



Madison Landmarks Commission APPLICATION

City of Madison Planning Division
215 Martin Luther King Jr. Blvd. | Room LL.100 | P.O. Box 2985 | Madison, WI 53701-2985

1. LOCATION

Project Address: 508 and 512 S. Ingersoll St. Aldermanic District: 6

2. PROJECT

Project Title / Description: 512 S. Ingersoll St. Front Porch Masonry Repair and Shared Garage Demolition Date Submitted: 6/30/14

This is an application for: (check all that apply)

- Alteration / Addition to a Designated Madison Landmark
- Alteration / Addition to a building adjacent to a Designated Madison Landmark
- Alteration / Addition to a building in a Local Historic District (specify):
 - Mansion Hill
 - Third Lake Ridge
 - First Settlement
 - University Heights
 - Marquette Bungalows
- New Construction in a Local Historic District (specify):
 - Mansion Hill
 - Third Lake Ridge
 - First Settlement
 - University Heights
 - Marquette Bungalows
- Demolition
- Variance from the Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other (specify): _____

CITY OF MADISON

JUN 30 2014

3. APPLICANT

Planning & Community
& Economic Development

Applicant's Name: Heather Stouder Company: _____
 Address: 512 S. Ingersoll St. City/State: Madison, WI Zip: 53703
 Telephone: 608 698 2761 E-mail: hstouder@hotmail.com
 Property Owner (if not applicant): _____
 Address: _____ City/State: _____ Zip: _____

Property Owner's Signature: Heather Stouder Date: 6.30.14

GENERAL SUBMITTAL REQUIREMENTS

Twelve (12) collated paper copies and electronic (.pdf) files of the following: (Note the filing deadline is 4:30 PM on the filing day)

- Application
- Brief narrative description of the project
- Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
 - Site plan showing all property lines and structures
 - Building elevations, plans and other drawings as needed to illustrate the project
 - Photos of existing house/building
 - Contextual information (such as photos) of surrounding properties
- Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

Questions? Please contact the
 Historic Preservation Planner:
 Amy Scanlon
 Phone: 608.266.6552
 Email: ascanlon@cityofmadison.com

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

Date: June 30, 2014
To: City of Madison Landmarks Commission
From: Heather Stouder, 512 S. Ingersoll St.
Re: Requested alterations to property in the Third Lake Ridge Historic District

As a new owner of a home at 512 South Ingersoll Street, I have two requests for the Landmarks Commission to consider as alterations to the property, which lies within the Third Lake Ridge Local Historic District.

512 S Ingersoll - Front Porch Masonry Repair

One of the three pillars supporting the front porch is buckling and in need of replacement (see attached photos). Repair of this pillar is a condition of our mortgage loan for the property, and we would like to make sure it is done in a historically appropriate way. I have signed a contract with John Delebarres, John's Custom Masonry, who plans to reconstruct a new pillar utilizing stones poured to match the two intact pillars. In the short term, the new pillar will remain unpainted, as we determine the best course of action for removing or replacing paint on the other two pillars. In the future, we plan to have a consistent look, either by removing the paint altogether, or by repainting all three pillars the same color. Along with this structural repair, the stone railings on the sides of the front stairwell, both of which are cracked and present safety concerns, would be replaced, and the stair treads would be slightly trimmed to fit.

508-512 S Ingersoll – Demolition of Shared Garage

The existing garage between these two properties is a wooden structure, approximately 17' by 17'4", with a central wall running down the property line (see attached site plans). It is in relatively poor condition, with a tarp covering the leaky roof and peeling paint (see attached photos). The structure cannot be effectively used for vehicle storage on either side due to its narrow width, and is only 26" from the house, which limits access to the rear yard with items such as landscaping equipment and even bicycles. Along with the property owner of 508 South Ingersoll, we propose to demolish the existing garage, in order to create an opportunity for off-street parking of one vehicle on each property on the existing concrete slab, and also to allow freer access to the rear yards. At 512 S Ingersoll, we would eventually like to improve the rear yard with a decorative fence and landscaping. For storage of bicycles, tools, etc., we plan to instead utilize the basement of the house, which is accessible through a rear door.

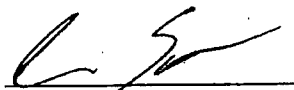
We do not believe that the garage will be missed as a contribution to the historic district, but want to make sure that the Landmarks Commission has no concerns with its removal prior to taking next steps to obtain estimates for the work. If approved, we will move forward jointly in the relatively near future to obtain estimates for the work, and to envision new opportunities for functional and aesthetic improvements to our rear yards.

