



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

Property

3252 N. LAKE DR.

North Lake Drive Estates Historic District

Description of work

Work consists of an ambitious landscape redesign to accommodate an outdoor basketball court, a small parking pad near the current coachhouse, and a replacement of the circle drive with paver blocks. The paver-covered area accommodates a new, conceptually approved 3-car garage near the house.

Install new specimen-grade trees, shrubs, and evergreens along with bedding areas filled with flowering shrubs, perennials, and low vegetative ground cover -- all designed in a classic, formal garden style befitting the home's [Georgian] architecture. Colorful container plantings will also provide accents at the entry to the residence. Large shade trees will be placed to add to the already parklike feel of this property.

Flowering crabapple trees will mostly encircle the sport area adjacent to the existing coach house. They will be underplanted with evergreen shrubs. The north and south lot lines will be defined with 11-foot tall evergreen hedges (arbor vitae, viburnum, spruce etc.) which will include a limited number of retained existing trees.

A new driveway route will reach closer to the north lot line rather than the relatively centered route it is on now.

Date issued

1/23/2018

PTS ID 114393 COA:landscaping

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

Recommend HPC Approval with conditions and that it not set precedent. This approval is specific to this site based on documentary evidence of prior athletic facility uses. This approval shall not set precedent for other historic properties in the city without similar proof of prior, historic, and long-standing uses.

1. Obtain fence permit for screening around sport patio
2. Obtain required additional variances for sidewalk and excess surface parking
3. No permanent lighting at the sport patio (i.e., nothing hard-wired and no floodlights)
4. No further permanent/hardscape athletic facilities west of the house.
5. Only the location and footprint of garage are approved. No construction permits are to be issued for the garage.

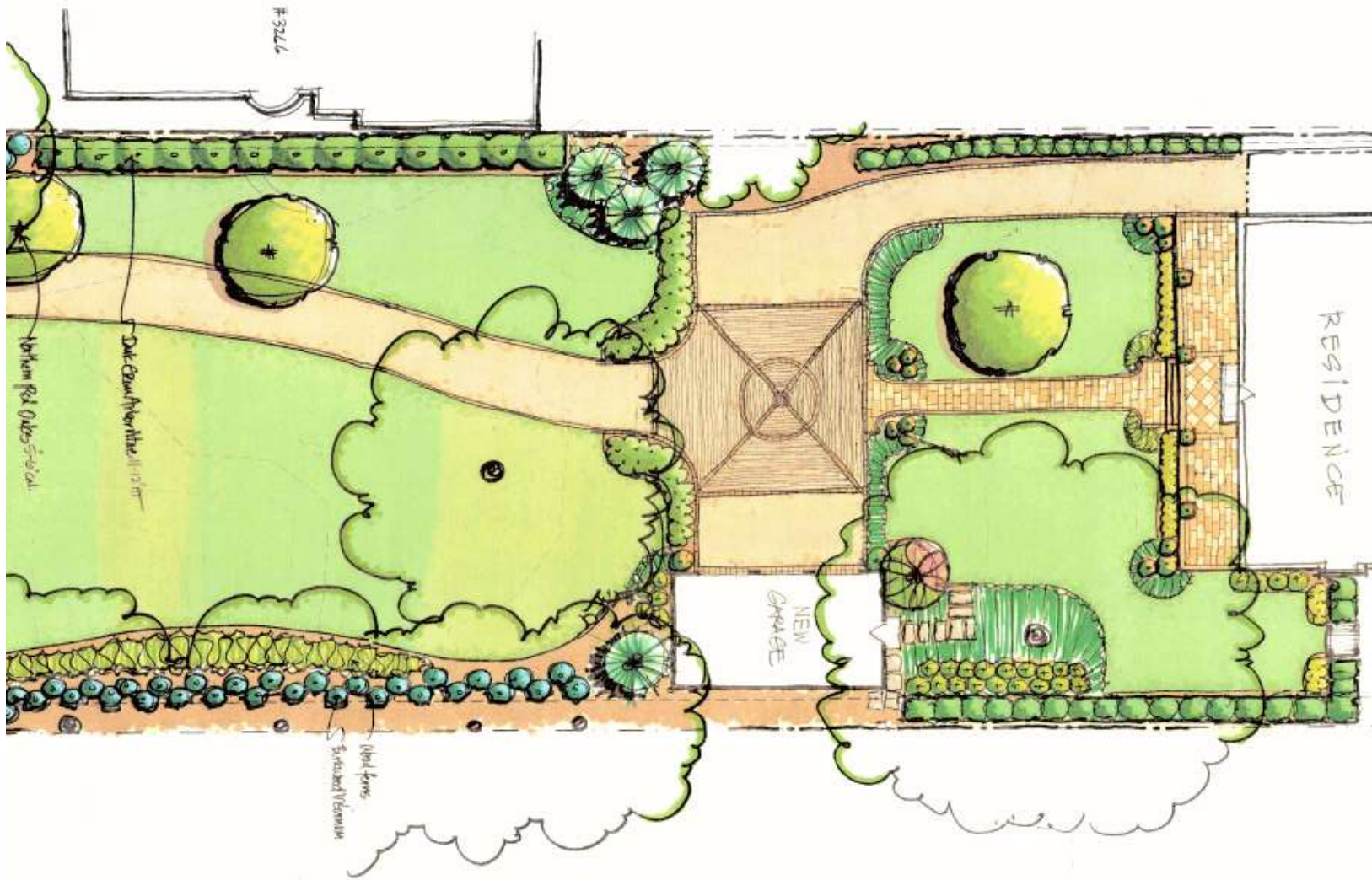
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: HPC@milwaukee.gov.

