ARCHITECTURAL AND ENGINEERING ANALYSIS
FOR

ODD FELLOWS TEMPLE

(A.K.A. DALE'S CLOTHING)
121 SOUTH 4TH STREET

CHRIS LA SHORNE

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Sustainable Architecture and Design
for Residential, Commercial, and Historic Restoration

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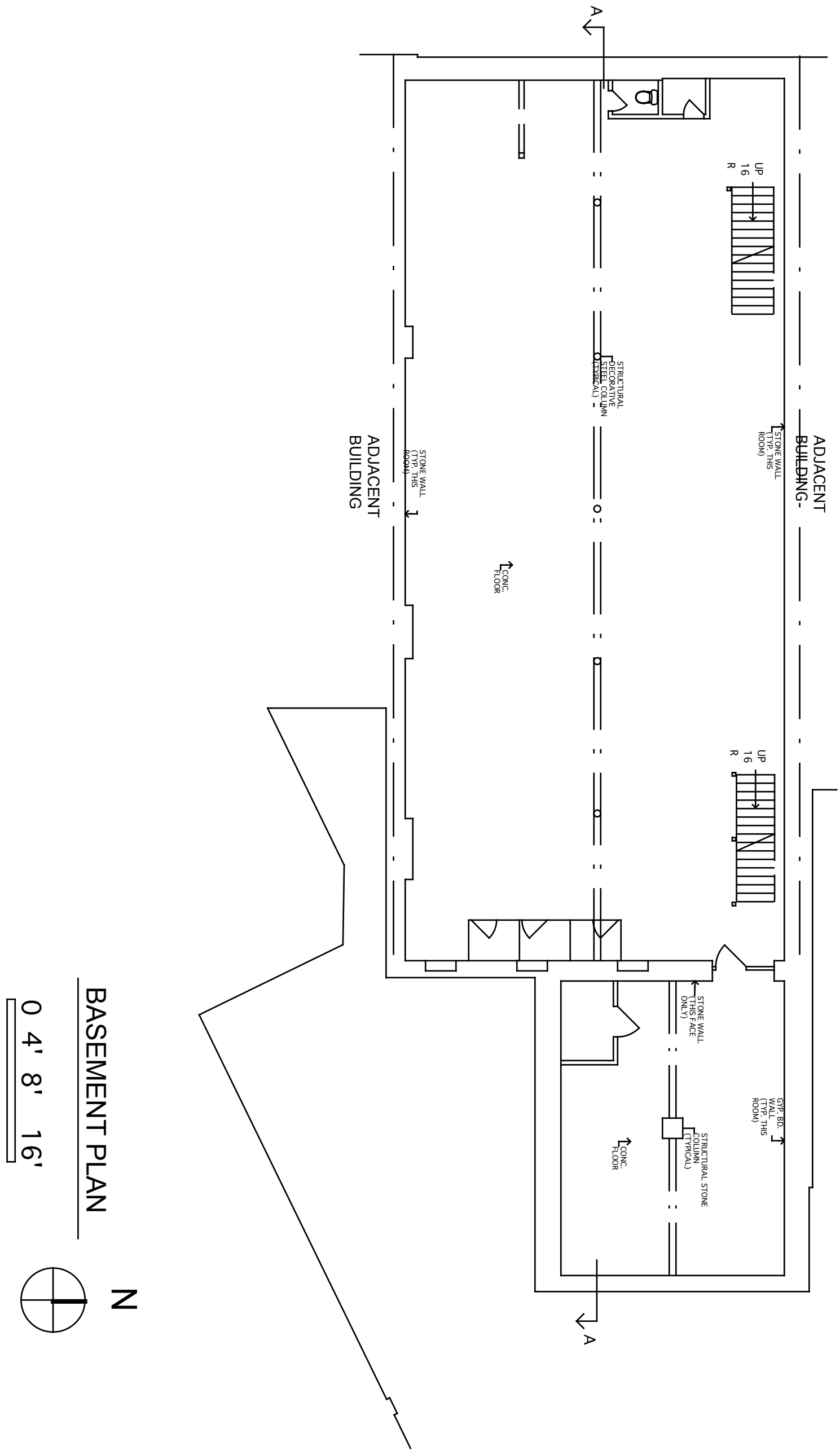

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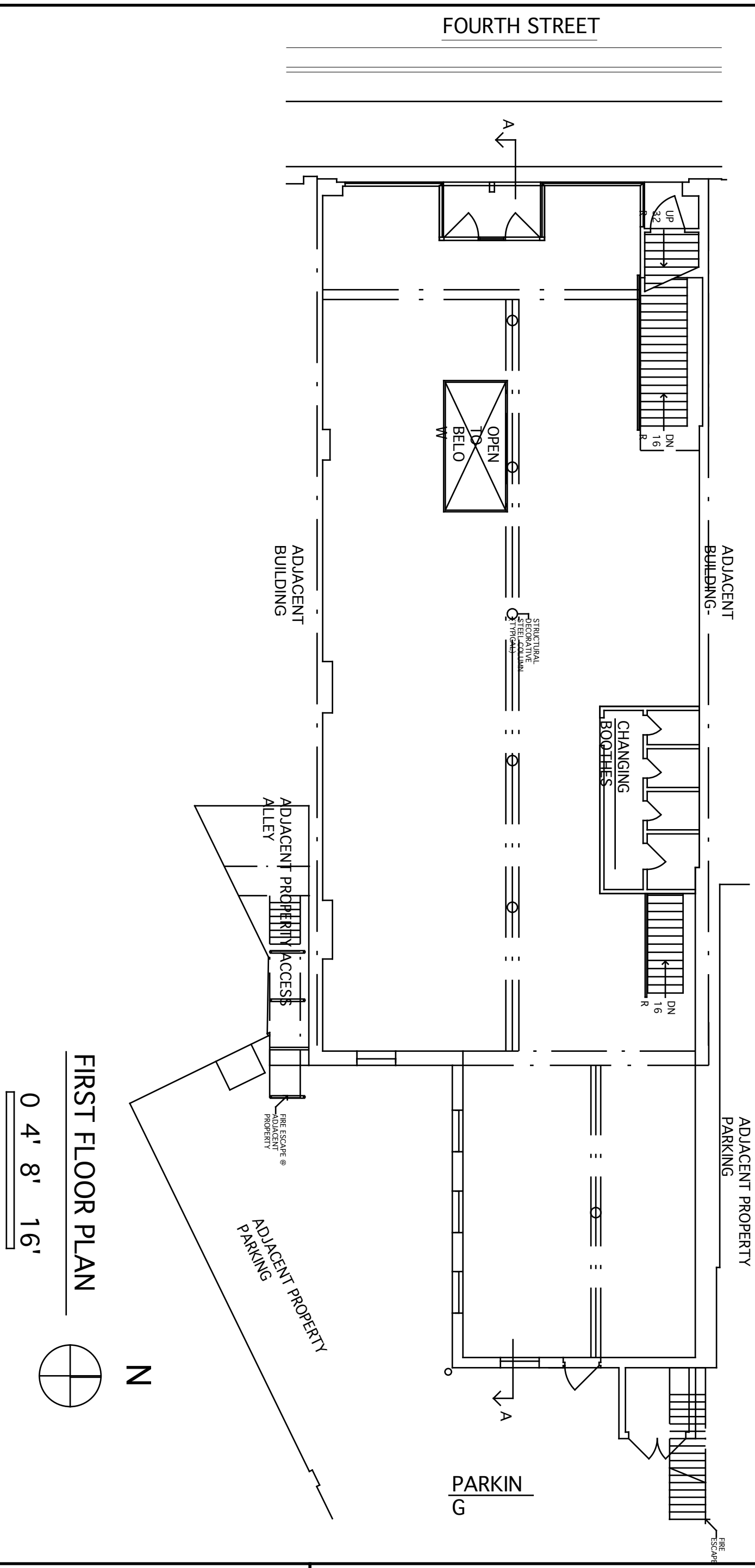

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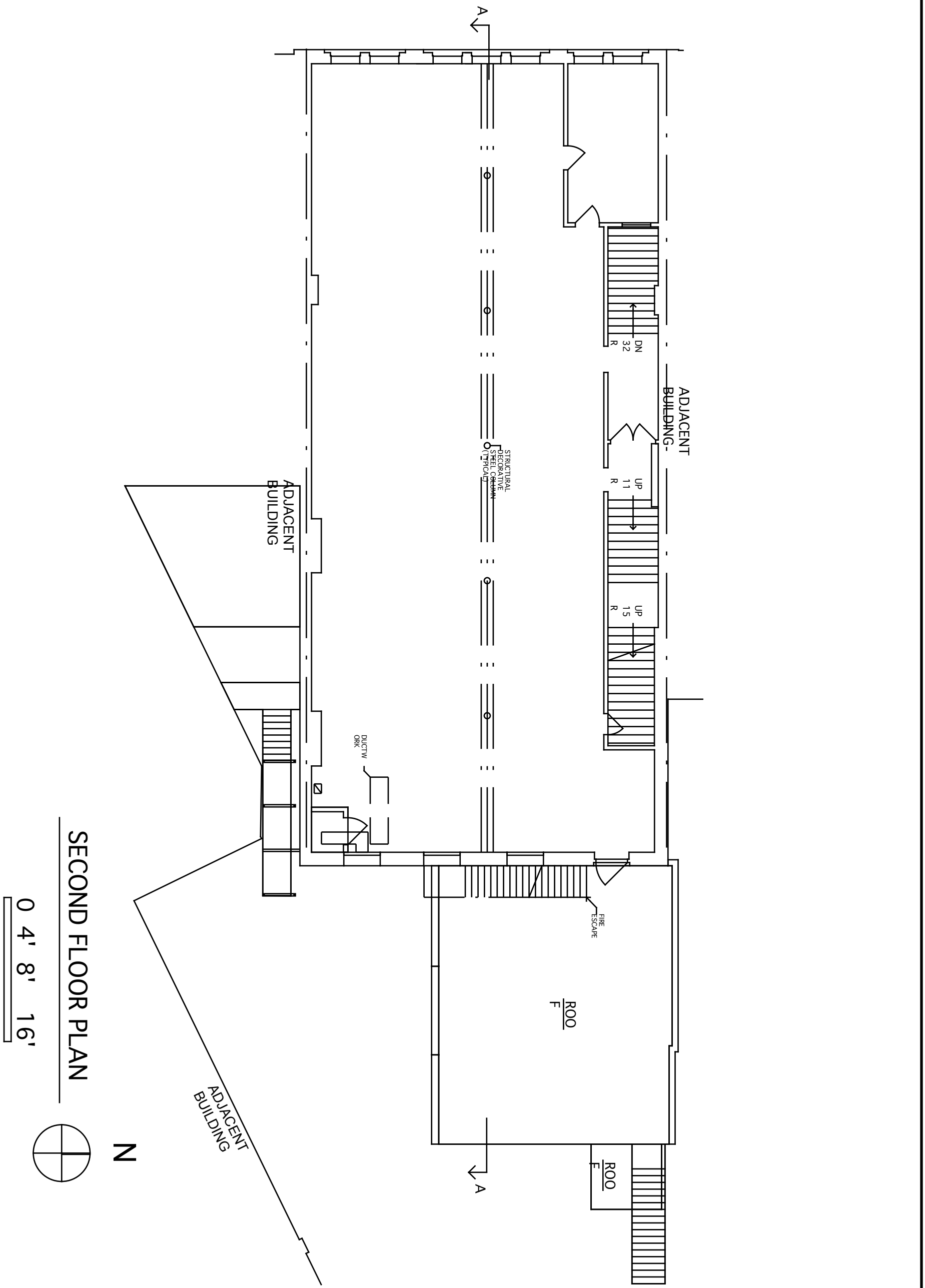

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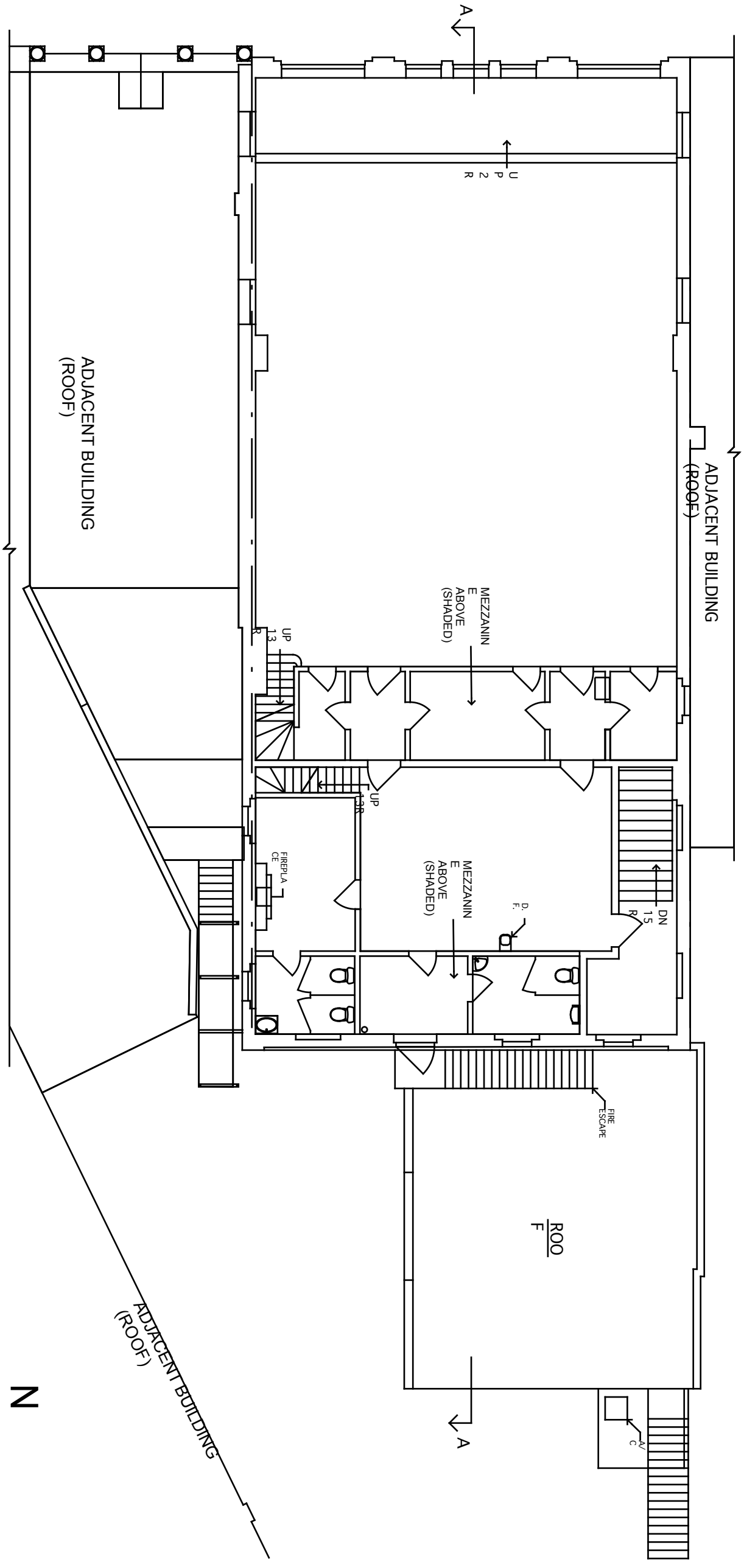

