



# Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 9/4/2018

Ald. Nik Kovac District: 3

Staff reviewer: Tim Askin

PTS #114593 CCF #180667

<b>Property</b>	2685 N. LAKE DR.	North Point North HD
<b>Owner/Applicant</b>	DAVID M KUDLATA MILES T UNDERWOOD 2685 N LAKE DR MILWAUKEE WI 53211	PETER KUDLATA Flagstone Landscape Development 1840 Lakefield Rd. Cedarburg, WI 53012
<b>Proposal</b>	Elaborate lighting scheme to complement new landscape design in front yard. Plan includes 11 light fixtures in three different types across the front yard. They address landscape, path, architectural features, and general night lighting.  The three types are one lamppost, two path lights, and eight floodlights.	
<b>Staff comments</b>	The overall landscape plan is not being reviewed tonight. The staff found it satisfactory and approved it as designed without the lighting component.  Over the last year, starting in November, the Commission has issued new precedent setting cases in lighting both in Concordia (170665) and on this same block in North Point North (2655 N Lake Dr, #170767).  <b>A. Guidelines</b> Post lamps are directly discouraged in <i>Living With History</i> , p. 112. Garden lights along in front lawns are directly discouraged on p. 111.  <b>B. Architectural v. landscape lighting</b> The rules established last year for lighting in the Concordia district that would apply to this scenario are as follows; <ol style="list-style-type: none"><li>1. Limit illumination options to 400 lumens or fewer in a soft white color tone.</li><li>2. Lighting should be focused on architectural features, with limited, if any, focus on landscape features.</li><li>3. Properties have so far been limited to a maximum of three lights.</li></ol> Proposed bulbs for the floodlights are PAR20 halogen or 50W incandescent. Both would exceed the lumen value established for floodlights in the Concordia policy. Given the high number of fixtures, the lumen value required should be lower than 400lm each.  <b>C. Precedent in North Point North</b> At 2655 N Lake Drive last year, on the same block in this same historic district, path lights were denied in front of the house. They were allowed on the side of the house, per Living With History p. 111. More lights than the limit of three in Concordia were allowed at 265, but they were lower light "accent lamps" and not floodlights. The lights at 2655 were 200lm or less based on manufacturer specs. Accordingly, they are not quite as bright as those proposed here.	
<b>Recommendation</b>	Recommend HPC partial Approval	

**Conditions**

1. Deny post lamp
2. Deny “market light” along the stair path
3. Require lumens to be under 400 per lamp if sticking with all eight floodlights.  
Allow 400 per lamp if reducing floodlights to three or fewer.

**Previous HPC action**

Concordia Lighting Policy, November 2017  
2655 N Lake Drive, October 2017

**Previous Council action**