If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/build, or call (414) 286-8210.



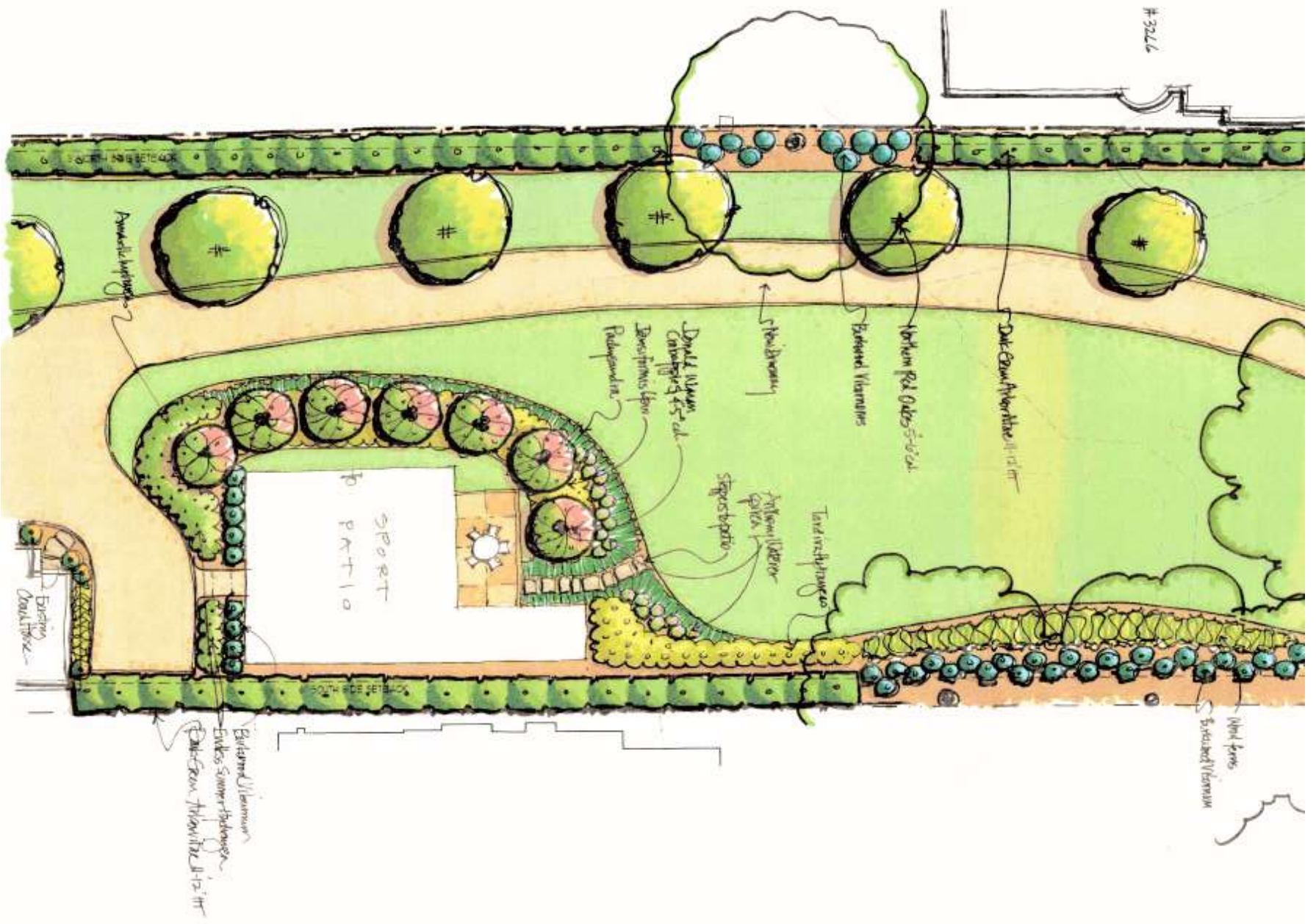
City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Nik Kovac, Contractor , Inspector Paul Wolfgramm (286-2590), Inspector K. Reed, Inspector K. Lyons.