THIRD FLOOR PLAN

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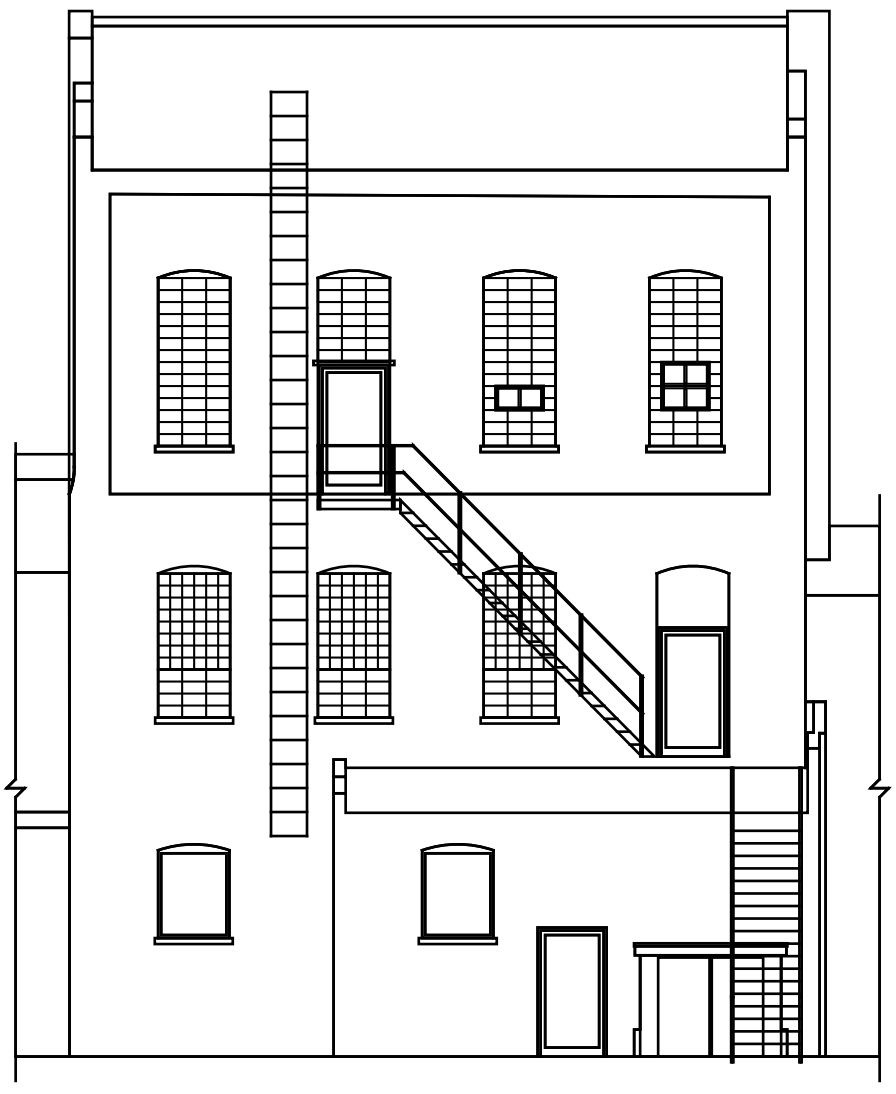
WEST ELEVATION



EAST ELEVATION

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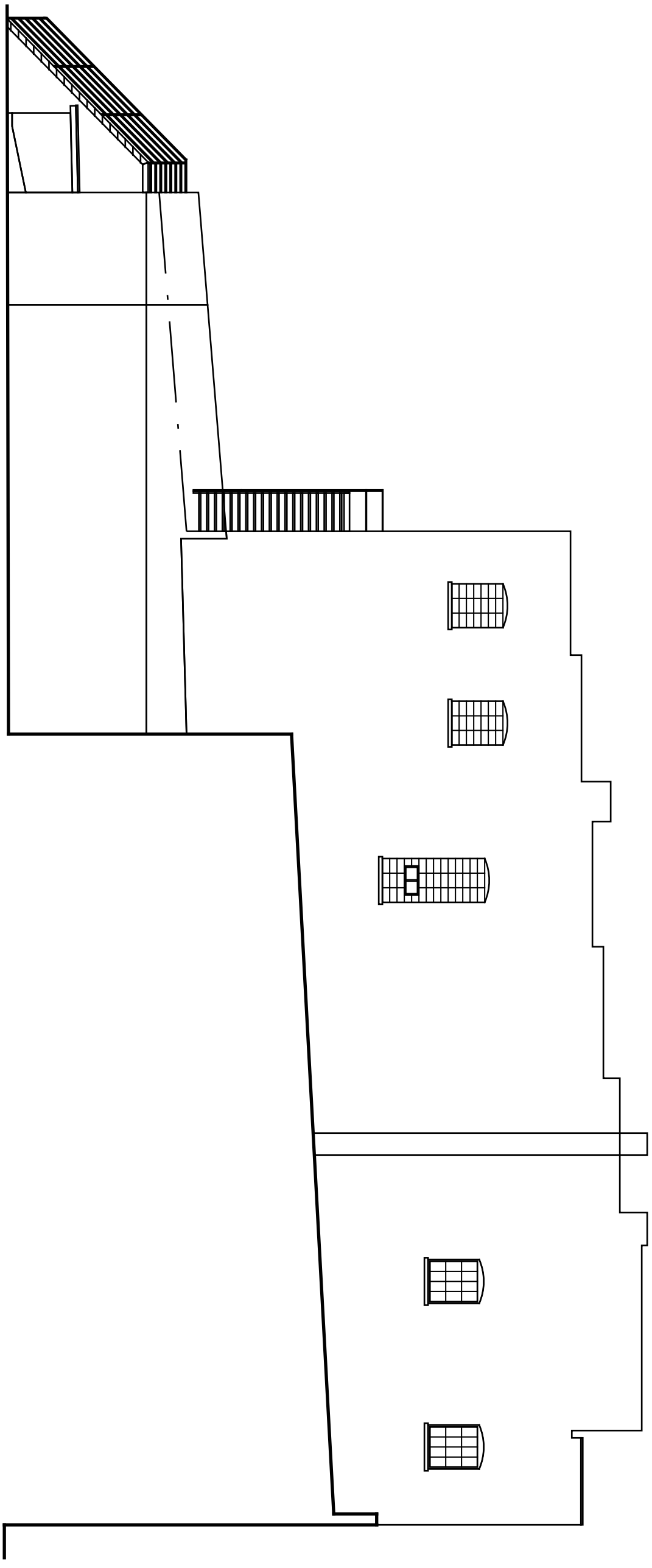

NORTH ELEVATION

0 4' 8' 16'

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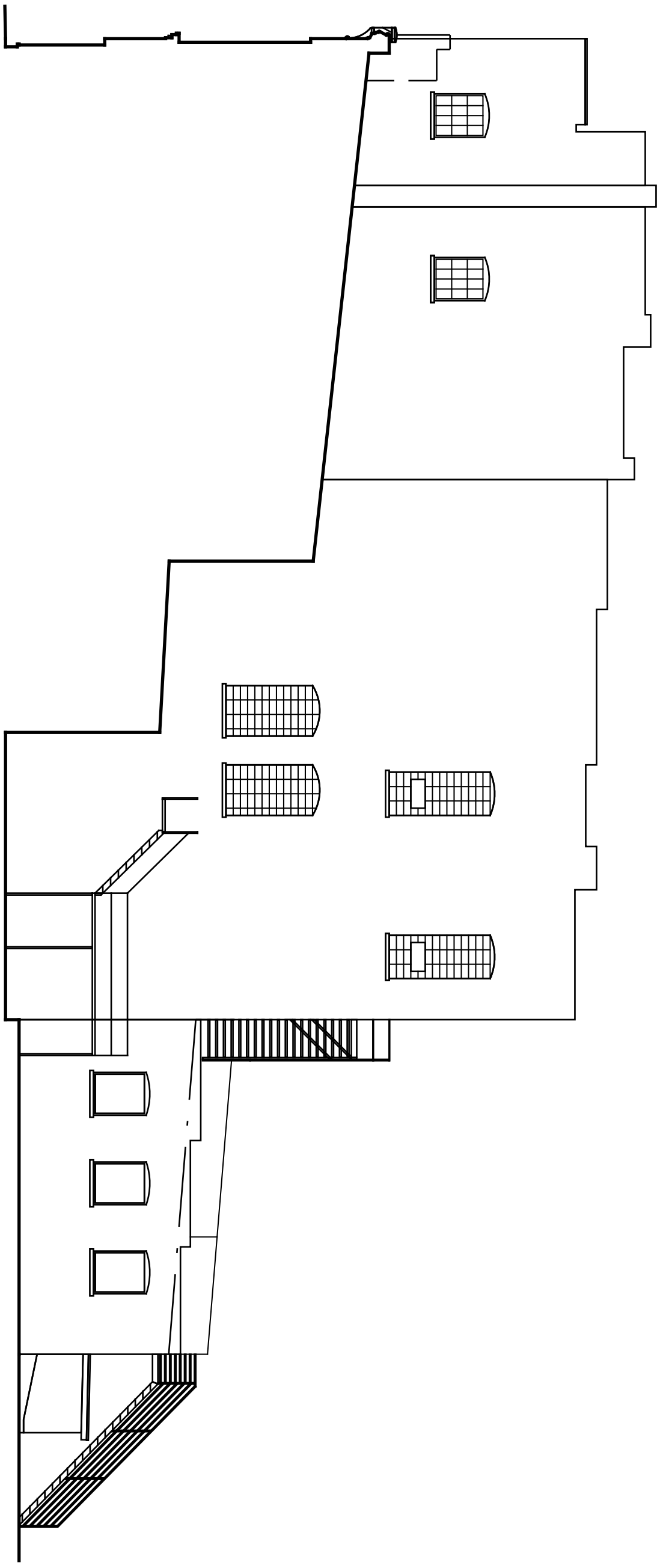

SOUTH ELEVATION

0 4' 8' 16'

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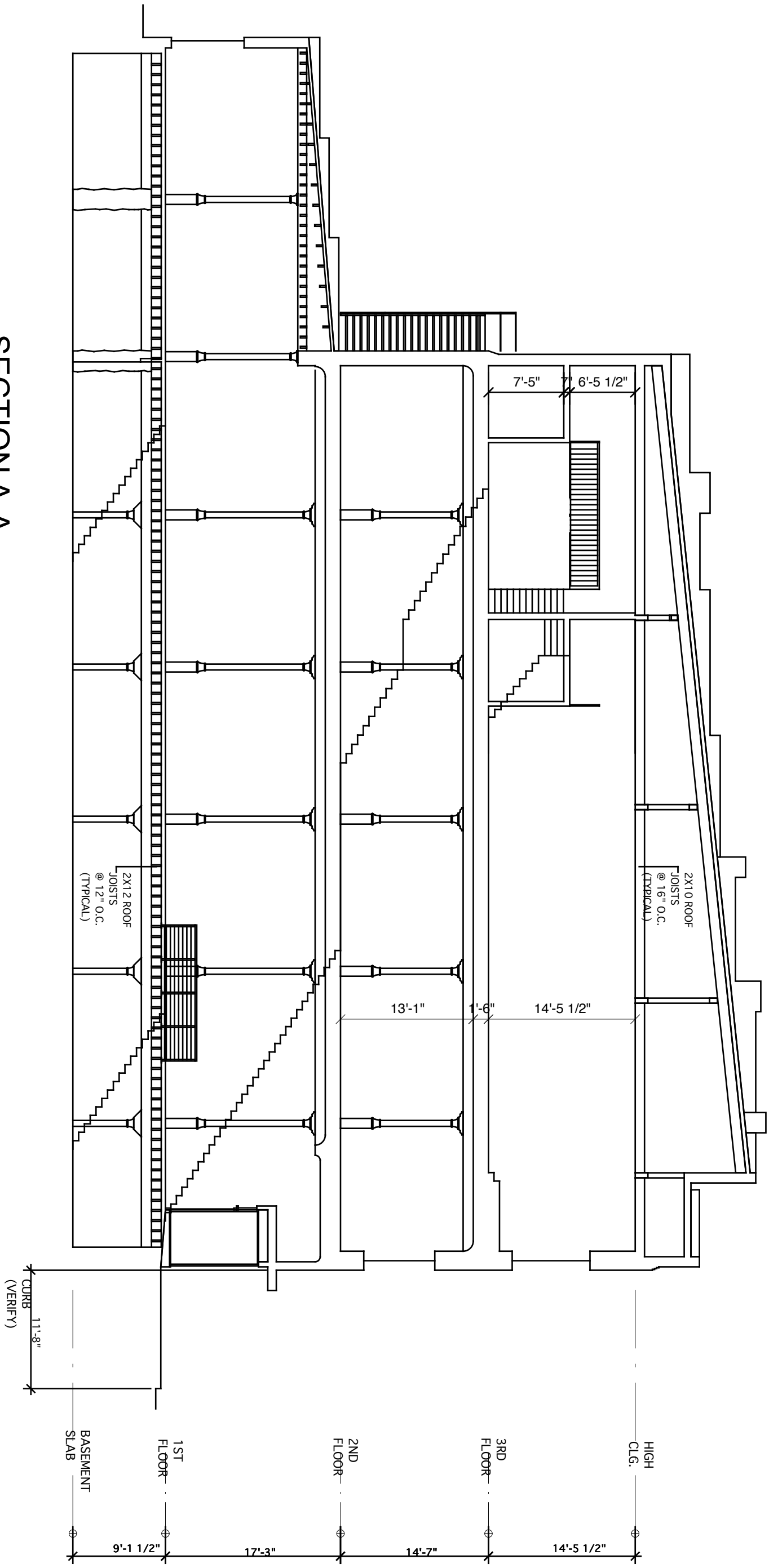
7
EXISTING

