

**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:** January 26, 2023

**PROPOSAL:** The applicant is proposing to demolish the existing detached accessory structure/detached garage.

**PROPERTY OWNER:**  
Karl Green  
1003 King Street  
La Crosse, WI 54601

**APPLICANT:**  
Same as above

**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.

**PROJECT DESCRIPTION:** The applicant is requesting to demolish the existing detached garage that serves 1003 King St. The existing garage is a one-story, single car, and approximately 12x20sqft in size. The Community Risk Management Department issued a Raze or Repair Order on the garage due to its condition. The applicant's plan is to building a new accessory structure in the next 1-2 years so is electing to pursue its demolition rather than repair it.



Pictures taken as of December 2022



**SEE ATTACHED DOCUMENTS FOR MORE INFORMATION.**

### **ANALYSIS:**

Per Municipal Code the following standards apply to requests for demolition of structures in the 10<sup>th</sup> & Cass Historic District:

*(3) Certificate of Appropriateness for Demolition.*

*c. 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*

The Assessor's Department information on this property indicates that this garage was built in 1925 but there is no evidence in their file to support this date. Staff researched La Crosse's

Sanborn Maps to help determine date of construction. The 1906 Sanborn Map (pictured below) depicts a much larger, likely carriage house type, accessory structure at this location.

1906 Sanborn Map



The 1949 Sanborn Map (pictured below) shows that the existing single car garage.

1949 Sanborn Map



These maps provide evidence that the existing single car garage was constructed between 1906 and 1949, supporting the 1925 date and indicating that it was built during the time period when these types of structures were becoming popular nationwide. It may even be one of the first ones built in the district but more research is needed to confirm. What these maps also tell us is that this was not the original accessory structure serving the primary building. There was likely a larger, likely carriage house type, structure at this location. While the time period that this garage was built falls within the district's period of significance (1858-1940) there was a carriage house at one time and rebuilding a new carriage house structure could be considered more appropriate to the district.

While the garage is considered in a state of disrepair by the Community Risk Management Department, it is not in such a condition where it could not be repaired.

The applicant would like to build a new 2-story, carriage house structure in the future and does not want to invest in the existing structure. The applicant has claimed a hardship in the fact that the existing building cannot effectively be used to park a car as it is too narrow to open the doors and exit the vehicle once it is parked.

## **FINDING**

While staff recognizes the historic significance of an early, single car, detached garage it is not the original accessory structure serving the site. Additionally, due to its size it difficult to utilize as a detached garage for vehicle purposes. 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.