

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

**TO:** Heritage Preservation Commission  
**FROM:** Planning Staff  
**MEETING DATE:** May 21, 2024

**PROPOSAL:** The applicant is proposing to construct an addition to the building located at 716 Copeland Ave. (St Elias Orthodox Church)

**PROPERTY OWNER:**  
St Elias Eastern Orthodox Church  
716 Copeland Ave  
La Crosse, WI 54603

**APPLICANT:**  
Zettler Design Studio

**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.

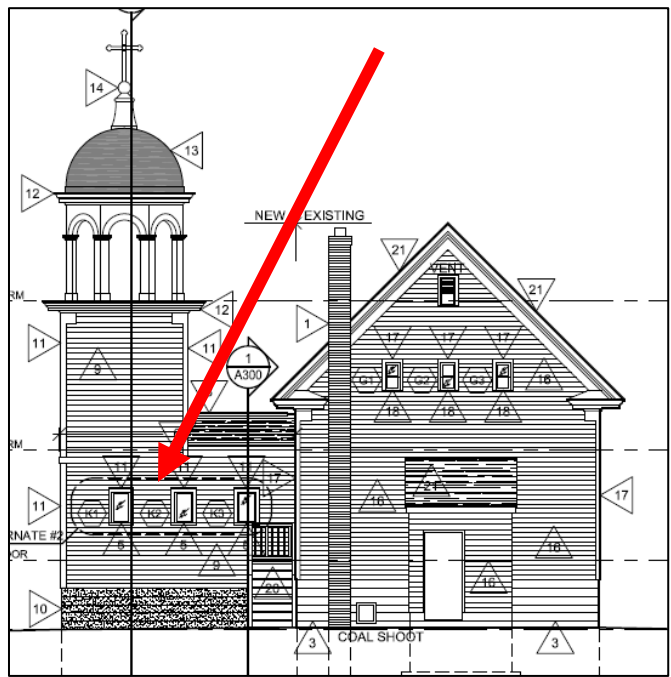
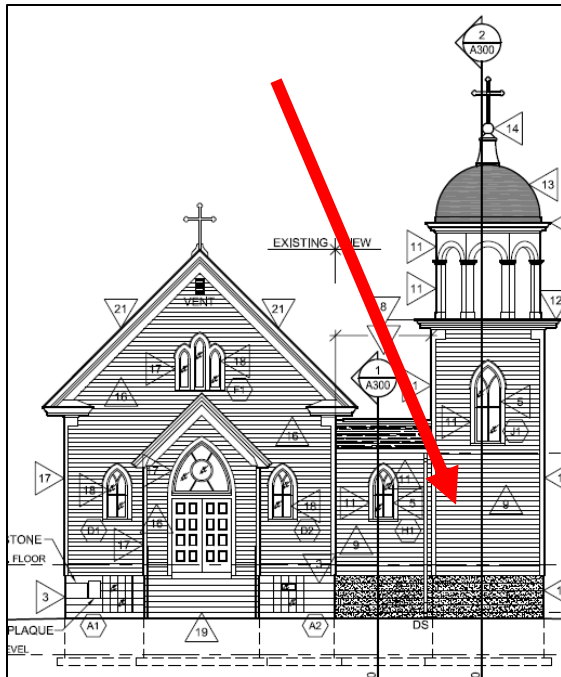
**PROJECT DESCRIPTION:** The applicant is proposing to construct an addition onto the south side of the existing building that includes a breezeway/foyer and bell tower. The bell tower addition will include a functioning bell but will primarily serve as the shaft for an elevator that is needed to make the building ADA accessible.



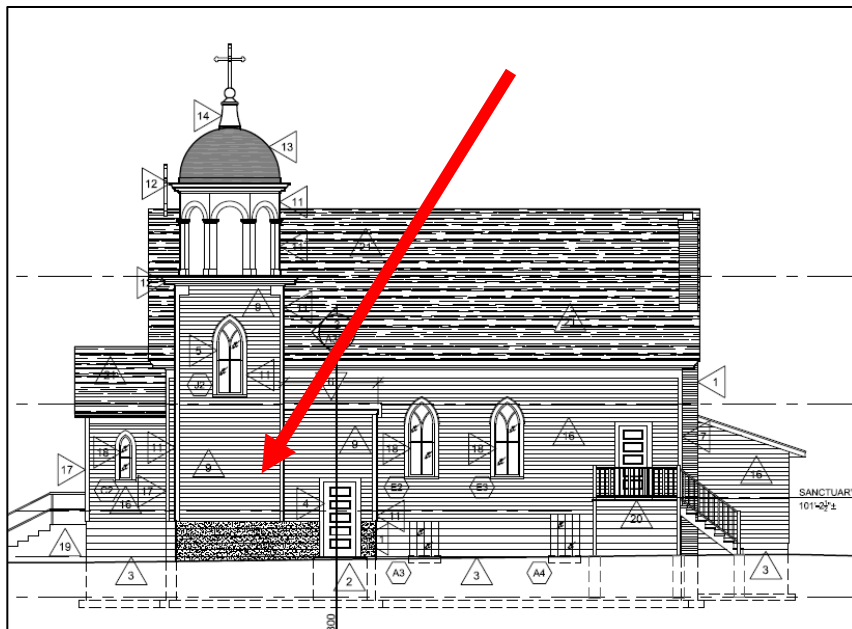
The project details includes:

West (Front) Façade

East (Alley) Elevation



South Elevation



Windows

The proposed windows on bell tower and breezeway are metal clad double hung windows. They are designed to match the windows on the existing church. (See south and west facades)

### Roof

The roof pitch on the breezeway/foyer is different from existing building. The roof will consist of asphalt shingles matches the existing building.

### Siding

The base around the proposed breezeway/foyer and bell tower consists of rock faced concrete masonry unit (CMU) to mimic the base around the existing building in shape and texture. The siding of the proposed breezeway/foyer and bell tower consists of pre-finished fiber cement siding. This product matches the visual appearance of the existing wood clapboard siding of the existing building.

### Design

Consists of a fairly narrow breezeway/foyer setback from the front of the existing building and connects to a simple bell tower design which is also setback from the front of the existing building.

## **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.

The overall design of the proposed addition succeeds in complimenting the existing Gothic Revival structure. Best practices when designing additions to historic structures recommend that they compliment, but still appear as modern. It is recommended that additions are separated by a narrow breezeway type element and setback from the front of the historic structure, which the proposed design is. The addition still includes architectural elements that reflect the historic style of the church through its window design and exterior materials.

### **FINDING:**

The proposed addition is appropriate to the primary historic building.

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

This Certificate of Appropriateness is recommended for approval.