



**Project Name/Address:** 508 & 512 S Ingersoll Street  
**Application Type:** Certificate of Appropriateness for demolition in an historic district  
**Legistar File ID #** [34759](#)  
**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 the demolition of an existing shared garage 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(5)(c)3. Standards. (for Demolition)

In determining whether to issue a Certificate of Appropriateness for any demolition, the Landmarks Commission shall consider and may give decisive weight to any or all of the following:

- a. Whether the building or structure is of such architectural or historic significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State;
- b. Whether the building or structure, although not itself a landmark building, contributes to the distinctive architectural or historic character of the District as a whole and therefore should be preserved for the benefit of the people of the City and the State;
- c. Whether demolition of the subject property would be contrary to the purpose and intent of this chapter as set forth in Sec. 33.19 and to the objectives of the historic preservation plan for the applicable district as duly adopted by the Common Council;
- d. Whether the building or structure is of such old and unusual or uncommon design, texture and/or material that it could not be reproduced or be reproduced only with great difficulty and/or expense;
- e. Whether retention of the building or structure would promote the general welfare of the people of the City and the State by encouraging study of American history, architecture and design or by developing an understanding of American culture and heritage;
- f. Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, provided that any hardship or difficulty claimed by the owner which is self-created or which is the result of any failure to maintain the property in good repair cannot qualify as a basis for the issuance of a Certificate of Appropriateness;
- g. Whether any new structure proposed to be constructed or change in use proposed to be made is compatible with the buildings and environment of the district in which the subject property is located.

33.19(1) Purpose and Intent It is hereby declared a matter of public policy that the protection, enhancement, perpetuation and use of improvements of special character or special historical interest or value is a public

necessity and is required in the interest of health, prosperity, safety and welfare of the people. The purpose of this section is to:

- (a) Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the City's cultural, social, economic, political and architectural history.
- (b) Safeguard the City's historic and cultural heritage, as embodied and reflected in such landmarks and historic districts.
- (c) Stabilize and improve property values.
- (d) Foster civic pride in the beauty and noble accomplishments of the past.
- (e) Protect and enhance the City's attractions to residents, tourists and visitors, and serve as a support and stimulus to business and industry.
- (f) Strengthen the economy of the City.
- (g) Promote the use of historic districts and landmarks for the education, pleasure and welfare of the people of the City.

## **Analysis and Conclusion**

A discussion of the demolition standards 33.19(5)(c)3. follows:

- a. The existing garage is a wood framed structure that is fairly old. While interesting as an early garage solution, is not of any architectural or historic significance and its demolition would not be detrimental to the public interest and not contrary to the general welfare of the people of the City and the State;
- b. The existing garage does not contribute to the distinctive architectural or historic character of the District as a whole;
- c. The existing garage is not a cultural resource. The demolition of the existing garage would allow the properties to be improved with landscaping.
- d. While the existing garage is old and unusual as a garage type, its uniqueness is not related to its character as a cultural resource which is what the language of this standard is referencing.
- e. The retention of the existing garage would not promote the general welfare of the people of the City and the State by encouraging study of American history, architecture and design or by developing an understanding of American culture and heritage;
- f. The applicant is not claiming a hardship based on the condition of the garage. The existing garage has outlived its useful life and its condition is appropriate for its age and use.
- g. A new garage is not proposed to be constructed in this location. The proposed use of the slab as a parking space and the proposed future landscaping and improvements are compatible with the environment of the district.

## **Recommendation**

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