



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes - Final

Heritage Preservation Commission

Thursday, March 23, 2023

6:00 PM

Council Chambers- Granddad Room 400 La
Crosse St

Members of the public may participate in the meeting in the following ways:

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[pwd=bFhXeHBwdWR3YkhOcmpzWWYrTjRvQT09](https://cityoflacrosse-org.zoom.us/j/84101189486?pwd=bFhXeHBwdWR3YkhOcmpzWWYrTjRvQT09)

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Or you may attend in person at City Hall located at 400 La Crosse Street. Members of the public who would like to provide written comments on any agenda may do so by emailing acklint@cityoflacrosse.org, using a drop box outside of City Hall or mailing the Department of Planning, Development and Assessment, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7512

Call to Order

The meeting was called to order at 6pm.

Roll Call

Present: 6 - Vacant 1, David Riel, Laura Godden, Mackenzie Mindel, Natalie Heneghan, Greg Clark

Absent: 1 - John J. Satory

Approval of Minutes

1. Approval of the February 23, 2023 Meeting Minutes.

David Riel moved to approve the minutes. Natalie Heneghan seconded. The motion passed 5-0 by voice vote.

Agenda Items:

2. [23-0248](#) Nomination of the Noelke Building, located at 529 Main Street, to designated as a Local Historic Landmark.
- Staff stated that the application was complete. Staff also stated that, although the exterior has been altered, the building could also meet the criteria for style of architecture. Laura Godden moved to open a public hearing. Greg Clark seconded. The motion passed 5-0 by voice vote. The owner of the building asked if there were any questions. David Riel asked if the owner had a chance to talk with any architects about restoring the building. The owner stated that they had. The original openings are behind the current facade. The owner also stated that they want to restore it back to its 1902 appearance. Greg Clark asked what is the owner's vision for the building in the future. The owner stated that the windows are put back in and that they are living on the upper floor. Mackenzie Mindel thanked the owner for their desire to restore it and nominate it as a local landmark. Natalie Heneghan moved to close a public hearing. Greg Clark seconded. The motion passed 5-0 by voice vote. Laura Godden moved to approve the nomination as submitted. David Riel seconded. The motion passed 5-0 by voice vote.
3. [23-0365](#) Review of a Certificate of Appropriateness for the property located at 429 7th Street N. (Hixon House)
- Greg Clark recused himself from this item and sat in the audience. Staff provided an overview of the application and stated their recommendation. Laura Godden moved to approve the item as submitted. Natalie Heneghan seconded. The motion passed 5-0 by voice vote. Greg Clark rejoined the Commission
4. [23-0368](#) Review of a Certificate of Appropriateness for the property located at 905-907 Cass Street. (10th & Cass Historic District)
- Staff provided an overview of the application and stated their recommendation. Greg Clark moved to open a public hearing. Natalie Heneghan seconded. The motion passed 5-0 by voice vote. The applicant stated that there are some serious structural issues as well as no electricity. Replacing the roof is challenging due to the slope. The siding needs to be abated. Current codes would limit the size of a new structure. Demolition would add green space on the site that is not there now. CM Chris Kahlow asked if the existing driveways would be repaved. The applicant confirmed that they would and that it would remain the same width. They also stated that they would reduce the length of the driveway from 9th Street S and add a sidewalk for the tenants. Chris Kahlow asked what the green space would look like. The applicant stated that they would install a bollard or parking block to prevent cars from parking over the green space. Green space would be grass. Mackenzie Mindel asked how many spaces there were off of 9th Street and if the driveway off of Cass Street would be repaved as far as it is now. The applicant stated that they only intend for two parking spaces off of 9th Street S and that the driveway is intended to be shorter. Mackenzie also asked how the garage was currently being used and why it is in its current state. The applicant stated it is maybe used for very limited storage and stated that the garage has not been maintained. Mackenzie Mindel stated that she is not advocating for keeping this structure but does not advocate for demolition by neglect which this structure clearly was a result of. Greg Clark asked if the applicant would look at "Euro-Block" that could be used for parking rather than concrete to improve stormwater. Greg Clark moved to close a public hearing.

Mackenzie Mindel seconded. The motion passed 5-0 by voice vote. Natalie Heneghan moved to approve the item as submitted. Laura Godden seconded. CM Chris Kahlow expressed her disappointment that the structure had not been maintained. She also stated that the planting of the green space is important to add value to the neighborhood. David Riel also expressed his concern for demolition by neglect. The motion passed 5-0 by voice vote.

