

HERITAGE PRESERVATION COMMISSION REPORT

Certificate of Recommendation

Section 106

TO: Heritage Preservation Commission
FROM: Planning Staff
MEETING DATE: August 16, 2018

PROPOSAL: The applicant is proposing a telecommunications facility at 318 Main Street, collocating telecommunications equipment on an existing building.

PROPERTY OWNER:

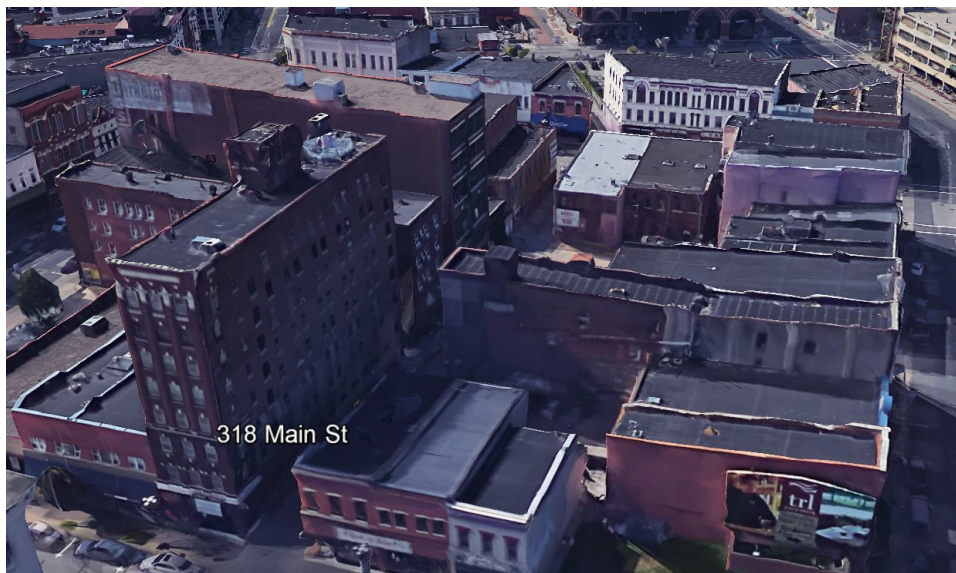
Ryan Properties LLC
N6260 Bergum Coulee Road
West Salem, WI 54669

APPLICANT:

Impact 7G
9550 Hickman Road, Suite 105
Clive, IA 50325

BACKGROUND: The HPC was given responsibility to review all exterior work that requires a permit from the City on Locally Designated Landmarks per Section 20-92 of the La Crosse Municipal Code. The Heritage Preservation Commission's decision is a recommendation/advisory only. 318 Main Street is listed as a contributing structure in La Crosse's Commercial Historic District, the Linker Hotel c. 1925.

PROJECT DESCRIPTION: The existing structure at 318 Main Street is the Lynne Tower seen in the photo below. T Mobile currently holds a leased area on top of the Lynne Tower currently occupied by a 10' x 18' steel platform. T Mobile also has 4 existing antennas on the top most tower of the structure, attached to its north, south, east and west sides. This proposal is to add 4 additional T Mobile antennas to the same facades as the existing as well as some supporting equipment on the steel platform per the attached drawings submitted by the applicant.



SEE ATTACHED PLAN FOR MORE INFORMATION.

ANALYSIS:

Section 20-92 of the Municipal Code provides criteria for a Certificate of Recommendation including:

1. *Whether the property will be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
2. *Whether the historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall be discouraged.*
4. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property should be preserved.*
5. *Deteriorated historic features should be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the old in design, color, texture and other visual qualities and, where possible, materials.*
6. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials should not be used. The surface cleaning of historic structures shall be undertaken using the methods promulgated by Department of Safety and Professional Services pursuant to Wis. Stat. § 101.1215.*
7. *New additions, exterior alterations, or related new construction should not destroy historic materials that characterize the property. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
8. *New additions and adjacent or related new construction should be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
9. *The "Secretary of the Interior's Standards for Rehabilitation" (36 CFR 67 and 68 as amended).*

The Commission shall issue the certificate of recommendation within 45 days of the filing of the application. The certificate of recommendation shall serve as a nonbinding recommendation only. During such period of review, the Commission shall work with the applicant to preserve the historical attributes of any structure or building.

The issuance of a certificate of recommendation shall not relieve the applicant from obtaining other permits and approvals required by applicable Federal, State or local code. Insofar as they are applicable to a historic site or historic structure designated under this section, any provision of the plumbing code, electrical code, or building or housing code of the City shall apply, unless waived by the appropriate State or City officials. The Commission may support or propose such waivers before the appropriate State or City appeals body.

Ordinary maintenance and repairs may be undertaken without a certificate of recommendation provided that the work involves repairs to existing features of a historic structure or historic site or the replacement of elements of a structure with materials similar in appearance and provided that the work does not change the exterior appearance of the structure or site and does not require the issuance of a building permit.

FINDING

In consideration of the above stated criteria for a Certificate of Recommendation, and since the proposed equipment and appurtenances are not permanent, staff is primarily concerned with item 8 regarding the preservation of historic details of the structure should the equipment be removed in the future. Given there are existing antenna's and an accommodating platform on the structure which are largely not visible from the immediate street level or nearby buildings due to the buildings height, staff would only recommend advising the applicant to take precautions in installation to avoid damage to the buildings historic façade should the equipment be removed in the future.

RECOMMENDED ACTION BY STAFF:

This Certificate of Recommendation is recommended for approval with the above stated recommendation.