

Historic Preservation Commission  
Accessory Building/Structure  
Application to Exceed 17' Height Limitation  
Section 115-390

Property Address 1731 Madison St.

Applicant's Name(s) Charles & Polly Berendes

Owner's Name (if different) same as above

1.  The primary structure is potentially eligible, eligible, or listed on the National Register of Historic Places, listed on the State Register of Historic Places, or locally designated by the City of La Crosse Historic Preservation Commission, **or**

The primary structure is located west of Losey Boulevard to the Mississippi River and north of Green Bay Street to the La Crosse River Marsh on the south side of the City, **or**

The primary structure was constructed prior to 1930. Year of construction 1890

2. Attached is a detailed description of the proposed carriage house.

Yes  No

Attached are scaled drawings of the proposed carriage house which include, floor plans, elevations that show building materials, and a site plan.

Yes  No

Attached are color photos of the primary structure.

Yes  No

3. It is my intent to build an accessory building on the property at a height in excess of seventeen (17) feet, which is in keeping with the historical nature of the primary structure and surrounding properties.

A. Proposed height of accessory structure (not to exceed height of the primary structure): 19'6"

B. Height of primary structure: 26'6"

Date 04/16/2021  
Charles A Berendes  
Applicant/Owner

April 16, 2021

Re: Application for an Accessory Structure/Carriage House to Exceed 17' Height Limitation

Members of the Historic Preservation Committee,

My wife and I bought our home at 1731 Madison St. in 2012. The home was built in 1890. When we bought the home there was no garage. I built a small shed out of salvaged materials from a barn that was taken down on my in-law's farm (see attached photos). However, we always intended to build a garage when we had the money to do so.

Over the years I would look at garage plans on the internet or in books at Mendards, etc. We hoped to build something with a second story or loft, and we knew we didn't want the standard two stall garage with a low roof and no character at all. I recently came across the attached plans for the "Ashokan Barn/Garage". This style is exactly what my wife and I were looking for. It has a loft and the features of the roof make it interesting to look at. We think it would be a great addition to our property, restore part of the urban landscape and give us something more than another two-car box.

I have reviewed the "City of La Crosse Carriage House Idea Book" and our plan fits the aesthetic of the book very well (and I noticed the carriage house of our neighbor just three houses down at 1715 Madison St. is featured in the Idea Book). The plans that we have attached to this application have a steep roof pitch and even a dormer with a hayloft door. We will likely add more windows and certainly include a service door. We will have two garage doors and not one very wide door. The doors will likely be sectional, roll-up overhead doors but we will select an option that fits with the historic aesthetic of the building. We plan to use "board and batten siding" and will paint the carriage house to match the house and use singles to match the house as well.

We plan to locate the carriage house as far to the west of our property as possible. The alley on our block comes to a dead end on the east boundary of our property. When the alley is plowed the snow is piled up at the end of the alley and we don't want the garage too far to the east as the snow would be plowed and piled in front of the doors.

I got up on the front porch of the house yesterday and measured from the peak of the roof to the ground. The home is 26'6". The proposed carriage house is 19'6" tall. The living space of the first floor of the house is 930 sq. ft. However, the ordinance refers to the "footprint" of the primary structure. When the front and back enclosed porches are included in the calculation, the footprint of the home is 1,186 sq. ft. The proposed carriage house has a footprint of 26' x 28' = 728 sq. ft. which is 61.5% of the footprint of the house ( $1,186 \times 0.615 = 729.39$ ). The rear yard is 3018.5 sq. ft. ( $65' \times 45' = 2,925$  sq. ft.  $11' \times 8.5 = 93.5$  sq. ft.  $2,925 + 93.5 = 3018.5$  sq. ft.) The proposed carriage house will not occupy more than 35% of the rear yard ( $3018.5 \times .35 = 1,056.5$  sq. ft.  $1,056.5 - 224$  (deck) = 832.5 sq. ft. and the proposed carriage house is 728 sq. ft.)

Our plan is slightly larger than the 2 Bay Garage Plans provided in the packet. I have included a floor plan with the dimensions we intend to use and a site map that includes our home and proposed carriage

house, to scale. When looking at neighboring properties the proposed carriage house does not seem out of place or too large.

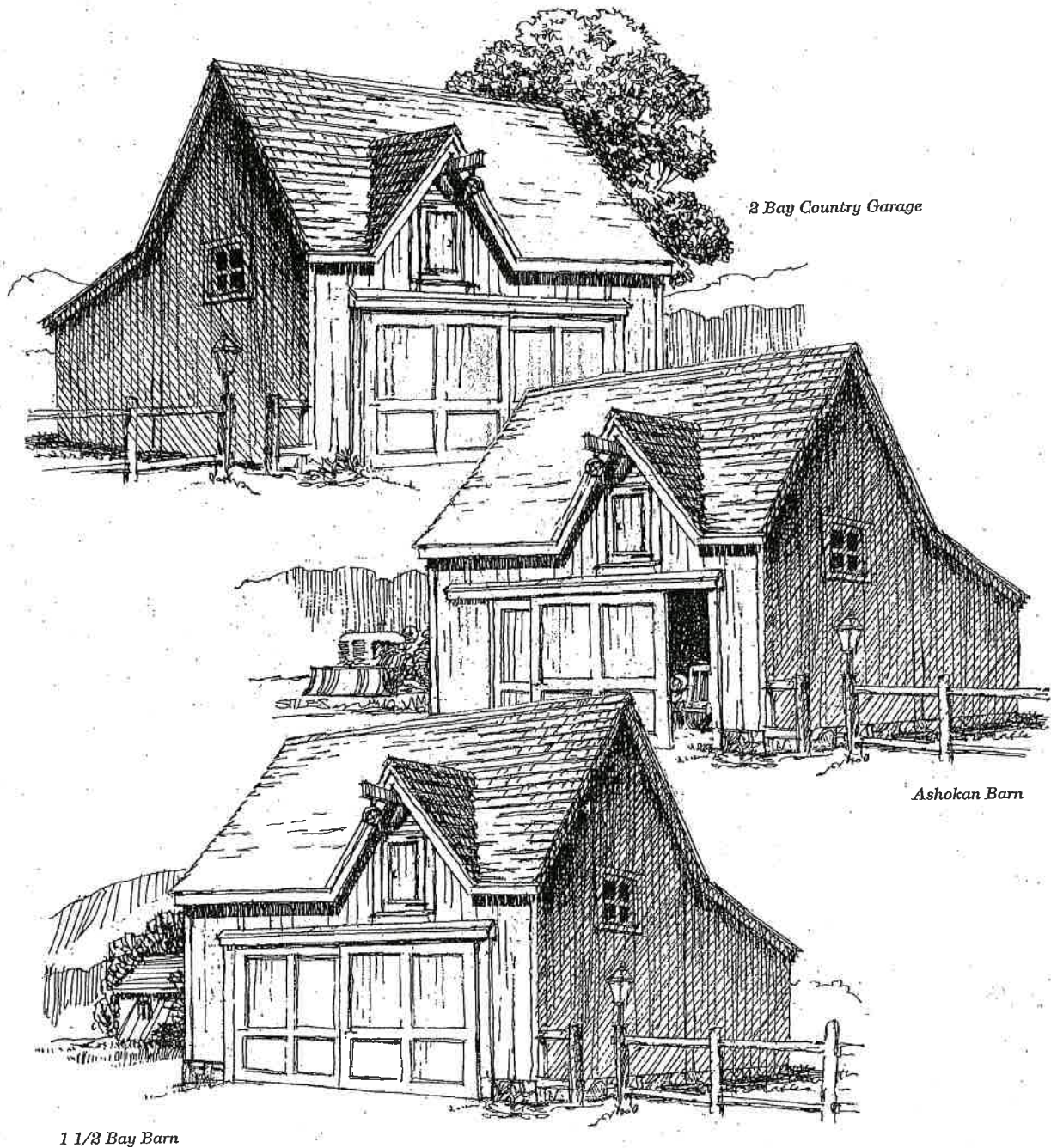
We feel that this plan will be a positive addition to our property and our neighborhood. We believe the "Ashokan" style will not only be very functional for our family but will be attractive and add interest to the neighborhood and be a much better choice than a more standard two car box. We hope you agree and approve this application.

