



Project Name/Address: 413 S Ingersoll
Application Type: Certificate of Appropriateness for exterior alteration
Legistar File ID # [47217](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: May 8, 2017

Summary

Project Applicant/Contact: Mark Ruegsegger
Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the exterior alteration which involves the installation of replacement siding.

Background Information

Parcel Location: The subject site is located on S Ingersoll Street in the Third Lake Ridge Historic District

Relevant Historic Preservation 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.

41.23 THIRD LAKE RIDGE HISTORIC DISTRICT.

- (9) Standards for Exterior Alterations in the Third Lake Ridge Historic District - Parcels Zoned for Residential Use.
 - a) Any exterior alterations on parcels zoned residential use that are located within 200 feet of other historic resources shall be visually compatible with those historic resources in the following ways:
 - (i) Height
 - (ii) Landscape treatment

- (iii) Rhythm of mass and spaces
- b) Alterations of the street façade(s) of any existing structure shall retain the original or existing historical proportion and rhythm of solids to voids.
- c) Alterations of the street façade(s) of any existing structure shall retain the original or existing historical materials.
- d) Alterations of the roof of any existing structure shall retain its existing historical appearance.
- e) Alterations of the street facade(s) shall retain the original or existing historical proportional relationships of door sizes to window sizes.

Analysis and Conclusion

As described in the submission materials, the Applicant requests the removal of the existing wood siding and the installation of vinyl replacement siding. This proposed work will introduce closed cell insulation board on the walls of the frame structure and the foundation and will wrap window and door trim and soffits and fascias.

This house has many original features that have not been addressed in detail in the submission materials. The narrow siding, skirt board and related profiled trim, decorative brackets, decorative head trim, gable vents, flying eaves, and frieze boards are typical vernacular features of the Queen Anne style found on this building.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the replacement siding may be met and recommends that the Landmarks Commission approve the request with the following conditions of approval:

1. The Applicant shall repair the foundation wall and parge coat. The Applicant shall describe the finished appearance of the foundation wall with insulation board installed. The Commission shall discuss the appropriateness of covering the foundation wall with insulation board and how the detail will wrap into existing window openings.
2. The Applicant shall confirm that the existing siding exposure is 4".
3. The Applicant shall confirm that the existing skirt board and related profiled trim, decorative brackets, decorative head trim, gable vents, flying eaves, and frieze boards remain in place. If they are covered, they should be repaired first and their covering should not simplify architectural details. In addition, the flying eaves should not be squared off and the decorative brackets shall remain exposed (shall not be covered). The Landmarks Commission shall discuss each architectural feature and the change in appearance that wrapping creates.
4. When covered, the window trim shall not be "picture framed;" instead the trim shall have profiled head and jamb trim that dies into a projecting show sill.