



## CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.

Please print legibly.

**1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)**

**ADDRESS OF PROPERTY:**

2386 N Terrace Ave. Milwaukee, WI 53211

**2. NAME AND ADDRESS OF OWNER:**

Name(s): Aaron Dekosky

Address: 2386 N Terrace Ave.

City: Milwaukee

State: WI

ZIP: 53211

Email: aaron.dekosky@gmail.com

Telephone number (area code & number) Daytime: 913-221-4798

Evening: 913-221-4798

**3. APPLICANT, AGENT OR CONTRACTOR: (if different from owner)**

Name(s): James Pitzen

Address: 2685 Brookview ct

City: Brookfield

State: WI

ZIP Code: 53005

Email: Jim@BrookfieldDR.com

Telephone number (area code & number) Daytime: 262-787-8627

Evening: \_\_\_\_\_

**4. ATTACHMENTS:** (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 or 414-286-5722 for submittal requirements)

**A. REQUIRED FOR MAJOR PROJECTS:**

1 Digital photographs of affected areas & all sides of the building

2 Sketches and Elevation Drawings in PDF form. New construction, major storefront remodels, etc., must provide one set of D or E size drawings and sections

3 Material and Design Specifications (please attach)

**B. NEW CONSTRUCTION ALSO REQUIRES:**

2 Floor Plans (show fenestration and approximate wall locations, final floor plans are not required)

2 & 4 Site Plan showing location of project and adjoining structures and fences

**PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED.**

**5. DESCRIPTION OF PROJECT:**

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached via email.

The Homeowner is looking to remove the delapidated free standing garage and replace it with an underground garage. To achieve this, we propose a single carriage style overhead door on a 11' wide x 14' deep garage entry structure with partial exposure above grade. The underground garage structure and connection to the existing dwelling basement would not be visible.

The exposed garage entry structure would have split face stone veneer and a stone cap to reasonably match the existing stone and wall caps on the existing dwelling. A flat roof would be 6'-6" above the existing sidewalk elevation with a perimeter stone wall cap at 6'-10" above the existing sidewalk elevation. The overhead door would be approached by a driveway ramp 3' below the high point of the driveway or 2'-6" below the existing sidewalk elevation. The existing road is 1'6" below the elevation of the existing sidewalk. The ramped driveway would have split face block retaining walls and cap as required at the grade change. The retaining walls would have landscaping plantings at top edge grade level.

The wood steps and railing on the back of the house from grade to the back porch would be replaced to match existing. All removed concrete and old garage area on the side and back of the house will be replaced with grass at grade.


The existing fence at the South and East lot lines would be removed for construction and reinstalled upon completion.

See attachments:

- 1- photos of existing site conditions, elevations, materials, and details (JPG)
- 2- Proposed Drawings (PDF) (18x24)
- 3- Proposed Specifications (PDF) (8.5x11)
- 4- site plan with proposed garage (PDF) (11x17)

Thank you for your time and consideration into this matter.

**6. SIGNATURE OF APPLICANT (owner signature required for demolition):**

  
\_\_\_\_\_  
Signature

James Pitzen  
\_\_\_\_\_  
Please print or type name

6/8/2026  
\_\_\_\_\_  
Date

This form and all supporting documentation MUST arrive by 4:00 pm (11:59 pm via email) on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

**Email Form to:** hpc@milwaukee.gov

Historic Preservation Commission  
841 N. Broadway, Rm. B1  
Milwaukee, WI 53202

**PHONE: (414) 286-5712 or 286-5722**

[www.milwaukee.gov/hpc](http://www.milwaukee.gov/hpc)

**Or click the SUBMIT button to automatically email this form, if using an app such as Outlook or Apple Mail. The submit button does not work with web-based email interfaces.**

**SUBMIT**