Thank you for your time and attention in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles A. Berendes". The signature is written in a cursive style with a large, sweeping initial "C".

Charles A. Berendes



*2 Bay Country Garage*

*Ashokan Barn*

*1 1/2 Bay Barn*

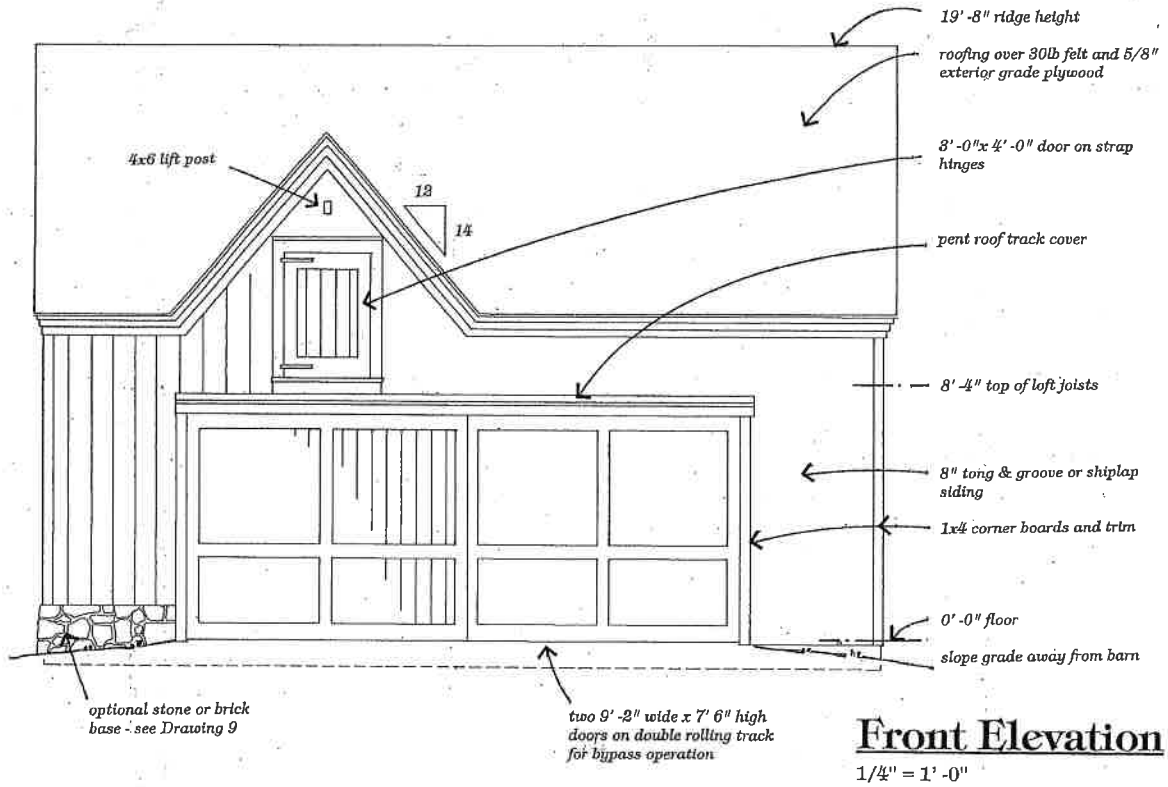
**Drawings**

1. Cover
2. Floor Plan & Front Elevation – Ashokan Barn
3. Floor Plan & Front Elevation – Ashokan 1 ½ Bay Barn
4. Floor Plan & Front Elevation – Ashokan 2 Bay Garage
5. Side Elevations
6. Framing Section
7. Framing Details
8. Details
9. Optional Details
10. Recommended Alternative Footing
- 11 & 12. Notes, Terms and Specifications



Donald J. Berg, AIA  
 PO Box 698, Rockville Centre, NY 11571  
 Design Set #301, Copyright 2020

**Ashokan Barns & Garages 1**



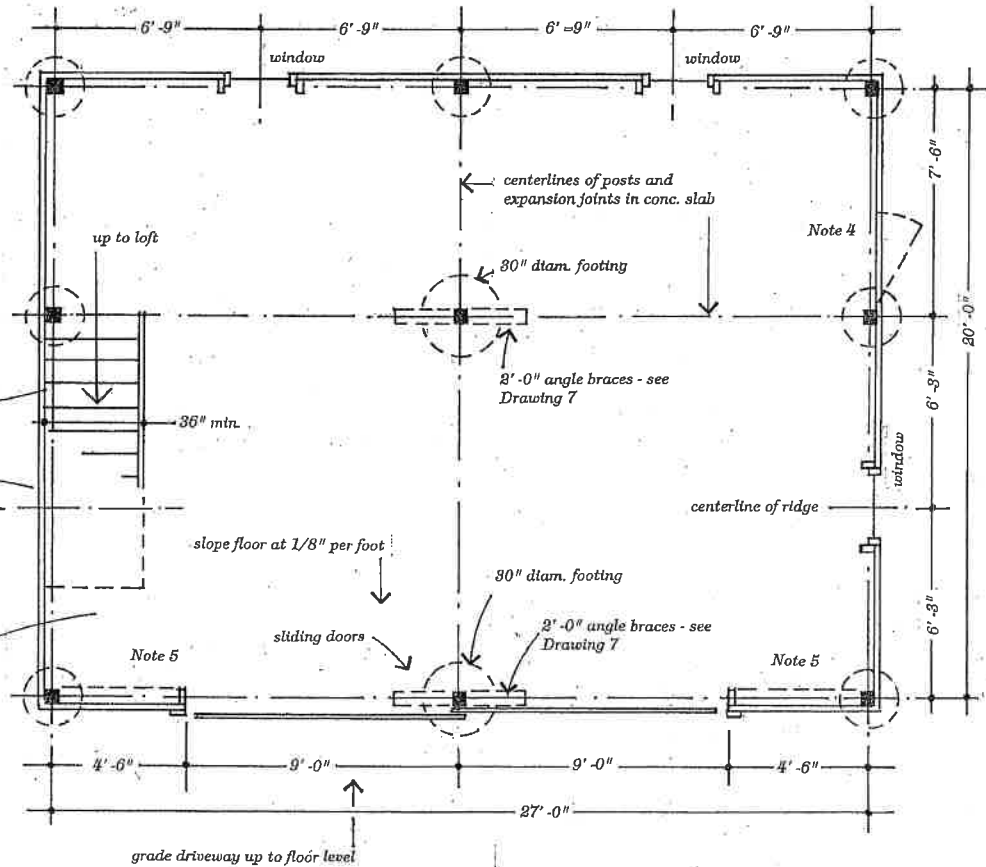
- Notes:**
1. All posts are 6x6 P.T.
  2. Footings are 24" diameter unless noted.
  3. All windows are 2'-4" x 2'-4" fixed, awning or casement. Provide 1x4 casing and drip caps. Mount lower level windows at 4' - 0" above the floor.
  4. An optional access door, prefabricated or built to match the sliding doors may be installed on the back or side walls - see Drawing 7.
  5. Provide cross bracing at front corners - see Drawing 7.

