



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 11/5/2018
Ald. Nik Kovac District: 3
Staff reviewer: Tim Askin
PTS #114638 CCF #180948

Property	2229 N. TERRACE AV.	North Point South Historic District
Owner/Applicant	WIS CORP OF SEVENTH DAY ADVENTISTS N2561 OLD HWY 16 FALL RIVER WI 53932	Wisconsin Corporation of Seventh Day Adventists N2561 Old Hwy 16 Fall River, WI 53932 Phone: (608) 241-5235 Fax: (608) 837-9421
Proposal	Repave driveway with concrete. Rebuild rear staircase in concrete. Build block retaining wall with concrete staircase.	
Staff comments	<p>This application originated with a citizen complaint in August. The congregation has been at the property since the 1940s. The district was designated in 1983.</p> <p>Driveway As is our standard practice, a poured concrete slab can generally be replaced in kind as long as it meets any building code requirements. Per Plan Examiner Nick Curich, the drainage regulations have not been met for the new slab (252-71-2).</p> <p>Retaining Wall The applicant does not want to use poured concrete for the new wall but prefers to the cast concrete block that has already been installed. On page 103 of <i>Living With History</i>, Interlocking Concrete Block Retaining Walls are described as "a modern landscape innovation that is not compatible with the architecture of houses built before 1940. Their use is generally not permitted in historic districts now, but as new products are developed it is possible that a type of interlocking block system could appear that might be permitted"</p> <p>The style shown is substantially similar to the system that was denied on this same block in 2015 (2209 N. Terrace).</p> <p>Approve driveway and stair work, conditioned on obtaining HPC staff approval of a drainage plan or for a variance that will allow the current conditions to be maintained. Deny retaining wall and require concrete or natural stone.</p>	
Recommendation	Recommend HPC DENIAL of retaining wall. HOLD approval driveway slab to address drainage and refer to staff. APPROVE stair work.	
Conditions		
Previous HPC action	150059, May 2015, 2209 N Terrace, block retaining wall system denied.	
Previous Council action		