



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: Historical Affairs and Landmark Review Board (HALRB)
FROM: Serena Bolliger, Historic Preservation Planner
DATE: April 12, 2022
SUBJECT: CoA 22-08, 3600 22nd Street North, Maywood Local Historic District

Background Information

The pre-1912 Queen Anne property at 3600 22nd Street North was described in the 2003 *Maywood National Register Nomination Form* as follows:

“The wood-frame dwelling rests on a solid parged foundation. It is clad in weatherboard and has a compound gable roof sheathed in asphalt shingles. It has a one-story, one-bay, wood-frame front porch on columns and both one-over-one and nine-over-one wood-sash windows. Window and door surrounds have molded lintels. Other notable features include a polygonal front elevation, wide, overhanging eaves with a beaded-board soffit, fishscale shingles and gable returns in the gable ends. and several additions on the rear elevation.”

The home has a contributing garage in the rear with a concrete driveway and adjacent irregular flagstone patio. The HALRB approved CoA 20-09 for a small screened rear porch in October 2020.

Proposal

The applicant is proposing the following landscape changes:

- Removal of the existing 14’ wide concrete driveway and replacement with a 19’ wide Belgard Dublin Cobble concrete paver driveway on a compacted gravel base.
- Removal of the existing flagstone walkway and installation of a concrete-set flagstone walkway of approximately 88 s.f. (22’ x 4’) from the existing porch landing to the sidewalk.
- Installation of approximately 165 s.f. of additional gravel-base flagstone to expand the existing patio to the new walkway. An eight- inch concrete-set flagstone retaining wall will support the patio.
- Relocation of an existing light post to the new sidewalk gate and relocation of the existing gothic picket fence to stand between the patio and driveway.

DRC Review

The Design Review Committee (DRC) considered this application at its April 6, 2022, virtual meeting. The DRC members had no questions or concerns and placed this application on the Consent Agenda for the April 20, 2022, virtual HALRB public hearing.

Recommendation

The Historic Preservation staff recommends approval of the subject application as submitted. All the proposed materials are considered appropriate for the Maywood Local Historic District as per Appendix G of the *Maywood Design Guidelines*. Had the proposed driveway been 10' wide instead of 14', the proposed project could have been approved by staff through an Administrative CoA. Additionally, the project replaces an impermeable concrete material with gravel set flagstone, which will improve stormwater management on the site.