



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date **12/4/2023** **CCF #231054**

Ald. Brostoff Staff reviewer: Tim Askin

Property 3025 E Hampshire N. Lake Drive HD

Owner/Applicant Noel & Katie Kegel

Proposal

This is a revised proposal from October.

Fence height has been reduced to four feet. Masonry piers of 18" x 18" will be added to the outside corners along Lake Drive. Fence style and footprint are unchanged.

Fences shown in the backyard were previously approved by staff as being clearly within guidelines.

Staff comments

The North Lake Drive Historic District was established in May 1984. There are 35 properties in this district are there precisely five yard-enclosing fences along the Lake Drive frontage (3000 E. Newberry, 2721 N. Lake, 2743 N. Lake, & 2963 N. Lake, 3201 N. Lake). The picket component of all of them is shorter than 6' and all but one have a significant masonry component. The newest such fence has a permit date of 1970 and was prior to designation. The other four are significantly older.

The district designation states the following two relevant points

- Several of the properties, which do not have Lake Drive addresses, are included in the district because they have significant frontage on Lake Drive and contribute to the continuity of the streetscape.
- The district is distinguished from adjacent areas by its large lots, and broad front lawns.

The streetscape guidelines form these into applicable rules:

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.

The proposal is better and more appropriate to the context. A private and secure area has already been provided by fencing off the backyard. The Commission must decide for itself if unusual circumstances are present that justify the enclosure and whether this meets the estate fence standard established within *Living With History*. It is clear that an opaque fence would inappropriate to the site.

Recommendation

Neutral.

Conditions

If approved:

1. Work with staff on selecting an appropriate brick that is compatible with the house.
2. South fence line outside the backyard shall also be four feet.