

**HERITAGE PRESERVATION COMMISSION REPORT**  
Certificate of Recommendation  
Section 20-92

**TO:** Heritage Preservation Commission  
**FROM:** Planning Staff  
**MEETING DATE:** April 21, 2021

**PROPOSAL:** The applicant is proposing to remodel the existing enclosed porch on the exterior of the building located at 1025 Main Street.

**PROPERTY OWNER:**  
Kelly Nowicki  
1025 Main Street  
La Crosse, WI 54601

**APPLICANT:**  
Bluffview Development Group  
PO Box 176  
Holmen, WI 54636

**BACKGROUND:** The HPC was given responsibility to review all exterior work that requires a permit from the City on Locally Designated Landmarks per Section 20-92 of the La Crosse Municipal Code. The Heritage Preservation Commission’s decision is a recommendation/advisory only.

**PROJECT DESCRIPTION:** The applicant is proposing to replace the exterior walls and windows, footings, and main porch supports on the existing 8’10” x 7’3” enclosed porch that is located on the west side of the house.



The applicant has stated that the existing footings are structurally inadequate to support the porch and need to be replaced. The main porch supports are deteriorating and are also structurally inadequate and need to be replaced. The existing windows and doors would be replaced and the exterior walls would be rebuilt and sided with fiber cement board siding. The existing steps and porch roof would remain.

**SEE ATTACHED PLANS FOR MORE INFORMATION.**

**ANALYSIS:**

There are no standards in the City's code to review projects by so staff attempts to apply best practices that should be used when restoring historic buildings, including reference to the Secretary of Interior's Standards for Rehabilitation.

While this porch was likely original to the house, it would not have been enclosed in the manner it is now. It would have been an open porch. The most important elements to preserve from an open porch would be the roof and ornamental porch supports and railings. The railings are long gone and the posts already look like they were replaced or lacked any architectural significance. The roof appears to be original to the building and the applicant is retaining that element.

The use of more modern materials is preferred when building an addition onto a historic structure in order to differentiate between the new and the old as long as it is done in an appropriate manner. The only thing that staff would recommend is to use double-hung windows to match what was there and the house.

**FINDING**

The proposed plans are appropriate to the building.

**RECOMMENDED ACTION BY STAFF:**

This Certificate of Recommendation is recommended for approval.