



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 8/5/2019
Ald. Nik Kovac District: 3
Staff reviewer: Tim Askin
PTS #114791 CCF #190465

Property	2822 E. BELLEVIEW PL.	North Point North HD
Owner/Applicant	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, 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. Both complainants have specifically requested anonymity.

DRIVEWAY:

The project is not necessarily typical of paving in the area, but it constitutes a substantial improvement of the previous appearance. The Commission must ask the question whether this constitutes using "traditional landscaping, fencing, signage and street lighting that is compatible with the character and period of the district?" Does it "avoid introducing landscape features, fencing, street lighting or signage that are inappropriate to the character of the district"?

The retaining wall that straddles the property line of this Lake Drive parcel may also be appropriate. It has only a minor effect on the streetscape and the published rule on retaining walls is primarily about protecting the streetscape. Additionally, without the wall, both driveways would be too narrow to be functional.

Staff believes the retaining wall that runs along the property line perpendicular to the sidewalk is appropriate and acceptable. The brick paving is not particularly appropriate to this property. It borrows from the design of the property next door and not the Tudor design of the subject property.

FRONT LANDSCAPING

The street frontage has been altered from a retaining wall at the sidewalk to a retaining wall with a planting bed in front of it. The applicant has submitted a revised plan to slope the planting bed, 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.

The steps are also being relocated and built in lannon stone rather than concrete. The new location and materials are acceptable for the steps. The piers to the sides are not appropriate.

Recommendation Recommend HPC Denial

Conditions

Previous HPC action

Previous Council action