



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 7/10/2017

Ald. Nik Kovac District: 3

Staff reviewer: Tim Askin

PTS #114302

CCF #170367

Property	3252 N. LAKE DR.	North Lake Drive Estates Historic District
Owner/Applicant	RICHARD J BARRETT 3252 N LAKE DR MILWAUKEE WI 53211	Mr. Timothy Benkowski timothy j kitchen & bath, inc. 225 S 2nd St Milwaukee, WI 53204 Phone: (414) 224-8552
Proposal	Alter ground floor of the north wall of the house. Remove three windows and their jack arch lintels; replace two of them with new windows with transoms and no lintels. Remove existing door and entry canopy and install a new door with transom at a new location.	
Staff comments	<p>The property is known as the Robert Uihlein Mansion, which was designed by William Kozick in 1915. It is an extraordinarily elaborate and detailed example of Georgian Revival architecture with approximately 11,000 finished sq. ft. in the main house. The lot is 120' wide x 755' deep. The house is 75' x 65' on a 120' x 755' lot.</p> <p>As presented, the proposal does not meet preservation guidelines. With some modifications, including extensive reuse of existing materials, it can be brought into compliance with the guidelines.</p> <p>Relevant Preservation Guidelines 2.c.Wood. Retain original material whenever possible. Avoid removing architectural features such as...doorway pediments.</p> <p>3.a. Windows and Doors. Retain original configuration of panes, sash, lintels, keystones, sills, architraves, pediments, hood, doors, shutters, and hardware. Avoid making additional openings or changes in the principal elevations by enlarging or reducing window or door openings. Avoid changing the size or configuration of windowpanes or sash. Avoid discarding original doors and door hardware when they can be reused and repaired.</p> <p>There are four windows on this elevation and they are referred to in east to west order as windows A-D. Window A is unaffected by the proposal.</p> <ol style="list-style-type: none">1. Replacement of window B should be denied and it should be required to be left intact with its jack arch lintel in its current location.2. Window C may be moved to accommodate the new interior plan. It must be moved intact with its current trim, lintel, and shutter to the new location and a new second shutter created to match the existing.3. Window D may be eliminated or relocated in place of the relocation of Window C.	

(over)

Staff comments (cont.)

4. The new door and transom should be denied. The existing door and canopy shall be reused at the new location.

Additionally, staff would request a directive of remedial action on PVC vent piping on this elevation by requiring it to be painted at minimum and possibly relocated or power-vented.

Recommendation

Recommend HPC Approval with conditions

Conditions

1. Retain the two easternmost windows and relocate one and eliminate one of the two west windows, as noted above. Create and install one reproduction all-wood shutter as needed for symmetry.
2. Retain and reuse existing door and canopy at proposed new location.
3. Paint PVC vent piping to match brick and recommend relocating it or power-venting it.
4. Drawings show no vents for the new kitchen appliances. Images and locations of vents shall be presented to staff for approval. Any such vents must be painted to match surrounding materials.
5. Submit new drawings reflecting the required changes for staff approval.

Previous HPC action

Previous Council action