

**HERITAGE PRESERVATION COMMISSION REPORT**  
Certificate of Appropriateness for Major Work- 10<sup>th</sup> & Cass Historic District.  
Section 115-319(d)(2)  
CARRIAGE HOUSE – Ordinance 115-390(1)(d)(2)

**TO:** Heritage Preservation Commission  
**FROM:** Planning Staff  
**MEETING DATE:** March 23, 2023

**PROPOSAL:** The applicant is proposing to construct a carriage house/detached accessory structure that will be approximately 23ft in height. The primary residence is located at 924 Cass Street and the proposed detached structure would be accessed from the east/west alley between Cass Street and Cameron Ave.

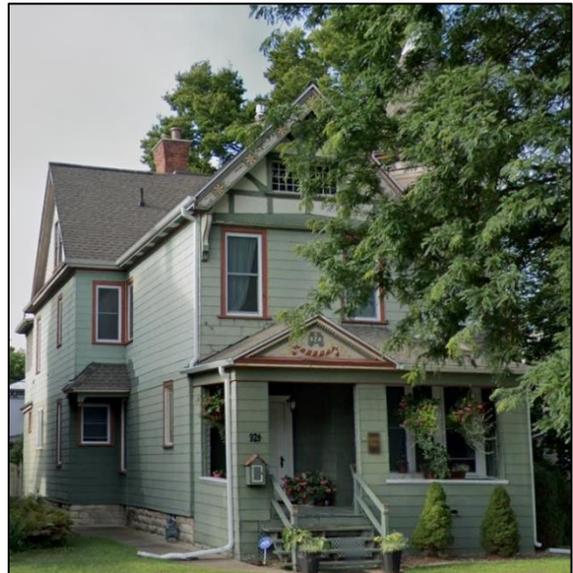
**PROPERTY OWNER:**  
Jason & Kathleen Lawton  
924 Cass Street  
La Crosse, WI 54601

**APPLICANT:**  
Jason Etrheim  
Mastercraft Homes Inc

**BACKGROUND:** The 10<sup>th</sup> and Cass Historic District was established by Ordinance in May 2007 along with design standards that are specific to the styles of architecture found within. The local district designation of the Tenth and Cass Neighborhood 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 2000. 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.

The HPC was also 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 now requesting to construct a carriage house structure that is 24ft x 30ft and 23ft in height.



Primary Structure @ 924 Cass Street

Front Elevation- (Facing Alley)

The front elevation includes two overhead garage doors with the top slat in the door consisting of windows. The siding consists of LP Smart siding that will be installed to give the clapboard appearance. The upper gable will consist of LP Smart siding shakes and side by side single pane casement windows with a grid pattern.



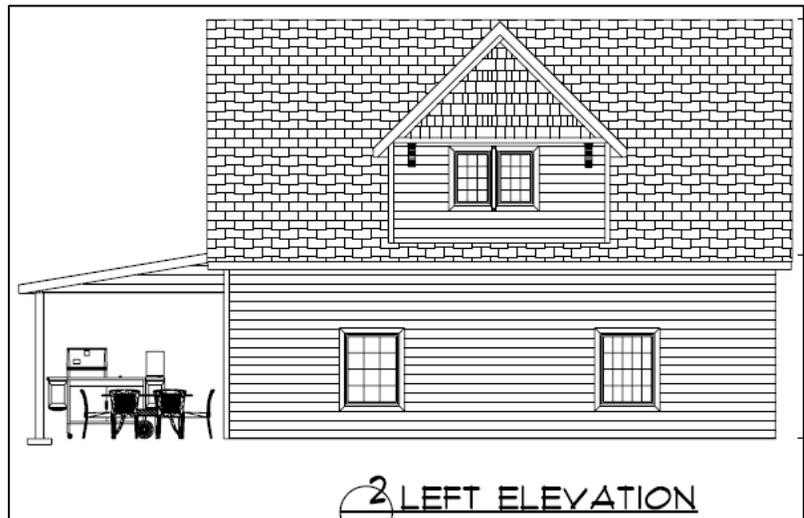
Back Elevation- (Facing House)

The back elevation includes a service door and an awning that extends from the structure over a patio. The siding consists of LP Smart siding that will be installed to give the clapboard appearance. The upper gable will consist of LP Smart siding shakes and side by side single pane casement windows with a grid pattern.



Left Elevation- (Facing West)

The left elevation includes two first floor casement windows with a grid pattern. The siding consists of LP Smart siding that will be installed to give the clapboard appearance. The upper story includes a dormer with both LP Smart siding, shakes in the gable, and two side by side casement windows with a grid pattern. The gable is extended over the window with ornamental brackets.



**Right Elevation- (Facing East)**

The right elevation includes two first floor casement windows with a grid pattern. The siding consists of LP Smart siding that will be installed to give the clapboard appearance. The drawing of the upper story includes a dormer with LP Smart, shakes in the gable, and two side by side casement windows with a grid pattern.



The roof will consist of asphalt shingles in order to match the house. The proposed use and location of LP Smart siding and shakes is intended to match appearance and look of the primary house.

**SEE ATTACHED PLANS FOR MORE INFORMATION.**

**ANALYSIS:**

Per Municipal Code the following standards apply to new carriage houses and other accessory buildings in the 10<sup>th</sup> & Cass Historic District:

- 1) *Placement on lot. Outbuildings shall be located in rear yards with vehicular access from the alley, in keeping with the established pattern.*

The proposed structure is located in the rear yard with vehicular access from the alley.

- 2) *Wooden garage doors are recommended but not required. Metal doors, where used, should be simple in shape and without ornamentation.*

Metal overhead doors are proposed. While somewhat decorative with the window slat they would be considered without ornamentation. No detail was provided on the service door however, it would be screened from the street.

- 3) *Windows should generally match the shape of windows on the principal building, but may be smaller in size, consistent with the scale of the building, and may employ simpler divisions (one-over-one wood sash, or windows with fixed, simulated muntins).*

The proposed windows match the windows that are found in the attic portion of the primary structure. After discussing with the applicant, it was agreed that double hung windows

would be used on the first floor and the gird pattern, casement windows would be used in the upper story. (See below pictures)



- 4) *Materials similar to those of the principal building are preferred. However, if approved by the HPC, synthetic cementitious siding (such as "Hardiplank") or vinyl siding may be used to simulate wood siding, with a profile and lap exposure similar to that of the principal building*

The applicant is requesting to use a smartboard siding material on all facades. While not matching the material on the primary structure it is intended to match its appearance, such as clapboard siding and shakes in the gables.

Overall, the proposed design meets the design standards of the district and fits into the general character of the neighborhood. Staff would like to see the proposed materials on the dormer located on the right elevation match the materials on the dormer located on the left elevation and the gables on the front and rear elevations.

## **FINDING**

This proposed carriage house is found to be consistent with the 10<sup>th</sup> and Cass design standards.

**RECOMMENDED ACTION BY STAFF:** This Certificate of Appropriateness is recommended for approval with the condition that double-hung windows are used on the 1<sup>st</sup> floor and that the materials on the dormer on the right elevation match the dormer and gables on the front, rear, and left elevation.