

Historic Water Tower Neighborhood

July 20, 2011

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Historic Preservation Commission
City of Milwaukee
Room 301-B, City Hall
Milwaukee, WI 53202

Re: File #110373

Honorable Commissioners,

We are writing to oppose the request for a Certificate of Appropriateness for construction of two additions at 2134 N. Terrace Avenue

Historic Water Tower Neighborhood (HWTN) organized in 1973 to promote historic preservation in our neighborhood for the enhancement of our unique residential character. Our association still works to support historic preservation and neighborhood improvement and our opposition to this COA is in keeping with our mission. The construction plans do not even meet zoning code and on April 6th, 2011, the HWTN Board of Trustees voted to oppose a BOZA variance that exceeds the minimum side street setback by 12 feet and exceeds the minimum rear setback by 10.5 feet.

A variance of this degree, in a protected district (North Point South), sets a bad precedent. The North Point South guidelines encourage the following:

- Make additions that harmonize with the existing building architecturally and are located so as not visible from the public right-of-way, if possible.
- Avoid making additions that are unsympathetic to the original structure and visually intrude upon the principal elevations.

The excessive size of the additions contradicts the streetscape guidelines. The streetscapes in North Point South are visually cohesive and the guidelines suggest that traditional setbacks and density of the block be maintained.

Approval of the COA for 2134 N. Terrace has the potential to set a precedent that would endanger North Point South historic district, and therefore has potential to affect the National Historic Register status. National Historic Register tax credits are widely used by neighborhood homeowners for upkeep and restoration of homes.

The Historic Water Tower Neighborhood supports the guidelines for North Point South historic district and supports that the local designation contributes to the stability of the neighborhood and the preservation of property values. We respectfully request that the Commissioners deny the COA.

Sincerely,
Dawn McCarthy
President
Historic Water Tower Neighborhood