



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 4/12/2021
Ald. Nik Kovac District: 3
Staff reviewer: Tim Askin
PTS #115117 CCF #201581

Property 2773 N. LAKE DR.

Owner/Applicant STEVEN D PETERSON
2773 N LAKE DR
MILWAUKEE WI 53211
Secret Garden
7501 W Donges Bay Road
Mequon, WI 53092

Proposal Applicants propose a rather thorough landscaping overhaul. Points of HPC oversight are primarily paving, new circulation patterns, and lighting. Review of particular plant species is generally avoided beyond reviewing plants that provide significant visual obstruction of the façade. Path lighting and architectural lighting are proposed with named fixture types, but locations are not indicated on the plans.

The front walk is changed from being stepped to more of a ramp with a subtle stone retaining wall that doubles as a raised lannon stone planter and will be paved with stone.

Staff comments The project is notable update for the landscaping at the property. The property is of such design that there may have been a significant landscape in its past, but there is no record of such. Nonetheless, the current landscaping that is visible from the street does not indicate the work of a professional landscape design.

It is unclear what stone the current front path is made of; it may be slate or bluestone. The proposal is to replace with bluestone. As the bluestone is proposed for the path and not the porch, staff does not object to its use at a Tudor/Norman style home. Coloration is in line with that of the slate roof. The lannon planter/retaining wall only removes a small portion of the berm at the path. Most of the berm remains.

Several conditions need to be applied to the lighting to comport with longstanding policies on path lights and more recent policies on uplighting. Lantern style path lights have not been deemed acceptable in street-visible locations. There are some restrictions on uplighting based on research in Concordia that are equally applicable here and outlined in the proposed conditions of approval.

All plantings should be approved as proposed.

Recommendation Recommend HPC Approval with conditions

- Conditions**
1. Indicate locations for all proposed lighting on plan
 2. No above-grade or lantern type path lighting where visible from the street, per policy as printed in *Living with History*.
 3. Provide images of proposed architectural lighting fixture for staff approval (staff could not find model number online)
 4. All uplighting shall be per Concordia policy established in 2017 (e.g., CCF 171721).
 - Restore landscape restoration trenches are dug for hardwiring the fixtures.
 - Lighting shall be 400 lumens or fewer in a soft white color tone.
 - Lighting should be focused on architectural features, not anything in the landscape.
 - Fixture to be hidden from sidewalk view behind plantings, retaining wall, or similar.

Previous HPC action

**Previous Council
action**