



# Milwaukee Historic Preservation Commission Staff Report

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**HPC meeting date: 12/5/2022**

**Ald. Brostoff**

**Staff reviewer: Tim Askin**

**CCF #221416**

**Property** 2386 N Terrace Avenue North Point North HD

**Owner/Applicant** Dekosky

**Proposal**

1. Add French doors to rear balcony
2. Extend railings to make full size of current balcony useable space.
3. Change garage to flat roof
4. Reside garage with vinyl synthetic stone
5. Extend rear balcony over garage while keeping it structurally independent of the garage and add spiral staircase down from balcony to ground level

**Staff comments** The proposal creates several apparent problems with zoning rules and preservation guidelines. Required setbacks are impossible to meet whether the balcony is attached to the garage or the house. Further, no permit could be found for the original construction of the garage, but the design and materials suggest it is roughly 70 years old. It does not meet current setback requirements. The rear balcony also has a complex permit history that suggests that it was initially built without permits but later brought into compliance.

Per the owner, the garage is minimally structurally sound and incapable of directly supporting the weight of a deck on top of itself directly.

Ordinance provides the best language for addressing this proposal. The HPC is to consider "whether the proposed work would destroy or adversely affect any exterior architectural feature of the improvement upon which the work is to be done or adversely affect the external appearance of other improvements on the site or within the district." The proposal is out of scale to the house, the garage, and the size of the yard, making it adverse to the house, garage, and district. In the North Point guidelines you are to consider whether the proposal "harmonize[s] with the existing building architecturally." It would not seem to, given its irregular design.

A better and more realistic solution to create more backyard space would be to construct a new garage in the southeast corner of the lot.

Recommendation:

1. Allow single door to be added in the approximate location proposed.
2. Encourage that part of the proposal that extends railing southward to allow full use of existing balcony space as proposed.
3. Pursue a new garage at the end of the existing driveway
4. Use wood decking and railings where changes are proposed.

**Recommendation** Deny project

**Conditions**

**Previous HPC  
action**

**Previous Council  
action**