

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 make several exterior repair and restorations to the exterior of the building located at 721 King Street. (First Methodist Episcopal Church))

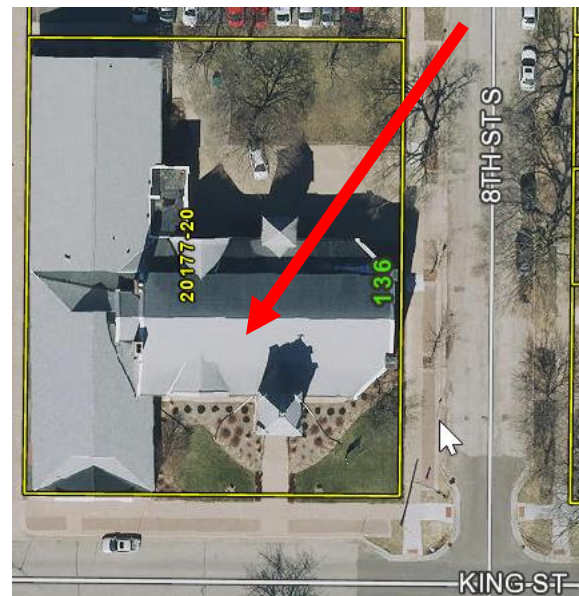
PROPERTY OWNER:
Cappella Properties LLC
2110 Clearwater Dr
Onalaska, WI 54650

APPLICANT:
Marcus Zettler
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 repair and restore several existing architectural features of the building that includes:

- Restoration of the finial on the east chimney.
- Repair of the metal cornice around the building. Replace pieces if necessary.
- Restoration of the east tower railing.
- Repoint/Tuckpoint mortar joints/cracks as needed. Replace damaged bricks/stone as needed.
- Scrap and paint existing, exterior wood architectural features.
- Rebuild brick pilaster on west elevation.
- Installation of new windows on the school addition.



South Elevation



- SCRAPE, PRIME & PAINT METAL CORNICE, REPLACE SEVERELY DAMAGED PIECES IN-WORD
- SALVAGE BRD NET FOR REINSTALLATION
- RESTORE WOOD RAILING USING COMB JOINT & GROOVY, OR REPLACE PIECES IN-WORD WITH NEW CEDAR, PRIME & PAINT
- REPORT DETERIORATED MORTAR JOINTS WITH TYPE 'O' MORTAR, REPLACE SPALLED BRICK IN-WORD, CONSOLIDATE BRICKS WITH INJECTABLE EPOXY

P1 TOWER RAILING
NO SCALE



East Elevation



- CHECK ALL FLASHINGS, REPLACE DETERIORATED PIECES, REATTACH & RESEAL LOOSE PIECES
- SCRAPE, PRIME & PAINT METAL CORNICE, FABRICATE NEW LINER IN METAL, GUTTERS & INSTALL HEAT TRACE CABLE, REPLACE SEVERELY DETERIORATED PIECES IN-WORD
- REPORT DETERIORATED MORTAR JOINTS WITH TYPE 'O' MORTAR, REPLACE SPALLED BRICK IN-WORD

P6 CORNICE DETERIORATION
NO SCALE

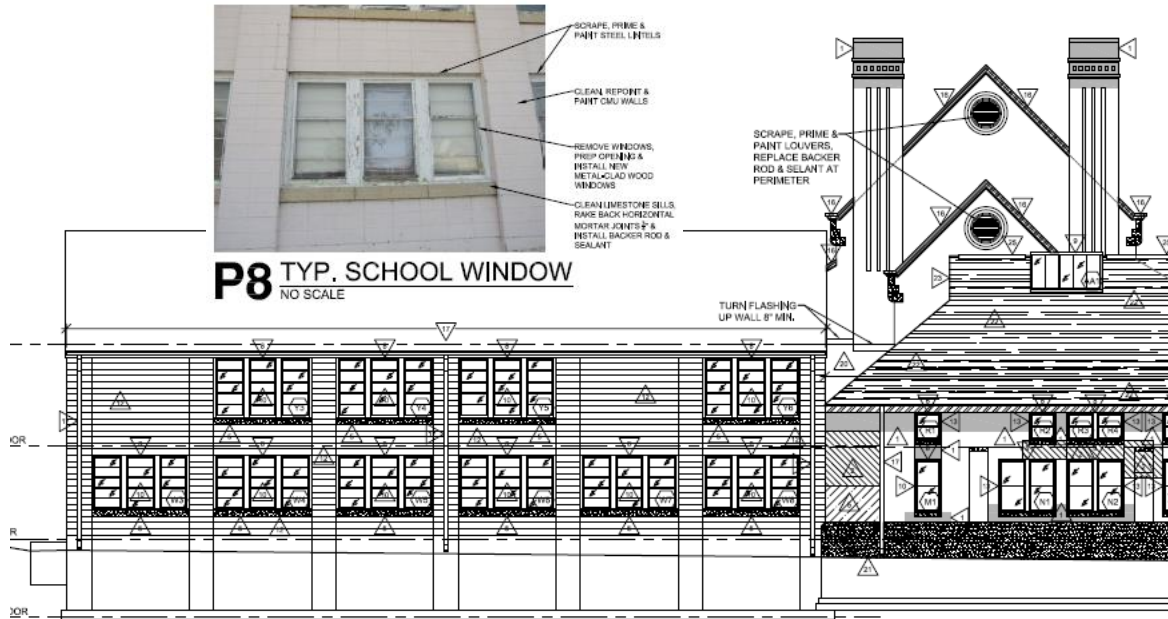


North Elevation

- A) HOOD & ARCH HOLES IN
- B) PAINT & USE RUST INHIBITOR
- C) UNIFILS & BRILLY
- D) CRISL MEET JOINT & OWNER MEET.
- E) TIES & G) REINSTATE PLASTER



West Elevation



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 new windows on the school addition, the applicant is proposing to repair the damaged features first with best practices with replacement only occurring when necessary. The windows on the school addition were determined to not be the original windows but will be replaced with wood windows to maintain the appearance. The recreation of the finial will only add to the building historic character.

FINDING

The proposed repairs and restorations 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.