



# Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

**HPC meeting date: 5/9/2022**  
**Ald. Nik Kovac District: 3**  
**Staff reviewer: Tim Askin**  
**PTS #115261 CCF #211990**

|                        |   |   |
|------------------------|---|---|
| <b>Property</b>        | 2006 E. LAFAYETTE PL.   | North Point South HD  |
| <b>Owner/Applicant</b> | Perlewitz Family<br>2006 E LAFAYETTE PL<br>MILWAUKEE WI 53202 | Deep River Partners<br>338 N. Milwaukee St<br>Milwaukee, WI 53202 |

**Proposal**

1. Fence in side yard to match existing ferrous fencing. This will be an open design 6' fence.
2. Flagpole near SW corner of lot near intersection. Bronze/brown color, "proportional to the height of the home" and with plantings at the base
3. Remove section of existing paving in the side yard in the area around the new fence
4. Install sunken landscape lighting
5. Place hot tub at rear of side yard

**Staff comments**

1. Fence is acceptable as proposed
2. Flagpole and assorted base plantings are acceptable on the condition that the pole be shorter than the house
3. Eliminating existing pavers is acceptable
4. Landscape lighting has specific rules that the Commission approved several years ago in Concordia after on site experimentation. Those requirements are as follows A) 400 lumen max per fixture, B) soft white color temp, C), fixtures to be hidden from street view by landscape features/plants, and D) must only be aimed at building. This is probably achievable with the proposed sunken fixtures. Kelvin rating is within range. A lumen rating is not provided, but the fixtures are dimmable. It is unclear if the lamps can be aimed at the house rather than directly upwards.
5. The hot tub is new territory for the Commission. This is the most discreet location on the property to place such a feature. HPC may consider requiring an additional low, opaque fence to screen the hot tub from view. The hot tub will be approximately 35' behind the fence and 65' from the inside edge of the sidewalk. The commission must decide if this is sufficient distance to avoid affecting the streetscape. HPC may consider requiring an additional low, opaque fence to screen the hot tub from view. Staff declines to offer a recommendation.

**Recommendation** Recommend HPC Approval of all with conditions

**Conditions**

1. Flagpole to be shorter than house
4. Meet Concordia lighting standards stated above.

**Previous HPC action**

**Previous Council action**

B. Guidelines for Streetscapes. The streetscapes in North Point South are visually cohesive because of the intact building stock and the retention of period street and landscaping features. There are few non-contributing buildings or visually prominent inappropriate additions to historic structures. The traditional landscape treatment of the building lots and the period streetlights contribute to the maintenance of the district's traditional residential character.

1. Maintain the height, scale, mass and materials established by the buildings in the district and the traditional setback and density of the block faces. Avoid introducing elements that are incompatible in terms of siting, materials, height or scale.

2. Use traditional landscaping, fencing, signage and street lighting that is compatible with the character and period of the district. Avoid introducing landscape features, fencing, street lighting or signage that are inappropriate to the character of the district.