



# Milwaukee Historic Preservation Commission Staff Report

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**HPC meeting date: 8/5/2019**

**Ald. Nik Kovac District: 3**

**Staff reviewer: Tim Askin**

**PTS #114792 CCF #190466**

<b>Property</b>	2604 N. LAKE DR.	North Point North HD
<b>Owner/Applicant</b>	DIANNE DZIENGEL TOD MICHAEL R HOSALE CYNTHIA LEGRAND HOSALE 2604 N LAKE DR MILWAUKEE WI 53211	Michael Hosale 2604 N. Lake Drive Milwaukee, WI 53211 Phone: (414) 640-7574
<b>Proposal</b>	<p>Replace existing asphalt driveway and sidewalks with new permeable pavers. The driveway will be repaved with Belden Bellcrest 760 pavers, which are a natural clay brick. The sidewalks will be repaved in the same manner and of the same material.</p> <p>A short, lannon stone retaining wall separates this driveway from the one to the east.</p>	
<b>Staff comments</b>	<p>Two complaints were received about this project. Both complainants have specifically requested anonymity.</p> <p>The project is not necessarily typical of paving in the area, but it constitutes a substantial improvement of the previous appearance. The Commission must ask the question whether this constitutes using "traditional landscaping, fencing, signage and street lighting that is compatible with the character and period of the district?" Does it "avoid introducing landscape features, fencing, street lighting or signage that are inappropriate to the character of the district"?</p> <p>The retaining wall that straddles the property line of this Lake Drive parcel may also be appropriate. It has only a minor effect on the streetscape and the published rule on retaining walls is primarily about protecting the streetscape. Additionally, without the wall, both driveways would be too narrow to be functional.</p> <p>Staff believes the paving on this parcel and the retaining wall that runs along the property line perpendicular to the sidewalk are appropriate and acceptable.</p>	
<b>Recommendation</b>	Recommend HPC Approval	
<b>Conditions</b>		
<b>Previous HPC action</b>		
<b>Previous Council action</b>		