

# 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 make exterior renovations and alterations to the exterior facades of the property located at 928 King Street.

**PROPERTY OWNER:**

Kodor Baalbaki  
928 King Street  
La Crosse, WI 54601

**APPLICANT:**

Same as above

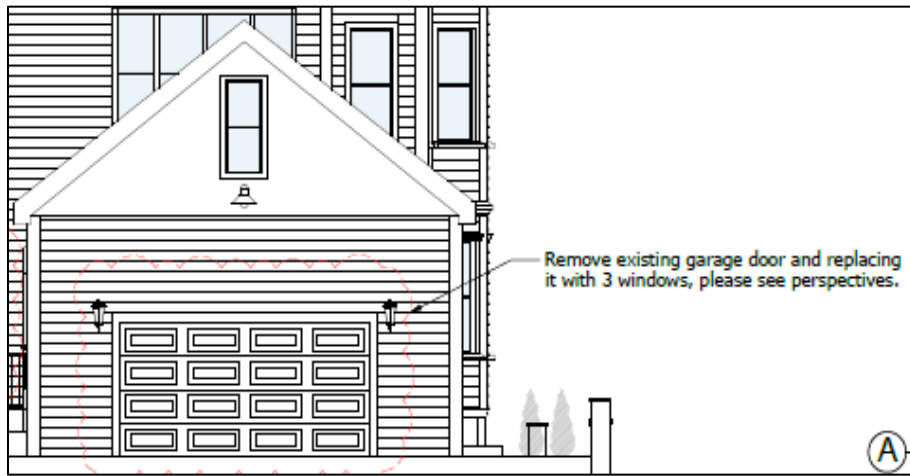
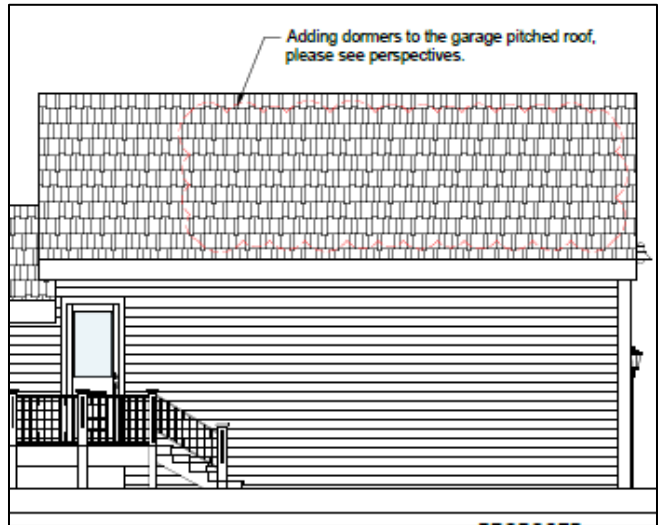
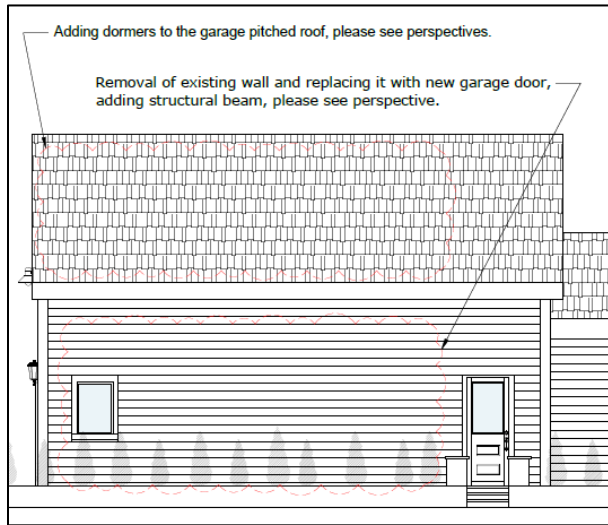
**BACKGROUND:** The 10<sup>th</sup> and Cass Historic District was established by Ordinance in May 2007 along with design standards that are specific to the styles of architecture found within. The local district designation of the Tenth and Cass Neighborhood Historic District was created to encourage 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 proposing to relocate the overhead garage door and curb cut for the attached garage. Redesign of the garage also includes dormers. Project also includes repair and re-shingle of the tower and repair and restoration of the front porch. Lastly, the applicant is proposing to remove a window facing the back porch/deck and install new french doors.

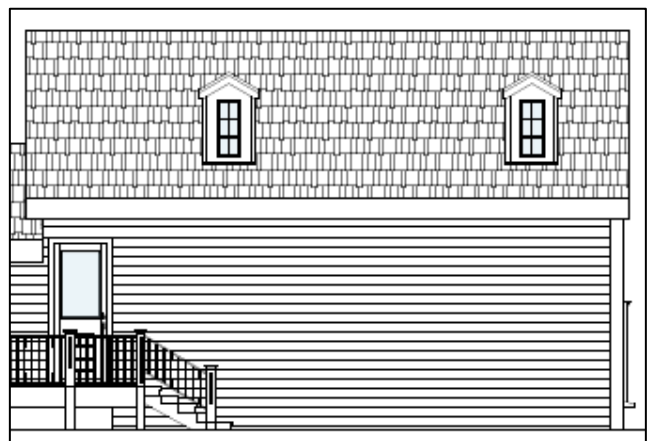
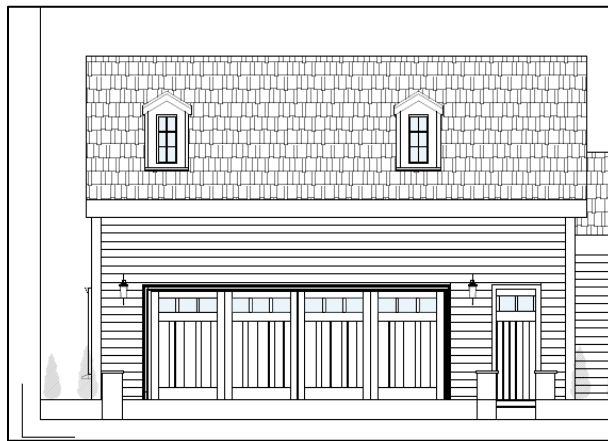
Garage