SECTION A-A

0 4' 8' 16'



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EXISTING

II. CODE AND ZONING ANALYSIS

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608-785-2626

August, 2016

BUILDING CODE AND ZONING ANALYSIS

The building located at 121 4th Street South, La Crosse, Wisconsin was built in 1891. The building was constructed before the effective date of the first Wisconsin Building Code (1914). The construction is solid masonry party walls. The rear wall is masonry construction. The street front wall is a combination of solid masonry and wood framed construction. The floors and roof structure are wood framed. The 1st floor was built a half flight above the sidewalk level and an exposed basement level entry a half a flight down. The building has been remodeled many times over the years. The basement and 1st floor has always been mercantile commercial use. The 2nd floor and 3rd floors have been unused for many years and originally used for assembly. The 2nd floor and 3rd floors changed to residential use. The "IEBC-Existing Buildings Code" may be used for all building code compliance standards.

There are no current building code violations observed in this building. However there are safety improvements that need be made when the 2nd floor apartments come back into use. Based upon the new uses of the building, public halls and stairways must have interconnected smoke detection and manual fire alarm system with horn and strobe notification devices. The apartments are required to have non-connected fire/smoke detectors that are continuously connect to power. It is recommend that a basic type of whole fire/smoke detection system be installed. This is because of the occupancy of the basement as either storage or business. These represent a moderate hazard with regards to the fire safety of the building. This system would consist of permanent direct wired smoke detectors in basement, second floor hall, and at the top of each stairway. The detectors would then be connected to fire alarm horns and strobes at each floor level and in each apartment. Proper 1 hour fire separations must be provided between the first floor to second floor, between each apartment, and between each apartment and the hallway.

Per the current Wisconsin amendments of the International Building Code, any newly constructed building containing more than two residential units would be required to have a fire sprinkler system. The IEBC indicates that if a sufficient water supply is not present already in the building to operate a fire sprinkler system then it is not required. However this building is located within the defined fire district and the city ordinance requires any building remodeling of

50% or more requires the installation of a fire sprinkler system or the alternative of new wall or floor framing to be of non-combustible construction, i.e. metal studs and joists. Lastly, the addition of emergency lighting consisting of direct wired lights with battery backup should be installed in key areas. These areas would be emergency exit passages leading to an emergency exit, like public stairways and hallways.

EXISTING CODE COMPLIANCE: The code compliance of this building can be determined through the use of the " IBC Existing Building Code "(IBEC).

•**CHANGE OF USE:** If the building changes from the current use classifications as described in International Building Code (IBC), then the entire building shall be required to be brought into compliance with the "CURRENT BUILDING CODE".

•**ALTERATIONS TO EXISTING BUILDINGS:** The provisions of the "CURRENT BUILDING CODE" which is the 2006 International Building Code shall apply to all remodeling or alterations which affect the structural strength, fire hazard, exits, natural lighting, or replacement of major equipment .

•**REQUIREMENTS FOR BARRIER-FREE ENVIRONMENTS:** Remodeling of building shall provide for a barrier-free environment per Americana with Disabilities Act and ANSI 117.1 and the IBC. Unless there was to be a major change of use then handicapped access is only required to the primary floor level. The main floor level should have an accessible toilet.

TYPE OF CONSTRUCTION

1. Type IIIB, masonry unprotected. The structure of this building is exterior masonry with interior structure of wood frame floor and roof structure.

BUILDING USE GROUPS

The proposed use of the building on all floor levels is as follows:

1. Basement and First Floor: Group B-Business or M-Mercantile. Note that if ever the use is changed to Use Group A2 Tavern a greater fire separation would be required between 1st floor and 2nd floor residential use. There currently exists a plaster ceiling classified as a 1-hour barrier.

2. Second Floor: Group R-2, 2 new residential units.
3. Third Floor: Group R-2, 2 new residential units.

BUILDING AREAS

Basement	4,421 sf
First Floor	4,421
Second Floor	3,610
Third Floor	3,610
Total Bldg Area	16,062 sf

IBEC Provisions

1. No whole building fire alarm system is required. However, a manual fire alarm at the public hall and stairway is required with interconnected smoke detectors at the head of each stair.

2. It is required that all residences have smoke/fire detectors hard wired to continuous power source to charge the battery back up of the unit.

3. Based upon recent interpretations by the fire department, the owner has one of two choices.
   A. Install an NFPA 13 fire suppression system throughout the building.
   B. Use non-combustible framing construction for all newly constructed walls.

4. This building may be analyzed as if there were unseparated uses. However each living unit must be separated form each other and other uses by at least 1 hour per the 2006 International Building Code. Because the existing ceiling between the 1st floor commercial use and 2nd floors must be a 1-hour rated fire assembly. This would be achieved with 1-layer of 5/8" fire rated gypsum board applied to the underside of the existing wood floor joists, then metal resilient channels spaced 24" oc, and finally another layer 5/8" fire rated gypsum board with joints taped and finished. The 1-hour walls can be constructed of 2 x 4 or 2 x 6wood studs and either 1/2" or 5/8" fire rated.

5. The 1st floor is accessible. Any public toilets at the 1st level should be made to conform to ADA standards. There are tax credits available for this conversion.

III. STRUCTURAL/ SYSTEMS ANALYSIS

MEYER | BORGMAN | JOHNSON

STRUCTURAL DESIGN + ENGINEERING

September 15, 2015

Chris LaShorne AIA
Chris LaShorne Architecture
3643 Ebner Coulee Road
La Crosse, WI
54601

RE: 121 4th Street So. – Condition Survey
MBJ Project No R15.250.0

On Friday August 21, 2015, I visited with you the building site located at 121 4th Street South, La Crosse, WI. The site visit was to perform a visual inspection of the building and make a report of our opinion of the structural condition of the building. The following is a summary of my observations and recommendations.

Observations:

1. The building is a turn of the century three story with basement structure. Roof and floor framing where visible, is wood framing. The exterior walls are multi width brick load bearing. There is a center line beam and column line (running front to back of the building) supporting floors and roof.

2. The roof framing is visible at one location in the third level and appears to be wood

3. The main floor framing is visible in the lower level, is 2x12 wood joists (1.875" x 11.25" deep) at 12" c/c spacing in good condition. 12" square timber beams spanning 15 ft between columns. Preliminary analysis of the floor joist indicate an allowable total load capacity of 80 pounds per square foot.

4. The second, third and roof framing is assumes to also be wood joist 12" c/c.

5. The brick exterior walls of the building is exposed finish brick at the front of the building. The parapet and front wall are fair to good condition. The back of the building has been covered with a stucco material. The stucco is in poor condition.

6. There is a row of steel columns/beams running the depth of the building at mid width of the building. No signs of deterioration noted.

7. The foundation walls are limestone. The mortar joists are mildly deteriorated.

8. The third floor has a mezzanine structure. The construction is assumes wood, of unknown capacity, or load path to the main structure.

Recommendations:

1. Repair the stucco to water-tight condition.

2. Spot tuck-point all exterior exposed brick areas.

3. Remove wall finish in the lower level. Repair the foundation wall by tuck-pointing.

This report is based on the conditions visible during the time of our site visit, and is not a guarantee of the structural condition/performance of the building in the future. This report is not a repair plan or specifications. The repairs/maintenance to the structure shall be incorporated into remodeling plans or a maintenance program of the building. Thank you for allowing Meyer Borgman Johnson to be of service.

Regards,

Alan R Hiniker

Alan R Hiniker P.E.

Plumbing Systems

Water Service

In this building, domestic water is supplied from the water main in 4th street. The water service enters the basement through the exterior wall just above floor level.

The above service is the domestic water supply and the sanitary drain connection to the sewer. The water service entrance is old galvanized steel pipe with an old bronze gate valve – very typical for many downtown La Crosse buildings.

Immediately downstream of the older water service and isolation valve, everything is new. Galvanized steel piping is used around the meter and then the distribution piping is changed to copper.

Note the lack of a dielectric fitting where the steel piping is joined to the copper piping. Dielectric fittings, typically unions, are used to join dissimilar metals. Without use of a dielectric fitting, domestic water flows past the connection of two different metals and, essentially, forms a battery. A small electrical current is created. This electrical current causes minerals to separate from the water, which in turn "stick" to the metal piping walls. Over time, this will obstruct the interior of the piping.

Also note in the above photograph the use of some Pex tubing for water distribution. Galvanized steel, copper, and Pex tubing are all legal and approved piping materials for domestic water.

In general, the water service is in very good condition and should be suitable for continued operation. The water service entrance is not particularly large, but adequate for the current uses of the building and likely for many future uses.

The galvanized steel water service entrance piping is likely 40+ years old, but we don't see failure of this piping often in downtown La Crosse. Water pressure is typically in the 70-80 PSI range.

Water Distribution

Most of the active domestic water distribution piping in this building is "relatively" new and generally fabricated with copper. The upper levels of this building have not been used or occupied for some time and the water distribution piping appears to be disconnected. We don't believe that any of the older galvanized steel piping observed is still connected to a water supply.

For the most part, no piping insulation was observed on cold or hot water piping. No

hot water recirculation piping was observed anywhere within the building. The hot water distribution system is very small and generally confined to a single toilet room. The cold water piping apparently does not condense moisture due to ambient temperature control.

Of the active piping, we observed no leaks and piping was generally well constructed and supported. The water distribution piping is generally accessible in the basement levels as needed.

Sanitary Drainage and Vent

In the basement and first floor level of this building, most, if not all, of the sanitary drainage piping has been replaced with modern materials.

In the photograph under the water service, it can be seen that the drainage piping within the Dales Clothing store is ABS plastic and appears to be very new. ABS is not commonly used, but is generally legal for common domestic use.

In the Dales Clothing store, the new ABS piping penetrates the floor where it presumably connects to the original sanitary sewer service. A 45 degree cleanout is provided, as is required by current plumbing Code.

The above photograph shows some original drainage piping above the Dales Clothing store. As can be seen, the original piping was traditional cast iron fabricated with bell and spigot joints. A bit of new PVC has been spliced in. Although this piping is not being used anymore, it is likely still connected to the sanitary drainage system and could pose a hazard if water seals are not maintained.

Most likely any future renovation of the upper level spaces will involve complete replacement of the old sanitary drainage and vent piping, but if any piping is considered for re-use, it should be inspected thoroughly for cracks. Cast iron piping is not tolerant of freezing and these spaces have not been heated for some time.

Of the active sanitary drainage and vent piping observed, it appears most is in very good condition, if not new, and suitable for many years of continued use.

Fixtures and Equipment:

The connected plumbing fixtures and equipment within this building is limited to a public toilet room and a couple of other small uses. The active toilet room on the first floor is generally in good condition with modern fixtures and suitable for continued use.

The plumbing fixtures on the upper levels above Dales Clothing store are mostly original. For the most part, these fixtures are antiquated and probably not suitable for future re-use. They were of heavy duty construction when originally installed, but none meet modern water conservation standards and years of being dry could result in significant restoration efforts. In addition, none were constructed to meet any ADA requirements.

Presumably any remodeling performed on the upper levels of this building would incorporate new toilet facilities to match the needs of the space and current ADA (handicapped) requirements.

Storm Water Drainage:

Like many of the buildings in downtown La Crosse, the roofs “mono-pitch” from the front of the buildings to the back. The rainwater is then collected with an open gutter at the back of the building and then conveyed to the street level where it discharges on grade to the alley.

In the case of this building, a significant amount of water is dropped onto a small area because of the bend in the street at the junction of this building and the adjacent buildings. The effect is a relatively small alley access as compared to the building area. Consequently, it is apparent this building and the adjacent buildings have suffered from rainwater problems.

In the above photographs, it can be seen that the original rain conductors have been connected to PVC piping and the piping attempts to convey the water further back towards the alley.

