



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 8/16/2010
Ald. Nik Kovac District: 3
Staff reviewer: Paul Jakubovich
PTS #67563

Property	3000 E. NEWBERRY BL., North Lake Drive Historic District	
Owner/Applicant	DAVID KARADEMAS KATHRYN A KARADEMAS 3000 E NEWBERRY BL MILWAUKEE WI 53211	Zimmermann Design Consultants H. Russell Zimmerman Railway Exchange Building, Suite 1111 229 E Wisconsin Ave Milwaukee, WI 53202
Proposal	Convert an existing, two-bay window into a door with sidelites on the Lake Drive elevation of the house.	
Staff comments	<p>The Gallun-Pritlaff Mansion, built in 1915, is one of the most outstanding houses in the State of Wisconsin, according to many architectural historians. Located on a corner lot, the house is particularly unusual in that it has three street-facing elevations, each of which is architecturally embellished to the highest standards of its era.</p> <p>The main entrance of the house is on N. Marietta, although the house has a Newberry Boulevard street address. The Lake Drive elevation featured a small service entrance, although this side of the house hardly has the appearance of a rear, or secondary elevation. Changes to the Lake Drive elevation therefore should be minimal to none in keeping with both local, state and National Park Service guidelines for the district. The water tower neighbors association in the district has also stated they are opposed to significant changes on the street-facing elevations of houses in the neighborhood. The intention of the guidelines is to keep the historic district as intact as possible by preserving the street facing sides of the contributing buildings.</p> <p>The commission has, however, on rare occasions, granted approval for small changes to the fronts of a few buildings in local historic districts. Most if not all of the changes have been to enlarge existing, front terraces in a sensitive manner.</p> <p>The change proposed for the Gallun-Pritzlaff Mansion is minimal and consists of making an existing first floor window into a door, responding to interior changes for a new kitchen. The door will open to a small garden and patio. The lintel existing over the windows will remain and the overall opening will not change in width. The bottom of the opening will be lengthened to accommodate the new wood door and glazing. The relatively minor modifications to the stonework will be undertaken by one of the most experienced stone masons in the area who has completed numerous masonry projects in the city's historic district. The finished stonework on the exterior must all appear uniform and match the window and door openings in the rest of the house. This change, if approved by the commission, should not constitute an approval for any future changes to the front or street facing elevations of this house or others in the city's historic districts.</p>	
Recommendation	Recommend HPC Approval, with the condition that this change should not constitute an approval for any future changes to the front or street-facing elevations of this house or others in the city's historic districts.	