



Milwaukee Historic Preservation Commission Staff Report August 1, 2022

LIVING WITH HISTORY

HPC meeting date: 08/01/2022

District: 3

Staff reviewer: Carlen Hatala

PTS #115286

CC File # 220163

Property	3075 N. LAKE DR.	North Lake Drive Historic District
Owner/Applicant	BARBARA GREENBERG 6215 BELLERIVE AVE NAPLES FL 341194751	Chayim and Chana Friedman Phone: (651) 387-2064

Proposal CHRONOLOGY

On September 10, 2021 the applicant corresponded with Tim Askin about putting up a front yard fence and she subsequently submitted a COA application on September 15, 2021. The COA included not only a request for a fence but a request for a pergola that was already under construction.

She stated it was being erected for the Jewish Sukkot holiday (began September 21st) and would become more permanent if the HPC approved it. By more permanent she explained that she would give a shape to the rafter ends and set the pergola in cement. (For Sukkot there is often a temporary structure for religious purposes)

Our office has sketched plans for the pergola dated October 4, 2021

On October 6th, 2021 the applicant withdrew her request per e-mail. That same day Tim responded that he had been made aware that the pergola was completed and he requested photos of the pergola so it could be reviewed. The applicant indicated that she would take down the pergola.

During all of this back and forth the applicant applied for a permit with the city, and in error, the Permit Center issued a permit for the pergola on December 3, 2021.

On April 6, 2022 the applicant e-mailed to say it would cost the same amount to take down the pergola as to finish it so she would like to submit plans so the pergola could be finished. On May 12, 2022 a new COA application was submitted for the pergola.

**Staff comments
From July HPC**

The pergola is covering a concrete patio between the house and garage and measures 19.5 feet by 25 feet. It is about the size of a garage and is taking on the character of a carport and because of its size creates a ceiling-like effect over the patio. It is out of scale with its location and does not appear to have been built by a professional. It appears to be attached to the house and the garage and is not free standing. The pergola obscures a rear entry that has fine detail and in at least one photo shows it is obscuring a door and window on the garage.

The applicant was aware of the need for a COA for the pergola but proceeded with its construction anyway. At one point the applicant indicated she would remove the pergola but then changed her mind. The pergola is very unprofessional in appearance.

At the applicant's request the item was held over so the applicant could work with staff to redesign the pergola.

AUGUST 1, 2022 UPDATE

For clarification, the applicant's attorney has indicated the west end of the pergola is not attached to the garage but the end of the east/west beam is 6 inches from the structure. The pergola is considered a Sukkah that needs to be close to a building for religious purposes. It cannot be pulled back further from the garage because the space under the pergola will become too small for gatherings.

The east end of the pergola will be moved back from the rear entry to the house. This entry features a lattice work enclosure and is an important feature of the house even though much of it is currently hidden by a stockade fence. The pergola starts about 30+ inches from the gatepost. The pergola's rafter overhang will be reduced to 12 inches. It does not touch the porch.

The pergola will be reduced in size, and in line with the east gatepost and run south and not "jog" around the rear entry. (Note: the rear entry porch extends out from the house) That would move the pergola approximately 102" (8.5 feet) off the back of the house.

The vertical post of the pergola is 16 inches away from the rear entrance and is not attached to it.

The upright posts are fixed to the concrete patio by metal plates and bolts.

The ends of the rafters will be curved.

The pergola will be painted white upon completion.

Recommendation

Recommend with conditions as specified by staff and the applicant.

Conditions

Staff recommends more slender rafters if possible and that no rafter tails extend beyond the wood stockade fence. As proposed by the applicant, a portion of the pergola will be removed to make the pergola a rectangular rather than an "L-shaped" structure; the pergola will align with the east gate post, neither the upright posts nor the horizontal rafters will touch the garage or the back entry; The ends of the rafter tails will be curved; the pergola will be painted white upon completion.

Previous HPC action

Previous Council action