While this likely works fine, PVC piping deteriorates in direct sunlight and will not last long in this condition. It will become brittle and break easily from a small impact. Direct sunlight can heat the piping enough to cause it to sag, losing the pitch and slowing the discharge of water.

In the upper photograph, note the double fire department connection with the exposed standpipe on the exterior of the building. Presumably this would not be used anymore by our modern fire department.

Recommendations:

Unlike electrical life safety deficiencies, or HVAC ventilation inadequacies, plumbing system shortcomings can be managed better, short of a piping failure.

Most of the plumbing systems within this building are in fine condition. The water service is in good condition.

The drainage systems are in generally good, if not new, condition. The piping is constructed of modern materials and appears to be well done.

Currently active plumbing fixtures are in acceptable condition and should be suitable for many more years of use. On the upper levels, currently abandoned plumbing fixtures are likely best removed and replaced when these spaces are renovated.

The sanitary sewer service is 4 inch and should support nearly any occupancy within this building.

This building does not have any fire sprinkler system and the water service certainly will not support a fire sprinkler service. If any new occupancy or use will require a fire sprinkler service, a new water service will be required.

End

Heating, Ventilating and Air Conditioning Systems

The Dales Clothing store is heated, cooled and ventilated with a single residential furnace.

The furnace is in very good condition and appears to be relatively new. The furnace is horizontally-mounted and accessible in the rear storage room. A direct expansion cooling coil and matching residential condensing unit provide mechanical cooling.

Note in the photograph above that the condensing coil is quite dirty and should be cleaned.

An outside air duct, connected to an exterior louver, is ducted to the return air ductwork to supply code-mandated fresh air. The duct and louver appear to be sized adequately to provide the ventilation requirements of this space.

The system is controlled by a single residential thermostat.

The upper levels above Dales Clothing store are currently not heated, but there is a variety of abandoned heating and ventilating equipment located in the space.

This equipment is not original to the building construction and nameplates may date it to the mid 1960's. It does not appear the equipment is operational, and we would not recommend use of this equipment for a permanent application.

There are a number of cast iron radiators around the building from the original steam heating system. The boiler has been removed and the radiators only serve as decoration.

Recommendations:

The furnace in Dales Clothing store is in fine condition, suitable for the application, and appears to be completely code-compliant.

The levels above Dales Clothing store should be considered to have nothing of value to be salvaged for re-use. Regardless of any new occupancy, these spaces will require new HVAC systems and equipment. The systems will need to be selected based on the new occupancy and possible physical locations. The roofs of all three buildings are currently mostly clear and could be good locations for new equipment, pending a thorough structural review.

End

Electrical, Life Safety, and Communications Systems

Service and Distribution

In Dale's Clothing store, the electrical service equipment and main distribution equipment serving the store is mostly new. The service enters into the basement in a pull box and terminates in two fused disconnect switches. There are two services and two meters at this location.

The configuration is “service entrance disconnect switch”, utility meter, and distribution panelboard. This configuration is known as “cold sequence metering” and is normally not allowed as the utility meter can be turned off and tampered with.

In downtown La Crosse; however, this is the required configuration. Electrical power in downtown is supplied by a number of old transformers located in vaults around the downtown area. These transformers are all interconnected and result in an electrical network that has a higher than average fault current. At some point in the future, ***Excel Energy*** will correct this condition, but it will take decades for this work to be performed.

In the interim, all downtown La Crosse buildings require the first device in the electrical service equipment to be a fused disconnect switch with correctly-applied fuses. All of this is installed as it should be in the Dale’s Clothing store.

The electrical service is 120/208 VAC, three phase, 4-wire.

The equipment at the service entrance in Dale’s Clothing store is in very good condition and appears to be fully code compliant.

<u>Electrical Distribution</u>

For the most part, the electrical distribution in the occupied portions of this building is code compliant for the City of La Crosse, meaning all observed electrical circuits were installed in some type of metal raceway system.

The upper levels above the Dale’s Clothing store; however, are another matter. The wiring systems on these floors are a combination of original wiring and some work appearing to be done in the 1940’s or 1950’s.

The above photograph shows an old fuse panel with remnants of knob and tube wiring. It appears that a few of these circuits have been routed into a newer metal fuse box and may still be energized. The original fuses are removed. Note that the white coloring in the box is likely asbestos.

The photograph below shows a number of runs of knob and tube wiring, as well as some newer armored cable wiring. We don't know if any of these circuits are still active.

The electrical systems located on floors and in areas that are not in use and haven't been renovated in recent decades should be replaced in their entirety. Certainly the intent would be to replace these electrical systems along with any significant renovation, but in the short term, it may be wise to de-energize any circuits that are not code-compliant and not required for minimal lighting.

Receptacles

Much like the electrical distribution, the receptacles and switches in the currently occupied areas are in fair condition (or better) and generally code compliant.

The new receptacles are modern style with grounding terminal. The Electrical Code has changed much since these spaces were last renovated, so there are some code provisions not being met. This is not necessarily a "code violation" as code updates are not retroactive. But most code revisions are done in the interest of safety and have foundations in real life experiences, so keeping current with electrical codes, especially related to electrical devices, is wise.

Ground fault protected receptacles, for example, are required in many more locations than when these spaces were constructed. All basement locations require GFCI receptacles.

Toilet room receptacles, receptacles within 6 feet of a sink, and all exterior receptacles require ground fault protection.

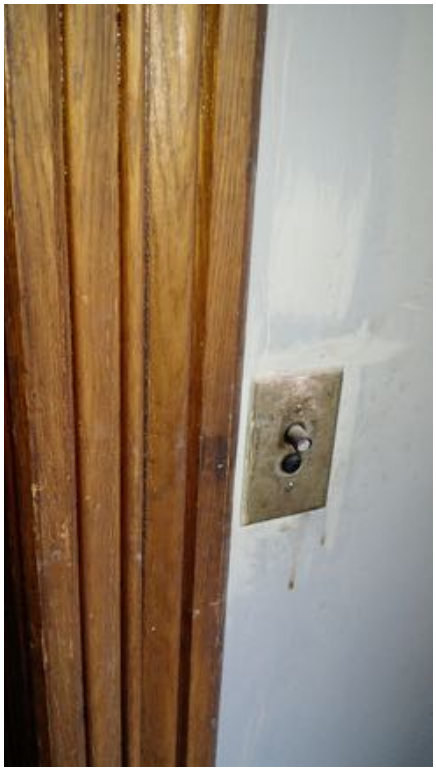
We recommend a detailed survey be performed of all receptacles and GFCI receptacles be installed where required under current Code.

Lighting and Lighting Controls:

Lighting is a mixture of some new and much old or older. In Dale's Clothing store, the lighting is mostly new and generally is HID using industrial-style fixtures and metal halide lamps. The light levels are good and lighting is very uniform.

On the upper levels above Dale's clothing store, original incandescent lighting is still in place and still operational.

Lighting controls are entirely manual. Some lighting is controlled at the circuit breaker, but most is controlled with manual toggle switches. There are a few old push button light switches still in use on the upper floors.



In the large room above Dale's Clothing store is this old Cutler Hammer manual diming switch. It is unknown if it is still connected to any active lighting circuits and it may be best to retire it to artifact status, but it is a "neat" old switch. It would like to find a place to remain on display.

Life Safety Systems

Life safety systems consist of directional EXIT lights, emergency egress lighting, and fire alarm systems.

Exit lighting and emergency egress lighting on the First Floor level is relatively new and appears to meet Code. In general, the emergency egress lighting in combined with the Exit lighting.

Exit lighting and emergency egress is mostly non-existent on the upper levels and certainly would be completely re-done when these spaces are renovated.

Communications Systems

Communications systems are generally limited to simple telephone systems. There may be some internet access, but no significant network of conventional data cable was observed.

Recommendations:

Dale's Clothing store was recently renovated and the electrical work was done well and completely. Power and distribution is in good condition, lighting systems are in good order and provide good quality light, and minimal life safety systems are in place.

End

IV. HISTORIC IMPACT STUDY

Property History Summary

Prepared July 27, 2016, by
Archives and Local History Dept.
La Crosse Public Library
800 Main St.
La Crosse, WI 54601
(608) 789-7136

Property: Current Name:
Historic Name: Odd Fellows Temple
Address: 119-121 4th St. S.
Legal Description: Original Plat, Block 34, Lot 4, N. 40 ft., subject to easement.

Description:
A description was prepared by architectural historian Joan Rausch, dated Sept. 19, 1983 (survey no. 117):

"Featuring the symbols of the Independent Order of Odd Fellows under the main arch in the upper story, the Odd Fellows Temple is characterized by a line of arched window openings ornamented by contrasting white stone curvilinear window heads and accents across the second and third story brick façade.

"Constructed in the late 1880s, the Odd Fellows Temple adds to the architectural variety of 19th century commercial structures in La Crosse as a representative of polychromatic Victorian architecture flavored by the Romanesque Revival."

Rausch lists the architects as Schick and Stoltze.

History:
Prior to the construction of the building at 119-121 4th St. S., the land in this lot and the lots to the north and south was owned by Dr. Levi E. Ober, who both lived with his family and conducted his physician business (along with various physician partners) from a building roughly where 119-121 4th St. S. is located. He had come to La Crosse in 1857, according to the 1881 History of La Crosse County, and was residing and practicing on 4th Street between Main and Pearl in 1866 or earlier, per the City Directory of that year.

Ober died in March 1881 and the property was briefly held in the name of his estate. In 1883 all of Lot 4 was owned by Rockwell E. Osborne, who among other things dealt in property development as did his brother-in-law B. E. Edwards. Osborne divided the lot and sold the North 40 ft. to the Independent Order of Odd Fellows by 1885 (the South 20 ft. of the lot went to B. E. Edwards and became 123 4th St. S.).

While it is possible that 119-121 was constructed using Ober's pre-existing building as a base, this appears unlikely based on inspection of Sanborn and Rascher maps and the 1898 city atlas as well as the city tax ledgers. It appears, rather, that the existing building was constructed in 1885-1887, based on value assessments listed in the city tax ledgers. 1885 is the year the Independent Order of Odd Fellows shows up as owner of the property. In 1885, the value of the property is listed at $2,300 (in the 1885 ledger the land and the improvements were not listed separately, only a total value of the property). In 1886, improvements valued at $400 are listed (total property value $4,200), and in 1887, improvements are valued at $5,000 (entire property $10,000).

A listing of construction in the city in 1886 appeared in the Dec. 31, 1886, issue of the *La Crosse Daily Republican and Leader* newspaper; among the Fourth Ward listings is a new "business, brick" building built by the IOOF and given a value of $12,000. Rausch gives the date 1887 as the date of the building, both in her 1983 description and in the 1996 *Intensive Survey Report*. Often the year of completion is used as the date of a building.

Water tap records for this location go back at least as far as 1884, when the IOOF had a connection made at 121. The record mentions and "old tap," with reference to a tap that Mrs. L.E. Ober had made nearby in 1883. The IOOF had another tap added at 119, the paperwork noting that the plumber "connected onto old pipe in building." Some updating to larger copper pipe was done in April 1956.

The building at 119-121 does not appear on the 1879 Sanborn Fire Insurance Co. map, nor on the 1884 map, but does appear on the 1887 map as a three-story structure with the notation "Not Finished." On the 1891 map notations include "Hall 2nd" and "Pianos & Organs / Music." The 1898 city atlas indicates the IOOF Hall on the east (rear) two-thirds of the building. Between the 1906 and 1944 Sanborn maps, a one-story addition appears at the northwest corner at the rear of the building, possibly with a small loading dock. Fire escapes also appear on the 1944 map. No further changes are noted through the 1965 map.

No further increase in the value of improvements at 119-121 is seen after 1887 until 1897, when it increased to $5,500 ($10,500 entire property).

The improvements value falls in 1904 to $4,000, but doubles in 1906 and in 1907 reaches $10,000 ($15,500 entire property). It jumps again in 1912 to $14,000 ($25,000 entire property). A significant fall is seen again in 1939, to $4,000 ($25,800 entire property), which doesn't rise until 1947 when it goes to $10,000 ($28,000 entire property). Inflation of the 1970s and early 1980s affects the assessed value, but not as wildly for 119-121 as it does other nearby properties. Improvements are valued at $24,600 ($75,350 entire property) in 1973; this rises to $62,900 ($113,700 entire property) in 1983 and remains around there through the 1980s, falling in the 1990s. A jump is seen again in 2003, when improvements reach $82,700, where they remain in 2016.

Remarkably, the IOOF owned the building about 107 years, from 1885 until 1992. In 1992 the building was acquired by Thomas Kuester and Richard Olson. This pair sold it to Dale Berg in 1997, who continues to own it in 2016.

At least two IOOF lodges met at the Odd Fellows Hall, as did a similar women's organization called the Rebekah Lodge or Rebekahs. The hall was also used for events and parties and could be rented by individuals for things like anniversaries and receptions. The hall seems to have been on the second floor, with meeting rooms on the third floor.

On the ground floor, space was rented to businesses. It is noted that there are listings for businesses at the 121 S. 4th St. address in city directories prior to the 1887 directory. It is presumed that these were businesses making use of L.E. Ober's building, prior to construction of the existing building. The use of the address 119 or 119-121 begins to appear in the 1888 directory (there are no 1886 or 1887 directories).

An early business occupant in the IOOF building was Keefe's Business College, Miss Rose Keefe, proprietor (circa 1891-1903). I.G. Loomis sold pianos, organs, other musical instruments and sheet music (circa 1888-1890). F.W. Woolworth Co. shows up there in the 1907 and 1915 directories. Dentist Harold J. Hansen is also there for several years, sometimes listed with a partner.