secure outside stair stringer to wall girts

loft window above

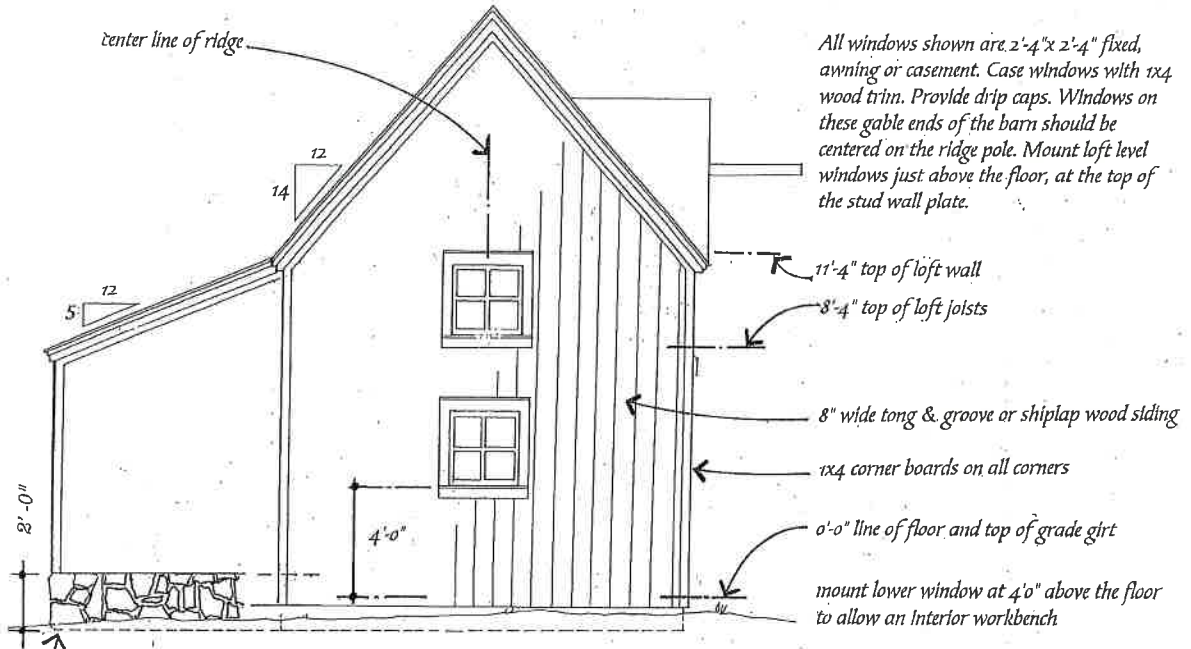
centerline of ridge

4" reinforced concrete, gravel or tamped earth floor - for concrete, provide continuous expansion joints at perimeter and across the floor as shown



**Plan**  
1/4" = 1' - 0"

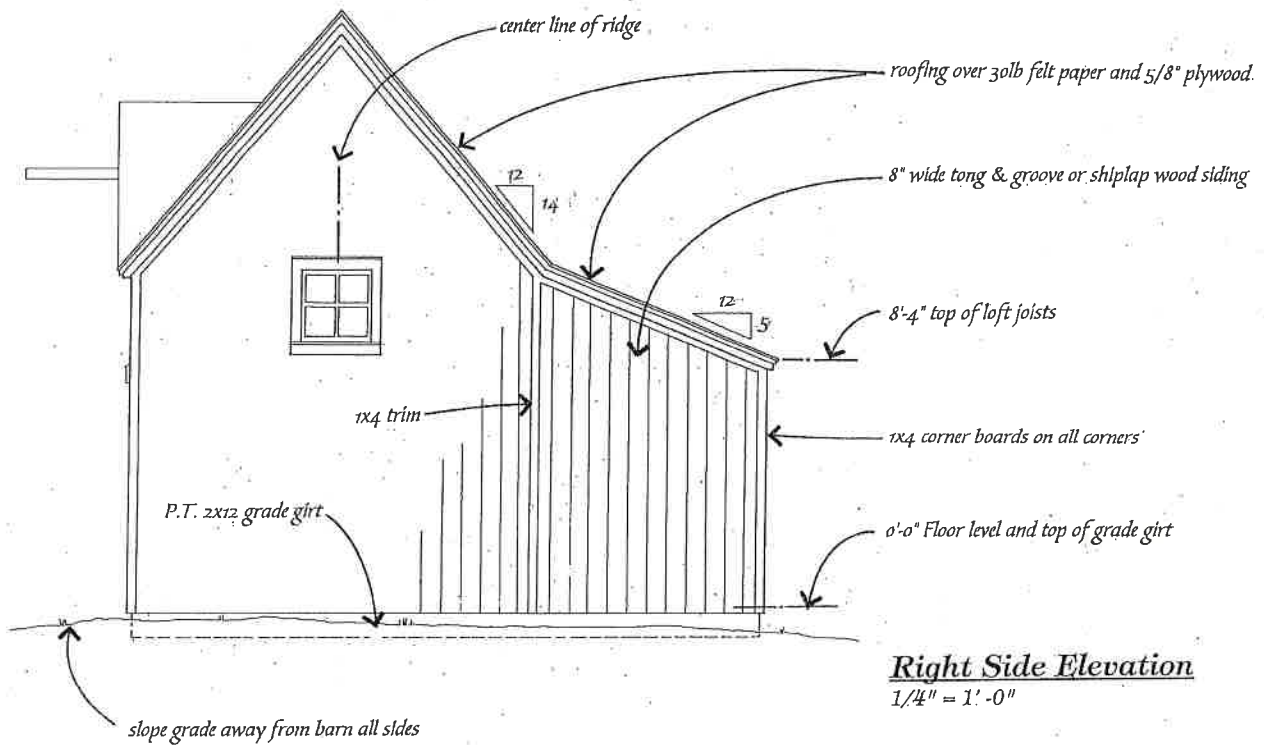
# 2 Bay Country Garage 4



All windows shown are 2'-4" x 2'-4" fixed, awning or casement. Case windows with 1x4 wood trim. Provide drip caps. Windows on these gable ends of the barn should be centered on the ridge pole. Mount loft level windows just above the floor, at the top of the stud wall plate.

A stone or brick face base is optional on all exterior walls. See detail on Drawing 9

