

PLANNING DIVISION STAFF REPORT

June 16, 2025

PREPARED FOR THE LANDMARKS COMMISSION



Project Name & Address: 1717 Kendall Street

Application Type(s): Certificate of Appropriateness for new construction

Legistar File ID # [88409](#)

Prepared By: Heather Bailey, Preservation Planner, Planning Division

Date Prepared: June 11, 2025

Summary

Project Applicant/Contact: Jennifer and Scott LaMontagne

Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness to construct a new garage

Background Information

Parcel Location/Information: The subject property is located within the University Heights local historic district

Relevant Ordinance Sections:

41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS.

A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.

- (1) New Construction or Exterior Alteration. The Landmarks Commission shall approve a certificate of appropriateness for exterior alteration or construction only if:
 - (a) In the case of exterior alteration to a designated landmark, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
 - (b) In the case of exterior alteration or construction of a structure on a landmark site, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
 - (c) In the case of exterior alteration or construction on any property located in a historic district, the proposed exterior alteration or construction meets the adopted standards and guidelines for that district.
 - (d) In the case of any exterior alteration or construction for which a certificate of appropriateness is required, the proposed work will not frustrate the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City's historic resources.

41.27 STANDARDS FOR NEW STRUCTURES.

- (1) General
 - (a) Primary Structures

The design for a new structure in a historic district shall be visually compatible with other historic resources within two hundred (200) feet in the following ways:

1. Building Placement. When determining visual compatibility for building placement, the Landmarks Commission shall consider factors such as lot coverage, setbacks, building orientation, and historic relationships between the building and site.
2. Street Setback. When determining visual compatibility for street setbacks, the Landmarks Commission shall consider factors such as the average setback of historic

resources on the same block face within two hundred (200) feet, and the setback of adjacent structures.

3. Visual Size. When determining visual compatibility for visual size, the Landmarks Commission shall consider factors such as massing, building height in feet and stories, the gross area of the front elevation (i.e., all walls facing the street), street presence, and the dominant proportion of width to height in the façade.
4. Building Form. When determining visual compatibility for building form, the Landmarks Commission shall consider factors such as building type and use, roof shape, symmetry or asymmetry, and its dominant vertical or horizontal expression.
5. Architectural Expression. When determining visual compatibility for architectural expression, the Landmarks Commission shall consider factors such as the building's modulation, articulation, building planes, proportion of building elements, and rhythm of solids to voids created by openings in the façade.

(b) Accessory Structures

1. Comply with requirements for new primary structures with other historic accessory structures serving as comparables.
2. Minimally visible from the developed public right-of-way, or be minimally visible from the front of the property for corner lots.
3. Clearly be secondary to the primary structure.

(3) Exterior Walls

(a) General

1. Materials used for new structures shall be similar in design, scale and architectural appearance to materials that date to the period of significance on historic resources within two hundred (200) feet, but differentiated enough so that it is not confused as a historic building.

(4) Roofs

(a) Form

1. Roof form and pitch shall be similar to the form and pitch of the roofs on historic resources within two hundred (200) feet.

(b) Materials

1. Roof materials shall replicate materials found on historic resources within two hundred (200) feet.

(5) Windows and Doors

(a) General

1. Door and window styles should both match the style of the new structure and be compatible with those on historic resources within two hundred (200) feet.

(f) Garage Doors

1. Garage doors shall be similar in design, scale, architectural appearance, and other visual qualities prevalent within the historic district.

(7) Building Systems

(c) Lighting and Electrical Systems

1. Decorative light fixtures shall be compatible in style and location with the overall design of the building.

Analysis and Conclusion

The proposed project is to construct a garage for this corner property. The new garage will be located in the rear yard, stepped back away from the street, in a similar configuration to other garages for corner properties in the historic district. The new garage is proposed to be of a simple, utilitarian design, which is also typical for garages

in the district. The siding, roof cladding, pedestrian & vehicle doors, and the lighting are all in keeping with the character of the historic district. The historic house on the property is a Queen Anne-style structure with clapboard siding. The new garage will read as a product of its time and clearly secondary to the principal structure on the site.

A discussion of relevant standards follows:

41.27 STANDARDS FOR NEW STRUCTURES.

- (1) General
 - (a) Primary Structures

The design for a new structure in a historic district shall be visually compatible with other historic resources within two hundred (200) feet in the following ways:

 1. Building Placement. The new garage will be located in the rear yard of the property and set back away from the street, where we typically find garages for corner lots in the district.
 2. Street Setback. The proposed street setback is typical of garages for corner properties.
 3. Visual Size. The new garage will be of a similar visual size to other accessory structures in the vicinity.
 4. Building Form. The new garage replicates the building form of other garages in the vicinity.
 5. Architectural Expression. The new garage replicates the simple architectural expression of other accessory structures in the district.
 - (b) Accessory Structures
 1. Comply with requirements for new primary structures with other historic accessory structures serving as comparables.
 2. As a corner property, this garage is located where other corner properties have a garage and where this property currently has a parking pad.
 3. The new garage is clearly be secondary to the primary structure.
- (3) Exterior Walls
 - (a) General
 1. The proposed materials appear to be similar in design, scale and architectural appearance to materials of the current garage and on the historic house on this property.
- (4) Roofs
 - (a) Form
 1. The pitch of the gable roof replicates the appearance of the current garage and is similar to the roof pitch of other accessory structures in the vicinity.
 - (b) Materials
 1. The proposed shingles are typical of historic structures in the vicinity.
- (5) Windows and Doors
 - (a) General
 1. The door openings and their trim match the style of the new accessory structure and of the historic house on the property.
 - (f) Garage Doors
 1. The garage doors appear to be similar in design, scale, architectural appearance, and other visual qualities found on other accessory structures in the district.
- (7) Building Systems
 - (c) Lighting and Electrical Systems
 1. The proposed light fixtures for the new garage are a simple and architecturally compatible design of the garage and of the historic house also on the property.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommends the Landmarks Commission approve the project as proposed.