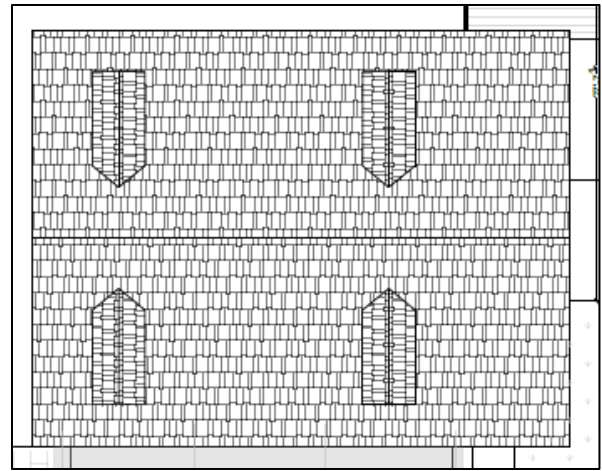
The applicant is proposing to add four dormers to the pitched roof. Two will be facing to east and two will be facing to the west. The applicant is also proposing to remove the existing west façade wall and install a new overhead garage door. A new door will also be installed in the same location as the existing one. The applicant will then remove the overhead garage door on the south façade and install a new wall with three windows. The applicant wants to also relocate the curb cut, remove the large driveway, install a new sidewalk around the garage, and replace it all with grass and greenspace.

## Existing Garage Elevations



## Proposed Garage Elevations





South Façade- Removal of an existing window and installation of new French doors.

Existing



Proposed



Tower & Front Porch

Repair shingles and moldings on the tower. Repair elements of the porch including the porch roof. This includes the porch columns and railings. Replace any dry rot wood.

Existing Porch Elevation



Proposed Porch Elevation

**SEE ATTACHED PLANS 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:

*(2) Wood siding and shingles.*

*a. Repair.*

- 1. Wood siding should be maintained with paint or stain.*
- 2. Deteriorated wood siding should be replaced with new material resembling the original in width, thickness, profile and texture.*
  - (i) Siding should match the original pattern (usually horizontal placement) except where vertical or diagonal siding was used.*
  - (ii) Wood shingles or other material should not be used to replace horizontal wood siding.*
  - (iii) If replacement of wood siding is not feasible for financial or other reasons, the HPC may approve an alternative material.*

*b. Exterior trim.*

- 1. Exterior features such as corner boards, frieze boards, drip caps or other features should be included in repairs and/or new siding.*
- 2. Decorative siding treatments, such as shingles in gable ends, should be retained in repairs and/or new siding. If replacement is necessary, new shingles should match the original in width, pattern, thickness, profile and texture*

*(6) Porches and steps.*

*a. Repair and replacement.*

- 1. Retain and conserve porches, steps and handrails that are original and/or appropriate to the dwelling.*
- 2. If partial replacement or rebuilding is necessary, reconstruct the porch using historical research to determine an appropriate design.*
- 3. Porches on the front of buildings should not be enclosed.*
- 4. Reopening of previously enclosed front porches is encouraged when appropriate to the original dwelling.*

*b. Porch elements.*

- 1. Posts, columns and railings should be preserved and maintained.*
- 2. If partial replacement or rebuilding is necessary, use material to match the original in dimensions and detailing. Elaborate details on posts may be simplified, if necessary.*
- 3. Railings and balusters should be replaced or rebuilt in the original space, section and profile as the original.*
- 4. Replacement balusters on a porch railing should be appropriate for the dwelling's style and period.*
- 5. Metal posts and metal railings should not be used to replace wooden porch materials.*
- 6. Wood porch floors should be replaced with wood rather than concrete.*

*7. Open sections of the porch foundation may be filled in with materials such as lattice panels that are appropriate for the age and style of the dwelling. Research should be conducted to identify appropriate materials.*

Many of the elements being repair, replaced, and altered are not original to the building and were part of an application/plans that was reviewed by the Commission several years ago. This included many features and elements on the porch as well as the attached garage, which is all new construction. Many elements that the applicant is proposing are completing, and in some cases improving, the previous efforts by the former owner of the property. The attached garage is new construction and not original to the building. While facing an overhead door to the street is not necessarily consistent with the neighborhood, the removal of a large driveway and restoring it to a large open greenspace is. Additionally, many elements of the porch were installed by the previous owner in an effort to repair and restore it. This included the balustrades and the railings. The applicant is looking to replace some of these elements that are already falling in disrepair.

## **FINDING**

Overall the proposed project is in accordance with the intent of the design standards of the district however, staff does want to ensure that some of the standards are followed as stated in the recommendation.

**RECOMMENDED ACTION BY STAFF:** This Certificate of Appropriateness is recommended for approval with the following condition:

- 1) Any repair of wood siding, shingles, and other wood elements must be in accordance with the standards stated in Municipal Code Section 115-319.
- 2)