



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 7/11/2022

District: 3

Staff reviewer: Carlen Hatala

PTS #115288

CC File # 220239

Property

2112 N. LAKE DR.

Owner/Applicant

MATTHEW HETZEL
REBECCA J OSBORN
2112 N LAKE DR
MILWAUKEE WI 53202

EVI Construction, Inc. Eric Vick
1606 N. Jackson
Milwaukee, WI 53202
Phone: (414) 755-9091

Proposal

Applicants made significant changes to the landscape of their house and:

1. replaced a raised front planter bed that was bordered with Lannon stone with manufactured stone; the bed is 2' tall above ground and 48 " deep.(city requires any retaining wall over 32' to have footings and engineering report)
2. removed brick walkway and steps that led from front porch to driveway
3. added a retaining wall along the driveway using manufactured stone
4. replaced a timber border with 88' of manufactured stone in a side/rear planting area
5. replaced brick patio with manufactured stone product
6. constructed cooking station at rear patio
7. replaced concrete steps with bluestone
8. regraded the front lawn

The work was carried out without a Certificate of Appropriateness and DNS issued a violation on the work since it was in progress.

Staff comments

This property was built by Loyal Durand in 1906 and was designed by architect William H. Schuchardt.

The owners have been in their house since March 18, 2017. Pamphlets were mailed out to owners of historic properties in January 2021 reminding them what projects needed a Certificate of Appropriateness. That list included landscaping.

The state of the landscape was in disrepair in some areas, with a dry stack limestone retaining wall falling over in one spot and a brick walkway crumbling and a railroad tie retaining wall holding up a side/rear planting bed. Limestone also bordered curved planting areas alongside the front sidewalk steps.

No Certificate of Appropriateness was applied for. Someone reported the work and DNS went out to the property on May 31, 2022 and took photos of the work in progress. DNS subsequently issued a violation since no approvals had been issued for the work.

Recommendation

Deny.

Conditions

Mediation would include the following: Replace manufactured Summit stone with limestone or other natural stone. Pavers at the rear patio and cooking platform to be replaced with limestone, blue stone or other natural product. Bluestone, where used as front steps, rear steps and at portions of cooking station, can remain. Applicants to confirm with plan exam that height of replacement retaining wall will or will not require footings.

Previous HPC action

Previous Council action