



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 12:00:00 AM
Ald. Nik Kovac District: 3
Staff reviewer: Carlen Hatala
PTS #114848

Property 2571 N. TERRACE AV.

Owner/Applicant JAMES BRENDELSON Heather Brendelson
HEATHER BRENDELSON 2571 N Terrace Av
2571 N TERRACE AVE Milwaukee, WI 53211
MILWAUKEE WI 53211 Phone: (414) 324-0702

Proposal The owners propose significant landscape work for their property to address deterioration, water problems and overgrown plantings. The projects include:

1. Regrading of the front yard so that the existing 2-step front walkway will require only a single step. The dry-laid block borders at the front sidewalk steps will be re-laid.
2. Removal of all brick paver walkways, now crumbling, at the front and side (north) and replace with concrete. Walks will have 4 inch bluestone runnels.
3. New concrete walks will be poured at the back of the house in the same footprint as existing walks.
4. The rear brick patio was built of cream city brick, now crumbling. It will be replaced in the same footprint with Unilock permeable pavers, the same kind as used as the North Point Lighthouse and approved by the HPC.
5. A dry well drainage system will be installed below the patio that will pipe water to the front planting beds.
6. The current dog run alongside the north side of the garage will be replanted with grass as existing. Other grassy areas will be replanted with grass.
7. Existing arborvitae and most plantings at the front of the house will be removed and new plantings will be installed consisting of shrubs and perennials.
8. Brick walls along the property at the north and south sides of the house will remain as will the ornamental gates at the north/entry side of the house.
9. No change to the existing driveway
10. A pergola mentioned on the plans will not be constructed at this time.

Staff comments The work is appropriate to the property and district and resolves deterioration and standing water issues.

Recommendation Approve

Conditions

Previous HPC action

Previous Council action