



**Project Name/Address:** 512 S Ingersoll Street  
**Application Type:** Certificate of Appropriateness for exterior alteration in an historic district  
**Legistar File ID #** [34758](#)  
**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division

## Summary

**Project Applicant/Contact:** Heather Stouder  
**Requested Action:** The Applicant is requesting a Certificate of Appropriateness for exterior alteration in a historic district.

## Background Information

**Parcel Location:** The subject site is located in the Third Lake Ridge Historic District

### Relevant Landmarks Ordinance Sections:

33.19(11)(i) Guideline Criteria for Exterior Alteration in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.

1. Alteration of any existing structure shall be evaluated according to all criteria listed in Sec. 33.19(11)(g).
2. Alteration of the surface material, pattern and texture in the facade(s) of any existing structures shall be compatible with the original or existing historical finishes.
3. Alteration of any existing structure shall retain or be compatible with the original or existing historical rhythm of masses and spaces.
4. Alteration of any existing structure shall retain the existing historical landscape plan or shall develop a new plan which is compatible with the plans of the buildings and environment within its visually related area.
5. Alteration of the street facade(s) of any existing structure shall retain the original or existing historical proportional relationships of door sizes to window sizes.

33.19(11)(g) Guideline Criteria for Exterior Alteration in the Third Lake Ridge Historic District - Parcels Zoned for Commercial Use.

1. Alterations of the height of any existing structure shall be visually compatible with the buildings and environment within its visually related area.
2. Alterations of the street facade(s) of any existing structure shall retain the original or existing historical rhythm of solids and voids.
3. Alterations of the street facade(s) of any existing structure shall retain the original or existing historical materials.
4. Alterations of the roof of any existing structure shall retain its existing historical appearance.

## Analysis and Conclusion

The applicant is requesting to repair the existing front porch in kind. The repair work will involve the removal and reconstruction of the concrete stone-face block portion of the north column and the concrete stone-face block side walls.

The scope of the work is discussed in an analysis of Section 33.19(11)(i) below:

1. See analysis of Sec. 33.19(11)(g) below.
2. The repair of the existing porch structure will alter the existing materials. The applicant is trying to match the existing character of the block and mortar with the proposed replacement materials. The final product will be compatible with the original or existing historical finishes.
3. The repair of the porch will not affect the existing and original rhythm of masses and spaces.
4. The repair of the porch will not affect the existing historical landscape plan.
5. The repair of the porch will not affect the original or existing historical proportional relationships of door sizes to window sizes.

The analysis of 33.19(11)(g) follows:

1. The repair of the porch will not affect the height.
2. The repair of the porch will not affect the historical rhythm of solids and voids.
3. The materials are being replicated in-kind. The existing stone-face block on the column and the side walls are largely unsalvageable and there would not be enough material to reuse the existing block. The mason has proposed to create block material to match the existing textured surface of the adjacent stone-face block.
4. The porch repair will not affect the historical appearance of the roof.

## Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommends approval by the Landmarks Commission.