



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 7/8/2019

Ald. Nik Kovac District: 3

Staff reviewer: Tim Askin

PTS #114747 CCF #190216

Property 2565 N. TERRACE AV.

Owner/Applicant Chester Daxe
2565 N TERRACE AV
MILWAUKEE WI 53211
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 and feature round, functional gable vents to match main house. The facade will feature 6" hardie plank lap siding in smooth finish, 1x8" fascia and frieze boards, 1x4" corner boards, and 1x8" water table with a sloped cap. A gable return is proposed for the 1x8" fascia. Faux shuttered windows with trim are proposed to match the main house. Stamped metal overhead doors with etched glass and a panel design and two 4-panel side doors are proposed. 1x6" head casing with a backband and 1x4" side casing with a backband is proposed surrounding the paneled side doors.

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

Staff comments The garage is adequately designed and within the guidelines. Details are appropriate and make an effort to match the house. Staff believes the Commission's previous concerns have been addressed.

Recommendation Recommend HPC Approval with conditions

Conditions Use natural wood for all trim and shutters.

Previous HPC action Case held in June for lack of specificity in drawings.

Previous Council action