Starting with the 1917 directory, Spurgeon's Mercantile/Spurgeon's Dept. Store is listed in the space; 1954 and 1977 newspaper articles say the store opened there in 1916. A 1977 newspaper article says the store was the 12th in a chain of Spurgeons stores, which by 1977 had grown to 71 stores, 14 in Wisconsin. The store left 119-121 4th St. S. in 1977 to enter space at the "former W. T. Grant building on 5th Avenue between King and Jay Streets," an article from Oct. 24, 1977, reported.

After Spurgeon's left, Metro Sports moved into 119-121 around 1978, remaining until about 1999. Dale's for Men and Women shows up in the 2005 directory and continues to be listed in 2016. Other businesses that appeared in the listings include Rivoli Jewelers, Pillar to Post (greeting cards and gifts), Kemper Securities, Fourth Street Antique Gallery, Mark Cigar, and Bluffland Bloom and Brew. Additional tenants were named from time to time.

An article in the *La Crosse Tribune* dated Oct. 3, 1967, shared news of a $15,000 renovation plan at the IOOF building. In it, Paul Mahoney is reported as saying that the building was "finished in 1870." This does not appear to be the correct date, but it is worth noting.

Sources Include:

Rausch, Joan. *City of La Crosse, Wisconsin, Intensive Survey Report, Architectural and Historical Survey Report*. City of La Crosse, WI, July 1996.

Sanborn Map and Publishing Co. (also Sanborn-Perris). Fire insurance maps for La Crosse, WI. 1879, 1884, 1887, 1891, 1906, 1940, 1954, 1965. Accessed at the La Crosse Public Library Archives, La Crosse, WI.

City Atlas of La Crosse, Wisconsin. Biddenback, H.J., 1898. Accessed at the Accessed at the La Crosse Public Library Archives, La Crosse, WI.

La Crosse City Directories. Various publishers. Accessed at La Crosse Public Library Archives, La Crosse, WI.

Annual tax ledgers and assessment workbooks. City of La Crosse, WI. Accessed at La Crosse Public Library Archives, La Crosse, WI.

La Crosse County Land Records Information. Version 2016.4.26.0. La Crosse County, WI. Web. Accessed [date]. http://www.co.la-crosse.wi.us/landrecordsportal/default.aspx

Photograph Collection, archived at La Crosse Public Library Archives, La Crosse, WI.

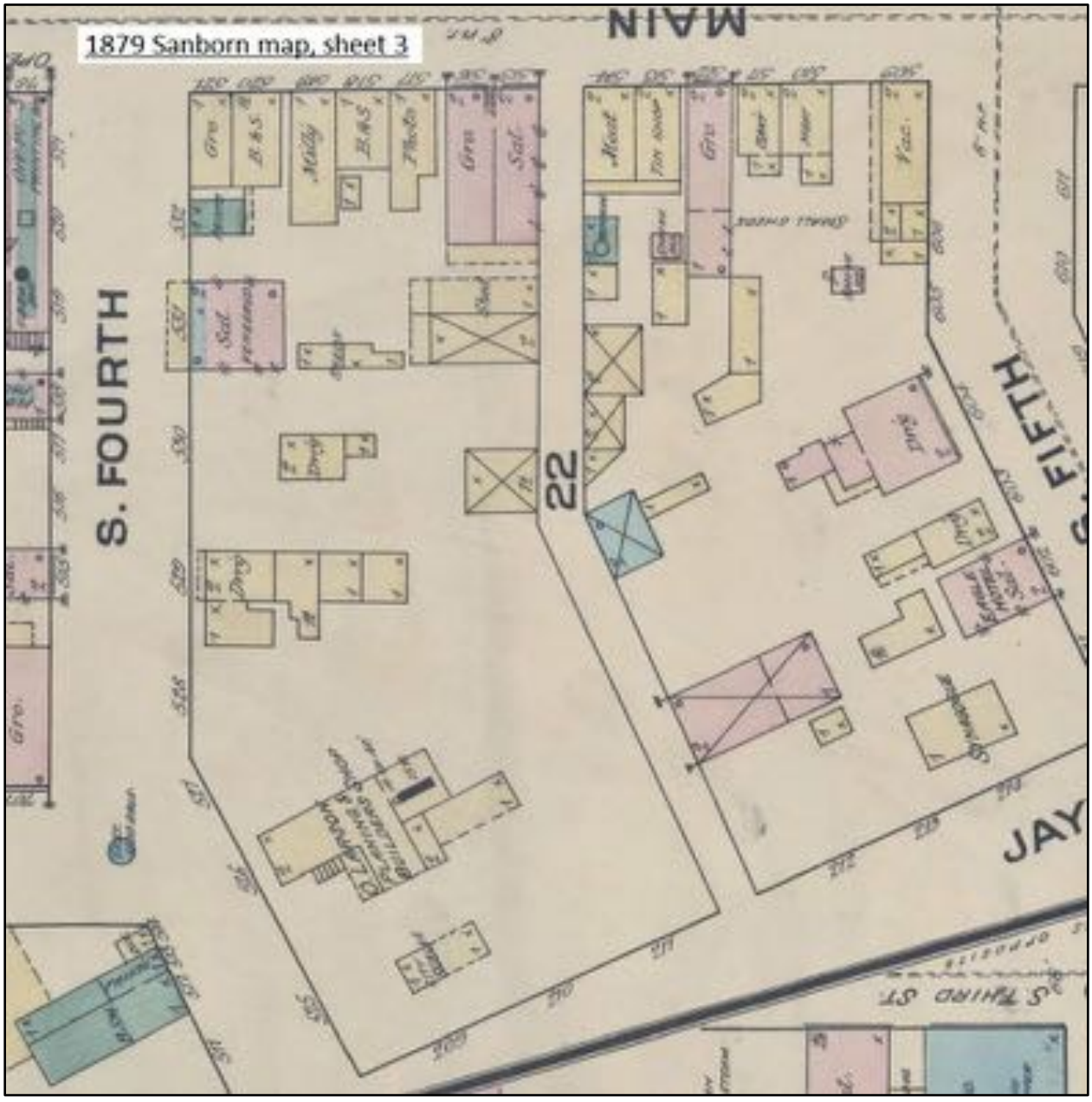
Historic Status:
According to the City of La Crosse, Wisconsin, Intensive Survey Report, the "Odd Fellows Building at 121 South 4th Street…the design lacks the massiveness of the [Romanesque Revival] style, and in addition, the structure has lost the necessary integrity." It is not listed in the historic commercial district at all as non-contributing nor contributing. (Rausch, 1996, p. 190). However, the building clearly dates to the time of the other structures that surround it in its block and helps to keep the block from being broken up with buildings constructed in the twentieth century.

Additional Enclosures:

View of 4th Street looking north from Pearl Street, circa 1904.

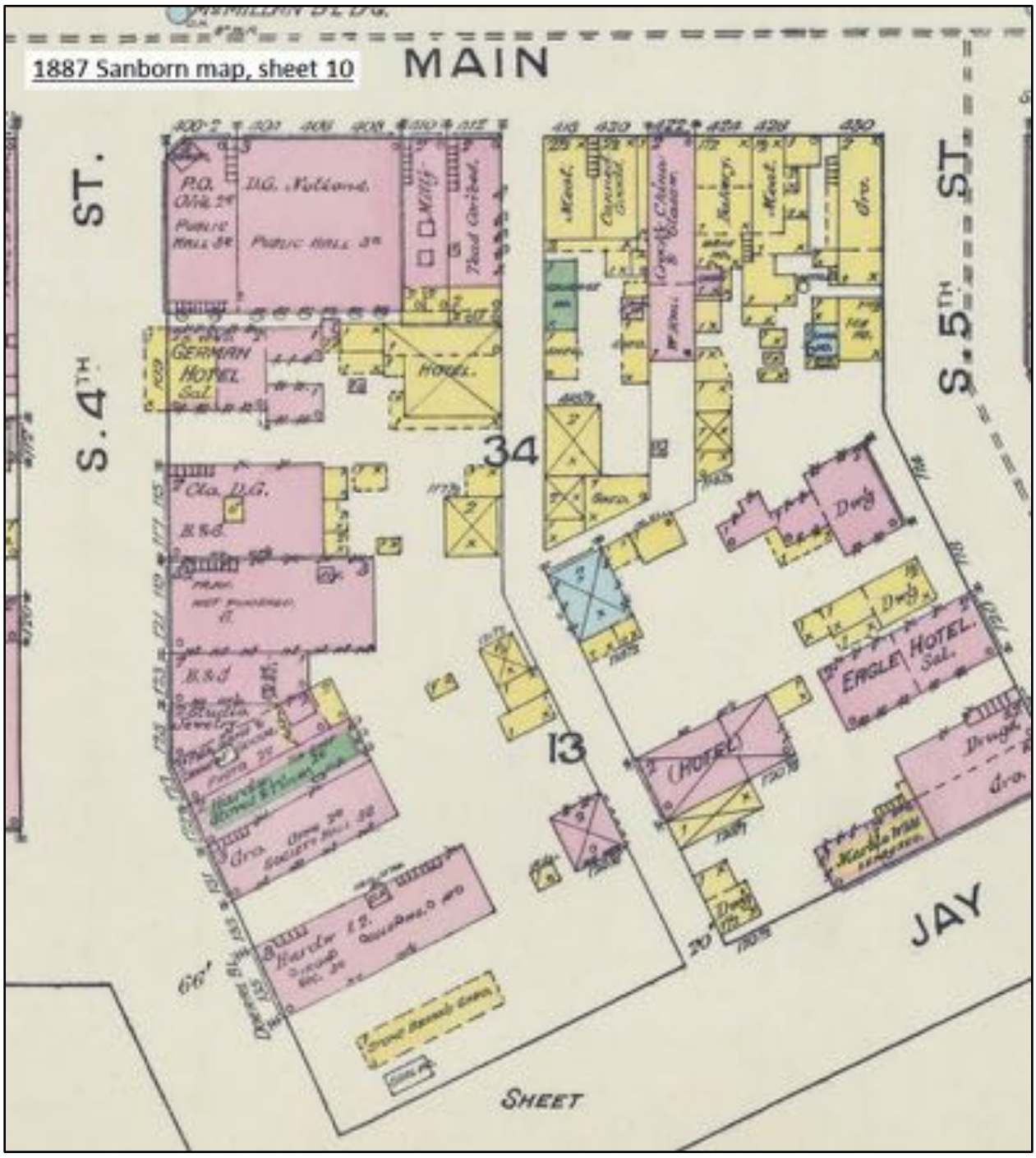

MUSIC


20.
4th STREET NORTH FROM PEARL, LA CROSSE, WIS
MADER.

