



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes - Final

Heritage Preservation Commission

Thursday, September 21, 2017

6:00 PM

3rd Floor Conference Room

Call to Order

The meeting was called to order at 6:04pm.

Present: 4 - Jessica Olson, Chris Kahlow, Ariel Beaujot, David Riel

Excused: 3 - Charles Clemence, Terence R. Collins, Daniel Manke

Roll Call

Approval of Minutes

1. Approval of the August 17, 2017 Meeting Minutes.

Chris Kahlow moved to approve the minutes. David Riel seconded. The motion passed 4-0.

Agenda Items:

2. [17-1364](#) Review of a Certificate of Recommendation for the property located at 800-802 Rose Street. (Masonic Temple & Exchange Bank)

Chris Kahlow moved to open a public hearing. Ariel Beaujot seconded. The motion passed 4-0. Marcus Zettler presented the proposed project to the Commission which included detailed plans for exterior repairs, replacements, and cleaning. He stated that the owners intend to restore the exterior of the building as close as possible to its 1890 appearance. They also intend to remove the existing fire escape on the south facade and patch stucco and restore the windows on the north facade of the building. They are also proposing to punch windows on the east facade of the building to accommodate planned interior use and since it was a newer, modern wall it would be inappropriate to the building. Chris Kahlow moved to approve the Certificate of Appropriateness as submitted. David Riel seconded. The motion passed 4-0.

3. [17-0771](#) Review of a Certificate of Appropriateness for the property located at 111-115 3rd Street S. (Downtown District)

Marcus Zettler stated to the Commission that he has been working with the owner on this project and has discovered that all of the original windows still exist under the plywood. He also stated that he is in the process of developing a cost estimate to restore the windows rather than purchase new ones and research other financial resources. David Riel moved to refer the item for 60 days. Ariel Beaujot seconded. The motion passed 4-0.

4. Update on Memorial Pool designs from the Heritage Preservation Commission liaison.

Chris Kahlow provided a draft survey of the site and some drawings to the Commission and indicated that, according to the survey, there is more land to work with on the site. One design that was presented at the last meeting included an open air building that kept the front facade and portions of the side facades. It included a 1 or 2 pool option with the cross shape of the pool reduced in size, but did retain the shape. David Riel asked if the design included any decorative options. Chris Kahlow stated that they were only in the conceptual phase at this time. She then stated that she recently received another design that kept parts of the facade and bumped out a wall 10ft. She then stated that she felt that none of the designs were a historic renovation as directed by the Council to prepare. She also stated her frustration that she had been told that the structure was not structurally solid but feels that it not the case as determined by other professionals. Barb Janssen stated that the floor needed to be removed/replaced in order to remove the mechanical system below. Marcus Zettler stated that in other similar projects they were able to remove everything through an 8ft x 8ft hole in the floor. Any design that includes the removal of the rear facade would then be proposing to remove a structural wall that could destabilize the rest of the structure. He then stated that the project needed to have a preservation architect provide a historic renovation design rather than an architect who specializes in new construction. Chris Kahlow again stated that the resolution passed by the Council included one design for historic renovation and feels that none of the proposed designs do that. Jessica Olson suggested that maybe there be separate designs from different architects. One from a preservation architect with a preservation design and another with a new construction design. Chris Kahlow stated that she had organized the visitation of the pool by the Commission so they could see for themselves its existing condition. Barb Janssen asked the Commission to define what of the existing structure needed to stay. David Riel stated that what needs to be defined is what needs to change. Are changes needed for ADA compliance? He also stated that any changes need to be consistent with the Secretary of Interior Standards for Rehabilitation. Chris Kahlow stated that if the mechanical was located outside of the building then the existing building could accommodate all of the programming needs. Jessica Olson stated that it would not seem to be too inconvenient for staff to have another building. Barb Janssen stated that the effort is to have a modern day 21st Century pool that will meet current needs. Chris Kahlow stated that she feels that can be done with the existing structure. Craig Brunell express his frustration with the constant changes in the design and is worried about the timeline and maybe having a resources by the City pulled due to the lack of design that everyone is in support of. Chris Kahlow stated that a historic renovation design is what is desired as stated in the resolution and one has not been completed yet. A preservation architect may be what is needed to do that. Barb Janssen suggested talking to Jay Odegaard. No action was taken.

5. Discussion and possible action on the appeal of the historic designation of 520 3rd Street S to the Common Council by the property owner. (17-1242)

Jessica Olson stated to the Commission that the appeal of the Heritage Preservation Commission's designation of the property located at 520 3rd Street S will go before the Common Council at their October 12, 2017 meeting. Marcus Zettler stated that the Preservation Alliance of La Crosse supports the designation and the building still retains all of its exterior architectural features. Jessica Olson asked if any of the Commission members would be willing to be the spokesperson for the Commission as a member of the public. David Riel stated that he would attend and be the spokesperson for the HPC. No action was taken.

6. Discussion and possible action on changing the day and time of the regular monthly meeting of the Heritage Preservation Commission.

The item was not discussed and no action was taken.

7. Discussion and possible action of purchasing historic plaques for properties located within locally designated historic districts.

Staff asked the Commission for their approval to use their yearly historic plaque budget to also purchase plaques for properties that are located within Local Historic Districts instead of just individually designated landmarks. Chris Kahlow moved to approve staff to purchase plaques for those properties at the owners request. Ariel Beaujot seconded. The motion passed 4-0.

8. Discussion and possible action on the Heritage Preservation Commission sharing a historic preservation success story at the the Wisconsin Historical Society's 2017 Conference.

The item was not discussed and no action was taken.

9. Discussion and possible action on identifying a project for the Introduction to Public and Policy History Class at UWL.

The item was not discussed and no action was taken.

Adjournment

Chris Kahlow moved to adjourn the meeting. Ariel Beaujot seconded. The motion passed 4-0. The meeting was adjourned at 7:42pm.

Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.

NOTICE TO PERSONS WITH A DISABILITY

Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to ADAcityclerk@cityoflacrosse.org, with as much advance notice as possible.