

HERITAGE PRESERVATION COMMISSION REPORT CARRIAGE HOUSE – Ordinance 115-390(1)(d)(2)

TO: Historic Preservation Commission
FROM: Planning Staff
MEETING DATE: April 22, 2021

PROPOSAL: The applicant wants to construct an accessory structure that will be approximately 19' 6" in height. The primary residence is located at 1731 Madison Street and the proposed accessory structure will be accessible off of an east-west alley from 17th Street S.

PROPERTY OWNER:
Charles & Polly Berendes
1731 Madison Street
La Crosse, WI 54601

APPLICANT:
Same as Above

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 construct a detached garage toward the rear of their lot just off of the alley. The owner states that there was no garage when they purchased the building. Located in a historic neighborhood the owner did not want to build a standard two-car garage with no character.

The owners are using pre-designed plans (attached) and are proposing some revisions. The owners are proposing a two-story structure and revising the footprint to 26' x 28'. The proposed height of the carriage house is approximately 19' 6".

The north (alley facing) facade has been revised to include two overhead garage doors rather than two sliding barn doors. It also includes a hay maw door and lift post on the second floor.

The east (left) façade has one window on the first floor and on window on the second floor.



The west (right) façade has one window on the second floor and revised by the owner to include a window on the first floor.

The south (house facing) façade will be revised to include a window and a service door.

The exterior of the carriage house will consist of board and batten siding. The roof pitch is proposed at a 12/12 pitch and will be shingled with the same type of shingles as the primary house.

The applicant is also requesting the flexibility of window size and type. The plans show single, two over two windows. The applicant would like the option of using this type of window or use single, or side-by-side larger double-hung windows in the same location.

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 proposed height of the carriage house (19'6") does not exceed the height of the primary structure (26'6").

The footprint of the primary structure is approximately 1,186sqft. The footprint of the carriage house cannot exceed 60% of primary structure. The footprint of the proposed carriage house is 728sqft, which is approximately 61.5%.

The architecture of the proposed carriage house has compatible architectural features with the primary structure. The roof pitches and materials are the same. The applicant is considering double-hung windows. The front of the carriage house facing the alley includes a cross gable like the front façade of the primary structure.

The proposed revised design elements, including the overhead garage doors, add to the character of the carriage house and allow it to fit into the neighborhood.

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.