Thank you very much for considering these requests.

Sincerely,

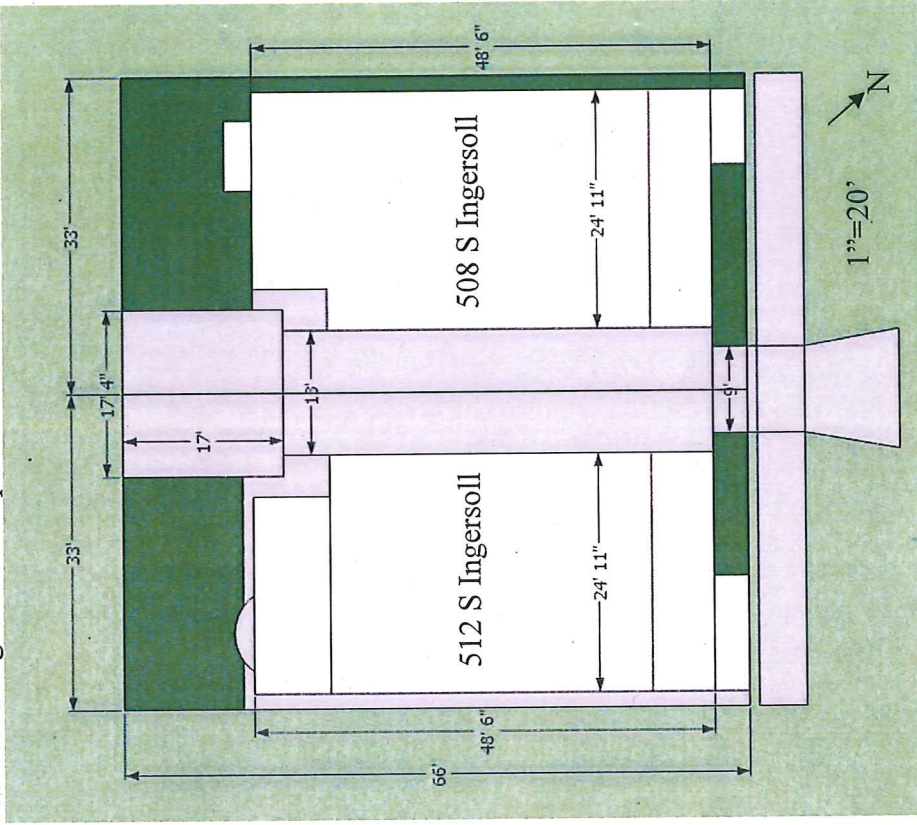


Heather Stouder, Owner
512 S. Ingersoll St.

