



## Milwaukee Historic Preservation Commission Staff Report

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**HPC meeting date: 3/13/2017**  
**Ald. Nik Kovac District: 3**  
**Staff reviewer: Tim Askin**  
**PTS #114218; CCF #161531**

<b>Property</b>	2134 N. LAKE DR.	North Point South Historic District
<b>Owner/Applicant</b>	BRIAN L MORELLO CAROL A MORELLO 2134 N LAKE DR MILWAUKEE WI 53202	Mr. Brian Morello 2134 N Lake Drive Milwaukee, WI 53202 Phone: (414) 507-0526
<b>Proposal</b>	Owner requests retroactive approval of the replacement of two basement windows on the Kenilworth Place (north) elevation with glass block and the installation of PVC HVAC vent piping through them.	
<b>Staff comments</b>	<p>This property is part of the North Point South Historic District. It is known as the E. E. Magie Investment Property and was designed by architect Fred Graf in 1910. It is loosely Tudor Revival in style, showing heavy influence from the English Arts &amp; Crafts movement. It is a corner property with a commanding presence, as the setbacks are minimal compared to surrounding properties.</p> <p>The project was originally proposed in 2010 and an application for a Certificate of Appropriateness was received at that time. An email record of correspondence indicates that Mr. Jakubovich intended not to approve glass block windows on a street-facing elevation, as has been the Commission's standard practice. Applicant proceeded to complete the work without receiving a COA for which Mr. Jakubovich requested an explanation. There was no further written record of correspondence between Mr. Jakubovich and the applicant. As a result of the failure to obtain a COA, the boiler that was installed during this project was also never permitted. Therefore there is a second pending DNS violation order on the unpermitted boiler that cannot be resolved until a COA is issued for this project. The correspondence also indicates that Mr. Jakubovich was aware that the boiler was installed without a permit. He likely would have formally issued the COA, if he thought it approvable, in order to allow the boiler to be permitted.</p>	
<b>Recommendation</b>	Recommend HPC Denial	
<b>Conditions</b>	Recommend that restoration of original windows be required and vent pipes relocated to the rear elevation. A secondary option would to be require window restoration, but allow one or two of the panes to be filled with a substitute material, allowing venting to stay in the same location, but painted to match brickwork.	
<b>Previous HPC action</b>		
<b>Previous Council action</b>		