

HERITAGE PRESERVATION COMMISSION REPORT

CARRIAGE HOUSE – Ordinance 115-390(1)(d)(2)

TO: Historic Preservation Commission
FROM: Planning Staff
MEETING DATE: July 22, 2021

PROPOSAL: The applicant wants to construct an accessory structure that will be approximately 19' in height. The primary residence is located at 210 14th Street S and the proposed accessory structure will be accessible off of an existing driveway from 14th Street S.

PROPERTY OWNER:

Paul & Terri Erickson
210 14th Street S
La Crosse, WI 54601

APPLICANT:

Same as Above

BACKGROUND: The HPC was 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 is in the process of constructing a detached garage toward the rear of their lot to replace the one that was demolished back in 2020. The original plans did not exceed 17ft in height and a building permit was issued. During construction of the footing and foundation the owner revised their plans with the intent of having additional space in the upper floor.



The owner is now proposing a two-story structure with a footprint of 28' x 32' (896sqft). The proposed height of the carriage house is approximately 19'.

The east (14th St S facing) facade has a second story dormer with a window design that matches the house. It also includes two overhead garage doors with transom windows.

The north (left) facade has a second story dormer with a window design that matches the house. It also includes a service door and a first story window.

The west (back) facade has a second story dormer with a window design that matches the house. It also includes three first story windows.

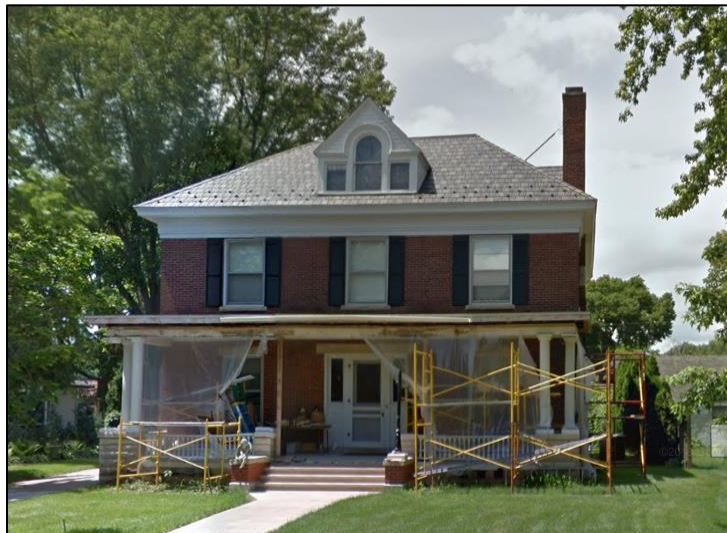
The south (right) facade has a second story dormer with a window design that matches the house. It also includes three first story windows.

The exterior of the carriage house will be brick. The dormers will consist of lap siding, wither with a high-quality vinyl siding or smart siding product. The roof will be shingled with the same material as the house. The carriage house will also include a frieze board around the structure just below the soffit.

ANALYSIS: The primary structure meets the criteria of being eligible to exceed the height requirement, as it is located north of Green Bay Street and south of the marshes and west of Losey Blvd. and east of the Mississippi River, located in the Cass & King Streets National Register District, and was built prior to 1930.

Overall the proposed design is consistent with the intent of the Carriage House Ordinance. The proposed height of the carriage house (19') does not exceed the height of the primary structure (35').

The footprint of the primary structure is approximately 1,501.5sqft (39x38.5). The footprint of the carriage house cannot exceed 60% of primary structure. The footprint of the proposed carriage house is 896sqft, which is approximately 59.7%.



The architecture of the proposed carriage house has compatible architectural features with the primary structure. The roof pitches and materials are the same. The second story dormers and window configuration is similar to the street facing dormer on the primary structure.

FINDING: Overall the proposed design of the carriage house is keeping with the character of the primary structure.

RECOMMENDED ACTION BY STAFF:

This application is recommended for approval.