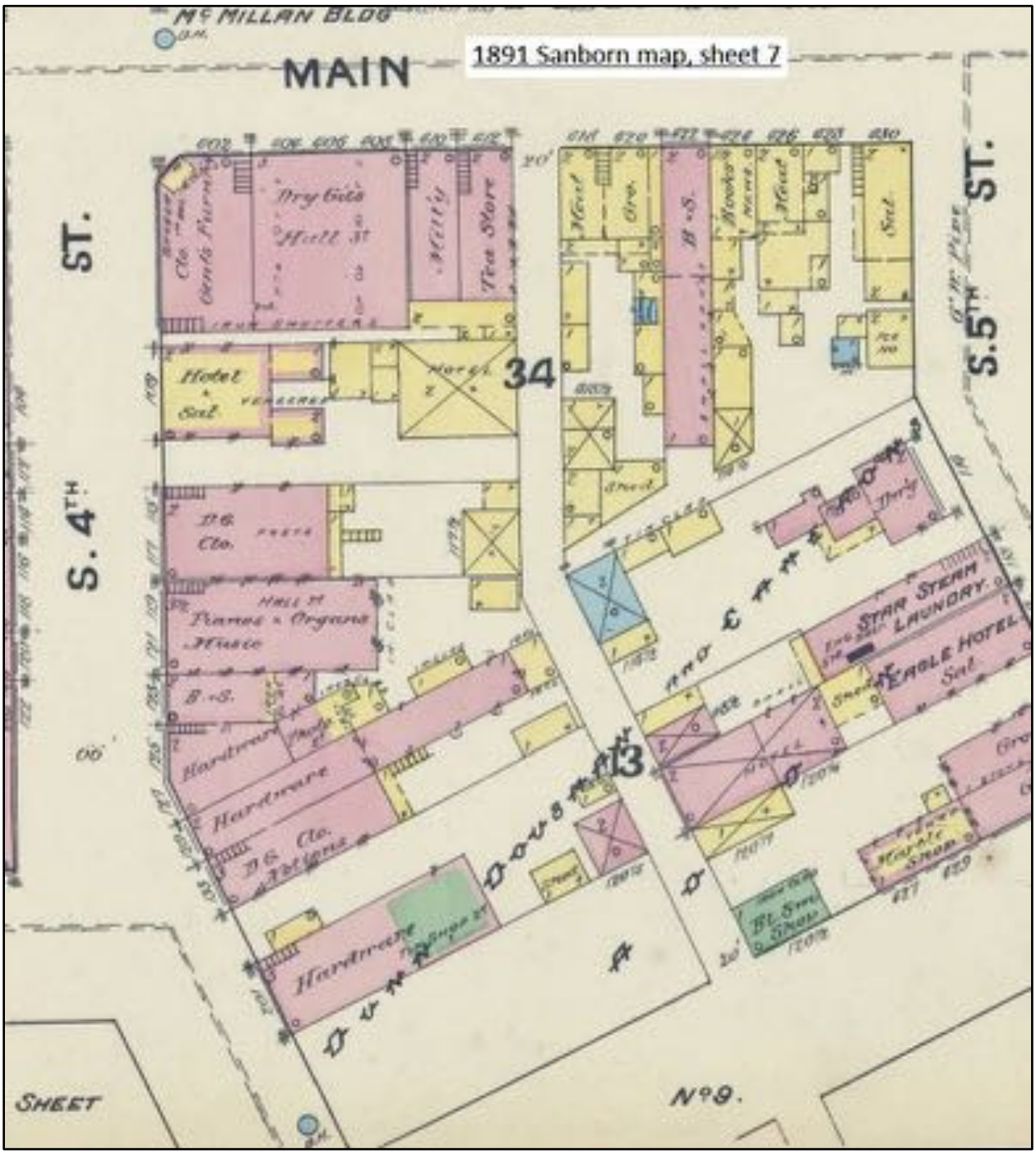


1879 Sanborn Fire Insurance Co. map showing a portion of 4th Street South.

1884 Sanborn Fire Insurance Co. map showing portion of 4th Street South.

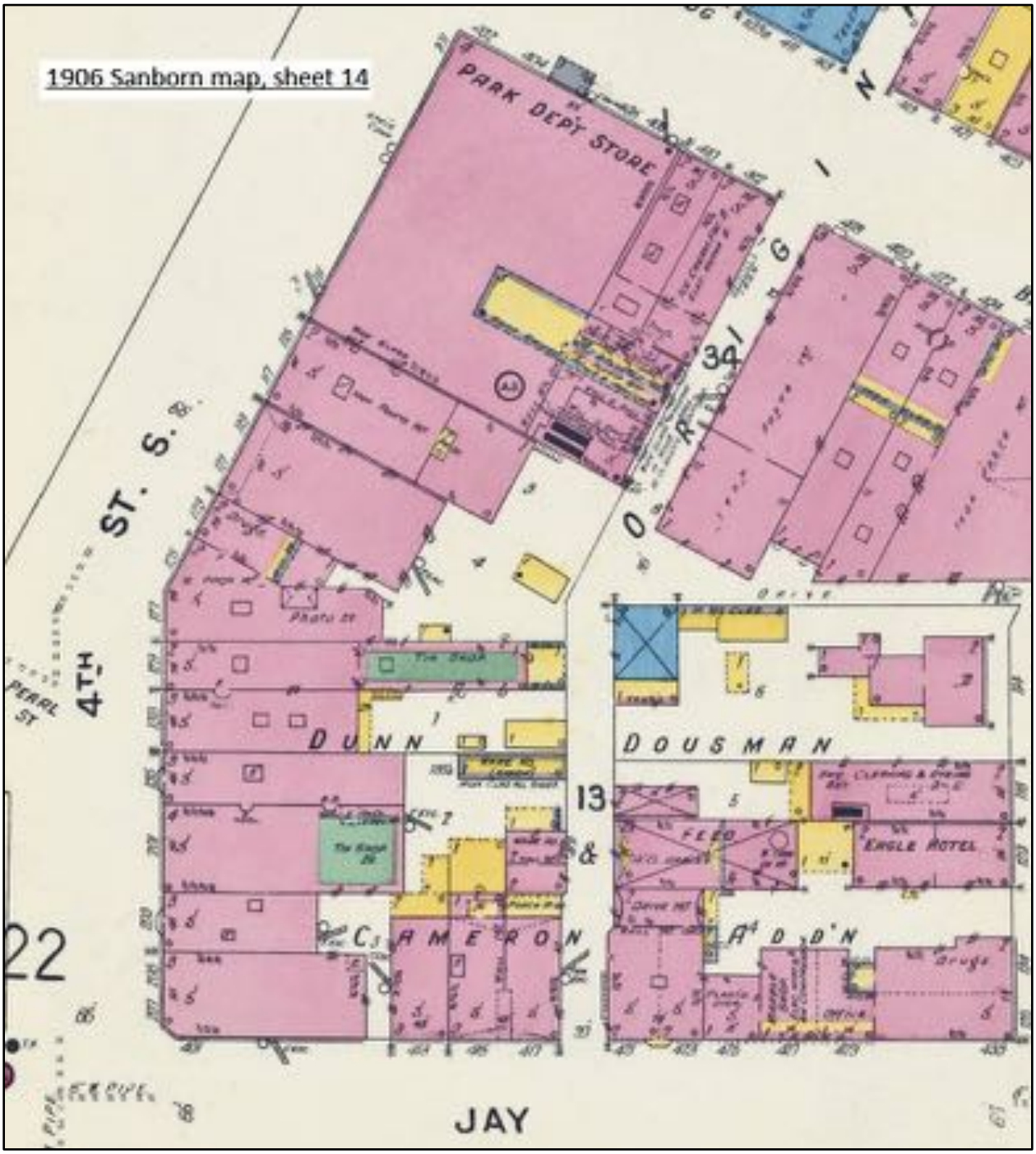


1887 Sanborn Fire Insurance Co. map showing portion of 4th Street South.

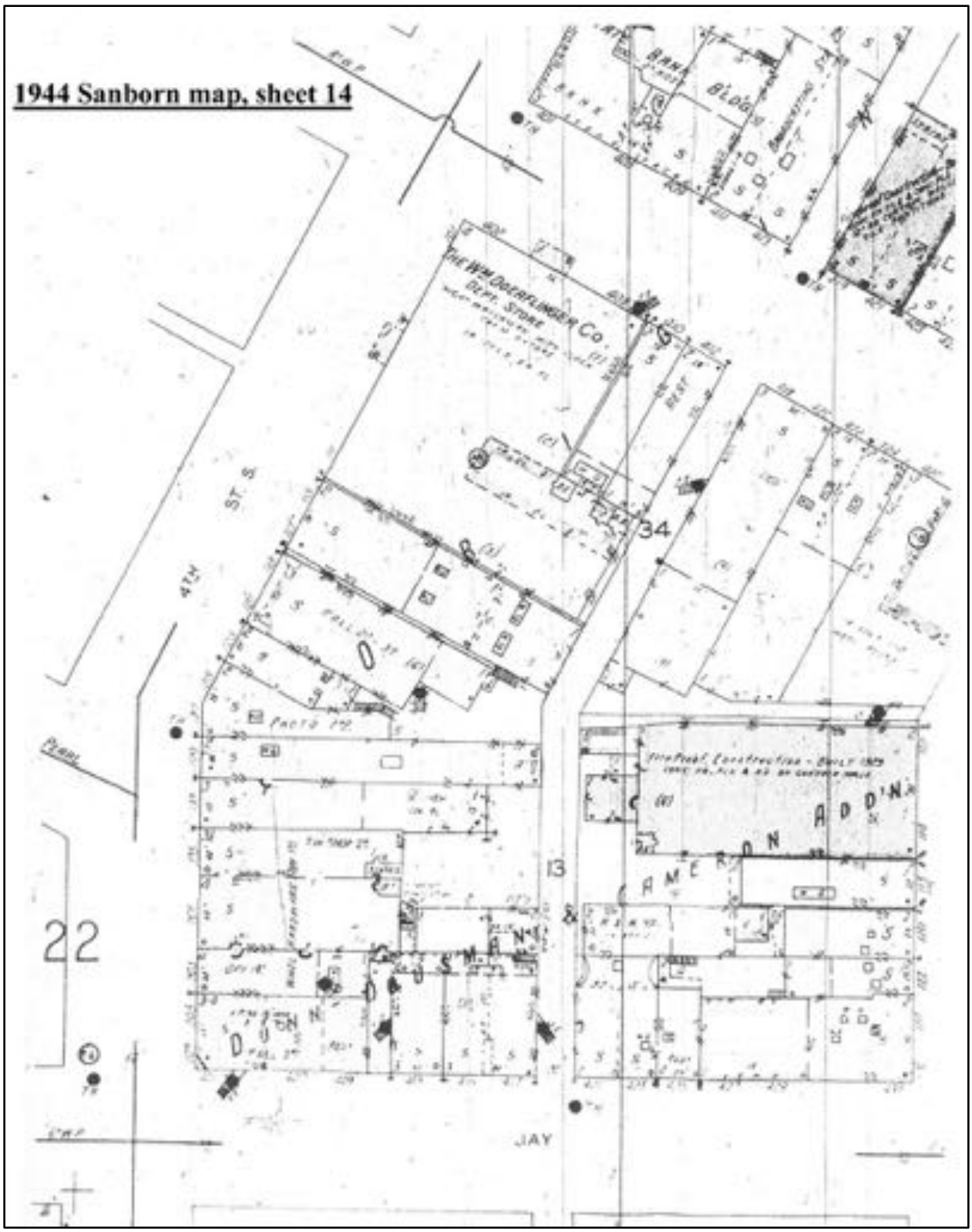


1891 Sanborn Fire Insurance Co. map showing portion of 4th Street South.

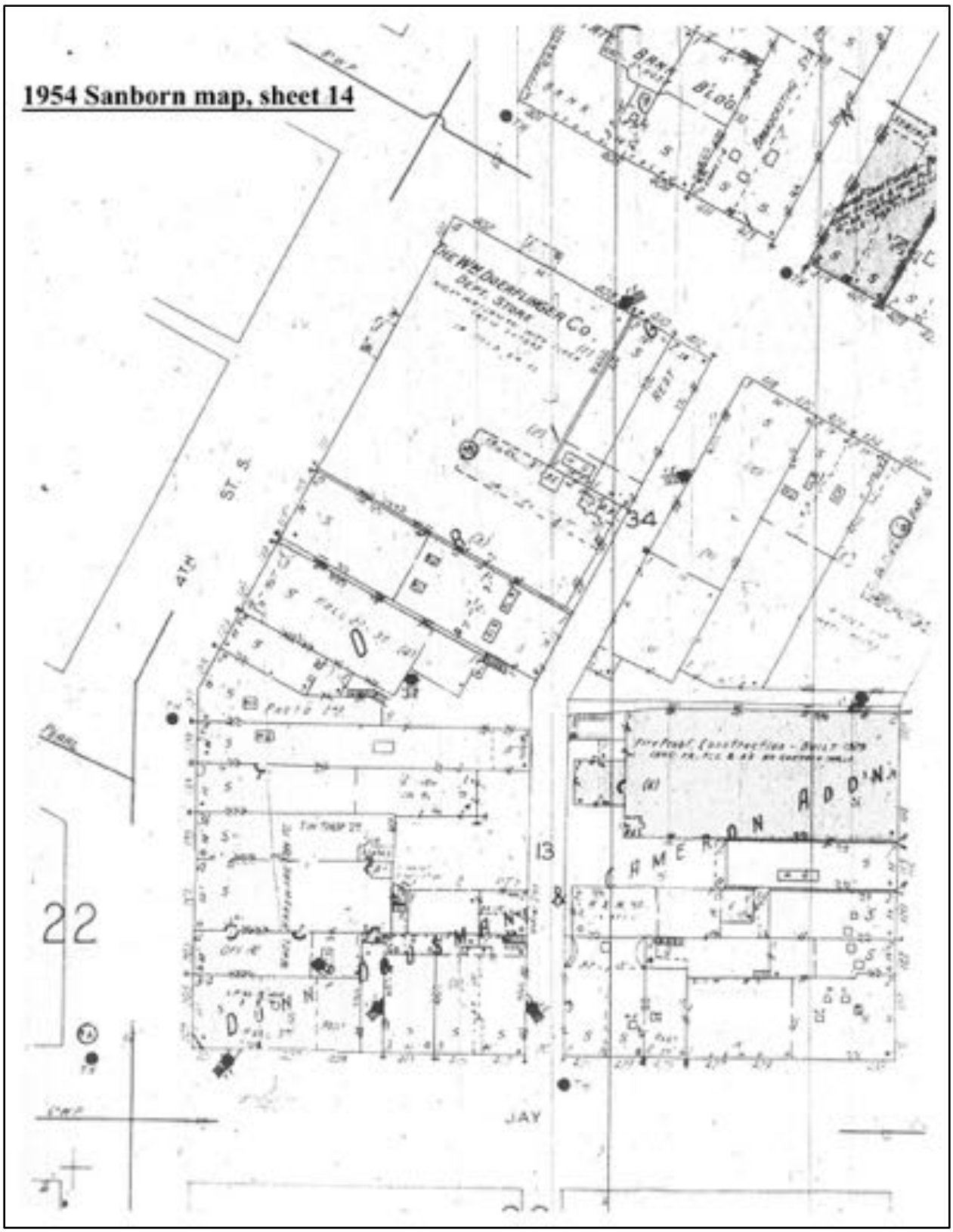
1898 La Crosse City Atlas showing portion of 4th Street South.



