

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: Historical Affairs and Landmark Review Board (HALRB)
FROM: Serena Bolliger, Historic Preservation Planner
DATE: July 11, 2022
SUBJECT: 3501 21st Avenue North, CoA 21-07A, Maywood Local Historic District

Background Information

The dwelling at 3501 21st Avenue North was constructed before 1923 and is listed as a contributing resource in the *Maywood National Register Nomination*. The description is as follows:

The two-bay-wide, wood-frame dwelling rests on a solid brick stretcher foundation. It is clad in weatherboard and has a hipped roof sheathed in pressed metal shingles. It has a one-story, three-bay, wood-frame front porch on Tuscan columns and one-over-one paired wood-sash windows. Window and door surrounds have a molded lintel. Other notable features include a hip-roof dormer and wide, overhanging eaves.

In May 2021, the applicant submitted a CoA application requesting multiple modifications, including: 1) construction of a new shed in the rear yard; 2) adding two dormers on each side of the front of the house to allow additional height in the attic; and 3) removal of the original stamped tin shingle roof on the historic house and replacement with a standing seam metal roof. The HALRB approved the first two modifications and rejected the request for the roof material change, requiring the roof to be replaced in-kind with pressed metal shingles. The applicant resubmitted the project with pressed metal shingles and the HALRB approved this alteration on June 30, 2021. The shed project required Board of Zoning Appeals (BZA) approval and was approved in March 2022. Since the BZA is a multi-month process before which construction cannot start, CoA approvals are automatically extended for items which need BZA review; therefore, the shed portion of the project has CoA approval until March 2023. The CoA for the dormer aspect of the project, however, expired on June 30, 2022. The applicant is returning to renew the dormer portion of their construction project.

Proposal

The proposed hipped dormers on the east and west roof elevations of the historic house would be 10'4" wide with one set over the existing stair well to increase the interior ceiling height, and the other installed for symmetry from the right-of-way. Each dormer would have two fixed wood windows to match those on the existing dormer.

DRC Review

The Design Review Committee considered this item at its July 6, 2022, virtual meeting but had no questions. The DRC placed this item on the consent agenda for the July 20, 2022, HALRB virtual public hearing.

Recommendation

Staff recommends routine approval of CoA renewal requests. Staff previously recommended approval of the proposed new dormers on the front portion of the main dwelling with the following rationale. The addition of dormers in this location has been approved by the HALRB in the Maywood Local Historic District (LHD) in the past (CoA 03-23 at 3623 22nd St. N.). The *Maywood Design Guidelines* indicate that the use of dormers is a more traditional way to add space, and that only skylights are inappropriate on the front of historic dwellings. The existing main roof of the subject property already has a historic dormer, and the proposed construction of additional dormers would be a more appropriate way to convert the attic into usable living space than to construct an addition or raise the roof.

The applicant proposes to use identical in-kind pressed metal shingles for the replacement roof which is appropriate for the LHD and the home. As this is an in-kind approval it does not require HALRB review or approval.