



Milwaukee Historic Preservation Commission Staff Report

Living with History

HPC meeting date: 10/19/2015
Ald. Nik Kovac District: 3
Staff reviewer: Dean Doerrfeld
PTS

Property	2559 N. WAHL AVE. North Point North Historic District	
Owner/Applicant	MR. & MRS. DANIEL EWIG 2559 N. WAHL AVE. MILWAUKEE, WI 53211 PHONE: (347) 343-1434	Judith Z. Stark 5438 N. Pauline's Wood Drive Nashotah, WI 53058 Phone: (262) 367-6374
Proposal	This project involves the construction of a bluestone seating area and walk in the front of the house, fence replacement, and rear yard landscaping.	
Staff Comments	<p>This house was built originally for Walter F. Gregg in 1905 and designed by the architects Cornelius Leenhouts and Hugh W. Guthrie. The Gregg family operated a grocery business on Farwell Avenue. Gregg's previous house still stands at 1457-1459 North Franklin Place.</p> <p>The North Point North Historic District was listed in the National Register of Historic Places in 2000, and was locally designated in 1983.</p> <p>Applicant proposes to reconstruct the front walk to dry-laid bluestone, and construct a 14 by 17 foot bluestone seating area at the southeast corner of the house. This replaces an area that was installed previously. The seating area will be screened with plantings, and companion plantings will be installed on the opposite side of the walkway to balance the façade. Additionally, the wing walls at the front entryway will also be reconstructed. Generally, the historic district guidelines call for maintaining the height, scale, mass and materials in the district and to avoid the introduction of elements that are incompatible in terms of siting, materials, height or scale. The seating area conforms to these requirements in that it is a grade-level modification with additional plant screening. There are several other examples of areas like this in the North Point North District and this proposal will not negatively impact the Wahl Avenue streetscape.</p> <p>Work at the rear of the house includes the installation of a wet-laid bluestone parking area, bluestone walkways, and other landscape elements. These elements are also compatible with the building site and the district.</p> <p>A final proposed activity is the construction of an 8' tall fence at the rear of the property. The fence will be supported by cedar posts with stained-cedar lattice-work panels. The applicant is aware that a variance is required to construct a fence of this height, and it is appropriate given the great variation in grade with the neighboring property.</p>	
Recommendation	Complete landscaping in front and rear yards per drawings submitted to HPC staff: Approve	
Conditions		
Previous HPC action		
Previous Council action		

