

MILWAUKEE HISTORIC PRESERVATION COMMISSION STAFF REPORT



Date	7/6/2026	Ald.	Brower
CCF	260265	Reviewer	Tim Askin
Address	2386 N Terrace Ave	Owner	Aaron Dekosky Jim Pitzen
District	North Point North	Applicant	Brookfield Design Remodel

PROPOSAL

Construct new, sunken garage at midpoint of existing driveway, two feet south of the nearest point of the house. The garage is 14' D x 11' W with a height above grade of 3'10". Material will be stone that matches the house in both character and coursing.

STAFF COMMENTS

Guidelines only strictly prohibit a garage being tucked under the front façade of the house and destroying that section of lawn for a driveway. This proposes to use the existing driveway and then ramp down into a flat-roofed typical garage structure of a reduced height.

This is unique idea, but not untenable. The design is largely adequate, but needs some trim detailing on the street façade. As drawn, it lacks an identifiable visual top to the structure. While this is probably intended to help minimize the appearance it rather makes the structure seem taller than it actually is. This is easily corrected and design concepts are attached to this report.

There are likely zoning problems with the side setback and excess lot coverage. The lot coverage would have little net change with the replacement garage. The side setback is on the affected side is presently compliant and this would be reduced below the minimum, but still be 3' from the property line (11' required) and 6' from the neighbor's north wall. The Board of Zoning Appeals treats the granting of a COA by the full Commission as an implicit endorsement of the variance requests.

Staff recommends adding a drain at the front of the overhead door and at the bottom of the ramp. We acknowledge that these may have been removed for clarity on these drawings.

Recommendation

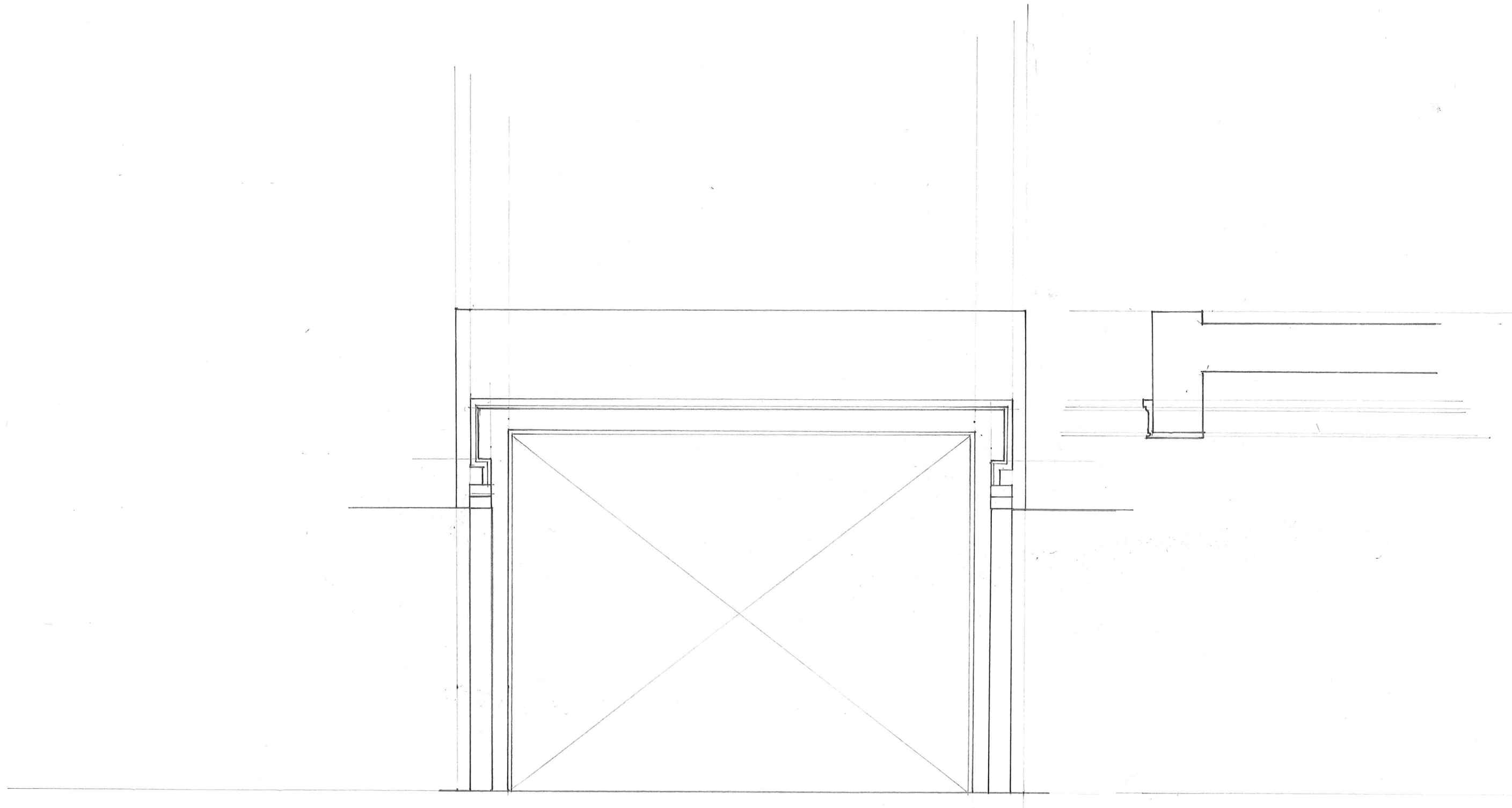
Approve with conditions.