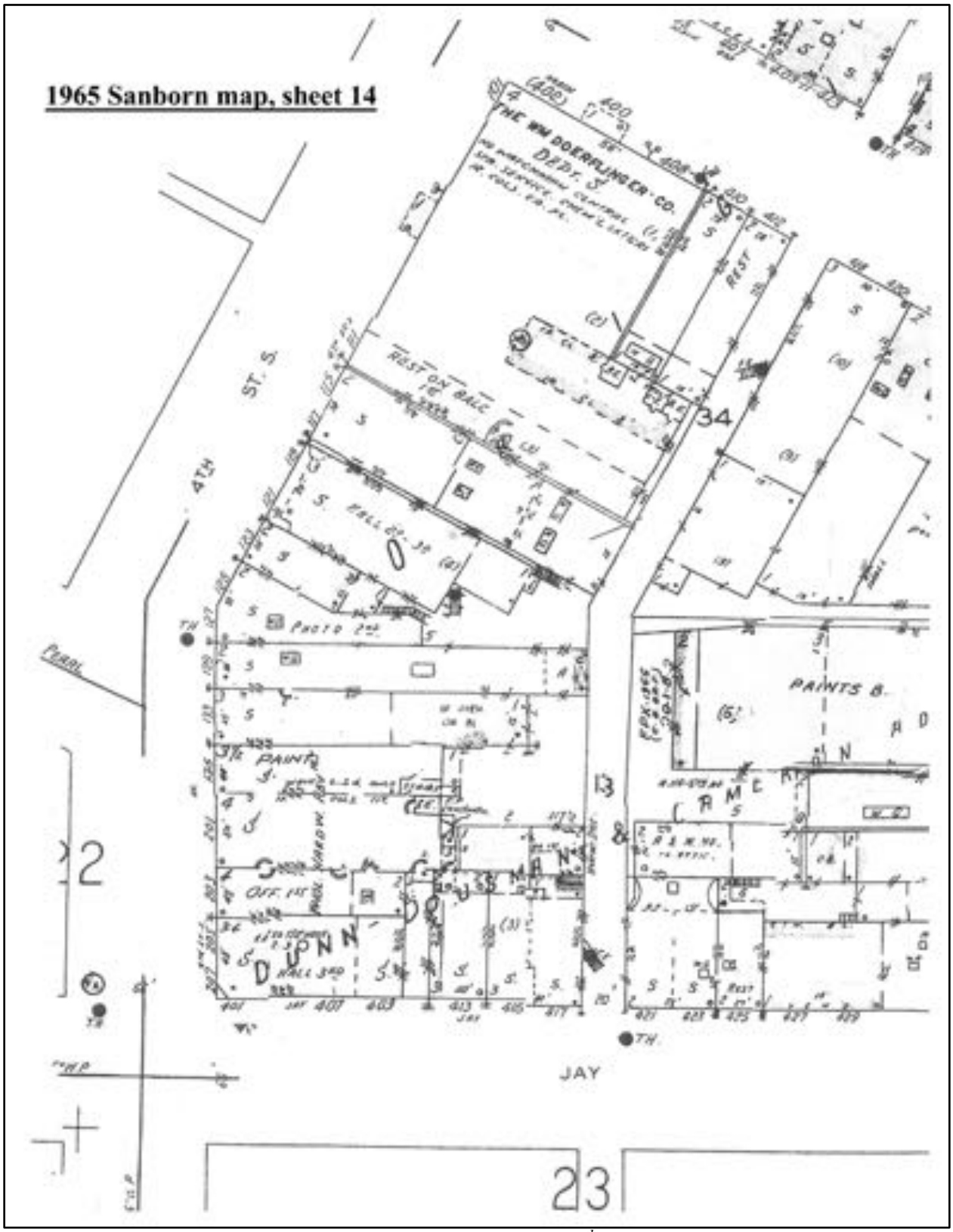
1906 Sanborn Fire Insurance Co. map showing portion of 4th Street South.



1944 Sanborn Fire Insurance Co. map showing portion of 4th Street South.

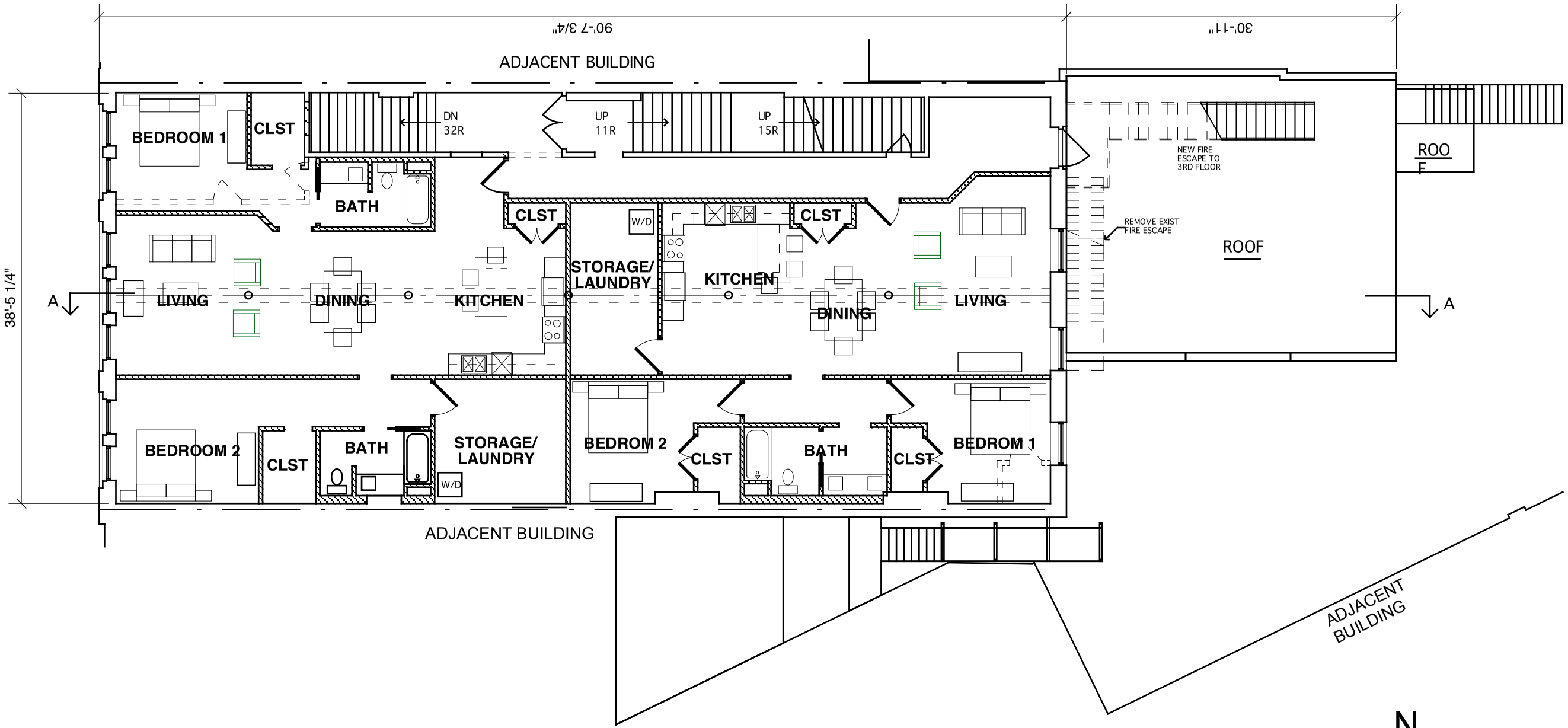


1954 Sanborn Fire Insurance Co. map showing portion of 4th Street South.



1965 Sanborn Fire Insurance Co. map showing portion of 4th Street South.

V. DESIGN/PLANNING



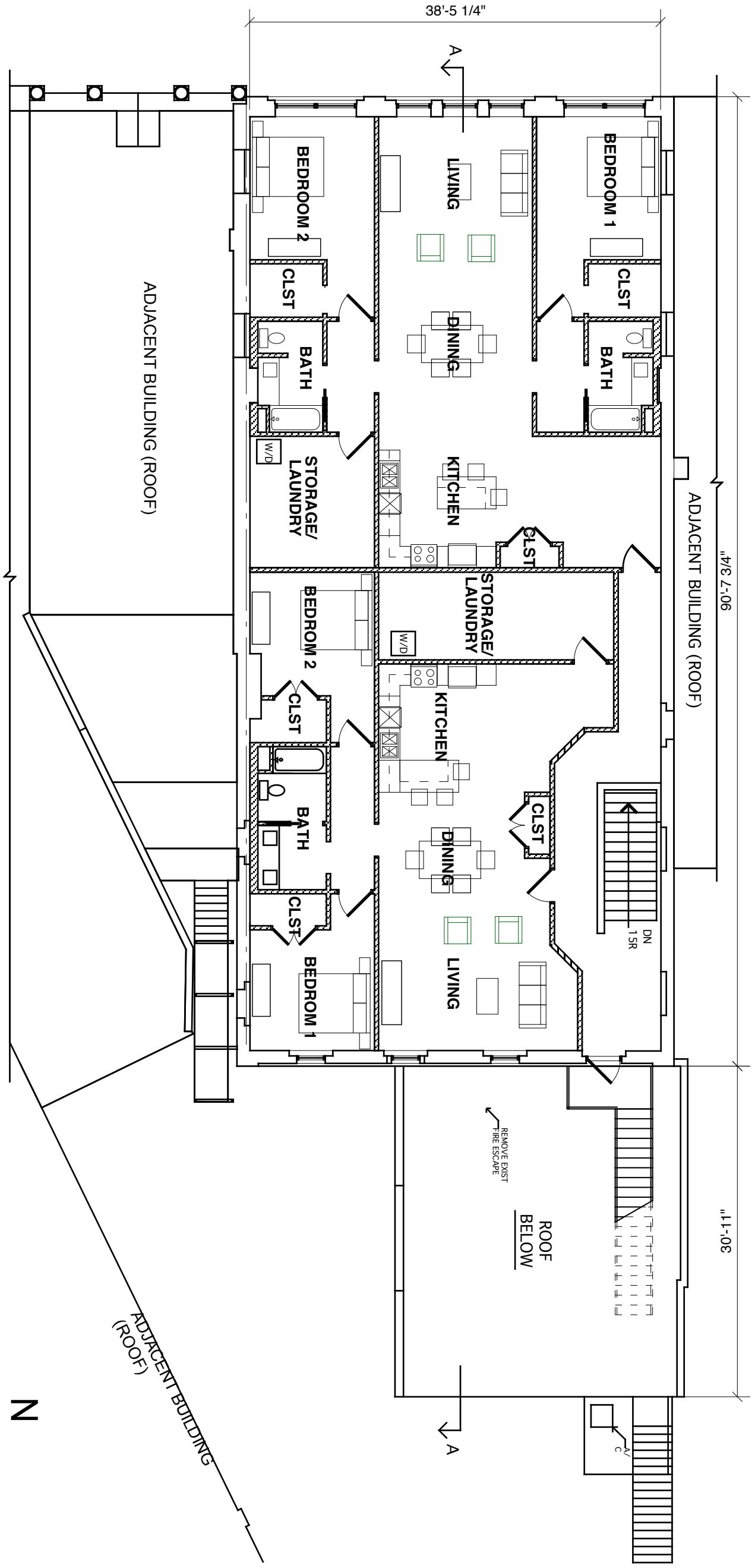
SECOND FLOOR PLAN

0 4' 8' 16'

1 PROPOSED

Project:
121 SOUTH 4TH STREET
LA CROSSE WI

CHRIS LA SHORNE
ARCHITECTURE
3643 Ebner Coulee Road La Crosse WI 54601
(608) 785-2626
Architecture and Design for Residential,
Commercial, Historic Restoration



THIRD FLOOR PLAN

CHRIS LA SHORNE
ARCHITECTURE
3643 Ebner Coulee Road La Crosse WI 54601
(608) 785-2626
Architecture and Design for Residential,
Commercial, Historic Restoration

Project:

121 SOUTH 4TH STREET
LA CROSSE WI

2
PROPOSED

VI. COST ESTIMATE

COST ESTIMATE FOR 121 S 4TH STREET

LINE #	DESCRIPTION OF WORK	QUANTITY	UNIT COST	EXTENSION	TOTAL
1003	BUILDING PERMITS			1,000.00	$1,000.00
2110	DEMOLITION				
	DEMO 2ND FLOOR WALLS/CEILING/MEP			10,000.00	
	DEMO 3RD FLOOR WALLS/CEILING/MEP			10,000.00	
	REMOVE 4 ST WINDOW SASHES			1,500.00	
	REMOVE ALLEY WINDOW SASHES			1,500.00	
	DEMO EXIST ROOFING			7,500.00	
	DEMO EXIST FIRE ESCAPES			1,000.00	
	MISC GENERAL 1ST FLOOR REMOVALS			1,500.00	
	MISC. BASEMENT REMOVALS			1,500.00	
					$34,500.00
3300	CONCRETE				
					$0.00
4200	MASONRY				
	EXTERIOR WALL CLEANING			5,000.00	
	MISC. TUCKPOINTING			2,500.00	
	REARRANGE ALLEY WINDOW OPENINGS			7,500.00	
					$15,000.00
4720	CAST STONE				
	ROOF PATIO BLOCKS	0 SF	30.00 /SF	0.00	
					$0.00
5120	STEEL FABRICATIONS				
	NEW FIRE ESCAPE			50,000.00	
	MISC STEEL			2,500.00	
					$52,500.00
6100	CARPENTRY				
	MINOR 1ST FLR REPAIR			1,500.00	
	NEW 2ND FLR FUR OUT EXT WALLS & INSUL	250 LF	17.00 /LF	4,250.00	
	NEW 2ND FLR TYP WALLS	260 LF	15.00 /LF	3,900.00	
	NEW 2ND FLR FIRE/PARTY WALLS	55 LF	20.00 /LF	1,100.00	
	NEW 3RD FLR FUR OUT EXT WALLS & INSUL	250 LF	17.00 /LF	4,250.00	
	NEW 3RD FLR TYP WALLS	260 LF	15.00 /LF	3,900.00	
	NEW 3RD FLR FIRE/PARTY WALLS	84 LF	20.00 /LF	1,680.00	
	NEW 3RD FLR LOFT TYP WALLS	0 LF	15.00 /LF	0.00	
	NEW 3RD FLR LOFT FIRE WALLS	0 LF	15.00 /LF	0.00	
	FIN CARPENTRY DOOR, WINDOW & WALL BASE TRIMS			20,000.00	
	REINFORCE ROOF FOR GARDEN PATIO			5,000.00	
	MISC. CARPENTRY WORK @ 1ST FLR STAIR			2,000.00	
	MISC. CARPENTRY WORK @ 2ND FLR STAIR			2,000.00	
					$49,580.00
6400	CABINETRY				
	KITCHEN CABINETRY	4	15,000.00 /EA	60,000.00	
	BATHROOM CABINETRY	6	500.00 /EA	3,000.00	
					$63,000.00
7200	INSULATION				
	NEW ATTIC INSULATION R42 BLOWN	3,200 SF	1.50 /SF	4,800.00	