5. [23-0369](#) Review of a Certificate of Appropriateness for the property located at 924 Cass Street. (10th & Cass Historic District)

Staff provided an overview of the application and stated their recommendation. David Riel moved to open a public hearing. Greg Clark seconded. The motion passed 5-0 by voice vote. Jason Lawton, owner, stated that there was an error in the plans and that the materials will match in each dormer. Will also match the other architectural features in the upper gable. He also stated that there will be other improvements to the house later this year. Mackenzie Mindel confirmed that the applicant was okay with double hung windows on the 1st floor. He stated that they were. Greg Clark thanked him for his investment in the district. David Riel also stated that this garage adds value to the district. David Riel suggested looking to the archives to find photos of the previous accessory structure. Natalie Heneghan moved to close a public hearing. Greg Clark seconded. The motion passed 5-0 by voice vote. Mackenzie Mindel asked if the commission would like to see samples of materials. David Riel stated no. David Riel moved to approve the item per staff recommendation. Laura Godden seconded. The motion passed 5-0 by voice vote.

6. [23-0362](#) Review of a Certificate of Appropriateness for the property located at 721 King Street. (First Methodist Episcopal Church)

Staff provided an overview of the application and stated their recommendation. David Riel asked if it was still being used as a church. Staff and CM Chris Kahlow stated that the former congregation still rents it from the new owner one day a week but mostly it is used as an event space. The commission expressed their gratitude for the owner's investment in the property and it being an asset to the neighborhood and city as a whole. David Riel moved to approve the item as submitted. Natalie Heneghan seconded. The motion passed 5-0 by voice vote.

7. [23-0363](#) Review of the Draft Cultural Resources Chapter of the Comprehensive Plan.

Staff provided an update on the comprehensive planning process and stated that they are looking for feedback from the commission on "what we got right", "what we are missing", "what needs clarification" or any other comments. Comments included:

Mackenzie Mindel asked about refurbishing/deconstructing elements of buildings that are being torn down. Staff agreed but stated that it should be city-wide and not just for historic buildings.
Environmental crossover/cross reference with climate action plan.
Standards for solar panels on historic buildings.
save/preserve as a whole first- save elements second
Shared language between city departments and public- Why important to preserve? Build Awareness.

David Riel
holistic look at preservation and sustainability crossover
incentives for homeowners to preserve appropriate- include energy upgrades appropriately

Natalie Heneghan
strengthen ties between preservation and the climate action plan
increase relevance of historic preservation- broaden audience and scope
preservation is environmentally friendly
support for deconstruction if demolition is inevitable
Climate action lens- Framing preservation as climate action
What are our metrics for success?

8. 2024 Most Endangered Buildings List/Project.

CM Mackenzie Mindel provided an update on the status of the project. David Riel asked about the status of the Casino Bar at 304 Pearl Street. Staff provided an update to the Commission on the building. David stated that he would be comfortable with removing it from the list. Chirs Kahlow stated that the purpose was also education about preservation in addition to concern over demolition. Let the public be aware of historic resources that are endangered. She also stated that it would be important to make the public aware of the ones that are removed/saved and why. Mackenzie Mindel agreed and stated that praise for the property owners should also be considered. Greg Clark asked about the criteria for selection and if they were ranked. David Riel stated that the criteria included if they have historic significance and if there is an imminent threat of removal. Staff clarified. Natalie asked if there was an effort for open nominations. Mackenzie Mindel stated that only the Commission is nominating properties at this time but there could be room for that in the future. Laura Godden stated that the Tribune articles did ask the public to submit ideas to the City. Natalie stated that there is value in public input to help with awareness and for property owners to take ownership. Mackenzie Mindel stated that the National Historic Trust has a Nationwide effort. Greg Clark stated that the Commission should utilize best practices as part of the effort for awareness. David Riel stated that the Otto Merman buildings are important. Glory Days Building and Lincoln Middle School. Staff provided an update on Glory days building. Staff suggested to not wait until May. Laura Godden stated that the Johnson Street property has a pending offer. She suggested that all the school, Hogan, Longfellow, and Lincoln could be added as one property. Greg Clark moved to remove the Casino Bar (John Walter Building) from the list. David Riel seconded. The motion passed 5-0 by voice vote. David Riel moved to add Linclon/Lngfellow/Hogan as one nomination and Glory Days to the list. Mackenzie Mindel seconded. The motion passed 5-0 by voice vote.

9. Discussion on murals in the Downtown Historic District.

This item was referred to next meeting.

Adjournment

The meeting was adjourned at 8:20pm.

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.

Heritage Preservation Commission Members

CM Mackenzie Mindel, David Riel, Laura Godden, John Satory, Greg Clark, Natalie Heneghan