

HERITAGE PRESERVATION COMMISSION REPORT
Certificate of Appropriateness- Downtown Commercial Historic District.
Section 115-320(d)(2)

TO: Heritage Preservation Commission
FROM: Planning Staff
MEETING DATE: July 20, 2017

PROPOSAL: The applicant is proposing to perform the following work on the east facing (rear) facade:

- 1) Tuck-pointing.
- 2) Fill in two (2) existing window openings with brick on first floor.
- 3) Replace door on second level.
- 4) Replace window above door.
- 5) Replace windows openings in second floor with windows.

PROPERTY OWNER:

Amy Brunkow
Broncos
105 3rd Street S
La Crosse, WI 54601

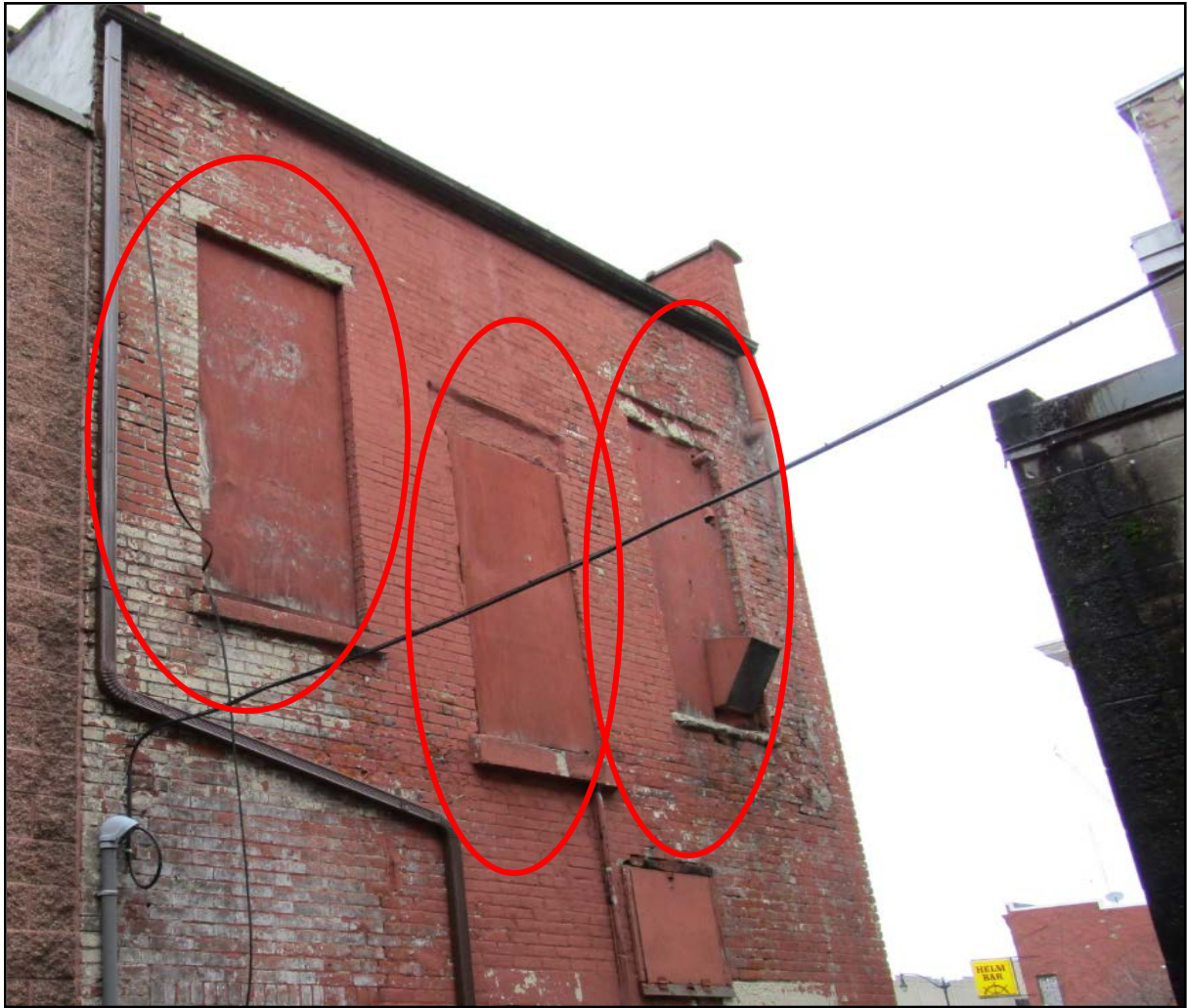
APPLICANT:

