

HERITAGE PRESERVATION COMMISSION REPORT

CARRIAGE HOUSE – Ordinance 115.390(1)(d)(2)

TO: Historic Preservation Commission
FROM: Planning Staff
MEETING DATE: March 21, 2019

PROPOSAL: The applicant wants to construct an accessory structure that will be approximately 21' 8" in height. The primary residence is located at 1304 Cass Street and the proposed accessory structure will be accessible off of Cass Street. The applicant has revised their plans since approval at the 1-17-19 meeting. Revisions were made to the exterior facades that will be outlined below.

PROPERTY OWNER:

John and Meredith Lillejord
1304 Cass Street
La Crosse, WI 54601

APPLICANT:

Kevin Timmerman
5th Ave Design Services
405 5th Ave S
La Crosse, WI 54601

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 proposing to split their existing lot that will leave their existing detached garage and their house on separate parcels. (See picture to the left. The red line does not indicate the exact location of the split of the parcel.) The owners intend to the sell the lot with the existing detached garage for someone to build a new house and then build themselves a new detached garage (Carriage House) on the lot with the existing house.

The owners are proposing to construct a two-story, approximately 28'6" x 44' carriage house. The proposed height of the carriage house is approximately 21' 8". The applicant has revised their plans to increase the size of the carriage house and adjusted some exterior features accordingly. The 1-17-19 design of the west façade had three overhead garage doors and a service door facing the front yard on the first floor and three dormers on the



second floor. This has been revised to eliminate the service door and add 5 exterior lights. The 1-17-19 design of the north façade (street facing) included a pair of windows with shutters on the first floor and one double hung window with shutters on the second floor. The applicant has revised their plans to change the type of siding in the upper story of the façade from Smartside Lap siding to Smartside Staggered siding.

The 1-17-19 design of the south facade faces in the interior of the lot and included four smaller windows and two service doors on the first floor and one double hung window with shutters on the second floor. The applicant has revised their plans to provide a service door on either side of the garage with gabled awnings over each door, center the four windows, include 2 exterior lights, and change the type of siding in the upper story of the façade from Smartside Lap siding to Smartside Staggered siding.

The 1-17-19 design of the east façade faces the adjacent parcel to the east and a large grove of trees that separated the two parcels and did not include a windows, doors, or features. The applicant has revised their plans to include 3 sets of double windows.

The exterior of the carriage house will be Smartside lap siding and trim. The roof pitch is proposed at a 10/12 pitch and will be shingled with architectural metal shingles with a color that matches the house. It will also include a cupola. The primary house roof pitch appears to be either 10/12 or 12/12.

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 and it was built prior to 1930.

Overall the proposed design with the revisions is still consistent with the intent of the Carriage House Ordinance. The height of the carriage house does not exceed the primary structure. The footprint of the primary structure is approximately 2,511sqft. The footprint of the carriage house cannot exceed 60% of primary structure, which is approximately 1,506sqft. With the revisions to the footprint of the proposed carriage house the size has been increased 1,206sqft but is still under the maximum allowed.. The architecture of



the proposed carriage house is compatible with the architecture of the primary structure. The roof pitches are similar if not the same. The proposed window type, along with painted shutters, is also appropriate and is consistent with the primary building. The design also includes dormers and lap siding like the primary structure.

The proposed design and look of the overhead garage doors also add to the character of the carriage house.

The only small concern by staff is separating the original detached garage from the existing primary structure. The house was built in 1923 and the existing garage appears to be built in 1930. A small addition was added later.



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

RECOMMENDED ACTION BY STAFF:

This application is recommended for approval.