

**MILWAUKEE HISTORIC
PRESERVATION COMMISSION**

SUPPLEMENTARY SUBMISSION

**Sport Patio Proposal
3252 North Lake Drive
Milwaukee, Wisconsin**

MILWAUKEE HISTORIC PRESERVATION COMMISSION

- Sport Patio Proposal -

3252 NORTH LAKE DRIVE
MILWAUKEE, WISCONSIN

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SUMMARY

At issue is a proposed “sport patio” located at 3252 Lake Drive. This is a historic property built for the Uihleins between 1915-1917. The building was maintained as a family property for decades.

This dossier is meant to address the concerns raised in the Milwaukee Historic Preservation Commission’s staff report and during the November 2017 meeting of the commission. The principal concerns include whether the proposed sport patio is in keeping with the historic character of the property, as well as the patio’s location near the property line.

We believe the sport patio is consistent with historic use of the yard for outdoor recreation, including recreation supported by permanent or semi-permanent recreational structures.

This dossier contains documentation noting that a similar use – a pool and patio – was located on this property for decades. Aerial photographs document the pool’s existence for five decades, between 1951 and 1995. This pool was located close to the current sport patio location, and some remnants of it remain under the grass. With evidence of a similar outdoor recreational use in the vicinity of the sport patio, we believe that this patio is consistent with the historic use of the property.

The proposed sport patio is located in the front yard and surrounded by screening trees. It is a temporary structure and may be removed or moved with relatively little effort.

The Milwaukee Historic Preservation Commission staff suggested an area for relocation. The Barretts are willing to relocate the patio, should the Commission decide relocation is necessary.

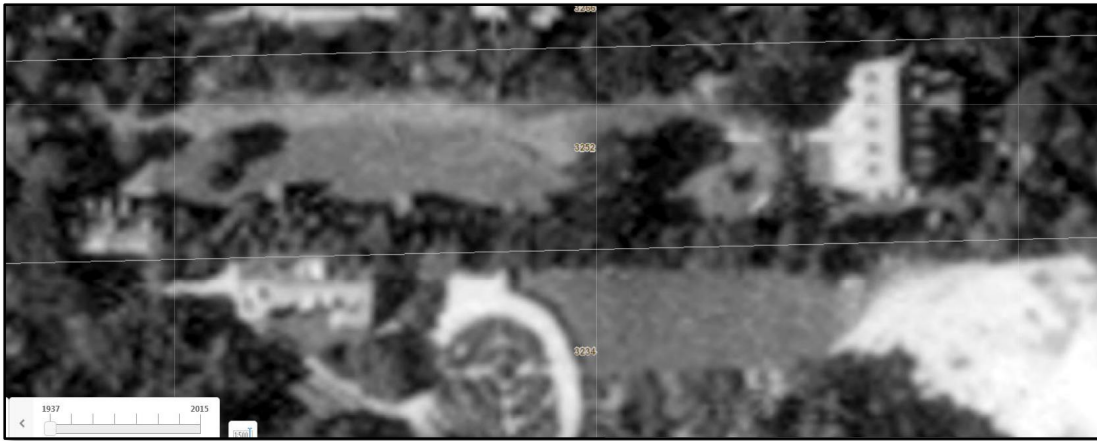
Mr. Barrett did show the proposed relocation to the neighbor whose property abuts the current patio location. The neighbor did not want the patio relocated, as it would affect his view more than the current location. (Response included on page 12). In addition, the affected neighbor was permitted to choose the screening and shade trees for the current location, and is satisfied with the situation at present.

Furthermore, allowing the sport patio supports the historic preservation of the property. The Milwaukee Historic Preservation Commission has prioritized maintaining 3252 Lake Drive as a single-family residential property. The sport patio is consistent with the prior property use and allows a family to occupy and enjoy the property to its fullest extent.

As the patio is consistent with prior use of the property, and the neighbors who may be affected by the patio are satisfied, we hope that the Commission approves this project.

