



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 10/9/2017
Ald. Nik Kovac District: 3
Staff reviewer: Tim Askin
PTS #114373 CCF #170774

Property	2214 N. TERRACE AV.	North Point South Historic District
Owner/Applicant	T. ARTHUR DOWNEY & RHONDA M DOWNEY RESIDUARY TRUST 2214 N TERRACE AVE MILWAUKEE WI 53202	PETER KUDLATA Flagstone Landscape Development 1840 Lakefield Rd. Cedarburg, WI 53012 Phone: (414) 313-3955 Fax: (262) 377-2890

Proposal Owners plan a massive landscape renovation in both the front and rear yards of the property on Terrace Avenue. Now that major repairs and upgrades to the house itself are complete, the landscaping is being addressed. The land area is just over one acre. The present house and detached garage occupy about 3900 of the 46000 sq ft on the west half of the lot.

Front Yard

Current trees hide the house from the street. New parterres are to be installed between the front fence and the entry. The parterres will be bordered with eden plank, a natural stone precut to serve as edging with a rough top surface. Foundation plantings generally consist of flowering shrubs and small trees along with a few boxwoods.

Back Yard

The rear yard is also being substantially redone. It incorporates a new small enclosure with a lattice screen to hide an a/c condenser at in inside corner along the south wall.

A new patio will extend off the existing grand staircase at the rear of the property. It will be enclosed by a short, dry stack stone wall topped with a boxwood hedge on two ends. Near a series of three new steps constructed of eden plank treads at the edges with grass landings, a railing with masonry piers and metal railings will be constructed.

Immediately behind the garage, a new birch grove will be planted, eliminating the limited public view of the backyard.

Bluff Edge

At the bluff edge, four volunteer trees will be removed. An existing terrace into the bluff at the northeast corner of the lot will be repaired. This eastern edge of the property will be treated with herbicide and replanted with a border of catmint.

Staff comments Staff recommends approval of the landscape plan as proposed with two conditions that require that additional details be provided.

Recommendation Recommend HPC Approval

Conditions

More details on the patio railing are required and this should be worked out with staff before the COA is issued. Size and general concept of the patio are acceptable.

Staff also believes that the new stairs to be constructed may be required to have a railing. Applicant should be directed to work out such a railing with staff, if it is ultimately required for safety.

Previous HPC action**Previous Council action**