

Dear Historic Preservation Commission:

We are writing to file an objection to the proposed COA for (an already built) permanent brick structure at 3316 N Lake Drive.

Milwaukee architects Charles Kirchhoff and Leslie Rose designed the Joseph A. Uihlein House at 3318 N. Lake Drive in 1907; the home was enlarged in 1914 and 1917. The style is Jacobean. The house was subdivided into condominiums in 1985. Raised bed planters- brick or not- was not a feature of homes in this era nor of this architectural style. These structures are not found at any Kirchhoff and Rose designed homes including the Herman Uihlein House at 5270 N Lake Drive, nor are they a permanent adjoining feature of any other buildings designed by these architects. Raised beds did not gain popularity until the early 1970's, making this permanent masonry structure historically inconsistent with the building and architects' vision. Although this masonry structure is not touching the foundation it is immediately adjacent to/only 1-2 feet from the building and looking at the east elevation from ground level this is indistinguishable (see photo).



This permanent brick structure is feet from the east window of the adjoining unit and prominently seen looking out the window sitting in that neighboring unit's living room. **The 3316 unit is currently on the market; it has been unoccupied and on sale since October 15 which mitigates the stated justification for building this.** The owner stated in filed documents with HPC that he "replaced overgrown dyeing (sic) trees blocking stairs and walkways"- this is

not accurate as can be seen by looking at the space immediately at the end of the planter that was present before this was built.

Before construction photo:



As one can see the shrubs were not any closer to the stairs than the new brick structure is to the stairs; the remedy for overgrown shrubs is trimming them back or removing them and replacing, not building a historically inaccurate new permanent brick structure.

The owner's response to HPC also states "We were not informed by the HOA that we need an application for our flower bed." Historic district designation and the need to obtain HPC approval for changes in external structures has been discussed numerous times at Association meetings, most recently because of the exterior work being done at 3320. The requirement to bring proposed changes to patio areas to the HOA's Architectural Control Committee is clearly in the same condominium documents that the owner has frequently cited in other issues. The lack

of HOA approval prior to building the structure is not HPC's concern, but because of inaccuracies in the filed documents to HPC we ask that these corrections be taken into account and a determination then made based on the historical inaccuracy of this HPC nonapproved permanent brick addition.

We respectfully request that the Historic Preservation Commission not grant a "retroactive" Certificate of Appropriateness given the lack of historical accuracy of this 1970's and later-era permanent masonry structure now immediately adjoining our 1914 historical home.

Joseph and Barbara Gravel [3318 N Lake Drive](#)

Joseph and Leila Hanson [3322 N Lake Drive](#)

Addendum:

View from inside living room of adjacent Unit 3318:



3316 property is on the market; “retroactive” COA applicant/ 3316 unit owner has moved:



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3316 N Lake Dr #3 Milwaukee, WI 53211

\$1,050,000

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