HISTORIC USE

Historic Aerial Photographs



1937 - No Pool



1951 - Visible Pool and Patio



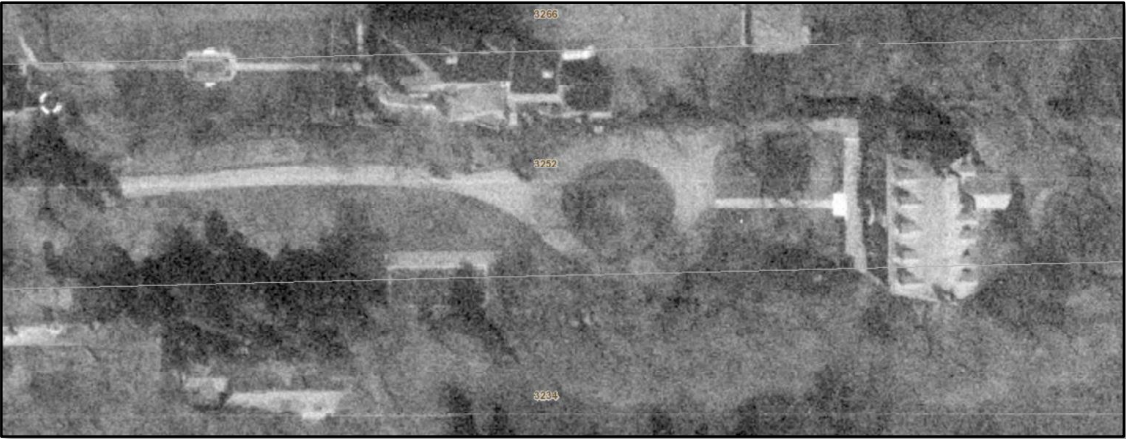
1963 - Visible Pool and Patio

HISTORIC USE

