

## HERITAGE PRESERVATION COMMISSION REPORT

Certificate of Appropriateness- Downtown Commercial Historic District.  
Section 115-320(d)(2)

**TO:** Heritage Preservation Commission  
**FROM:** Planning Staff  
**MEETING DATE:** July 21, 2016

**PROPOSAL:** The applicant is proposing two (2) exterior additions to the property located at 401-413 Main Street.

**PROPERTY OWNER:**

New State Bank of La Crosse  
401 Main Street  
La Crosse, WI 54601

**APPLICANT:**

Brickl Bros  
400 Brickl Road  
West Salem, WI 54669

**BACKGROUND:** The Downtown Commercial Historic District was established by Ordinance in April 2016 along with design standards that are specific to the styles of architecture found within. The local district designation of the Downtown Commercial Historic District was created to encourage preservation of the historic resources of the district, which was named to the National Register of Historic Places in 1994. The design standards and review procedures are used to guide preservation, rehabilitation, new construction, relocation and demolitions. Plans or requests must be approved by the Heritage Preservation Commission prior to any building/demolition permit being issued. In determining whether to issue a Certificate of Appropriateness for Demolition, the HPC shall:

1. Consider factors such as whether the structure is of historical significance, the state of repair of the building, and whether denial of a permit would create a significant economic hardship for the owner.
2. Issue the certificate only if the owner can demonstrate that the building is structurally unsound and/or that denial of a demolition permit would create a significant economic hardship for the owner.

**PROJECT DESCRIPTION:** The applicant is proposing two (2) additions. The first is to construct a drive-thru addition to the east façade of the building. The pillars will be constructed of Heritage Cast Stone, the exterior materials of the drive-thru overhang will consist of E.I.F.S and steel soffit panel, and the roof is designed with a cornice and a fully adhered EPDM roof system (rubber). In order to construct this addition a portion of the exterior façade will be removed to install the tubes needed for a drive-thru banking facility.

The second addition is a proposed canopy over an existing doorway on the north side of the building. The base of the pillars for the canopy will be constructed with Heritage Cast Stone, The pillars will be made out of steel, the canopy will be constructed with steel soffit panels and steel UNA Clad Wall Panels.



SEE ATTACHED PROJECT PLANS FOR MORE INFORMATION.

