



WISCONSIN  
HISTORICAL  
SOCIETY

November 16, 2022

Sheila Reynolds & Robert Chang  
2411 North Terrace Ave  
Milwaukee, WI 53211

**APPROVED**

By Tim Askin - Milwaukee HPC at 11:08 am, Dec 27, 2022

Re: Historic Preservation Certification Application  
Project Number WI220502  
Reviewed: **Conditional Approval**

Dear Sheila Reynolds & Robert Chang,

On 2022-11-07, the Division of Historic Preservation received a Historic Preservation Certification Application for your property at 2411 North Terrace Ave in Milwaukee. Enclosed is a copy of the signed Part 1 application indicating your house has been determined to be a historic property for purposes of this program.

We have reviewed the Part 2 application and determined the proposed project will meet the "Secretary of the Interior's Standards for Rehabilitation" **if the conditions on the following page are met**. Enclosed is a copy of the signed Part 2 application. **This approval is at the state level only. Contact your local government to obtain the proper permits and to complete any additional historic preservation reviews and approvals for your project.**

If questions arise during your project, we have many new articles about maintaining and preserving historic buildings that you may find useful: [www.wisconsinhistory.org/preserve-your-building](http://www.wisconsinhistory.org/preserve-your-building)

When all work is completed, the project must be closed out in order to claim/retain tax credit.

1. Take photographs showing the whole house from all sides, as well as detailed photos of the specific work that was completed. These photos should be printed in color and of a high resolution.
2. Keep the pink form included with this letter (*Part 3: Request for Certification of Completed Work*). Fill it out with the *actual* costs of the eligible project work, and submit it with the photos of completed work. This Part 3 form, with a signature from our office, will be required by the Wisconsin Department of Revenue to claim the tax credits.

If you have questions about this approval or the conditions, please contact Paul Porter at 608-264-6491 or [Paul.Porter@wisconsinhistory.org](mailto:Paul.Porter@wisconsinhistory.org).

Please take our 3 minute customer service survey. Your feedback is important.  
<http://bit.ly/SHPOsurvey>.

Sincerely,

Paul Porter  
Tax Credit Reviewer-Eastern District

Collecting, Preserving, and Sharing Stories since 1846  
816 State Street Madison, Wisconsin 53706

[wisconsinhistory.org](http://wisconsinhistory.org)



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## ASSIGNED PROJECT CONDITIONS

### Homeowner Copy

PROPERTY NAME: Nathan Glicksman House  
PROJECT NUMBER: WI220502  
2411 North Terrace Ave  
Milwaukee

**In order for your project to be approved for income tax credits the following conditions must be met. A second copy of these conditions are being provided for your contractor's use. It is the homeowner's responsibility that all conditions are met. Failure to meet these conditions results in project denial.**

- 1) In carrying out pointing work, you must ensure that: 1) removal of the existing mortar does not damage the masonry; 2) the mortar color, appearance, and tooling of joints matches the original exactly; and 3) the new mortar is sufficiently soft to prevent damage to the original masonry. Unless lab testing reveals that the original mortar is unusually hard, the building should be pointed using mortar that is no harder than ASTM, Type N, which consists of 1 part Portland cement, 1 part hydrated lime and 6 parts sand. To match the color of the original mortar, the mason may need to use white, rather than gray, Portland cement tinted to match the existing.
- 2) You must repair rather than replace original exterior wood trim wherever possible. Wood epoxy consolidation is recommended for small areas of rot. If original trim has deteriorated beyond repair, it may be replaced with new materials that match the original in dimension, design and detail. All lumber used in construction must be primed and painted.

Paul Porter for Daina Penkiunas, State Historic Preservation Officer

11/16/22  
DATE



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RECEIVED  
NOV 07 2022

HISTORIC HOMEOWNER'S INCOME TAX CREDIT APPLICATION

BY: .....

**PART 1 – EVALUATION OF SIGNIFICANCE**

1. **PROPERTY ADDRESS** Street 2411 N. Terrace Avenue AHL 103671  
City Milwaukee County Milwaukee ZIP 53211

Listed individually in the State Register or National Register. COMPLETE THIS PAGE ONLY  
LISTING NAME Nathan Glicksman House ref. no. 103671

Located in a State Register or National Register historic district. COMPLETE THIS PAGE ONLY  
NAME OF HISTORIC DISTRICT \_\_\_\_\_

**PRELIMINARY CERTIFICATION** Not listed in State Register or National Register or located in a State Register or National Register historic district - COMPLETE BOTH PAGES

2. **OWNER'S NAME** Sheila Reynolds and Robert Chang  
Street 2411 N. Terrace Avenue  
City Milwaukee State WI ZIP 53211 Telephone (days) 262/391-7212  
Email address smreynolds05@gmail.com

3. **PROJECT CONTACT** Sheila Reynolds  
Email address smreynolds05@gmail.com Telephone (days) 262/391-7212

4. **PHOTOGRAPHS** Please enclose photographs of the exterior of the building to be rehabilitated. Photos should be in color, at least 4" x 6", commercially printed and clearly show all sides of the building.

