



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 12/5/2022

Ald. Brostoff

Staff reviewer: Tim Askin

CCF #221478

Property	3133 E Newberry Boulevard	North Point North/Lake Park Pavilion
Owner/Applicant	Milwaukee County	Bartolotta Restaurants
Proposal	Remodel of kitchen space, expanding it into the space under the north portico. An existing non-historic door will be removed and concrete stoop for access to this area will receive new railings. Windows and walls will be altered to create a new door for access to this exterior freezer, which is roughly 18x11 (200sf). The freezer will not be seen and enclosed within a bumpout into the portico that is designed to be compatible with architecture of the building. The enclosure will not be a conditioned space.	
Staff comments	<p>The pavilion was built as an open-air picnic shelter in 1902. It has been mostly enclosed for a long time.</p> <p>The guidelines direct us to treat the Pavilion as any other building in North Point North. This is a highly visible place to put an addition and it will read as an addition. The design is nonetheless thoughtful and makes use of a space already used for outdoor storage. The intent of the space was originally sheltered dining. It is up to the Commission to decide if this is a sufficiently compatible use and an acceptable place for an addition, given that this building has no facades out of the public right of way. It is the only practical place for any kind of addition, all other places would be far more noticeable. The windows that will be removed appear to be from the 1980s and are not of a design or material that HPC would approve today.</p> <p>The door and stair changes are an improvement over existing. The railings should be would instead of the plastic proposed and have simplified balusters and have a solid or built-up top-rail and not side-mounted balusters.</p> <p>A second, related component is the change of window a/c unit to a kitchen vent. They would use the same transom space. While it is not an ideal location for either kind of mechanical, the proposal is no worse than the existing condition and the only reasonable and practical location. Routing mechanicals through window spaces is generally preferred to creating new holes in walls or roofs. Going through stucco or the three-year-old roof are not desirable and would be more noticeable.</p>	
Recommendation	Approve with conditions	
Conditions	<ol style="list-style-type: none">1. Provide thorough materials list as it relates to railings and siding and all other cladding for the enclosure of the freezer. No synthetic/composite railings or claddings will be accepted.2. Work with staff on redesigning railing. HPC's standard railing design is on the following page. Simpler newels than proposed or simpler than the standard railing are encouraged.	
Previous HPC action		
Previous Council action		

Guidelines

5. Additions. Make additions that harmonize with the existing building architecturally and are located so as not visible from the public right-of-way, if at all possible. Avoid making additions that are unsympathetic to the original structure and visually intrude upon the principal elevations.

