



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: Historical Affairs and Landmark Review Board (HALRB)
FROM: Serena Bolliger, Historic Preservation Planner
DATE: May 11, 2022
SUBJECT: CoA 22-11, 2329 North Jackson Street, Maywood Local Historic District

Background Information

The two-story, non-contributing dwelling at 2329 North Jackson Street was constructed in 1978. It is not included in the *Maywood National Register Nomination Form* but is located within the boundary of the Maywood Local Historic District (LHD).

Proposal

The applicant proposes to replace 21 existing Andersen vinyl-clad windows with 21 Andersen Renewal Fibrex composite windows of the same size and appearance. The existing windows are six-over-six double-hung sash windows with snap-in muntins and would be replaced by one-over-one double-hung sash windows with a half screen.

DRC Review

The Design Review Committee (DRC) considered this application at its May 4, 2022, virtual meeting. The Historic Preservation Program (HPP) staff clarified that the existing windows have a six-over-six configuration and would be replaced with one-over-one. The representative from Andersen explained that the windows currently have snap-in muntins so were fundamentally one-over-one sashes. The DRC members placed this application on the Consent Agenda for the May 18, 2022, virtual HALRB public hearing.

Recommendation

The HPP staff recommends approval of the subject application as submitted. The property is a 1978 non-contributing dwelling, likely with original vinyl-clad windows that have reached the end of their useful life. The HALRB has approved the wholesale replacement of clad windows in non-contributing homes in the Maywood LHD in the past, most recently at 2831 23rd Road North (CoA 21-32 in January 2022).

Replacement of the existing windows with one-over-one windows would not detract from the overall character of the home nor be inappropriate to the LHD. The proposed windows would feature a similar composite material and dimensions as the existing. The only differing detail that would be discernable

from the right-of-way is the modified configuration to one-over-one sashes as opposed to the multi-pane configuration currently provided by the removable muntins in the existing windows.