**Left Side Elevation**  
1/4" = 1'-0"

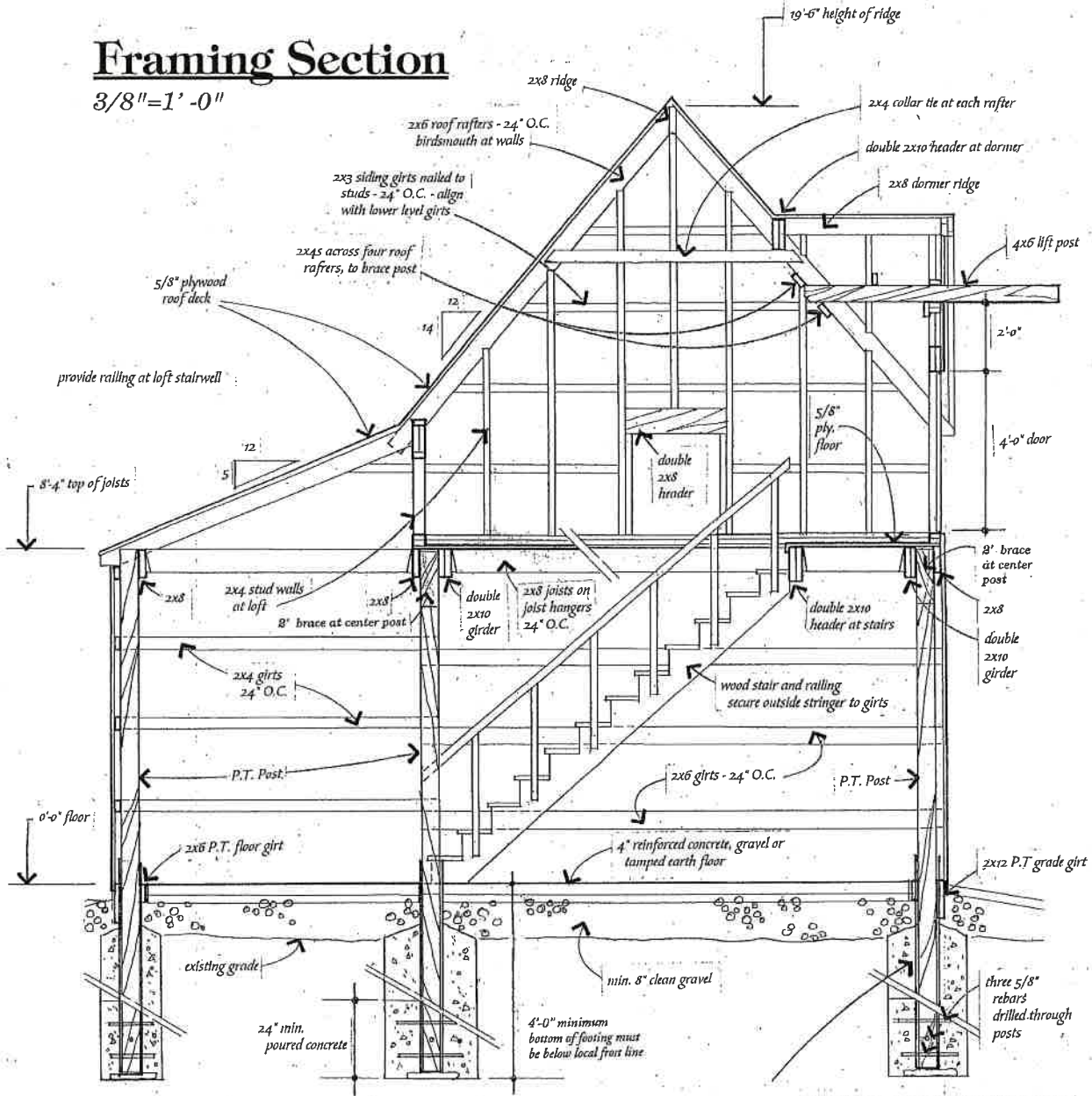


**Right Side Elevation**  
1/4" = 1'-0"

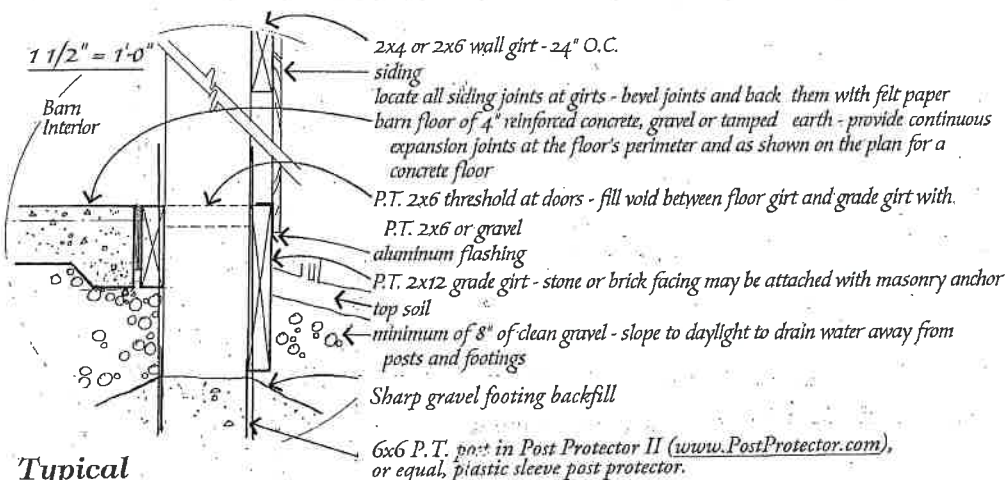
# Side Elevations 5

# Framing Section

3/8" = 1' - 0"

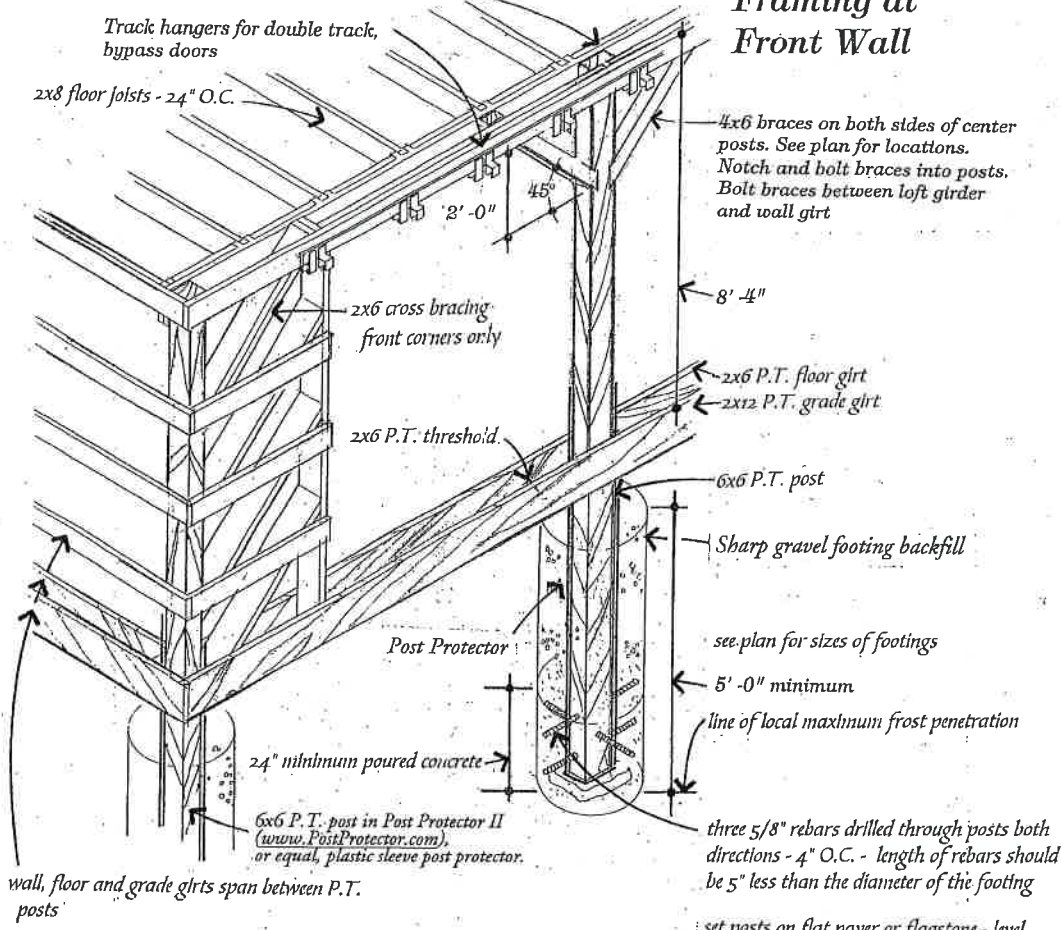


6x6 P.T. post in Post Protector II ([www.PostProtector.com](http://www.PostProtector.com)), or equal, plastic sleeve post protector.

