

HERITAGE PRESERVATION COMMISSION REPORT CARRIAGE HOUSE – Ordinance 115.390(1)(d)(2)

TO: Historic Preservation Commission
FROM: Planning Staff
MEETING DATE: January 17, 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.

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 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 proposed carriage house design will have three overhead garage doors and a service door facing the front yard (west) on the first floor and three dormers on the second floor. The north façade (street facing) includes a pair of windows with shutters on the first floor and one double hung window with shutters on the second floor. The south facade faces in the interior of the lot and includes



four smaller windows and two service doors on the first floor and one double hung window with shutters on the second floor. The east façade faces the adjacent parcel to the east and a large grove of trees that separates the two parcels and does not include any windows, doors, or features. 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 is 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. The footprint of the proposed carriage house is just under 1,100sqft. 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 design of the carriage house is keeping with the character of the primary structure.

RECOMMENDED ACTION BY STAFF:

This application is recommended for approval.