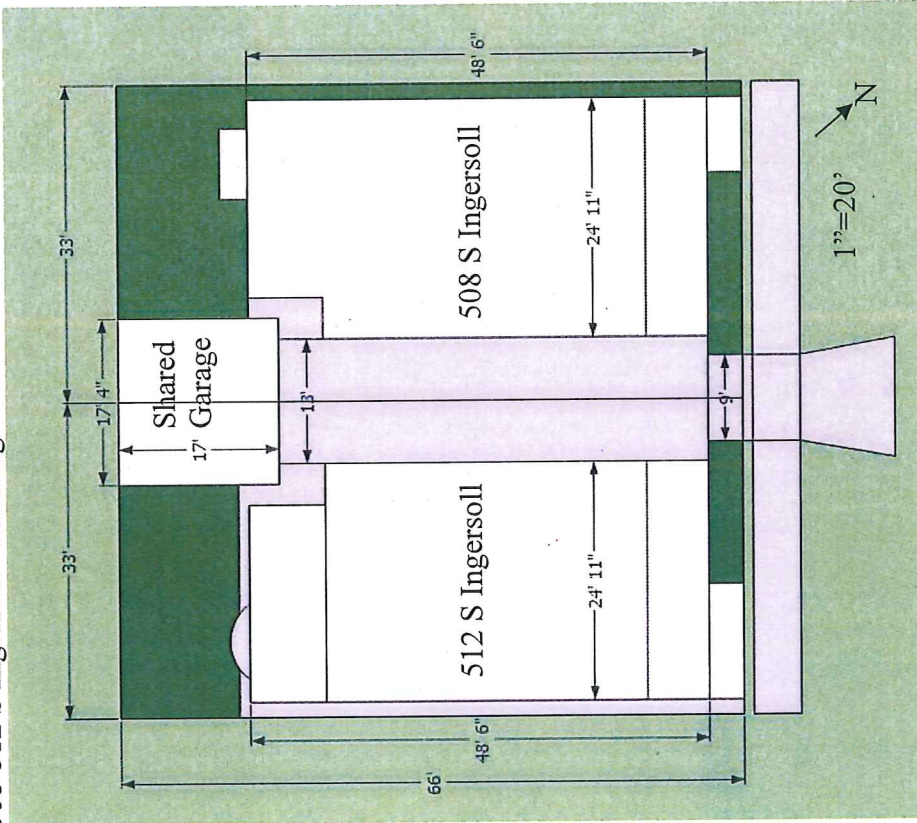


Connor Sabatino, Owner
508 S. Ingersoll St.

508-512 S Ingersoll – Proposed

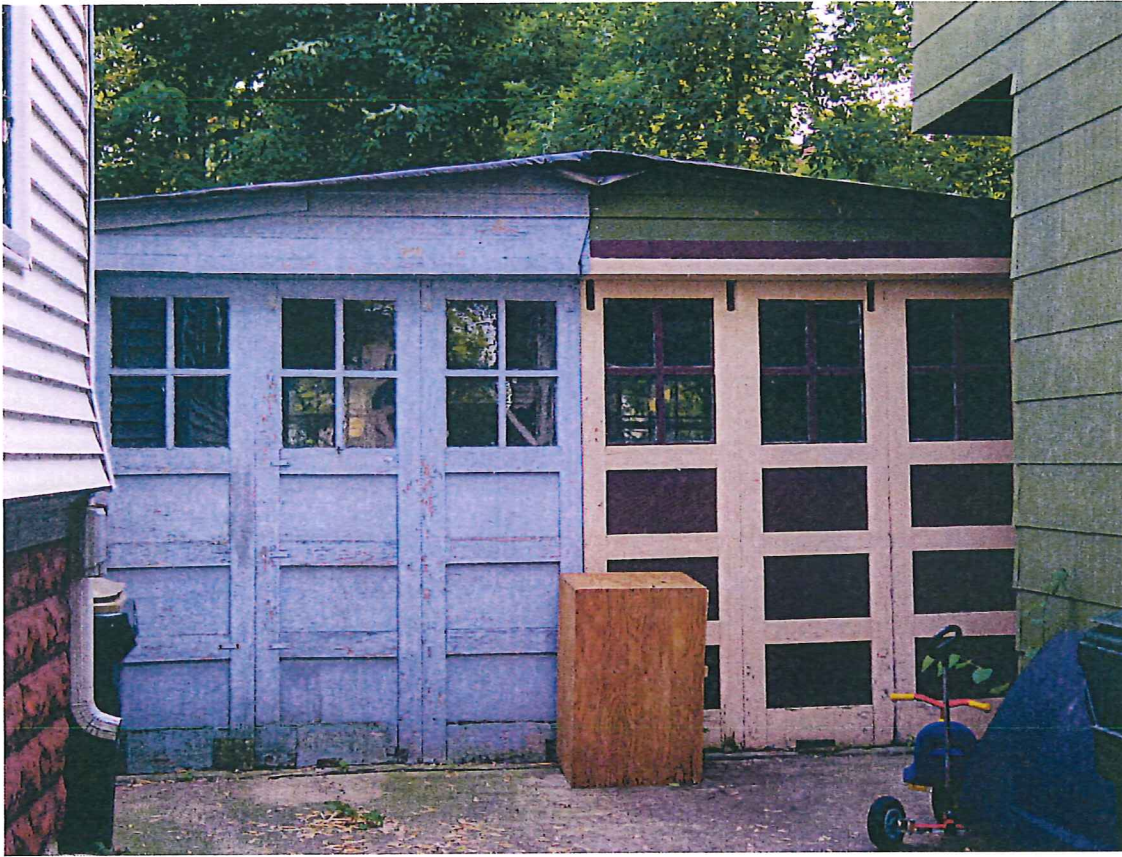


508-512 S Ingersoll – Existing



512 S Ingersoll Street – Porch and Garage Photos

508-512 S Ingersoll – shared garage



26" space between garage and house



512 S Ingersoll Street – Porch and Garage Photos

South side of garage



Tarpaulin on roof



512 S Ingersoll Street – Porch and Garage Photos

Garage interior



South side of garage



512 S Ingersoll Street – Porch and Garage Photos

Garage from above



Garage from above

