



# Milwaukee Historic Preservation Commission Staff Report

*Living with History*

**HPC meeting date: 10/19/2015**  
**Ald. Nik Kovac District: 3**  
**Staff reviewer: Carlen Hatala**  
**PTS #41813**

**Property** 2604 N. LAKE DR. North Point North Historic District

**Owner/Applicant** DIANNE DZIENGEL The Winters Remodeling Group, LLC  
MICHAEL R HOSALE 7772 Harwood Ave  
CYNTHIA LEGRAND HOSALE Wauwatosa, WI 53213  
2604 N LAKE DR Phone: (414) 771-6202  
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**Proposal** Build masonry terrace wall along south side of property.

**Staff comments** Several proposals were considered for a fence at this property but the final design had not been completed until recently. The proposed terrace wall will be constructed of brick to match the house (Endicott Desert Ironspot smooth brick) and will have a limestone cap that will match the existing stone water table of the house as closely as possible in color and design. The wall will extend from the garage to the house and terminate at the house's south-projecting wing. A small run of wall will be built at the east side of the garage.

The wall will parallel the city sidewalk and be set back 5 feet 6 inches from the sidewalk. The wall itself will be the width of one brick, 12 inches wide. The top of the wall will be approximately 40 inches above grade. The minor projections in the wall are structural and functional and cover expansion joints.

The will be downlights incorporated into the wall along the Bellevue side.

**Recommendation** Recommend HPC Approval

**Conditions** The project will be built as designed. Applicant can work with staff on the final design of the downlights to be installed.

**Previous HPC action** 10-04-2007 COA for coach house and conservatory addition and rebuilding of existing side porch and sunroom  
08-07-2009 COA to restore brick and metal at front of house  
01-27-2015 COA replace fence north side of property  
08-25-2015 COA new front walk, rebuild wing walls and new landscaping

**Previous Council action**