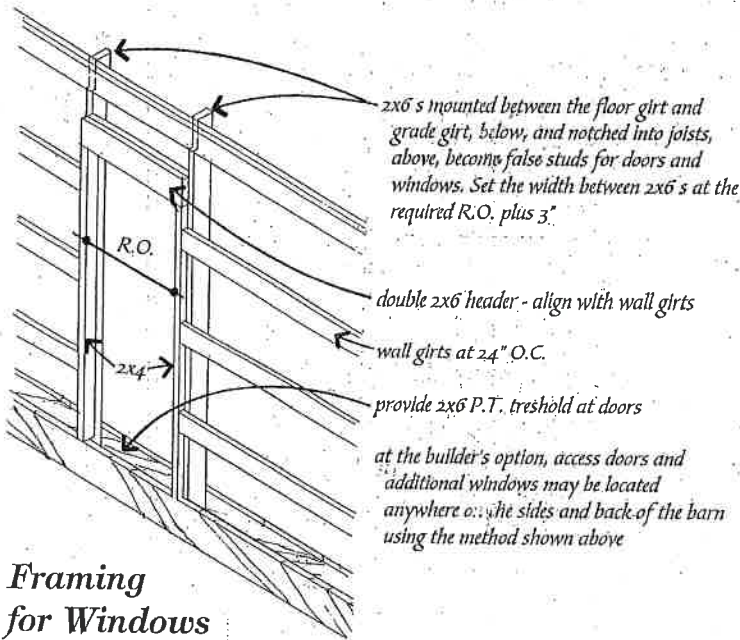


Typical Wall Section at Grade

Barn Loft and roof are framed conventionally above this level



## Framing at Front Wall

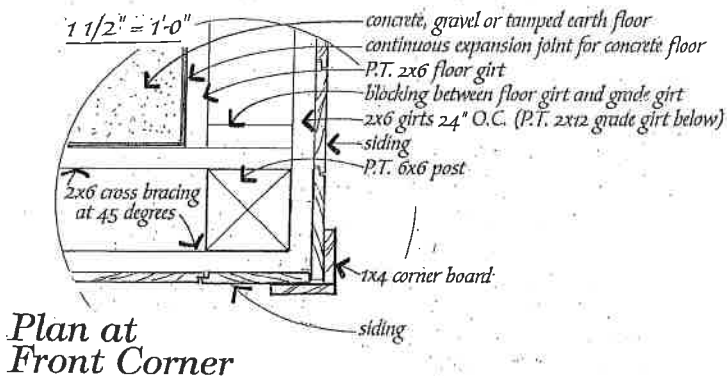
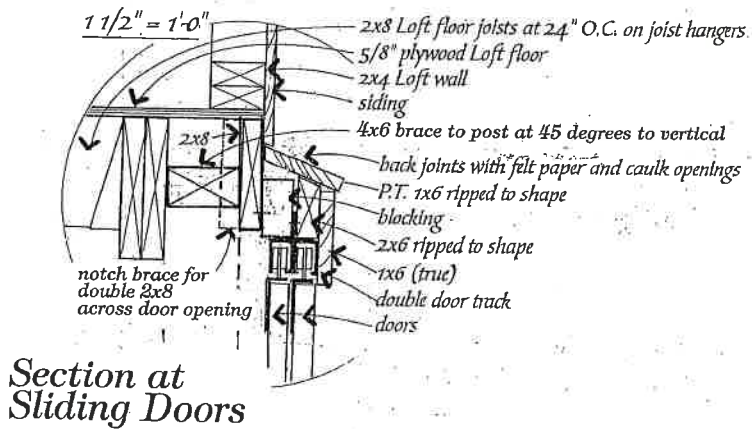
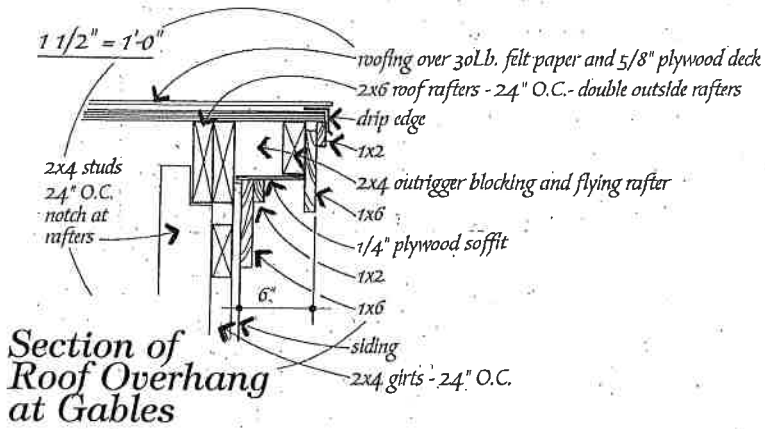
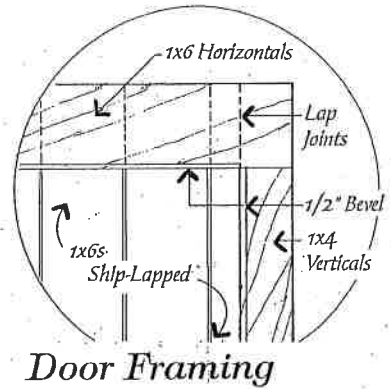
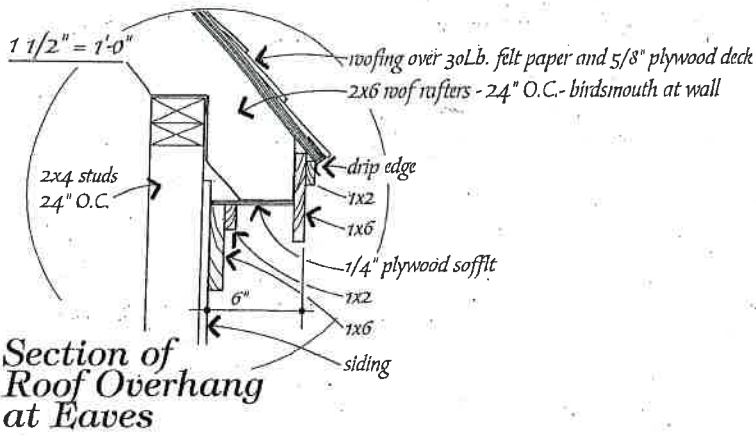


## Framing for Windows & Doors

# Framing Details 7

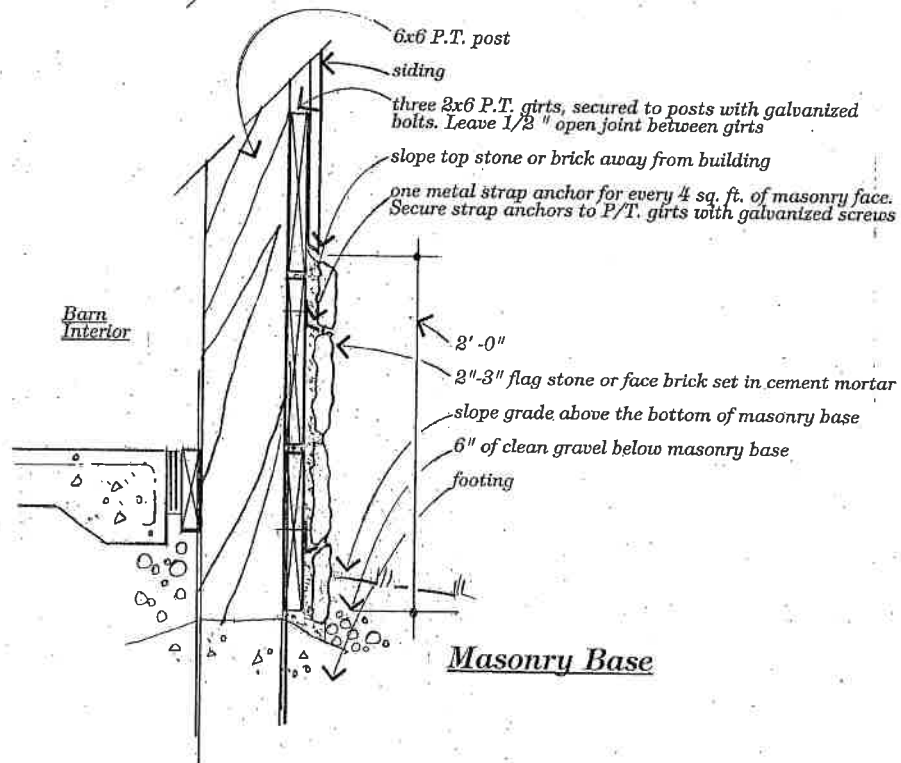
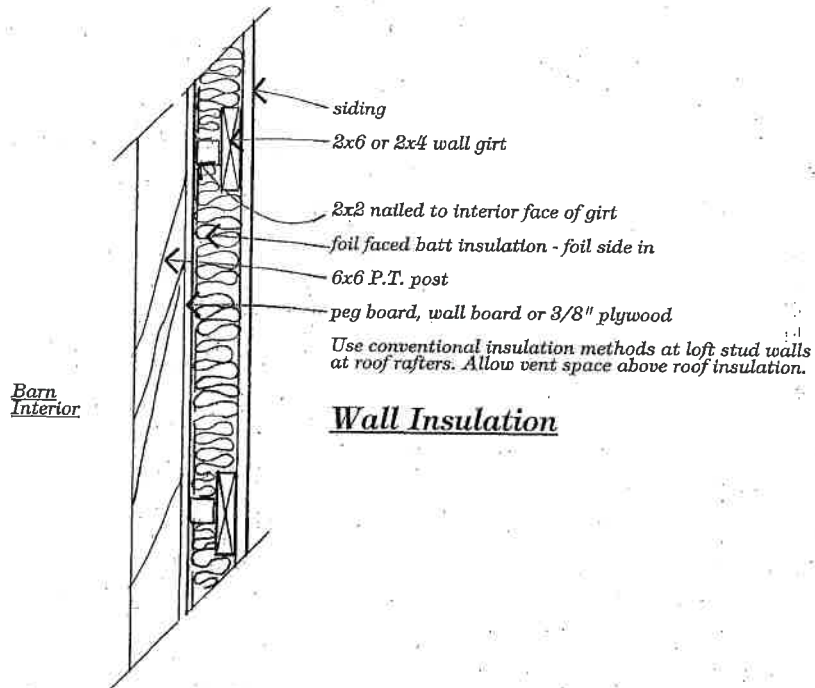
Not to Scale