Historic Aerial Photographs, Continued



1975- Visible Pool and Patio



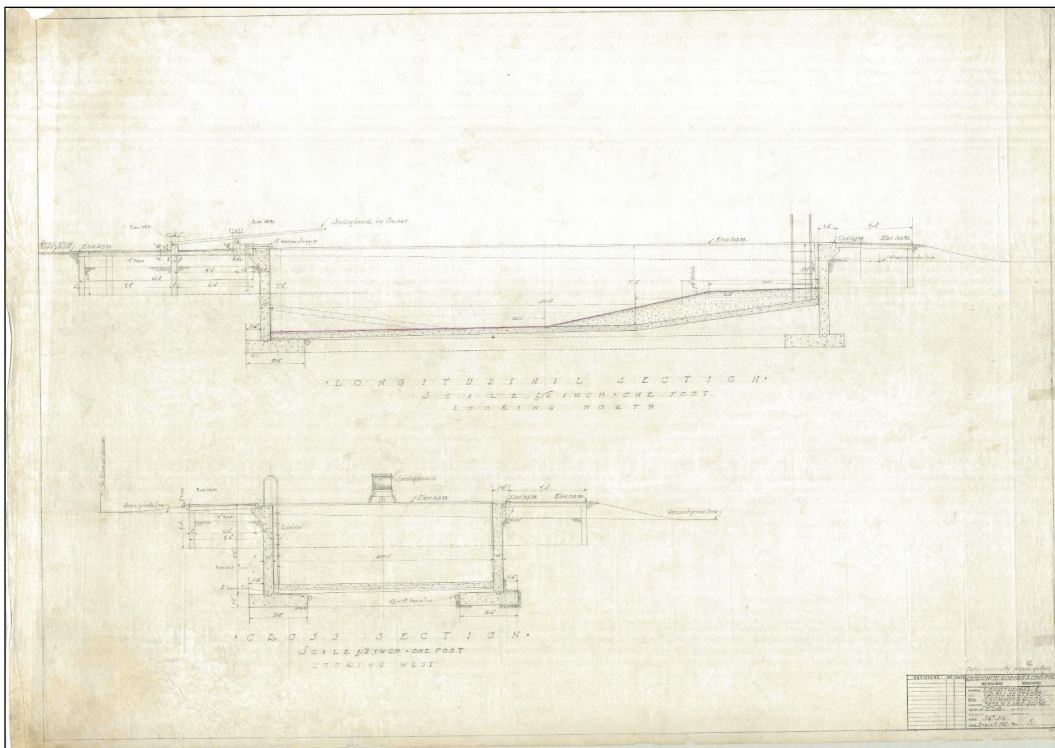
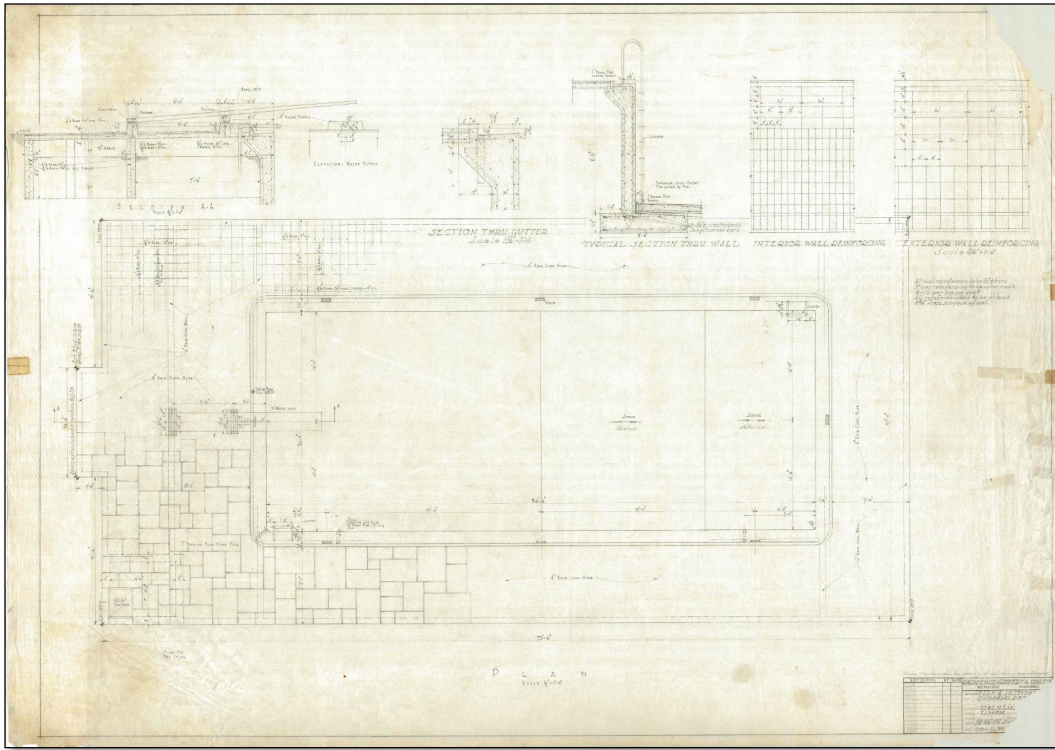
1995 - Visible Pool and Patio