5. **OWNER'S CERTIFICATION** I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I own the property described above. I understand that the falsification of factual representations in the application may be subject to criminal sanctions.

**SIGNATURE OF OWNER** Sheila Reynolds **DATE** 11/3/22

**SEND COMPLETED APPLICATIONS TO** State Historic Preservation Office  
Wisconsin Historical Society – Room 312  
816 State Street, Madison, WI 53706

**STATE HISTORIC PRESERVATION OFFICE USE ONLY** **WHS PROJECT NO.** WI 220502

The State Historic Preservation Office has reviewed this application and has determined that:

the property is listed in the State Register of Historic Places or National Register of Historic Places and is historic property for purposes of the Historic Homeowner's Income Tax Credit.

the property contributes to the above-named State Register or National Register historic district and is historic property for purposes of the Historic Homeowner's Income Tax Credit.

the property appears to meet the State Register or National Register Criteria for Evaluation and, therefore is determined to be historic property for purposes of the Historic Homeowner's Income Tax Credit.

**NON-CERTIFICATION:** the property is not listed in the State Register of Historic Places or National Register of Historic Places, is not a contributing element to a State Register historic district or National Register historic district, and does not appear to meet the State Register or National Register Criteria for Evaluation; therefore, the property is not a historic property for purposes of the Historic Homeowner's Income Tax Credit.

[Signature] 11/16/22

For Daina Penkiunas, State Historic Preservation Officer Date



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HISTORIC HOMEOWNER'S INCOME TAX CREDIT APPLICATION  
**PART 2 – DESCRIPTION OF PROPOSED WORK**

1. **PROPERTY ADDRESS** Street 2411 N. Terrace Ave  
City Milwaukee County Milwaukee ZIP 53211
2. **OWNER'S NAME** Sheila Reynolds and Robert Chang  
Street 2411 N. Terrace Ave  
City Milwaukee State WI ZIP 53211 Telephone (days) 262/391-7212  
Email address smreynolds05@gmail.com
3. **PROJECT CONTACT** Sheila Reynolds  
Email address smreynolds05@gmail.com Telephone (days) 262/391-7212

4. **OWNER'S CERTIFICATION** I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I own the property described above. I understand that the falsification of factual representations in the application may be subject to criminal sanctions. I further agree to submit the *Request for Certification of Completed Work* within 30 days of the date of completion of work or face forfeiture of any tax credit claimed for this project.

SIGNATURE OF OWNER

*Sheila Reynolds*

DATE 11/3/22

SEND COMPLETED APPLICATIONS TO

State Historic Preservation Office  
Wisconsin Historical Society – Room 312  
816 State Street, Madison, WI 53706

**STATE HISTORIC PRESERVATION OFFICE USE ONLY**

WHS PROJECT NO. WI220502

The State Historic Preservation Office has reviewed this application for the above name property and has determined that:

- the property is historic property and the rehabilitation as described meets the "Secretary of the Interior's Standards for Rehabilitation." This is a preliminary determination only. Final certification can be issued only after work has been completed and a Request for Certification of Completed Work has been approved.
- the property is historic property and the rehabilitation will meet the "Secretary of the Interior's Standards for Rehabilitation" if the attached conditions are met. This is a preliminary determination only. Final certification can be issued only after work has been completed and a Request for Certification of Completed Work has been approved.

For Daina Penkiunas, State Historic Preservation Officer

Date 11/16/22

**NON-CERTIFICATION**

- THE OWNER MAY NOT CLAIM THE TAX CREDIT. The rehabilitation is not consistent with the historic character of the property and that the project does not meet the "Secretary of the Interior's Standards for Rehabilitation" for reasons given in the attached materials.
- THE OWNER MAY NOT CLAIM THE TAX CREDIT. The property has not been determined to be historic property for purposes of this program.

For Daina Penkiunas, State Historic Preservation Officer

Date



HISTORIC HOMEOWNER'S INCOME TAX CREDIT APPLICATION

**PART 2 – DESCRIPTION OF PROPOSED WORK**

**5a. TAX CREDIT-ELIGIBLE WORK**

Below is a list of common eligible work items. If you have a work item that is not on the list, please add it. Select the work for which you plan to claim the 25% tax credit.

