

HERITAGE PRESERVATION COMMISSION REPORT  
Certificate of Recommendation  
Section 20-92

**TO:** Heritage Preservation Commission  
**FROM:** Planning Staff  
**MEETING DATE:** February 20, 20120

**PROPOSAL:** The applicant is proposing to remodel the exterior of the building located at 1121 Caledonia Street. This includes siding, windows, roof and storefront.

**PROPERTY OWNER:**  
West Coast Development, LLC  
3152 31<sup>st</sup> Street S  
La Crosse, WI 54601

**APPLICANT:**  
Joe Van Aelstyn

**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. The Heritage Preservation Commission's decision is a recommendation/advisory only.

**PROJECT DESCRIPTION:** The applicant is proposing to remodel the exterior and interior of the former Maid Rite Building, which was locally designated in May of 2018. The applicant is proposing to uncover the clearstory windows on the front of the building and restore them. The existing storefront windows will remain. Brick will be replaced with flat panels. The north façade will be resided with a grey color lap siding. The proposed material was not provided. The existing double hung window will be restored, or replaced. A second double hung may be reinstalled into a previous opening. The second-floor gables will have windows put back in them, one being a little larger as it used to be an opening for a door. The west (rear) façade will be resided in grey lap siding. The proposed material was not provided. The existing double hung window will be replaced with a larger trapezoidal fixed window. The south façade will be resided in grey lap siding. The proposed material was not provided. The second-floor gable will have a new window installed. The building will be re-roofed in black, architectural asphalt singles. A skylight may be installed in the roof. Several interior repairs are also being undertaken but are not reviewed by this Commission.

**SEE ATTACHED PLAN FOR MORE INFORMATION.**

**ANALYSIS:**

The building has had several Orders to Correct and a Raze Order issued by the Fire Department-Division of Fire Prevention and Building Safety. Most, if not all, of these projects are intended to satisfy these orders.

Staff has the following questions and feedback:

- 1) What is the material of the proposed siding? Wood siding would be the most appropriate.
- 2) Will the portion of the storefront above the clearstory windows be replaced? It did not look like it was addressed in the proposal.
- 3) Why will the brick not be replaced with brick? More clarification is needed on the proposed “flat panels” that will be creating two or three rectangles.
- 4) What would prevent you from replacing the additional window in the north façade?  
Location?
- 5) Do the windows in the north façade 2<sup>nd</sup> Story gables have to be casement windows? Can they be double hung?
- 6) Why will the west (rear) façade existing double hung window be replaced with a trapezoidal window?
- 7) Can the window on the south faced 2<sup>nd</sup> story gable be double hung?

### **FINDING**

Staff has many questions that need answers but overall the applicant will be making substantial improvements to the building. While many of the proposed changes will not have a substantial adverse impact on the historic significance of the building they do seem to be quite noticeable and inappropriate to its architectural style.

### **RECOMMENDED ACTION BY STAFF:**

This Certificate of Recommendation is recommended for approval with the following conditions:

- 1) Siding material has been approved by the Heritage Preservation Commission.
- 2) The three 2<sup>nd</sup> story gable windows are double hung.
- 3) Must meet all Building Code requirements and obtain all required permits from the Fire Department- Division of Fire Prevention & Building Safety