guidelines*. Many of the changes are required by code or the zoning ordinance and will enhance the overall safety of the design.