## Details 8

1 1/2" = 1'-0"

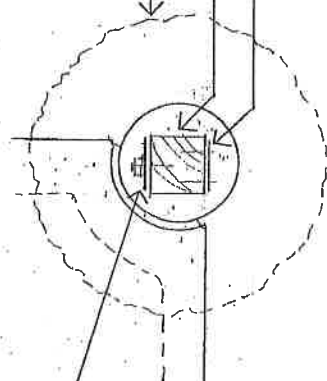


## Optional Details 9

1 1/2" = 1'-0"

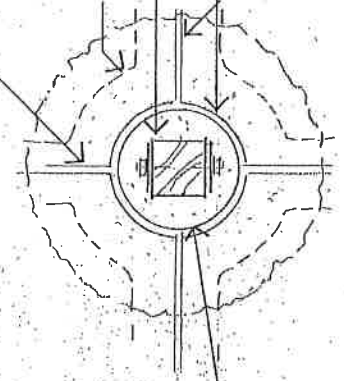
Use nails, instead of bolts, at outside face of corner posts post mount for a flush installation

Outside Corner Post  
Refer to Floor Plan for footing diameter



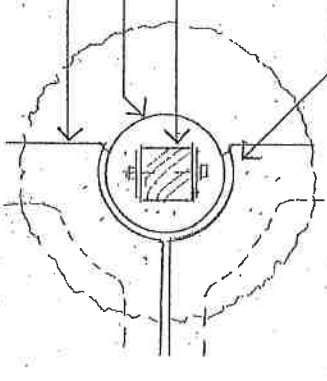
1/2" expansion joint

Interior Post  
Edge of thickened area of slab



1/2" Expansion joint

Outside Wall Post  
12" diameter concrete pier



Slab

Plans

Tamped earth or clay, above 9" of clean gravel fill, may be substituted for the concrete floor slab shown.

2x6 girt  
2x12 P.T. lower girt  
6x6 P.T. wood post  
Galvanized steel post mount nailed or bolted to wood post per manufacturer's specifications - Simpson Strong Tie #ABU66 or equal  
Minimum 6" deep x 5/8" anchor bolt  
Slope grade away from building

Compacted Backfill  
12" diameter concrete performed with Gortube or equal cardboard form  
18" long, 5/8" diameter bent rebar to tie concrete pier to concrete footing pad  
Concrete footing pad may be poured directly into footing excavation, without a form  
Bottom of footing pad must be below the local limit of frost penetration

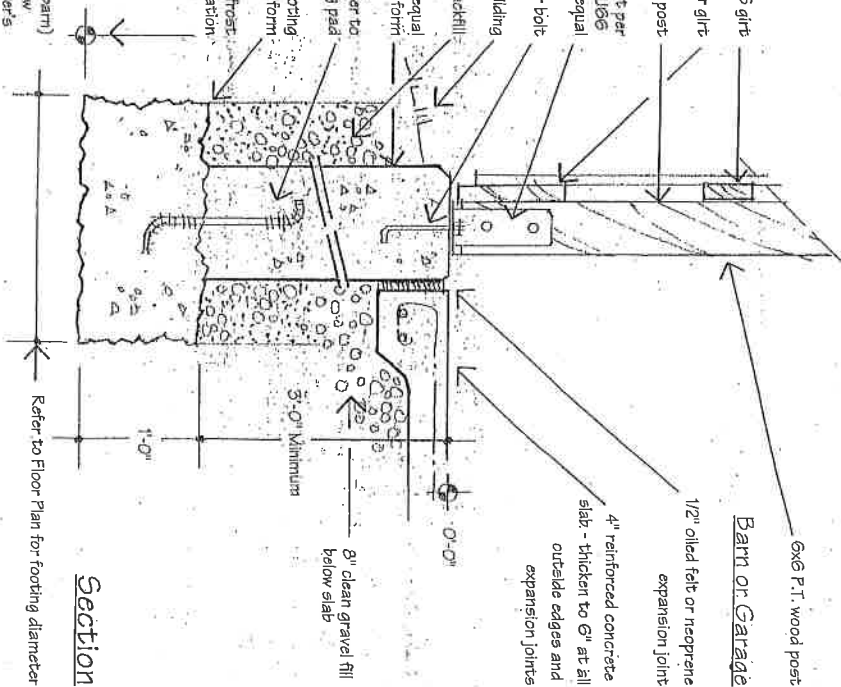
The previous drawings call for standard post-frame (pole-barn) footings, where pressure treated wood is used at and below grade. The design depends on the durability of manufacturer's pressure treatment chemicals and processes. Please refer to supplier's warranties and specifications for the wood that you use.

This Alternative Footing Design allows a safe and durable base for your building while keeping all wood above grade.

Please review these drawings with your local Building Official or with a building professional who is knowledgeable of soil and weather conditions in your area. That professional will help you decide if this footing design is preferable for your building site.

This footing should be used for all sites with clay soil or wet soil conditions. It is recommended for all sites because of the added strength, durability and wind uplift resistance it provides. This footing reduces the length of the posts and makes them easier to lift, set and level.

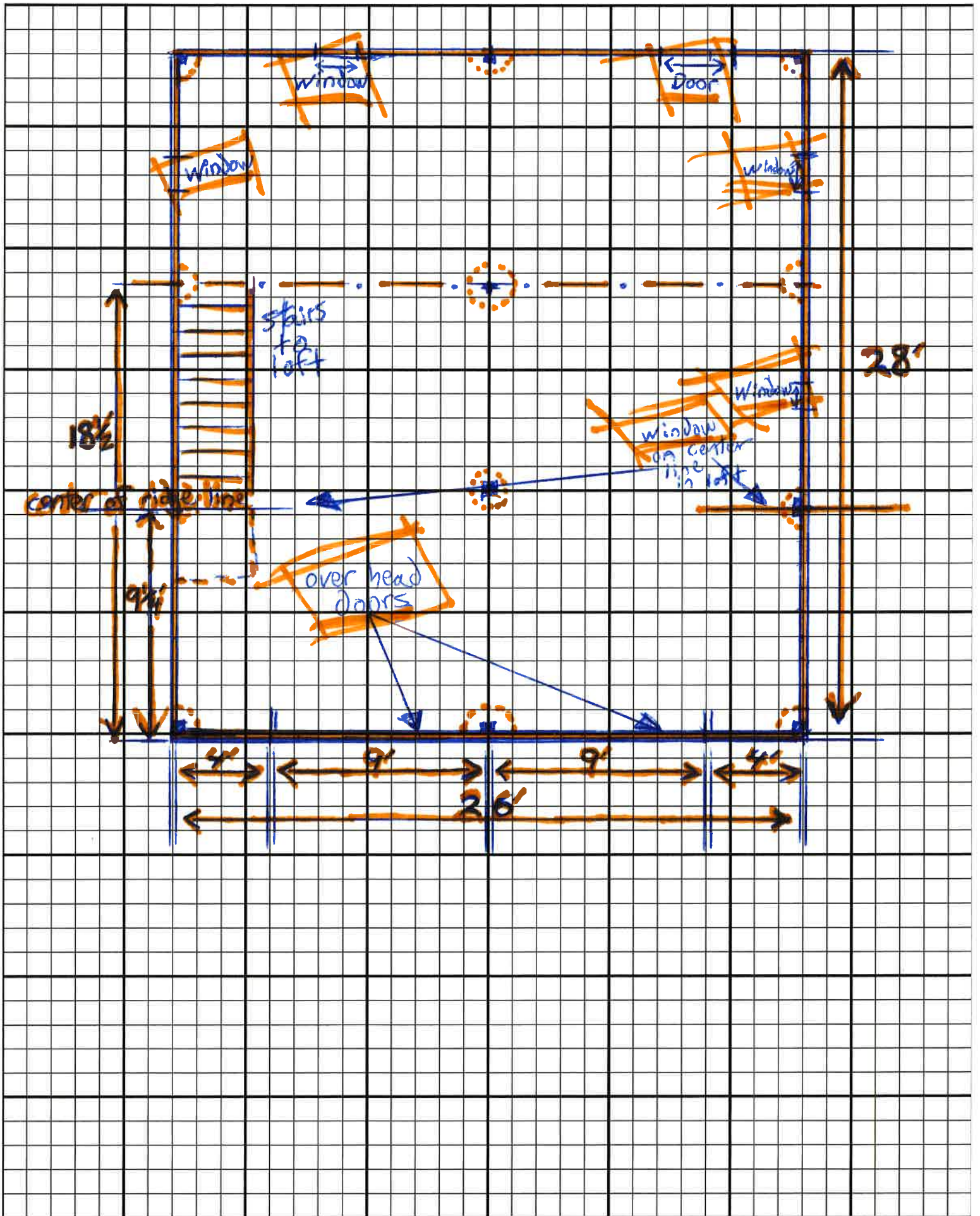
6x6 P.T. wood post  
Barn or Garage  
1/2" oiled felt or neoprene expansion joint  
4" reinforced concrete slab - thicken to 6" at all outside edges and expansion joints  
8" clean gravel fill below slab  
5'-0" Minimum  
1'-0"



