



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 6/3/2019

Ald. Nik Kovac District: 3

Staff reviewer: Tim Askin

PTS #114747 CCF #190216

Property 2565 N. TERRACE AV. North Point North HD

Owner/Applicant Chester Daxe Chester Daxe

Phone: (414) 708-2332

Proposal Applicant intends to construct a new, four car garage near the rear property line, as close as setback requirements will allow. It will be sited to limit or eliminated street visibility. Size is 40' x 21' with a 21'9" roof height (840 sq. ft., less than 10% of lot size). Garage roof will match charcoal color of existing (new) roof, feature round, functional gable vents to match main house, feature either wood lap siding (to match the house) or hardy plank in smooth finish, and faux shuttered windows with trim matching the main house. Stamped metal overhead doors with etched glass and a panel design and a 4-panel side door are proposed.

Repave driveway and backyard with new concrete as needed along with foundation for the new garage.

Staff comments The design is appropriate, if large. Nonetheless, it appears the lot is of sufficient size to accommodate the proposed size.

Recommendation Recommend HPC Approval with conditions

Conditions Provide the following for staff approval:

1. Complete site plan on a formal survey; confirm location with staff.
2. Drawings of eave details that will "match the house".
3. Roof pitch to match house, but not to exceed 12/12.
4. If there is an extant garage, apply for and obtain permission to demolish or clarify its disposition. This possibility uncovered in review of county records over the weekend.

Previous HPC action 190216, staff approval of roof replacement and code-required repairs.

Previous Council action