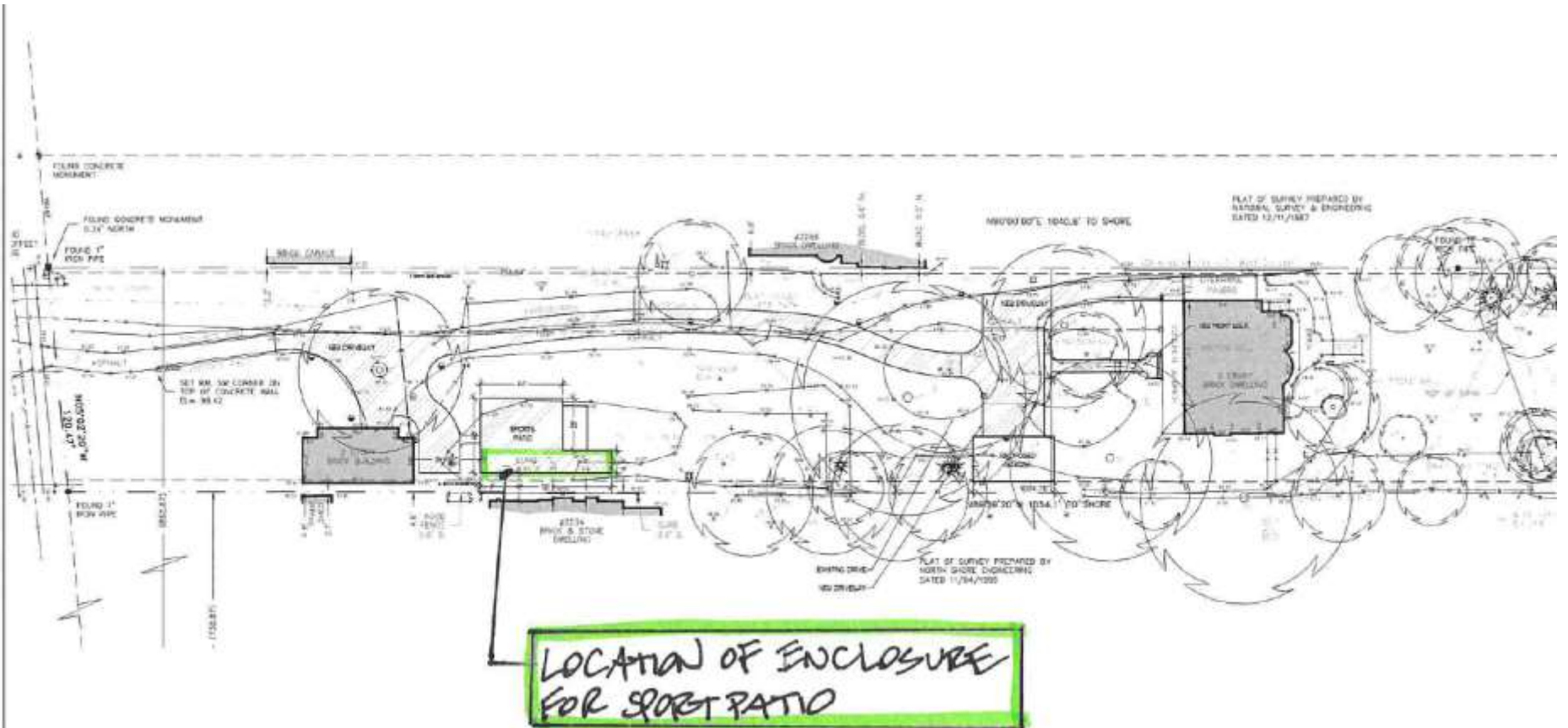


East half of landscape plan.

