

# HERITAGE PRESERVATION COMMISSION REPORT

## Certificate of Appropriateness

### Section 20-92

**TO:** Heritage Preservation Commission  
**FROM:** Planning Staff  
**MEETING DATE:** February 27, 2025

**PROPOSAL:** The applicant is proposing to reconstruct the front façade facing Main Street on the building located at 529 Main Street. (Noelke Building)

#### **PROPERTY OWNER:**

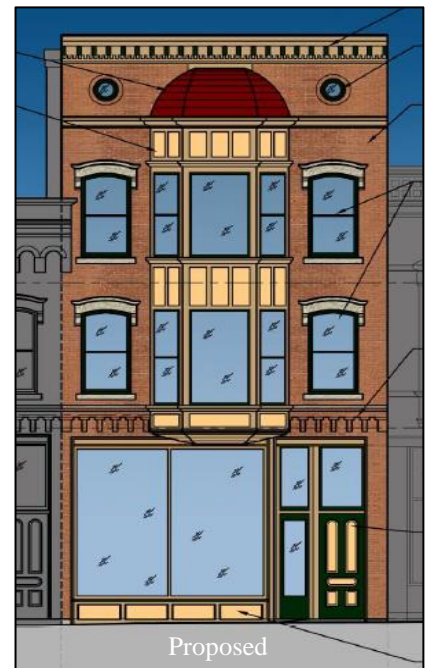
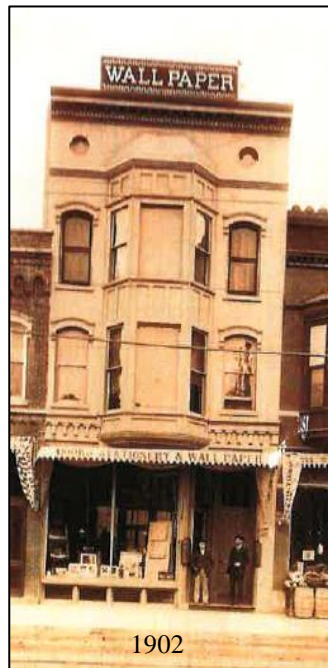
PK Properties LLP  
Kay Kesler  
525 Main Street  
La Crosse, WI 54601

#### **APPLICANT:**

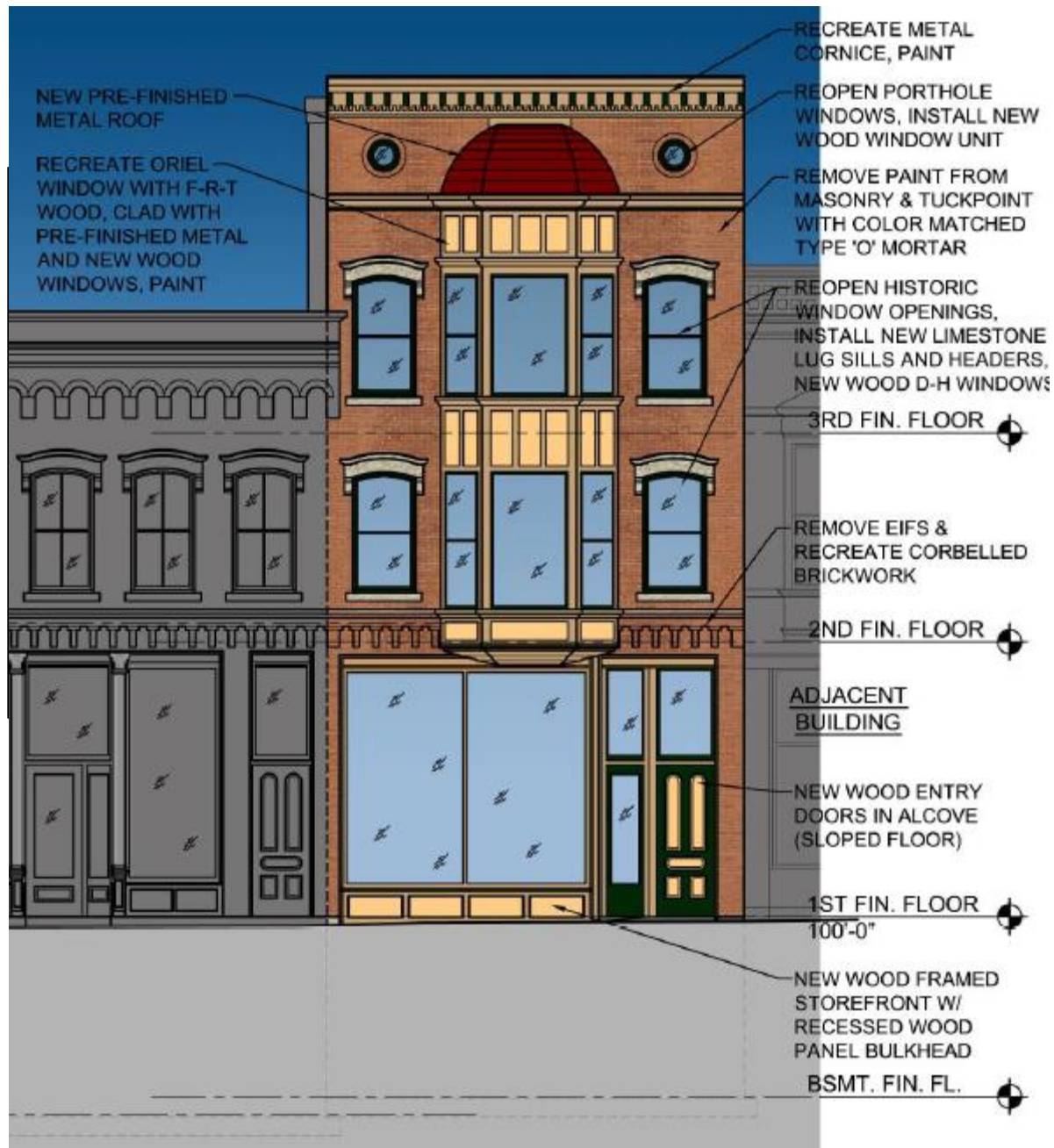
Zettler Design Studio

**BACKGROUND:** The HPC was given responsibility to review all exterior work that requires a permit from the City on Locally Designated Landmarks per Section 20-92 of the La Crosse Municipal Code.

**PROJECT DESCRIPTION:** The applicant is proposing to reconstruct the front façade of the building back to its 1910 appearance. The scope of work includes the removal of the existing stucco, tuckpointing of the existing brick, constructing a new storefront, installing new doors and windows and recreating the bay windows.



The project details are included on the below plan.



**ATTACHED PLANS FOR MORE INFORMATION**

**ANALYSIS:**

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.

The applicant states that any existing historic material will be retained and restored if possible. Any new material, such as the recreation of the bay windows, will follow the early 1900s appearance as depicted in the above photo. Best practices will be followed and required as the applicant is also applying for a façade grant from the City.

**FINDING:**

The proposed addition is appropriate to the primary historic building.

**RECOMMENDED ACTION BY STAFF:**

This Certificate of Appropriateness is recommended for approval.