



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 12/14/2020
Ald. Nik Kovac District: 3
Staff reviewer: Tim Askin
PTS #115065 CCF #201076

Property	2710 E. BELLEVIEW PL.	North Point North
Owner/Applicant	ROBERT M & ALLYN S TRAVIS 2710 E BELLEVIEW PL MILWAUKEE WI 53211	Allyn S Travis 2710 E Bellevue PI Milwaukee, WI 53211
Proposal	Reconstruct front retaining wall, driveway curbs, and all paving on property. The landscaping work began approximately October 1, although neighbors report that there have been things going on all summer.	
Staff comments	<p>DNS issued a stop work order on October 7. It was entirely ignored. Stairs were rebuilt and the driveway poured along with the construction of several new retaining walls. All work is of poor quality and has resulted in written and verbal complaints from the two immediate neighbors. A verbal complaint has also been registered by another party within the 200' notice range, this party may send a written complaint yet before the meeting.</p> <p>The application itself is inaccurate. It goes to the trouble of specifically stating the landscaping work was to be performed by "family and friends." In fact, a contractor posted a yard sign and both HPC staff and DNS inspectors met with a contractor on site multiple times.</p> <p>The original front retaining wall was admittedly in questionable condition with sloppy repointing over time and a degree of visible bowing. Nonetheless, it was removed with no notice to anyone. The new version terraced, a feature we typically do not allow and precisely calculated in size to avoid having to build footings and get an engineer's report. The pointing work on the walls is unprofessional.</p> <p>The driveway is a shared driveway and was rebuilt without the full knowledge of the affected nearby. Someone built brick rims around the neighbor's window wells to address the change in height of the new driveway. The construction of these rooms is subpar, and they do not keep water out of the neighbor's basement. The concrete curbs of the driveway have been replaced with dry stack lannon stone that has a considerable lean. They stacked stone appears to exceed the height requiring a permit. Joints are excessively large, uneven, unclean, and not raked in a consistent manner.</p> <p>The neighbor to the west also notes that work has continuously crossed that property line and caused damage to her property from both jackhammering and water intrusion.</p> <p>Staff recommends denial of the entire project and restoration to the original state including a single retaining wall and a curbed driveway.</p>	
Recommendation	Recommend HPC Denial	
Conditions		