



# Milwaukee Historic Preservation Commission Revised Staff Report

LIVING WITH HISTORY

**HPC meeting date: November 4, 2019**  
**Ald. Nik Kovac District: 3**  
**Staff reviewer: Carlen Hatala & Tim Askin**  
**PTS #114791 CCF #190465**

<b>Property</b>	2822 E. BELLEVIEW PL.	North Point North HD
<b>Owner/Applicant</b>	DIANNE DZIENGEL TOD MICHAEL R HOSALE CYNTHIA LEGRAND HOSALE 2604 N LAKE DR MILWAUKEE WI 53211	Michael Hosale 2604 N. Lake Drive Milwaukee, WI 53211 Phone: (414) 640-7574

**Proposal** Replace existing asphalt driveway, existing lannon stone retaining wall, and concrete steps and sidewalks with new permeable paving driveway, lannon stone retaining wall, lannon stone steps, and permeable paver sidewalks. The driveway will be repaved with Belden Bellcrest 760 pavers on a 10" compacted gravel bed. The sidewalks will be repaved in the same manner and of the same material. The retaining wall will be setback 5' from the sidewalk. The height of the retaining wall will be at the grade of the home and 2' above the grade of the sidewalk. The existing steps will be replaced with new lannon stone steps. Piers will be placed next to the new stair location.

**Staff comments** Two complaints were received about this project that work was in progress without a COA. Both complainants have specifically requested anonymity. DNS initially sent out an inspector to the property but a stop-work order was not issued. A stop work order has now been issued for the work in response to additional complaints from additional anonymous parties.

**HISTORY:** This house was once the carriage house for the Gustav Trostel House around the corner on 2611 North Terrace Avenue. It was sold off and became a residence. The driveway was asphalt and bordered by dry stack Lannon stone retaining walls. There appears to have been a lannon stone planter bed close to the front wall of the house. The walkways and steps were poured concrete. The lawn sloped down in a gentle berm. Between 2009 and 2011 photos show a front retaining wall was built. There is no record of a COA being approved for this wall. Dianne Dziengel purchased the property on June 6, 2008. She is also one of the owners of the adjacent property at 2604 North Lake Drive. Assessor's records show she sold the property to Michael Hosale in 2017. During the extensive construction at 2604 North Lake Drive, this property was used as a staging area for building materials.

**DRIVEWAY:**

As noted above, the driveway at this property has been bordered by stone retaining walls since at least 2007. Brick pavers like the ones installed here have been used at other properties in the district. In this instance the brightly contrasting border differs from other applications. It was the owner's intent to match the driveway at his own residence at 2604 North Lake Drive yet separate the two by a small stone wall. The large expanse of paving is not necessarily typical of paving in the area, but it constitutes a substantial improvement of the previous broken asphalt. Had a COA been applied for before the work began, staff would have recommended using different color pavers to distinguish the two properties and lessen the impact of the large paving area. The brick pavers as selected are more appropriate in color to 2604 North Lake Drive than this house.

**Staff comments**

Staff believes the Lannon stone retaining wall that runs between the two driveways and perpendicular to the sidewalk is appropriate and acceptable. The reconstructed retaining wall on the east side of the driveway and also perpendicular to the driveway is essentially a repair and serves a purpose that is not in conflict with the preservation guidelines. They match the Lannon stone of the garage and foundation.

**FRONT LANDSCAPING AND RETAINING WALL**

As noted above, a Lannon stone retaining wall was constructed between 2009 and 2011 and replaced a lawn with a gentle berm. Staff would not have recommended that wall had a COA been applied for as it interrupted the berm. The current Lannon stone retaining wall is again set back from the sidewalk and wraps around to border the east side of the driveway. The Lannon stone retaining wall allows for planting beds along the sidewalk. The applicant has submitted a revised plan to slope the planting bed. The applicant, since he now owns both this house and 2604 North Lake Drive, wanted a cohesive design along Bellevue, but staff does not feel this adequately addresses the primary concern of the general prohibition of retaining walls replacing a berm up against the sidewalk.

**ENTRY STEPS**

The steps and walk to the front door had been located at the east end of the property. They are now aligned with the front door. A path from the front door to the driveway has also been slightly realigned and repaved. The concrete steps have been replaced with lannon stone steps. The walkway is now paved with paver brick to match the driveway. The new location and materials are acceptable for the steps. Piers are being constructed to frame the steps and are also appropriate.

**Recommendation**

This is a difficult submission. The expanse of the same brick at two side-by-side properties creates an almost parking lot effect. The brick needs to be differentiated between the two properties.

The use of Lannon stone to border the drive and the low planter bed against the house are appropriate. The retaining wall appearance, even with a sloped planting bed at the sidewalk is a difficulty.

The use of pavers for the walkways has precedent in the neighborhood.

The guidelines for North Point North state to use traditional "landscaping, fencing, signage and street lighting that is compatible with the character and period of the district. Avoid introducing landscape features ...inappropriate to the character of the district." While staff would ordinarily recommend denial of the retaining wall and piers, the HPC did allow a wall to be built at the adjacent property at 2604 N. Lake Drive and there have been piers or other accents built where the front walk meets the city sidewalk.

Staff recommends approval of the new stairs, the piers, the new path locations, and the retaining walls that are perpendicular to the street.

While Mr. Hosale has offered to slope the planting beds toward the retaining wall. This is likely to settle within a few years. Staff therefore still has deep concerns about allowing the retaining wall at the front of the yard that is parallel with the sidewalk.

The parking lot appearance could possibly be addressed by continuing the driveway dividing lannon stone wall toward the sidewalk for better visual separation or creating a short and narrow raised planting bed in this location. This would use materials already purchased while avoiding the cost of removing the already installed paver blocks for a change in color.