



## CERTIFICATE OF APPROPRIATENESS STAFF REPORT

**TO:** Historical Affairs and Landmark Review Board (HALRB)  
**FROM:** Serena Bolliger, Historic Preservation Planner  
**DATE:** February 8, 2023  
**SUBJECT:** CoA 22-14A, 2317 North Kenmore Street, Maywood Local Historic District

### **Background Information**

The pre-1937 contributing one-story dwelling at 2317 North Kenmore Street is described in the 2003 *Maywood National Register Nomination Form* as follows:

“The three houses at 2311 through 2317 North Kenmore Street were initially constructed according to identical plans. They are asymmetrical buildings executed in brick veneer, with off-center front gables and a central round-arched entrance with stone surrounds.”

“The dwelling sits on a solid brick foundation and is capped by a side-gabled roof with asphalt shingles. The dwelling, likely wood-frame with brick veneer, features vinyl siding in the gable ends. The building is three bays in width and features a projecting central gabled entry vestibule, exterior-end brick chimney, a rusticated stone and soldier arched brick door surround, and vinyl-sash one-over-one windows. Other details include thin aluminum surrounds and sills and a flush aluminum cornice.”

In May 2022, the HALRB approved CoA 22-14 to replace an existing original 5.2' x 12.8' rear addition with an 8.2' x 12.8' one-story addition, as well as to add a 6.6' x 5.6' stoop in the rear and expand an existing rear slate patio. The project required a zoning variance for the addition to encroach 1'9" into the 25' setback and for the stoop and stairs to encroach 4'2" into the 21' setback. The applicant also applied to install a new air conditioning unit at the southeast corner of the property, 5' from the property line. The addition was planned to have 5" Hardieplank lap siding, 5/4 solid millable Azek trim, and Certainteed Landmark roof shingles to match those on the existing home. To move the location of the kitchen and build a kitchen counter at the required height, the HALRB approved the modification of two existing windows in the northeast corner of the dwelling that were also part of the original application.

### **Proposal**

The applicant is proposing to raise the ridgeline of the home by 4'. To conform to the building code, the existing chimney would be extended 2' above the new ridgeline. The applicant also proposes to install a new shed dormer in the rear (east facing elevation), which would provide additional head height in the second story. The dormer would have Hardieplank lap siding, matching asphalt shingle roofing, and two pairs of six-over-one wooden windows to match the six-over-one windows on the ground floor. Lastly, the applicant proposes to install a window well in the front-facing basement level to allow window egress

from the basement. This window well would terminate at the ground level on a concrete pad which would double as the air conditioning footing.

### **DRC Review**

The Design Review Committee (DRC) considered this application at its February 1, 2023, hybrid meeting. Mr. Wenchel noted that the proposed increased ridgeline height would change the character of the 1.5-story home from the right-of-way to a more imposing front roof view from the street. Mr. Davis did not object to the application but recommended that the full commission discuss this item. The DRC placed this application on the Discussion Agenda for the February 15, 2023, hybrid HALRB public hearing.

### **Recommendation**

The HALRB has approved many requests for additions in Maywood since the establishment of the Local Historic District (LHD), many as footprint enlargements in the rear. The current proposal would allow for additional usable space without expanding the footprint of the existing home, which staff supports. Even though the subject property is a corner lot, which means the rear is more visible than on an interior lot, the proposed shed dormer will add functional space to the home in a less obtrusive manner than a bump-out addition. However, staff agrees with the DRC that raising the height of the ridgeline by four feet may impact the character of the dwelling and its relationship with its triplet neighbors from the right-of-way.

Relevant language from the *Maywood Design Guidelines* includes the following paragraphs: “In Maywood, the relatively uniform scale of houses is one of the most important elements that contributes to the overall character of the neighborhood. Scale is the relative proportion and size of a building to a pedestrian observer, of a building to neighboring buildings, and of a building to its surroundings in general.” (Chapter 6 New Addition/Building, P. 34)

In 2014 the HALRB approved an application at the neighboring sister home 2315 N. Kenmore St., to “Raise the height of the existing side gable roof and construct a two-storey rear addition” (CoA 14-30.) The property’s ridgeline was raised by four feet to accommodate the rear addition after a 3D Sketchup model was presented in the December 2014 DRC meeting. The December 4, 2014 HPP staff report states “The drawings illustrated that raising the roof would have minimal negative impact to the proportions of the facade or the streetscape due to the existing grade.”

While staff recognizes that this action was permitted on the neighboring home in 2014, projects in Maywood are considered on a case-by-case basis. The HPP staff therefore would welcome a discussion about whether the proposed additional four feet of height is appropriate in this case and if a compromise design solution could be reached with a slightly lower ridgeline that still could provide added space but with a ridgeline closer to the original.

The proposed window well will be below grade and should not adversely affect the view of the home from the street, while providing livable space below grade.

The proposed materials are appropriate in Maywood as per Appendix C: Cement Fiberboard Siding Materials, Appendix D: PVC Trim, and Appendix G: Administrative Certificate of Appropriateness of the *Maywood Design Guidelines*. Wooden windows are appropriate in the Maywood LHD and the installation of six-over-one windows will match the other proposed windows in the home.