2005 – No Pool

HISTORIC USE

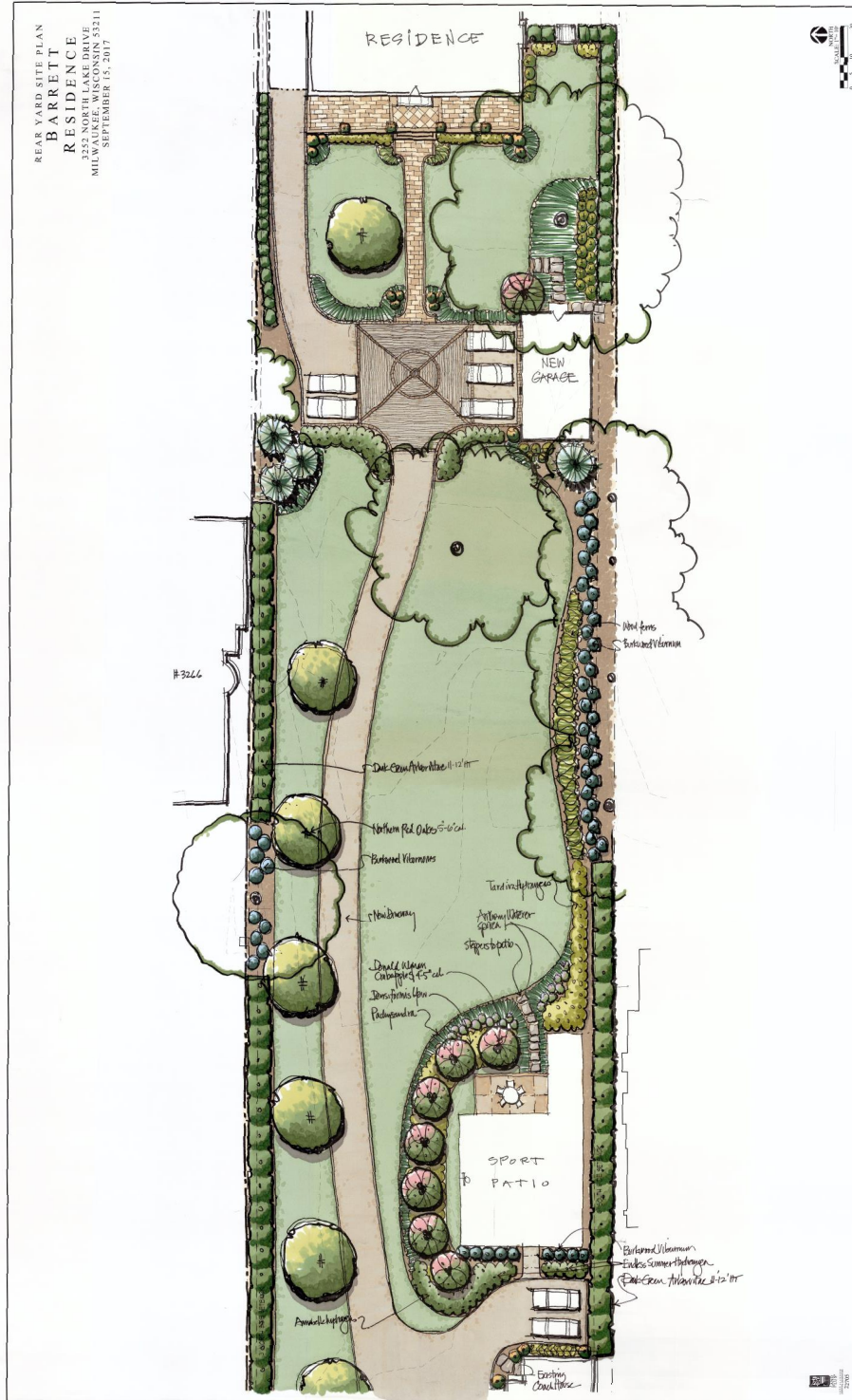
Original Pool Schematics



1914 Architectural Plans for Pool

CURRENT PROJECT

Landscape Plan



CURRENT PROJECT

Landscape Plan – Historic Pool Overlay



CURRENT PROJECT

Updated Photographs



Side View of Sport Patio – Tennis Net Up
(Mature Screening Trees on Far Side)



Side View of Sport Patio – Tennis Net Down
(Mature Screening Trees on Far Side)

CURRENT PROJECT
Updated Photographs, Continued



View of Sport Patio and Mature Screening Trees



View of Sport Patio and Mature Screening Trees

CURRENT PROJECT

Updated Photographs, Continued



View of Sport Patio From Home

CURRENT PROJECT

Street View



View of Property From Public Sidewalk



View of Property From Street

CURRENT PROJECT

Neighbor Support Letter

From: Sean Cummings <seancummings8@gmail.com>

Subject: Sport court /Historic district

Date: November 5, 2017 at 5:50:56 PM CST

To: Richard J Barrett <rbarrett@barrettlo.com>

To whom it may concern,

I am writing this email in support of my neighbor Rick Barrett.

I recently purchased the property @ 3234 N. Lake Drive which shares the southern property line with the Barrett's and is directly adjacent to the sport court. Upon learning about the construction of the development in question (thank you to the city for sending out the notice) I approached Rick and requested the sport court be moved west to be behind my front door and, most importantly, to preserve the Jens Jensen signature "long view" of my property. As a former landscape architect and urban planning I purchased my property with the intention of preserving this Jensen landscape and bucolic setting.

Given the close proximity of my home to the shared property line I appreciate the Barrett's working with us to shift the court to the west, the planting of mature trees along the property line and his statement not to install lighting on the court.

The Barrett's are good neighbors and we appreciate their significant investment in their historic home. There are a limited number of people who are able and willing to preserve and keep relevant these large single family residences. As a long standing resident and committed historian, I appreciate the investment and commitment needed to keep these properties going. I also appreciate the work of the committee and the commitment of all parties to work together to sustain the special quality of life and setting we are fortunate to enjoy.

Please contact me at seancummings8@gmail.com, via mail or telephone at 414 218-1017 with any questions or for clarification.

Respectfully,

Sean Cummings
3234 N. Lake Drive