

**HERITAGE PRESERVATION COMMISSION REPORT**  
Certificate of Appropriateness  
Section 20-92

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

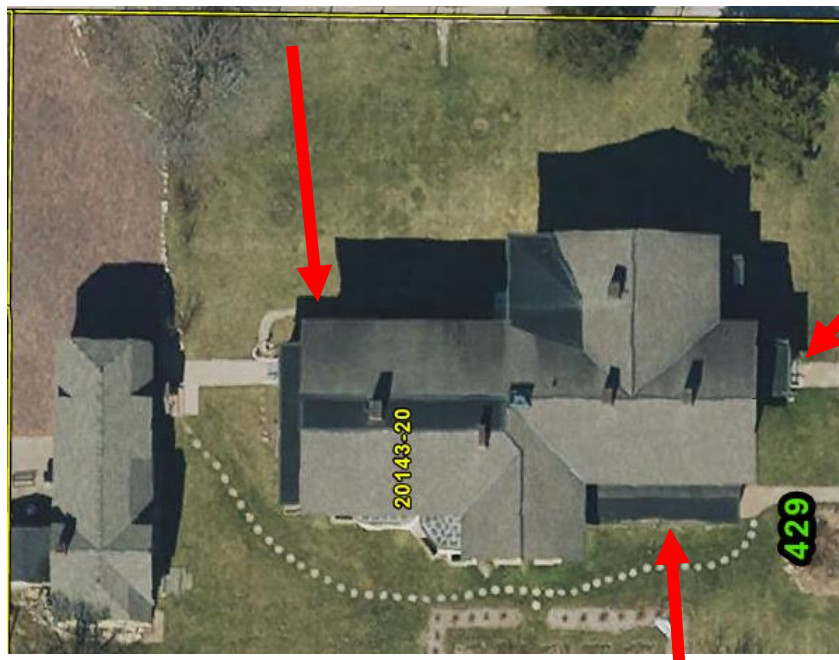
**PROPOSAL:** The applicant is proposing to repair and restore the existing south, north and east porches on the primary building located at 429 7<sup>th</sup> Street N.

**PROPERTY OWNER:**  
La Crosse County Historical Society  
145 West Ave S  
La Crosse, WI 54601

**APPLICANT:**  
Same as Above

**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 repair and restore various features of the existing south, north, and east porches of the Hixon House.



The project includes:

East Porch

- Remove rotting/warping boards. Install new wood boards matching the existing look and appearance.
- Replace treads and sides of two steps. Risers and railings will be retained.
- Install cloth behind skirting to keep animals out.
- Scrape and repaint entire porch deck, steps, risers, and railings.



South Porch

- Remove rotting/warping boards. Install new wood boards matching the existing look and appearance.
- Remove and rebuild two steps.
- Repair/replace as necessary skirting to keep animals out.
- Scrape and repaint entire porch deck, steps, risers, and railings.



North Porch

- Repair/replace as necessary skirting to keep animals out.
- Scrape and repaint entire porch deck, steps, risers, and railings.



**SEE 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.

With the exception of the porch deck boards and existing main porch steps, the applicant is proposing to repair and restore the other architectural features of the porch. The applicant has stated that the deck boards will be replaced with the same look and appearance, including tongue and groove. Additionally, the applicant has stated that the existing deck boards are likely not the original boards though that cannot be verified.

**FINDING**

The proposed changes and alterations are appropriate to the building and in maintaining and preserving its historic fabric.

**RECOMMENDED ACTION BY STAFF:**

This Certificate of Appropriateness is recommended for approval.