



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 9/9/2024
Staff reviewer: Andrew Stern

Ald. Brostoff
CCF # 240616

Property 2585 N. Summit Ave. North Point North Historic District

Owner/Applicant Nicholas Porter
2585 N. Summit Ave.
Milwaukee, WI 53211

Proposal

The applicant is proposing landscaping modifications to the front of the property, including regrading a portion of the front yard, new garden beds, replacing concrete walkways, steps, and patio with limestone pavers, and installation of a 24" limestone garden wall around the patio.

Staff comments

The preservation guidelines for the North Point North Historic District recommend to:

“Maintain the height, scale, mass and materials established by the buildings in the district and the traditional setback and density of the block faces. Avoid introducing elements that are incompatible in terms of siting, materials, height or scale.

Use traditional landscaping, fencing, signage and street lighting that is compatible with the character and period of the district. Avoid introducing landscape features, fencing, street lighting or signage that are inappropriate to the character of the district.”

Staff has no concerns with the proposed regrading of the yard and installation of limestone pavers and steps. A garden wall constructed of brick to match the residence or metal to match the decorative ironwork above the doorway would be more appropriate than a limestone wall. However, the wall will be partially obscured by the plantings proposed in the landscape bed in front of the wall and the 2' height won't be visually detrimental. Staff recommends approval of the proposal.

Recommendation Recommend HPC Approval

Conditions

Previous HPC action

Previous Council action