Section

**Recommended Alternative Footing 10**

1" = 1'-0"







DANIEL C SKAFF

17-301 80-40

JENNIFER L GRASSE

17-301 80-80

CHARLES A BERENDES

POLLY N BERENDES

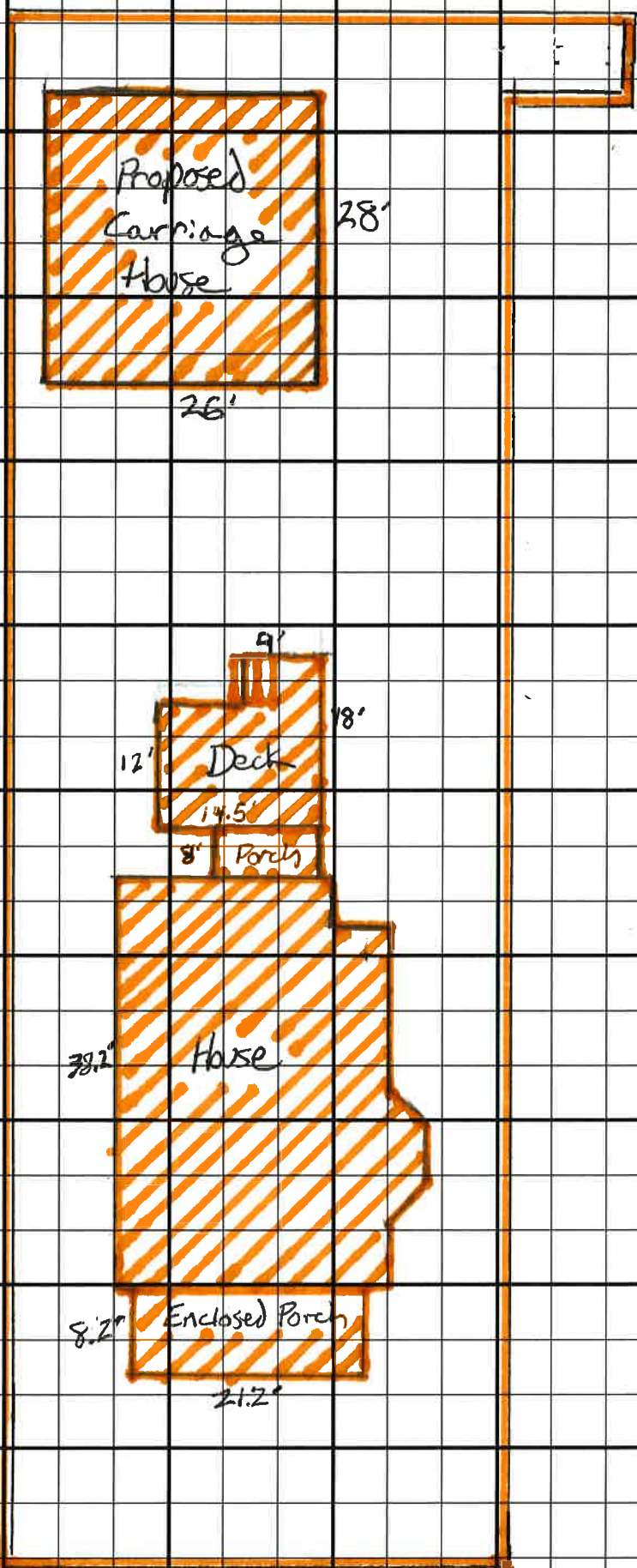
17-301 80-90


DAVID L BOEN

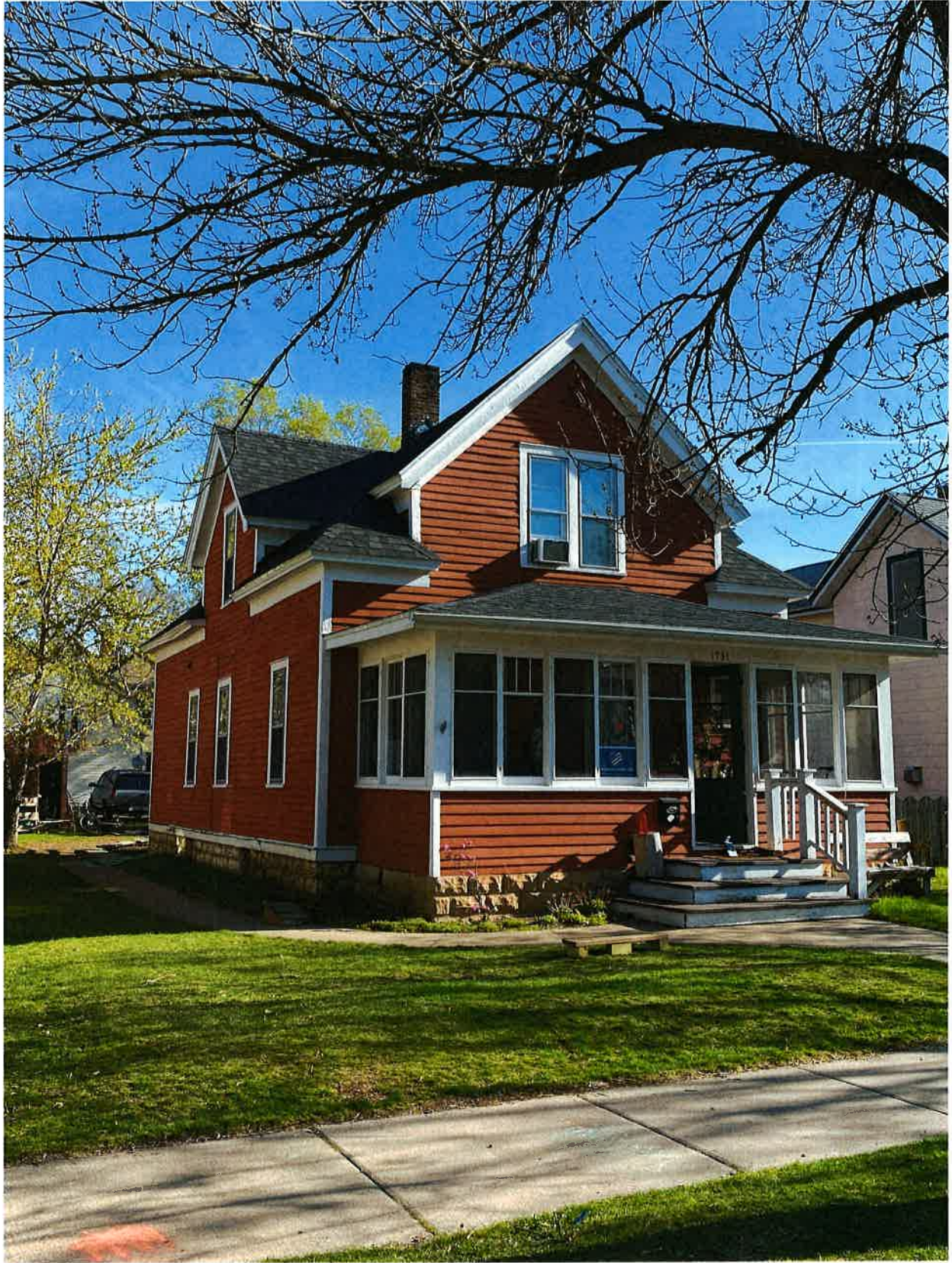
17-301 80-100

28'

