



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 3/13/2023
Ald. Brostoff District: 3
Staff reviewer: Tim Askin
CCF #221655

Property	2655 N. Lake Drive	North Point North HD
Owner/Applicant	Shacy Petrovic and Nate Gubin	Flagstone Landscape and Design
Proposal	<p>New front and back landscape. Remove concrete platform in front and replace with Lagos natural stone bordered with metro paver border, Remove tiered walls along front steps, regrade to natural slope, Install brick edging following existing slope.</p> <p>Remove backyards existing patio, install with new lagos stone with brick border, remove steps from backdoor stoop, keep platform, build up new 4' deep footings south west, and anchor in re bar to existing stoop foundation, for new stair's direction. Re surface platform in new lagos stone, brick border and cap off new steps in Lagos stone tread. New metal handrail (black)</p>	
Staff comments	<p>The project complies with the landscaping guidelines for the historic district and removes some inappropriate features. Plant heights and grading are compatible with the neighborhood character. The front landing at the top of the sidewalk will be replaced with pavers and accent stone.</p> <p>The project is up for Commission review primarily because of the replacement of the rear entry steps. The current stairs are a temporary wood structure. It is unclear what the original entry stairs. The design and character of the stairs seem are appropriate. The same accent stone from the front landing is used here for the treads and stoop. Based on prior commission decisions, non-traditional stone been found acceptable in the rear where they are not replacing or covering historic material and are primarily a landscape feature. Our review of minimally back yard landscaping has been traditionally limited to requiring natural material pavers and review of structures when there is very low public visibility. There are no structures beyond the new staircase. Paving materials are natural. Fencing and gates are of metal pickets and within the guidelines.</p>	
Recommendation	Recommend HPC Approval	
Conditions		
Previous HPC action		
Previous Council action		