



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 12/5/2022

Ald. Brostoff

Staff reviewer: Tim Askin

CCF #221061

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. The freezer will not be seen and enclosed within a seeming bumpout into the portico. It does not appear that the freezer surround will be climate-controlled, and it seems unnecessary to do so.	
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 explicitly direct as 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 enclosure of previously public area. The door and stair changes are an improvement over existing. 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>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	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.	
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.