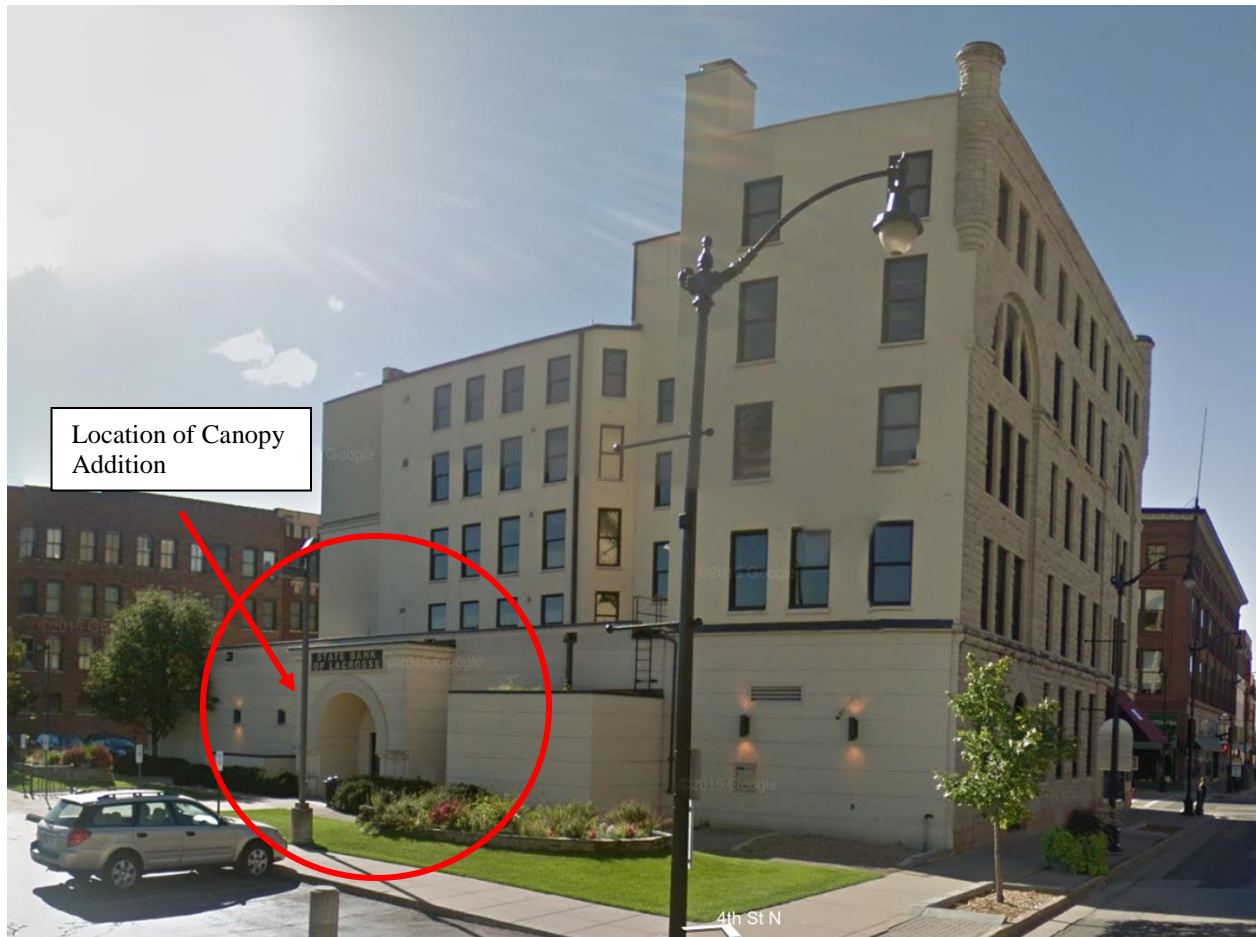
## **ANALYSIS:**

### Drive-Thru Addition



The applicant is proposing to use Heritage Cast Stone for the pillars of the overhang in an attempt to use similar materials as that of the base of the main building facades that face Main Street and 4<sup>th</sup> Street N. Additionally, the applicant is proposing to use E.I.F.S./stucco for the exterior of the drive-thru overhang which is consistent with the exterior materials of that same façade. A rubber roof is fairly common with historic commercial buildings and the applicant has incorporated a cornice in the roof design which is also consistent with architecture in the Historic Downtown.

#### Canopy Addition



The applicant is proposing to use Heritage Cast Stone for the base of the pillars in an attempt to use similar materials as that of the base of the main building facades that face Main Street and 4<sup>th</sup> Street N. The rest of the canopy will be constructed with steel soffit panels and steel UNA Clad Panels. While steel is not an exterior material that is used in other parts of the building the use of columns in the design does reflect the wide use of columns in the archways of the building.

#### **FINDING**

The proposed additions to the buildings located at 401-413 Main Street will not have an adverse impact to the historic significance of the building. The design and materials proposed for the drive-thru addition are consistent with the existing materials of the State Bank Building and with historic commercial architecture. Also, attaching the proposed addition to the building will not

have an adverse impact to the historic building as this section of the building is also an addition and not original to the building. While the materials of the proposed canopy addition, with the exception of the stone used for the base, are not consistent with the rest of the building, staff feels that the overall design does incorporate some architectural details that allows for it to remain sympathetic to its architectural style. Additionally, this addition is located to the rear of the building and does not take away from the primary architectural features and detail that face Main and 4<sup>th</sup> Streets. Overall, these two additions are design to use more modern materials but still remain sympathetic to the historic significance of the district.

**RECOMMENDED ACTION BY STAFF:** This Certificate of Appropriateness is recommended for approval.