COST ESTIMATE FOR 121 S 4TH STREET

	NEW LOW ROOF 4" R-23 RIGID FOAM	640	SF	2.50 /SF	1,600.00	
						$6,400.00
7530	MEMBRANE ROOF					
	NEW HIGH ROOF RUBBER ROOFING	3,600	SF	6.00 /SF	21,600.00	
	NEW HIGH ROOF FLASHING	260	LF	25.00 /LF	6,500.00	
	NEW LOW ROOF RUBBER ROOFING	640	SF	6.00 /SF	3,840.00	
	NEW LOW ROOF FLASHING	115	LF	25.00 /LF	2,875.00	
	MISC SHEATHING PATCHING				2,500.00	
						$37,315.00
8200	DOORS & FRAMES					
	NEW EXT DOORS/FRAMES	2		1,000.00 /EA	2,000.00	
	NEW WD DOORS/FRAMES @ APT ENRTY	4		750.00 /EA	3,000.00	
	NEW INT WOOD DOORS	28		350.00 /EA	9,800.00	
						$14,800.00
8400	ALUMINUM STOREFRONT					
	STOREFRONT WINDOWS @ 1ST FLR	0	SF	40.00 /SF	0.00	
						$0.00
8500	WINDOWS					
	NEW 4TH AV DOUBLE HUING WINDOW SASH	14		2,000.00 /EA	28,000.00	
	NEW ALLEY WINDOWS	7		1,500.00 /EA	10,500.00	
	NEW LARGE FIXED WINDOWS	6		2,500.00 /EA	15,000.00	
						$53,500.00
9250	GYPSUM DRYWALL					
	MINOR 1ST FLR REPAIR				1,500.00	
	NEW 2ND FLR EXTERIOR WALLS	3,250	SF	0.75 /SF	2,437.50	
	NEW 2ND FLR INTERIOR WALLS	6,900	SF	0.75 /SF	5,175.00	
	NEW 2ND FLR FIRE/PARTY WALLS	1,430	SF	0.75 /SF	1,072.50	
	NEW 3RD FLR EXTERIOR WALLS	3,625	SF	0.75 /SF	2,718.75	
	NEW 3RD FLR INTERIOR WALLS	7,630	SF	0.75 /SF	5,722.50	
	NEW 3RD FLR FIRE/PARTY WALLS	2,440	SF	0.75 /SF	1,830.00	
	NEW CEILINGS @ 2ND FLOOR	3,270	SF	1.00 /SF	3,270.00	
	NEW CEILINGS @ 3RD FLOOR	3,270	SF	1.00 /SF	3,270.00	
						$26,996.25
9300	CERAMIC TILE					
	BATH FLRS @ 2ND FLOOR	162	SF	7.50 /SF	1,215.00	
	BATH FLRS @ 3RD FLOOR	162	SF	7.50 /SF	1,215.00	
	BATH FLRS @ 3RD FLR LOFT	0	SF	7.50 /SF	0.00	
						$2,430.00
9500	ACOUSTIC CEILINGS					
	CEILING	0	SF	2.50 /SF	0.00	
						$0.00
9550	WOOD FLOORS					
	REFINISH 2ND FLOOR WOOD FLOOR	3,100	SF	3.00 /SF	9,300.00	
	REFINISH 3RD FLOOR WOOD FLOOR	3,100	SF	3.00 /SF	9,300.00	
						$18,600.00
9650	VINYL FLOOR					
	1ST FLOOR	0	SF	2.50 /SF	0.00	
						$0.00

COST ESTIMATE FOR 121 S 4TH STREET

9680	CARPET					
	1ST FLOOR FLOORING	0	SF	3.00 /SF	0.00	
						$0.00
9900	PAINTING/FINISHING					
	NEW 2ND FLR EXTERIOR WALLS	3,250	SF	0.30 /SF	975.00	
	NEW 2ND FLR INTERIOR WALLS	6,900	SF	0.30 /SF	2,070.00	
	NEW 2ND FLR FIRE/PARTY WALLS	1,430	SF	0.30 /SF	429.00	
	NEW 3RD FLR EXTERIOR WALLS	3,625	SF	0.30 /SF	1,087.50	
	NEW 3RD FLR INTERIOR WALLS	7,630	SF	0.30 /SF	3,500.00	
	NEW 3RD FLR FIRE/PARTY WALLS	2,440	SF	0.30 /SF	1,500.00	
	NEW CEILINGS @ 2ND FLOOR	3,270	SF	0.30 /SF	1,500.00	
	NEW CEILINGS @ 3RD FLOOR	3,270	SF	0.30 /SF	981.00	
	NEW WINDOWS	21		150.00 /EA	3,150.00	
	FINISH NEW DOORS	27		150.00 /EA	4,050.00	
	MISC FINISHING @ STAIR & RAILING				2,500.00	
	PAINT & FINISH INTERIOR TRIM				2,500.00	
	PAINT & FINISH EXTERIOR TRIM @ 4TH				0.00	
						$24,242.50
11450	APPLIANCES	16		300.00 /EA	4,800.00	
						$4,800.00
14200	ELEVATOR					
						$0.00
15000	MECHANICAL-PLUMBING					
	NEW 6” SANITARY				12,500.00	
	NEW 4" WATER LINE				12,500.00	
	NEW 6” STORMWATER				12,500.00	
	NEW BRANCH PIPING 2ND FLOOR	16		250.00 /EA	4,000.00	
	NEW BRANCH PIPING 3RD FLOOR	16		250.00 /EA	4,000.00	
	NEW BRANCH PIPING 3RD FLOOR LOFT	0		250.00 /EA	0.00	
	NEW PLBG FIXT @ BSMT &1ST FLR	0		200.00 /EA	0.00	
	NEW PLBG FIXT @ 2ND FLR	16		200.00 /EA	3,200.00	
	NEW PLBG FIXT @ 3RD FLR	16		200.00 /EA	3,200.00	
	NEW PLBG FIXT @ 3RD FLR LOFT	0		200.00 /EA	0.00	
	MISC PLMBG WORK				5,000.00	
	FIRE SPRINKLER SYSTEM					
	BASEMENT FSS	4,000	SF	2.50 /SF	10,000.00	
	1ST FLOOR FSS	4,000	SF	2.50 /SF	10,000.00	
	2ND FLOOR FSS	3,300	SF	2.50 /SF	8,250.00	
	3RD FLOOR FSS	3,300	SF	2.50 /SF	8,250.00	
	ATTIC FSS	3,300	SF	2.50 /SF	8,250.00	
	SUB-TOTAL FSS				44,750.00	
						$101,650.00
	NEW HVAC @ 2ND FLR APTS	42,500	CF	0.50 /CF	21,250.00	
	NEW HVAC @ 3RD FLR APTS	47,400	CF	0.50 /CF	23,700.00	
	MODIFY EXIST HVAC @ 1ST FLR	0	SF	1.50 /SF	0.00	
	MODIFY EXIST HVAC @ BASEMENT	0	SF	1.50 /SF	0.00	
	TOILET EXHAUSTS	6		500.00 /EA	3,000.00	
	DRYER EXHAUSTS	4		250.00 /EA	1,000.00	
						$48,950.00
16000	ELECTRICAL					
	NEW BUILDING SERVICE				15,000.00	
	MISC POWER & BRANCH WORK				6,000.00	

COST ESTIMATE FOR 121 S 4TH STREET

	NEW 2ND FLR APT/HALL LIGHTING	3,300 SF	3.00 /SF	9,900.00	
	NEW 2ND FLR APT/HALL POWER/COMM	3,300 SF	2.00 /SF	6,600.00	
	NEW 3RD FLR APT/HALL LIGHTING	3,300 SF	3.00 /SF	9,900.00	
	NEW 3RD FLR APT/HALL POWER/COMM	3,300 SF	2.00 /SF	6,600.00	
	BLDG SMOKE ALARM SYSTEM	14,600 SF	1.25 /SF	18,250.00	
	EMERGENCY LIGHTING/EXIT SIGNS THRU OUT BLDG	14,600 SF	0.25 /SF	3,650.00	
					$75,900.00
	SUB TOTAL				**$630,163.75**
	CONTRACTOR'S FEE(10%)			63,016.38	
	CONTINGENCY(5%)			31,508.19	
	A/E FEE(2.5%)			15,754.09	
					$110,278.66
	GRAND TOTAL				**$740,442.41**

VII. PROJECT PRO FORMA

Pro-Forma Income Statement

121 S 4TH STREET S

REVENUE			
Rents	Area (SF)	Rent($/SF/Month)	Extension
Basement Commercial Rent	0	0.75	0.00
1st Floor Commercial Rent	0	1.00	0.00
2nd Floor Apartment A	1,456	1.50	2,184.00
2nd Floor Apartment B	1,308	1.00	1,308.00
3rd Floor Apartment A	1,636	1.75	2,863.00
3rd Floor Apartment B	1,395	1.25	1,743.75
Parking Lot Rent	1	0.00	0.00
NET INCOME PER MONTH			8,098.75
NET INCOME PER YEAR			97,185.00
REHAB COSTS			
Construction Cost			$630,163
Contractor Profit/Overhead (10%)			63,016.30
Construction Contingency (5%)			31,508.15
Architect/Engineering Fees(6%)			15,754.08
TOTAL REHAB COSTS			**$740,442**
HISTORIC TAX CREDITS			
Federal Tax Credit (10% Non-contributing)			74,044
State Tax Credit (20%)			148,088
Tax Credit Process Fees (0.05%)			(3,702)
TOTAL REHAB TAX CREDITS			***$218,430***
GRAND TOTAL CONSTRUCTION - TAX CREDITS			**$522,011**
CONSTRUCTION LOAN			
Construction Cost			$522,011
Down Payment (20%)			$104,402
Construction Loan Amount			$417,609
MONTHLY MORTGAGE PAYMENT(5% INTEREST-15 YEAR AMORTIZATION)			$3,302
BUILDING PURCHASE LOAN			
Property Purchase Price			$0
Down Payment (20%)			$0
Construction Loan Amount			$0
MONTHLY MORTGAGE PAYMENT(6% INTEREST-30 YEAR AMORTIZATION)			$0
OPERATING EXPENSES			
		Monthly	Annual
Utilities		$50	$600
Building Insurance		150	1,800
Building Maintenance (Garbage, Accounting, Windows,etc)		500	6,000
Repair Contigency (Appliance replacement, Roof Repairs, Mech Repairs)		200	2,400
Property Taxes		1,500	18,000
Miscellaneous (For Rent Advertising, Micellaneous Fees, Elevator Inspections)		150	1,800
Vacancy Loss (3%)		243	2,916
Debt Service (from above)		3,302	39,629
TOTAL OPERATING EXPENSES		$6,095	$73,145
NET OPERATING INCOME-1st year		**$2,003**	**$24,040**

VIII. STUDY SUMMARY

CHRIS LASHORNE
ARCHITECTURE
3643 Ebner Coulee Road La Crosse, Wisconsin 54601
608-785-2626

August 2016

SUMMARY

The building located at 121 4th Street S and built in 1887, is in good physical condition as described in the "Structural and Systems Analysis". There are a few areas of repair that need attention. One is the roof condition needs to be evaluated, because there is evidence of leakage at the third floor. The windows need to be replaced. The sashes had been replaced around 1954 and are not functioning. The remodeling of the 2nd floor and 3rd floor to modern apartments is keeping with the increased demand for higher end residential rental in the downtown.

The building exterior was extensively remodeled in 1950 to1960 by Spergeons . This removed the 4th Street original windows and building decorative pediment. The storefront was also remodeled. These remodeling diminished the historic value to the Downtown Historic District and therefore is not eligible for the federal contributing building tax credits. However any work is still eligible for 10% non-contributing tax credits and also 20% state tax credits. There are also tax credits for removal of barriers to patrons with disabilities defined by the Americans with Disabilities Act. The tax credit is available to businesses that have total revenues of $1,000,000 or less in the previous tax year or 30 or fewer full-time employees. This credit can cover 50% of the eligible access expenditures in a year up to $10,250 (maximum credit of $5000). The tax credit can be used to offset the cost of undertaking barrier removal and alterations to improve accessibility; providing accessible formats such as Braille, large print and audio tape; making available a sign language interpreter or a reader for customers or employees, and for purchasing certain adaptive equipment. The tax deduction is available to all businesses with a maximum deduction of $15,000 per year. The tax deduction can be claimed for expenses incurred in barrier removal and alterations.These can be filed on IRS Form 8826. The City of La Crosse offers an Upper Floor Remodeling Loan program.

The first floor and basement will remain commercial rental space. The building is very adaptable to this use. Per the MEP report the capacity of the water supply, sanitary sewer, and electrical power should be carefully evaluated for the updated apartments. The remodeling will include new interior walls, refinished ceilings, refinished wood floors, new kitchen, new bathrooms, plumbing, electrical, mechanical, and windows. If any of

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the sewer or water lines are replaced, a fire sprinkler system will be required to be installed in the building per current code requirements.

The 2nd and 3rd floors have not been occupied for more than 20. They will be converted two units per floor. The 2nd floor units will be two bedroom single bath units. The 3rd floor units will become a two bedroom two bath unit. Mezzanine lofts might be added if the existing floor structures are reinforced to accommodate additional floor loads.

Parking exists on the street nightly and rental parking spaces at the parking ramp.

Overall this building has a very high potential for a very successful commercial project. The new remodeled 2nd and 3rd floor apartments are very compatible with the building and redevelopment plans for the central business district.