

**HERITAGE PRESERVATION COMMISSION REPORT**  
Certificate of Appropriateness for Major Work- 10<sup>th</sup> & Cass Historic District.  
Section 115-319(d)(2)  
CARRIAGE HOUSE – Ordinance 115-390(1)(d)(2)

**TO:** Heritage Preservation Commission  
**FROM:** Planning Staff  
**MEETING DATE:** June 23, 2022

**PROPOSAL:** The applicant is proposing to demolish the existing accessory structure and construct a new one that will be approximately 15’-4 11/16” in height. The primary residence is located at 1024 Cass Street and the proposed accessory structure will be accessed from Cass Street.

**PROPERTY OWNER:**

Gregg Grob  
1024 Cass Street  
La Crosse, WI 54601

**APPLICANT:**

Dave Rudrud

**BACKGROUND:** The 10<sup>th</sup> and Cass Historic District was established by Ordinance in May 2007 along with design standards that are specific to the styles of architecture found within. The local district designation of the Tenth and Cass Neighborhood 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 2000. 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.

The HPC was also 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:** The applicant was approved by the HPC in April 2021 to demolish the existing one-story detached garage and construct a 34ft high, 26’ x 38’ carriage house. The applicant is now requesting to revise their plans and construct a one-story detached garage that is approximately 15 ½ft in height 780sqft.

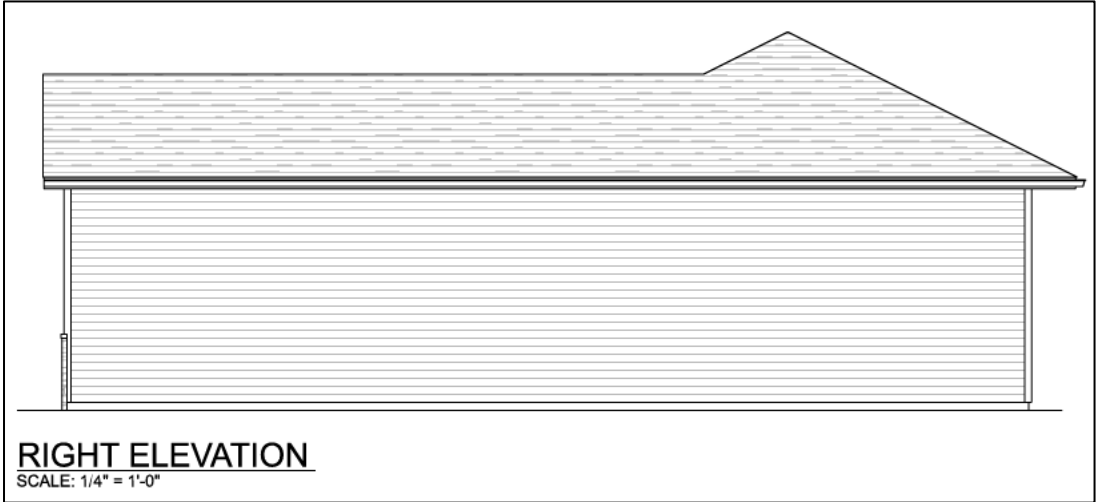
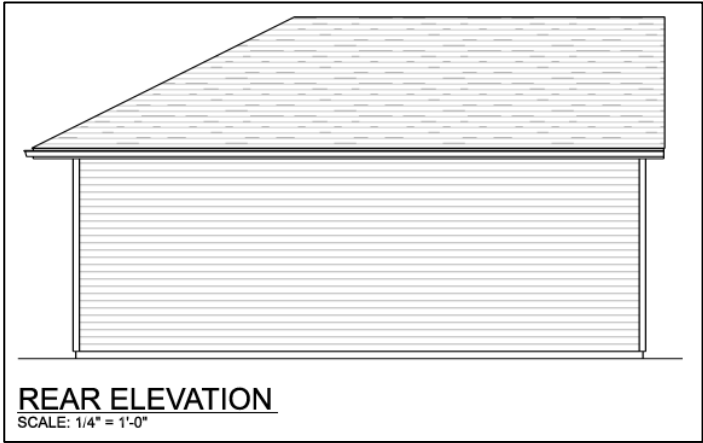


The front elevation (facing Cass St) includes two overhead garage doors. The façade also includes an open gable with shakes. The first 3ft will consist of manufactured stone. The remaining façade will be clad in smartboard siding that will have a clapboard appearance. All trim will also be smartboard siding.



**Front Elevation**  
SCALE: 1" = 5'-0"

The rear elevation (facing south) consists of no windows or doors and will be clad in vinyl siding with a clapboard appearance. All trim will also be smartboard siding.



The right elevation (facing west) consists of no windows or doors and will be clad in vinyl siding with a clapboard appearance. All trim will also be smartboard siding.



The left elevation (facing the house) consists of two service doors, two windows, and an open gable with shakes. The façade will be clad in smartboard siding with a clapboard appearance. All trim will also be smartboard siding.

The roof pitch is proposed at a 12/6 pitch and will be shingled with architectural shingles with a color that matches the house. The primary house roof pitch is 12/7

**SEE ATTACHED PLANS FOR MORE INFORMATION.**

**ANALYSIS:**

Per Municipal Code the following standards apply to new carriage houses and other accessory buildings in the 10<sup>th</sup> & Cass Historic District:

- 1) *Placement on lot. Outbuildings shall be located in rear yards with vehicular access from the alley, in keeping with the established pattern.*

Due to the nature of the lot there is not a rear yard, nor connection to an alley. The proposed carriage house will be located in the same location as the existing garage.

- 2) *Wooden garage doors are recommended but not required. Metal doors, where used, should be simple in shape and without ornamentation.*

Metal overhead door are proposed. While somewhat decorative they would be considered without ornamentation. No detail was provided on the service doors however, they would be mostly screened from the street.

- 3) *Windows should generally match the shape of windows on the principal building, but may be smaller in size, consistent with the scale of the building, and may employ simpler divisions (one-over-one wood sash, or windows with fixed, simulated muntins).*

The proposed windows are similar to those found around the limestone base of the primary structure. (See adjacent picture)



- 4) *Materials similar to those of the principal building are preferred. However, if approved by the HPC, synthetic cementitious siding (such as "Hardiplank") or vinyl siding may be used to simulate wood siding, with a profile and lap exposure similar to that of the principal building*

The primary structure is brick. The applicant is requesting to use a smartboard material on the more visible facades, and vinyl on the less visible facades, to simulate clap board siding.

The applicant has considerably scaled down the design of the proposed accessory structure from what was previously approved by the HPC. While there is now less architectural features and detail, making it less ornate than the primary structure; the size and height has been considerably reduced making it more conducive to its location on the parcel and within the neighborhood.

## **FINDING**

This proposed carriage house is found to be consistent with the 10<sup>th</sup> and Cass design standards.

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