26'



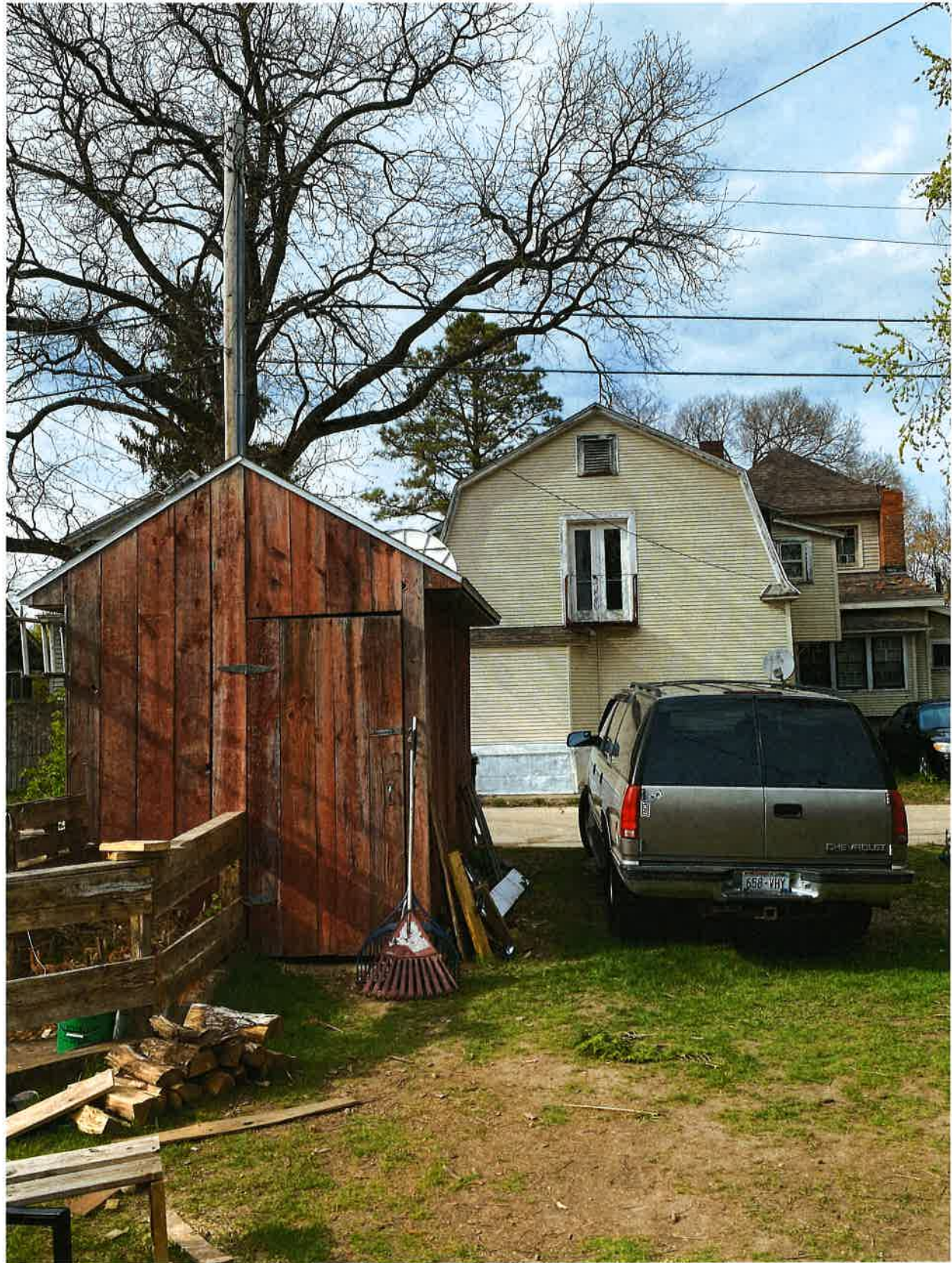
scale :  = 5'



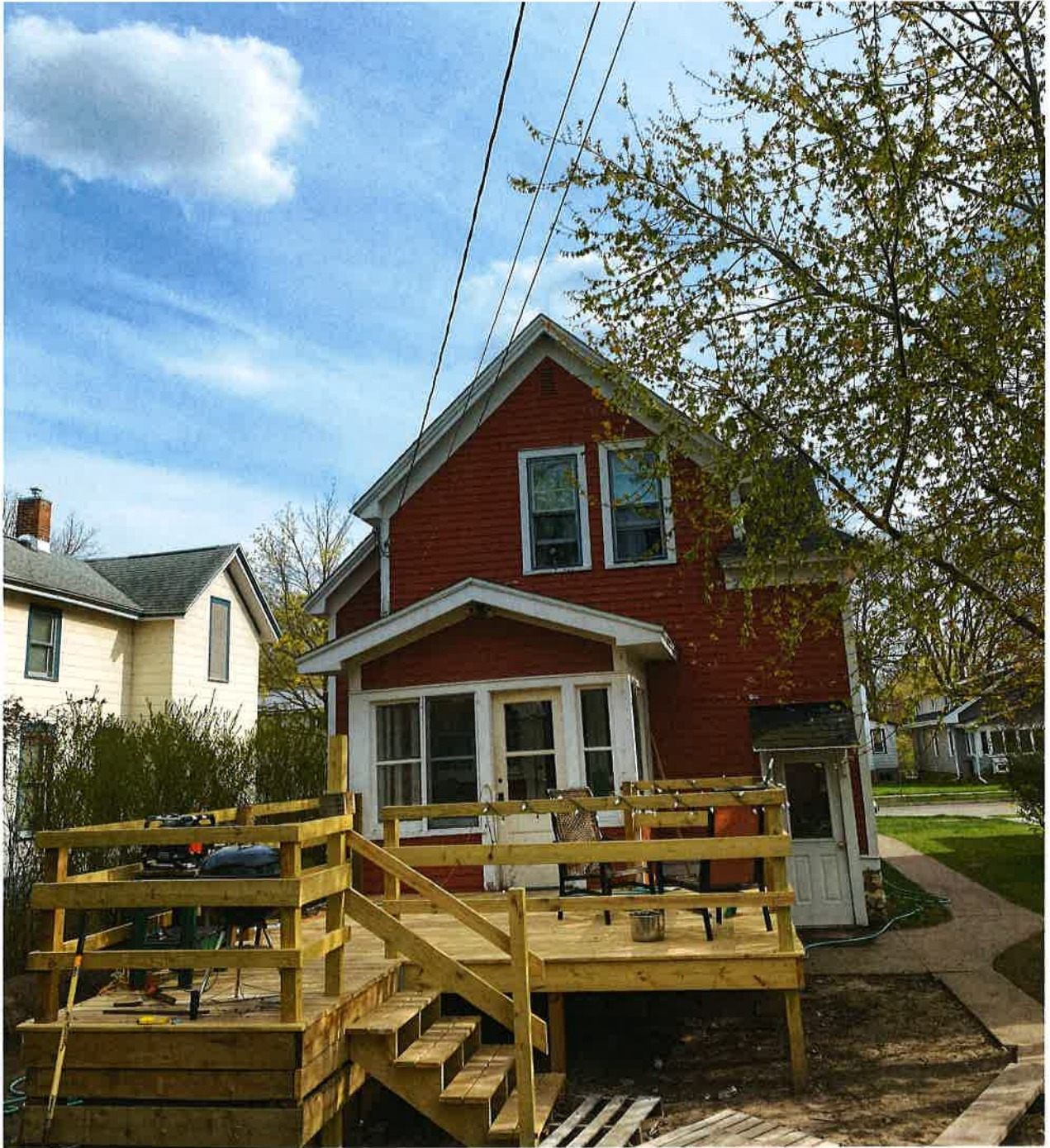
1731 Madison St,











CHARLES A BERENDES  
POLLY N BERENDES  
1731 MADISON ST  
LA CROSSE, WI 54601

1010  
79-483/918

4/16/21

DATE

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City Treasurer  
Twenty Five and <sup>0</sup>/<sub>100</sub>



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FOR

Application to Exceed 17'

*Charles A Berendes*

⑆091804833⑆

93 577 01 01010

Harland Clarke