



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 5/9/2022

District: 3

Staff reviewer: Carlen Hatala

PTS #115259

CC FILE # 220301

Property

3319 N. LAKE DR.

Owner/Applicant

Nick Carnahan
Galbraith Carnahan Architects
6404 W. North Ave.
Wauwatosa, WI 53213

Chris Abele
3319 North Lake Drive
Milwaukee, WI 53211
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Proposal

Phase 1 of the project at 3319 N. Lake Dr. was approved by the HPC on May 9, 2022. Phase 1 consisted of review of new garden wall, new garage, in-ground pool and pool house and landscaping.

Phase 2 consists of review of revised pool enclosure, lighting plan and additional landscape.

The revised all-glass pool enclosure has been modified from a shed roof with sharply pointed peak to a gabled roof that has one longer slope (4 ¼ x 12 pitch) and one shorter and lower slope (6 ½ x 12 pitch). The roof peak is lower than the new garage, chimney and pool house and will not be visible or only slightly visible outside of the property. There is precedent for this roof shape in one of the two greenhouses that had been part of the property originally. (no longer extant) Such roofs are also shown in period greenhouse catalogues. Additional plantings will be added to the south side of the project area to further screen the new construction.

The lighting plan shows a mix of fixtures as well as lighting intensity. As many as 11 different fixtures will be used. Some will illuminate the pool, the pool house or the garage. Included are recessed downlights, recessed adjustable downlights, surface mounted pendants or chandeliers, linear line / and low voltage fixtures, recessed ceiling linear fixtures, recessed wall-mounted fixtures, ceiling and wall or beam mounted monopoints (spotlights), in-grade uplights and landscape accents.

Lighting intensity is shown in a series of images included in the file. Downlighting is characteristic of the fixtures and there will be no beacon of light shining out of the property. The included images show how the light is confined to the immediate area of the pool. The garage and accessory structures will have fixtures that provide illumination to those buildings.

The landscape plans shows the planting of serviceberry as well as 14-foot to 16-foot tall green arborvitae along the northwest corner of the property to screen the property from the neighbors. The plan also includes the planting of a low, trimmed boxwood border at the east end of the pool enclosure to create a visual base for the enclosure.

Staff comments

The applicants' architect worked with staff to revise the pool enclosure roof and add a boxwood border at the east end of the pool enclosure. The architect's lighting designer was careful to make sure the illumination did not spill out into the neighborhood. Additional plantings in the landscape will screen neighbors from view.

Recommendation

Recommend HPC Approval Phase 2.

Conditions

HP staff would like a visual demonstration of the lighting.

Previous HPC action

HPC reviewed and approved Phase 1 of this project at its May 9, 2022 meeting.

Previous Council action