



**Project Address:** 2111 Kendall Avenue  
**Application Type:** Certificate of Appropriateness for construction of garage in historic district  
**Legistar File ID #** [31673](#)  
**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division

## Summary

**Applicant/Property Owner:** Tom Haver

**Requested Action/Proposal Summary:** The applicant is requesting that the Landmarks Commission grant a Certificate of Appropriateness for the construction of the new garage structure at the property located at 2111 Kendall Avenue in the University Heights Historic District.

**Applicable Regulations & Standards:** Section 33.19 of the Madison General Ordinances (see below)

**Review Required By:** Landmarks Commission

## Background Information

**Parcel Location:** The subject site is located in the University Heights (local) historic district and in the University Heights National Register Historic District.

### Relevant Landmarks Ordinance Sections:

33.19 (12)(f)2. Accessory Buildings. Accessory buildings, as defined in Section 28.03(2)\* of the Madison General Ordinances, shall be compatible with the design of the existing buildings on the zoning lot, shall not exceed fifteen (15) feet in height and shall be as unobtrusive as possible. No accessory building shall be erected in any yard except a rear yard. Exterior wall materials shall be the same as those for construction of new principal buildings as set forth in Section 33.01(12)(f)1.c.\*\*

\*Section 28.03(2) is not correct. See section 28.211.

\*\*Section 33.01(12)(f)1.c is not correct. The correct section is 33.19(12)(f)1.b.

33.19(12)(f)1.b. Materials. Materials for the exterior walls of new buildings and structures shall be the same as or similar to materials prevalent in the University Heights Historic District. Permitted materials include brick, narrow gauge horizontal clapboards four or less inches in exposed width, stone, stucco, smooth shingles or combinations of the above provided the combinations occur in a manner and location similar to the materials on existing buildings in University Heights (e.g., brick on first floor with clapboard on second floor). Other materials, such as aluminum or vinyl must be visually compatible with buildings in the visually related area. The following materials are prohibited: concrete block, asbestos, wide clapboards over four inches in exposed width, diagonal boards, vertical boards, rough sawn wood, rough split shingles, shakes.

## Analysis and Conclusion

The existing garage design has a hipped roof form with exposed rafter tails that match the main residence. The proposed new garage has a gable roof and closed eave. While the materials are compatible with the existing materials, the garage form should be more compatible with the design of the existing garage and residence.

## Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the proposed project are met and recommends approval by the Landmarks Commission with the following conditions of approval:

1. The gable roof shall be changed to a hip roof.
2. The eave design shall be changed to mimic the eave detail of the residence.