



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 7/8/2019

Ald. Nik Kovac District: 3

Staff reviewer: Tim Askin

PTS #114784 CCF #190413

Property 2205 N. LAKE DR.

Owner/Applicant

ERIC WAGNER
2205 N LAKE DR
MILWAUKEE WI 53202

Kristen Kakatsch
3451 S California St
Milwaukee, WI 53207
Phone: (262) 719-9088

Proposal

Install Versa-Lok retaining wall system around the perimeter at the front of the lot 1' off of the city sidewalk and 34" high from grade. The retaining wall block is available in a variety of textures and colors, and the applicant intends that the wall stone and matching cap to be of pewter grey stone finish. Pre-assembled black aluminum fencing will be installed from the SE corner of the garage along the driveway, turning and extending southeast along the front property line, and back northeast extending to the facade of the house. Three gates will be installed, one along each run of fencing to the northwest, southwest, and southeast sides of the lot.

Staff comments

Retaining walls are officially discouraged throughout all our historic properties and in the North Point districts in particular, where berms are a significant character-defining feature of the district.

The proposed engineered stone Versa-Lok system is unacceptable. The guidelines and Commission decisions have been consistent on requiring natural stone or poured concrete for any retaining walls. The applicant has offered an alternative of a natural lannon stone veneer or full structure. Staff has mixed feelings about approving the retaining wall. It is on a secondary elevation, but that elevation is a large run within the district. This particular block of Kenilworth North Point South still has no approved retaining walls.

The fence design for the major runs is acceptable and can be approved with or without the retaining wall. However, more substantial posts that correspond with the architecture of the building would be preferred. Proposed posts are adequate for long runs, but major corners should have more bulk.

Overly simplistic fences approved by staff in recent years in North Point have been met with neighborhood ire.

Recommendation

Deny/Hold

Conditions

Deny retaining wall
Hold fence for review of bulkier corner posts for fence or refer to staff.

If the Commission chooses to approve the wall's location, applicant should provide staff with sketch of lannon stone wall design before COA issuance.

Previous HPC action

Previous Council action