

HERITAGE PRESERVATION COMMISSION REPORT

CARRIAGE HOUSE – Ordinance 115.390(1)(d)(2)

TO: Historic Preservation Commission
FROM: Planning Staff
MEETING DATE: August 16, 2016

PROPOSAL: The applicant wants to construct an accessory structure that will be approximately 21' in height. The primary residence will be located at 1302 5th Avenue S and the proposed accessory structure will be accessible in the alley between 4th St and 5th Avenue.

PROPERTY OWNER:

Lewis Parish
P.O. Box 1402
La Crosse, WI 54602

APPLICANT:

Same as above

BACKGROUND: The HPC was given responsibility to review applications for Exceeding the 17' Height Restriction for Accessory Structures per Section 115.390(1)(d)(2) of the La Crosse Municipal Code.

PROJECT DESCRIPTION: Currently the property located at 1302 5th Ave S is a vacant lot. The applicant is currently in the process of moving the house located at 414 Division Street to this property. Below is a picture of the house that is being moved.



The applicant is proposing to construct a two-story, 24' x 30' carriage house. The proposed height of the carriage house is approximately 21'. The proposed carriage house design will have 1- 16'x8' overhead garage door facing the alley (west) on the first floor and 1 double hung window on the second floor. The north façade includes a dormer with two small windows and 1 slider window and service door on the first floor. The south façade does not have any windows, doors or other architectural features. The east façade (facing house) includes one double hung window in the second story. The exterior materials include: lap SMART siding around the first floor, and a small

portion of the second, and shakes for the rest of the second story on the west and east facades. The roof will include self-sealing asphalt shingles and include eyebrows on the west and east facades.

The main floor of the carriage house will be used for parking. The second floor will be used for storage.

ANALYSIS: The primary structure meets the criteria of being eligible to exceed the height requirement, as it is located north of Green Bay Street and south of the marshes and west of Losey Blvd. and east of the Mississippi River. The primary structure was also built prior to 1930. (1913)

Aspects of the proposed design are consistent with the intent of the Carriage House Ordinance. The applicant is intending to match several characteristics of the primary house including roof pitch, the use of eyebrows, a dormer, and the use of different exterior materials in the upper story.

One concern staff has is in the limited use of windows on the ground floor of the carriage house. Staff's assumption is that house is in a challenging neighborhood and the limited use of windows has to do with security concerns. In addition staff is unsure of why the service door appears to be facing the street and not the house.

The proposed carriage house is placed a further back on the lot in order to have a longer driveway apron. The footprint of the proposed carriage house is 720sq ft while the primary structure is approximately 816sq ft. In the ordinance for carriage houses, the footprint of the proposed carriage house shall not exceed more than 572sqft if the footprint of the primary structure is less than 1,000sqft. With this design the proposed carriage house does not meet this requirement. In this instance staff does not feel that this would be detrimental to the surrounding neighborhood or compete with the primary building. However, if the applicant wants to maintain the proposed square footage of the carriage house they will have to obtain a variance from the Board of Zoning Appeals.

FINDING: Overall the proposed design of the carriage house is keeping with the character of the primary structure.

RECOMMENDED ACTION BY STAFF:

This application is recommended for approval with the following conditions:

- 1) The service door is relocated to the east façade and a double hung window is added.**
- 2) The slider window is removed from the north façade and two side by side double hung windows are added.**
- 3) All windows and service door are outlined in trim, to match the primary building.**
- 4) Must reduce the square footage of the proposed carriage house to 572sqft or less or obtain a variance from the Board of Zoning Appeals.**