1. Add trim detail or cornice to the overhead door surround.

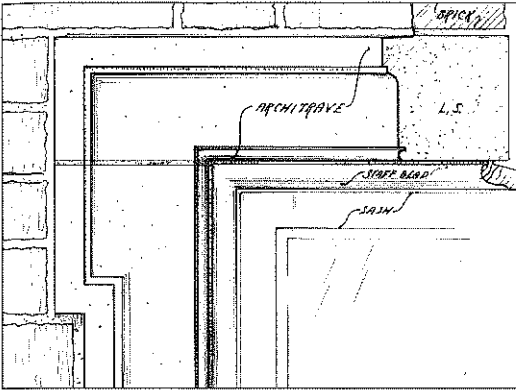
PRIOR ACTION

N/A

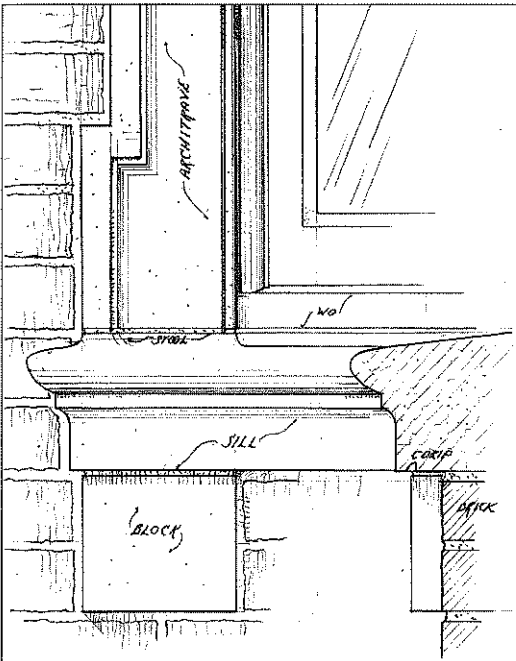
Inspired by Theory of Mouldings. See next page.



Below and right: Architrave detail (lintel and coursing) at head of window showing crossette, or eared corners. The Tuscan architrave consists of a fillet or tenia (bearing plate between the frieze and the architrave) and a congé (a quarter-round, which serves to separate two members).



Below: Detail of sill supported by block modillion. The mostly straight Tuscan architrave contrasts with mostly curved sill nosing.



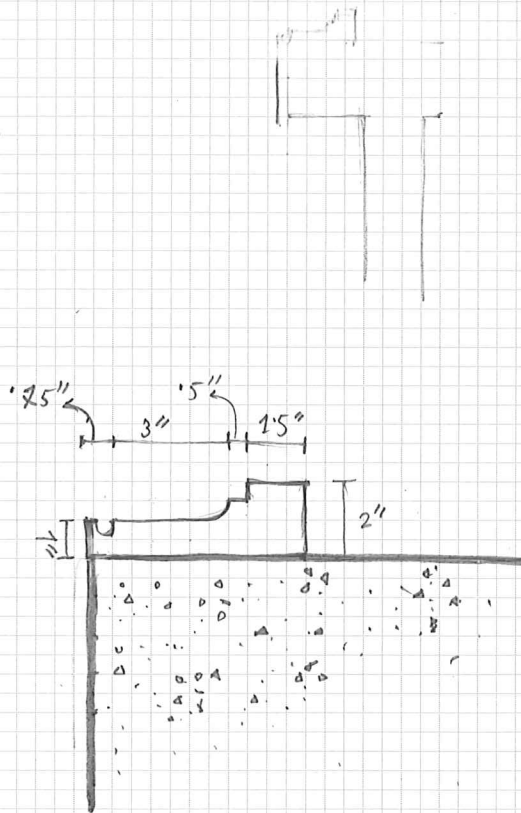
JOB TITLE _____

JOB NO. _____ CALCULATION NO. _____

ORIGINATOR _____ DATE _____

REVIEWER _____ DATE _____

SCALE _____ SHEET NO. _____ OF _____



JOB TITLE _____

JOB NO. _____

ORIGINATOR _____

REVIEWER _____

SCALE _____

CALCULATION NO. _____

DATE _____

DATE _____

SHEET NO. _____

OF _____