Garage is not approved for construction. Location and footprint and grading are approved.



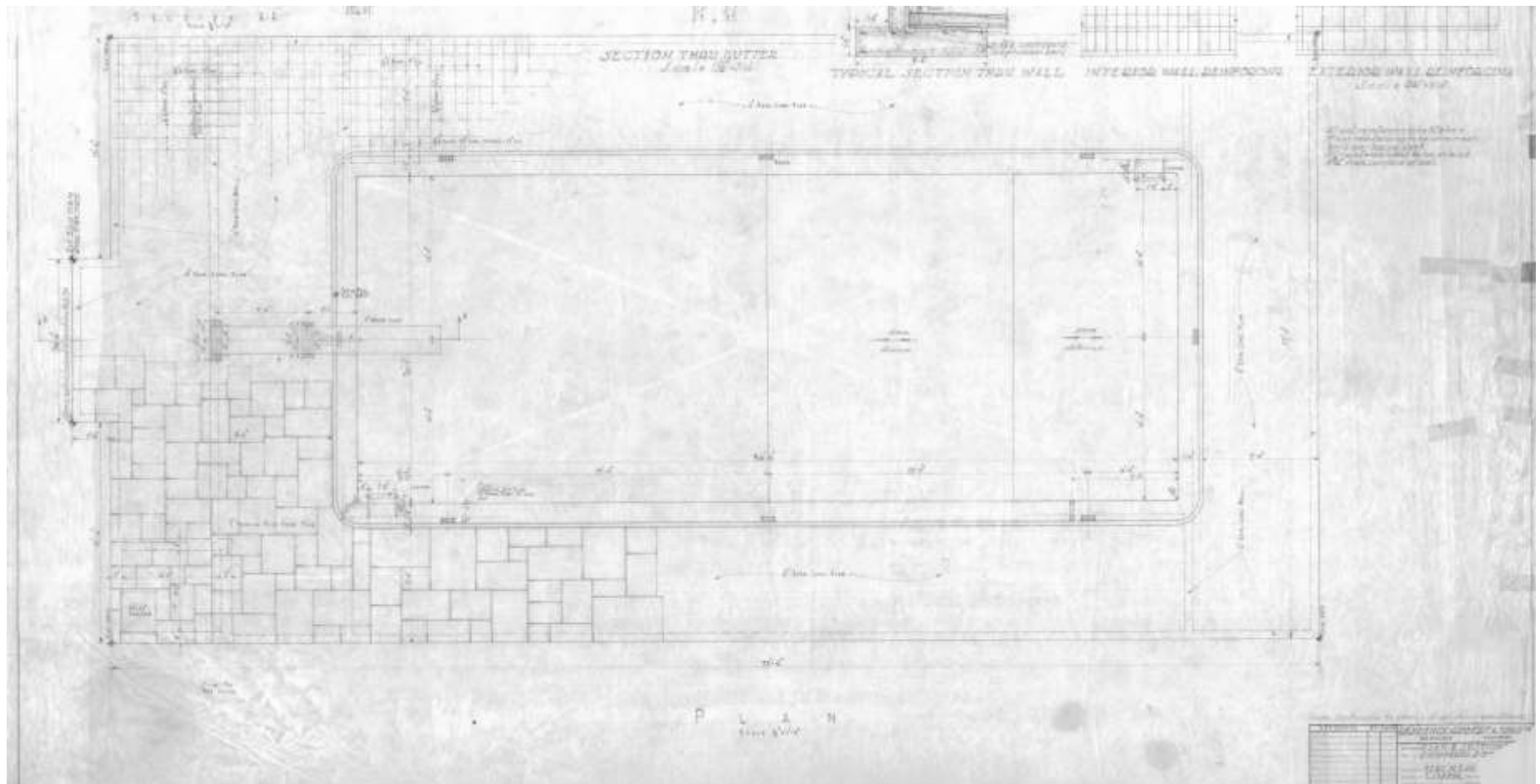
West half of landscape plan



Site plan showing fencing.



Photo of fencing and “sport patio” at rear of existing coach house.



Pool architectural rendering as evidence prior recreational hardscape on front lawn. This does not approve construction of a pool.