



Milwaukee Historic Preservation Commission Staff Report

Living with History

HPC meeting date: 6/8/2015
Ald. Nik Kovac District: 3
Staff reviewer: Carlen Hatala
PTS #103359

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|--------------------------------|--|---|
| 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 Zimmermann Railway Exchange Building, Suite 1111 229 E. Wisconsin Avenue Milwaukee, WI 53202 |
| Proposal | <p>Applicant proposes to lengthen two kitchen windows on the elevation that faces Lake Drive. The windows will be elongated by one pane of glass in a multi-paned leaded glass window. Surrounding masonry will be matched in. Previously, in 2010, the HPC approved converting a window to a door on this same elevation. The resulting work on that project has been seamless and the owners are using the same designer, H. Russell Zimmermann, and contractors, Precision Restoration.</p> <p>The owners also propose to have poorly executed repair work, done after a major fire in the 1970s, repaired appropriately.</p> | |
| Staff comments | <p>The Gallun-Pritzlaff Mansion, built in 1915, is one of the most outstanding houses in Milwaukee and was designed by the prestigious firm of Brust and Philipp. It is located on a corner lot and actually has three significant elevations, fronting Lake Drive, fronting Newberry Boulevard and fronting Marietta Avenue. The main entrance to the house is on N. Marietta although the house has a Newberry Boulevard address. The Lake Drive elevation from the original drawings had a service entrance but was as highly detailed as the other elevations. By the time the house was built, Lake Park and Lake Drive had achieved importance and this east elevation should be considered as significant as the others. Historic District residents as well as district guidelines and the National Park Service all emphasize the importance of the street facing facades. Changes, if any, should be minor.</p> <p>The commission has, however, on rare occasions, granted approval for small changes to the fronts of a few buildings in the local historic districts. Most of these changes have involved landscape treatment and terraces.</p> <p>In this proposal, the change is minimal. The bottom of the window opening will be lengthened to accommodate a window with one additional pane of glass, and all stone trim will be finished to match the original. The doorway, allowed back in 2010, is an example of the meticulous work done to preserve the quality of the house.</p> | |
| Recommendation | Approve | |
| Conditions | All work to be carried out according to the application 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. | |
| Previous HPC action | | |
| Previous Council action | | |