

HERITAGE PRESERVATION COMMISSION REPORT
Review of Commercial Buildings adjacent to any Designated Historic Building.
Section 115-558(g)

TO: Heritage Preservation Commission
FROM: Planning Staff
MEETING DATE: January 28, 2021

PROPOSAL: The applicant is proposing to remove the storefront and install a new entryway on the building located at 201-225 3rd Street N.

PROPERTY OWNER:
Gundersen Lutheran Administrative Services Inc.
1900 South Ave
La Crosse, WI 54601

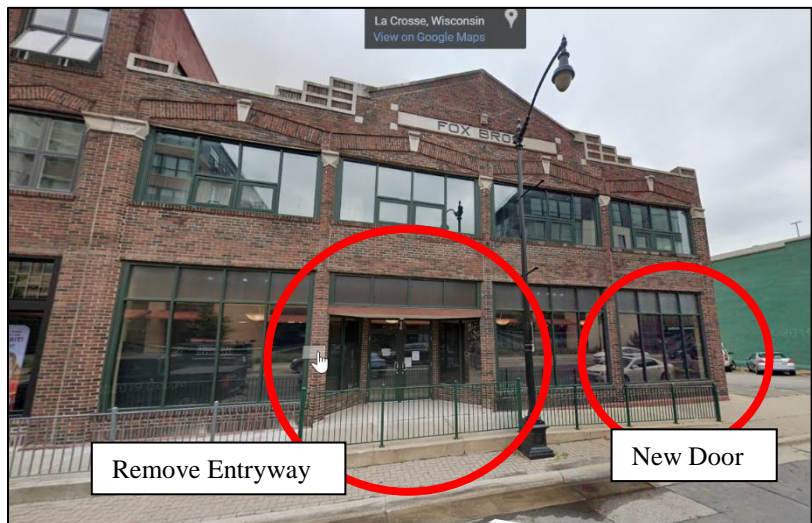
APPLICANT:
Katie Pope
Gensler
706 2nd Avenue South, Suite 1200
Minneapolis, MN 55402

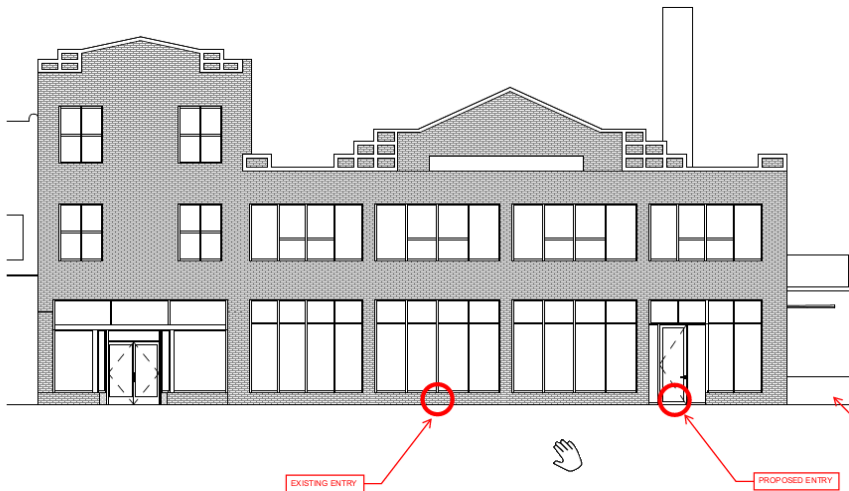
BACKGROUND: The HPC was given responsibility to review all exterior work on commercial buildings within Historic Districts or adjacent to any designated historic building as part of the Commercial Design Review Process. Approval by the Heritage Preservation Commission is necessary prior to the issuance of any building permit.

PROJECT DESCRIPTION:

The applicant is proposing to make alterations to a portion of the Downtown Gundersen Health System Building located at 201-215 3rd Street N. These alterations include:

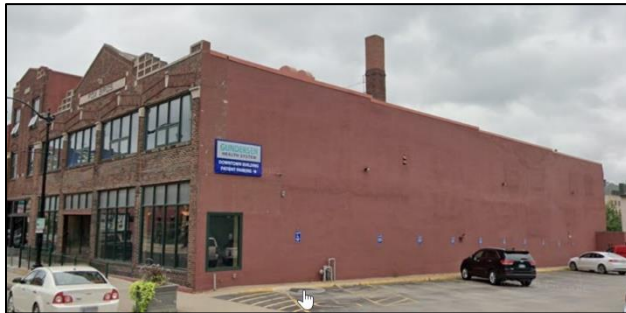
East Façade (3rd St):
Removal of the existing entryway and replace with windows. make it flush with windows Alteration of the north bank of first floor windows to install a new door.





North Façade

Removal of the existing window and installation of a first-floor entryway and windows and a second floor balcony and windows.



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.

North Façade.

Staff was not provided an elevation of the north façade so it was difficult to determine the type of windows that are proposed to be installed. The applicant has stated that some windows will be located within the original openings but it is difficult to determine proper context without a plan. Additionally, the installation of the type of entryway and balcony do not seem to be keeping with the character of the building's architecture but was difficult without further detail.

East Façade (3rd St)

Removal of the existing entryway for windows on 3rd Street is not appropriate. Especially if an inappropriate doorway is being installed just 20ft or so to the north of it.

FINDING

The proposed changes and alterations on 3rd St N are not appropriate to the building and in maintaining and preserving its historic fabric. Without additional detail it is difficult to make a determination on the proposed alterations to the north façade.

RECOMMENDED ACTION BY STAFF:

This Certificate of Recommendation is recommended for referral until further details and discussion are held with the applicant.