Same as above

BACKGROUND: The Downtown Commercial Historic District was established by Ordinance in April 2016 along with design standards that are specific to the styles of architecture found within. The local district designation of the Downtown Commercial Historic District was created to encourage preservation of the historic resources of the district, which was named to the National Register of Historic Places in 1994. The design standards and review procedures are used to guide preservation, rehabilitation, new construction, relocation and demolitions. Plans or requests must be approved by the Heritage Preservation Commission prior to any building/demolition permit being issued. In determining whether to issue a Certificate of Appropriateness for Demolition, the HPC shall:

1. Consider factors such as whether the structure is of historical significance, the state of repair of the building, and whether denial of a permit would create a significant economic hardship for the owner.
2. Issue the certificate only if the owner can demonstrate that the building is structurally unsound and/or that denial of a demolition permit would create a significant economic hardship for the owner.

PROJECT DESCRIPTION: The applicant was issued an Order to Correct from the Fire Prevention and Building Safety Department in December 2016 that included the repair of the masonry and brick on the rear façade and the removal of non-permitted siding materials within five (5) openings. SEE BELOW PICTURES



The applicant is proposing to install windows (2) in the upper floor windows openings and install a door in the middle upper floor opening. The applicant has stated that this opening was originally a doorway. The applicant is also proposing to replace the opening above the first floor door with a window and fill in the two (2) openings on the first floor with brick. The applicant has stated that they would prefer to brick them in rather than replace with windows and they feel that windows on this façade would be continually damaged and need to be replaced. Additionally there is some mechanical located on the interior side of one of the openings.

SEE ATTACHED OTC AND APPLICATION FOR MORE INFORMATION.

ANALYSIS:

Design standards for windows are:

Windows.

1. Original window openings shall be retained. Street facing facade window openings shall be filled in with a window consistent with the Secretary of the Interior's Standards for Rehabilitation. They shall not be filled in with wood, brick, or any other materials. Window openings on street viewable, side and rear facades may be filled in with any other permitted siding materials only if approved by the Heritage Preservation Commission.
2. Retain all decorative trim around windows, including lintels, pediments and hoods. If replacement of trim is necessary, maintain the appearance of the original material.
3. New window openings shall not be added on the primary façade without the approval of the HPC.
4. If replacement windows are required, wood windows are preferred. (If metal is chosen, it should have a baked enamel or other appropriate factory finish) Metal-clad and/or vinyl-clad windows may be considered for upper level windows or rear façade windows, with the approval of the HPC.
5. Sash shall be replaced with the same size and number of panes as the original sash. New sash, if required, shall match the original style and not the most recent. Replacement of double-hung windows with single panes of glass or crank-out windows is not permitted.
6. The HPC may require samples or examples of replacement windows to determine whether a request other than the original or period type is an appropriate replacement

Replacing the window openings with anything other than a window is not consistent with the Downtown Design Standards or the Secretary of Interior's Standards for Rehabilitation.

Design standards for doors are:

Entries and storefronts.

1. Historic entries and storefront display windows shall be retained.
2. Existing entry openings shall be retained, where feasible. If additional entry openings are needed (i.e., for deliveries) they shall be placed at regular intervals and should be of similar proportions as the original entry.
3. Original or historic features including columns, bulkheads, transoms, moldings and hardware shall be retained; trim should be replicated if replacement is necessary.
4. Wood panel doors with large glass panels were typical of historic commercial storefronts in the district. To the extent possible, historic doors and hardware shall be repaired rather than replaced.
5. If replacement of doors is necessary, replacement doors shall be compatible with the design, proportions and materials of the original door.
6. New doors shall be constructed of wood if possible; aluminum or other metal doors should be finished in colors complementary to the building

If the door way on the second floor is original to the building then replacing it would be consistent with the design standards though staff is not sure what function the door would serve. The door is fiberglass with an oak finish/appearance, which, while not wood as preferred would give the appearance of wood with more durability.

FINDING

Installing windows in the second story openings, tuck-pointing, and installing a window over the first floor door are in keeping with the historic character of the building. Filling in the window openings on the first floor is not in keeping with the historic character of a historic building, however, existing interior conditions may make it difficult to install one. Brick is the preferred option instead of a window. As this is located on the rear/alley façade of the building the visual impact is minimal, especially since other window openings on this façade will be converted to windows. Staff is undecided about the door. If a door was historically located here, which seems evident by how much lower on the façade this opening is compared to the other two, then installing one is consistent with the design standards. The style of the door seems out of character of the building but since it is located on the rear façade there will likely be little visual impact.

RECOMMENDED ACTION BY STAFF:

This Certificate of Appropriateness is recommended for approval s submitted.