| Eligible Work                                  | Specific Type                         |   |  |   | Estimated Cost   | Start Date        | Completion Date |
|--|---------------------------------------|---|--|---|------------------|-------------------|-----------------|
|  | <input type="checkbox"/> Repair       | <input type="checkbox"/> Replace            | <input type="checkbox"/> Front/Rear        | <input type="checkbox"/> Garage             |                  |                   |                 |
| <input type="checkbox"/> Doors                 | <input type="checkbox"/> Repair       | <input type="checkbox"/> Replace            | <input type="checkbox"/> Front/Rear        | <input type="checkbox"/> Garage             | \$               |                   |                 |
| <input type="checkbox"/> Chimney               | <input type="checkbox"/> Repair       | <input type="checkbox"/> Replace            | <input type="checkbox"/> Chimney Cap       | <input type="checkbox"/> Liner/Insert       | \$               |                   |                 |
| <input type="checkbox"/> Electrical            | <input type="checkbox"/> Repair       | <input type="checkbox"/> Update             | <input type="checkbox"/> New Service       | <input type="checkbox"/> Wall Repair        | \$               |                   |                 |
| <input type="checkbox"/> Foundation            | <input type="checkbox"/> Repair       | <input type="checkbox"/> Rebuild            | <input type="checkbox"/> Waterproofing     | <input type="checkbox"/> Drain Tile         | \$               |                   |                 |
| <input type="checkbox"/> HVAC                  | <input type="checkbox"/> Boiler       | <input type="checkbox"/> Furnace            | <input type="checkbox"/> Water Heater      | <input type="checkbox"/> AC                 | \$               |                   |                 |
| <input checked="" type="checkbox"/> Masonry    | <input type="checkbox"/> 100%         | <input checked="" type="checkbox"/> Partial | tuckpointing                               |   | \$ 8000          | weather dependent | summer 2023     |
| <input type="checkbox"/> Painting              | <input type="checkbox"/> House        | <input type="checkbox"/> Trim               | <input type="checkbox"/> Garage            | <input type="checkbox"/> Outbuilding        | \$               |                   |                 |
| <input type="checkbox"/> Plumbing              | <input type="checkbox"/> Repair       | <input type="checkbox"/> Update             | <input type="checkbox"/> New Service       | <input type="checkbox"/> Wall Repair        | \$               |                   |                 |
| <input type="checkbox"/> Porch                 | <input type="checkbox"/> Repair       | <input type="checkbox"/> Replace            | <input type="checkbox"/> New               | <input type="checkbox"/> Steps              | \$               |                   |                 |
| <input type="checkbox"/> Roof                  | <input type="checkbox"/> Repair       | <input type="checkbox"/> Replace            | <input type="checkbox"/> Shingles          | <input type="checkbox"/> Sheathing          | \$               |                   |                 |
|  | <input type="checkbox"/> Gutters      | <input type="checkbox"/> Downspouts         | <input type="checkbox"/> Soffits           | <input type="checkbox"/> Fascia             | \$               |                   |                 |
| <input type="checkbox"/> Siding                | <input type="checkbox"/> Repair       | <input type="checkbox"/> Replace            | <input type="checkbox"/> Remove artificial |   | \$               |                   |                 |
| <input checked="" type="checkbox"/> Structural | <input type="checkbox"/> Columns      | <input type="checkbox"/> Beams              | <input type="checkbox"/> Joists            | <input checked="" type="checkbox"/> Trusses | \$ 2500          | weather dependent | summer 2023     |
| <input type="checkbox"/> Utilities             | <input type="checkbox"/> Solar Panels | <input type="checkbox"/> Geo-thermal        | <input type="checkbox"/> Well/Septic       |   | \$               |                   |                 |
| <input type="checkbox"/> Windows               | <input type="checkbox"/> Repair       | <input type="checkbox"/> Replace            | <input type="checkbox"/> Storm Windows     | <input type="checkbox"/> Skylights          | \$               |                   |                 |
| <input checked="" type="checkbox"/> Other      | Insulation of Attic                   |   |  |   | \$ 1250          | upon approval     | 1/2023          |
| <input type="checkbox"/> Other                 |                                       |   |  |   | \$               |                   |                 |
| <b>TOTAL COST</b>                              |                                       |   |  |   | <b>\$ 10,500</b> |                   |                 |

**5b. INELIGIBLE WORK**

Below is a list of common ineligible work items. If you have a work item that is not on the list, please add it. ALL WORK MUST BE REVIEWED REGARDLESS OF ELIGIBILITY. Include work completed within the last year.

| Ineligible Work                                | Specific Type                         |   |                                    |                                   | Estimated Cost | Start Date    | Completion Date |
|--|---------------------------------------|---|------------------------------------|-----------------------------------|----------------|---------------|-----------------|
|  | <input type="checkbox"/> Repair       | <input type="checkbox"/> New              |                                    |                                   |                |               |                 |
| <input type="checkbox"/> Driveway              | <input type="checkbox"/> Repair       | <input type="checkbox"/> New              |                                    |                                   | \$             |               |                 |
| <input type="checkbox"/> Fixtures              | <input type="checkbox"/> Lighting     | <input type="checkbox"/> Plumbing         |                                    |                                   | \$             |               |                 |
| <input checked="" type="checkbox"/> Insulation | <input type="checkbox"/> Wall         | <input checked="" type="checkbox"/> Attic |                                    |                                   | \$ 1250        | upon approval | 1/2023          |
| <input type="checkbox"/> Interior              | <input type="checkbox"/> Refinish     | <input type="checkbox"/> Plaster Repair   | <input type="checkbox"/> Paint     |                                   | \$             |               |                 |
| <input type="checkbox"/> Landscaping           | <input type="checkbox"/> Patio        | <input type="checkbox"/> Fencing          | <input type="checkbox"/> Sidewalks |                                   | \$             |               |                 |
| <input type="checkbox"/> New                   | <input type="checkbox"/> New Addition |   |                                    |                                   | \$             |               |                 |
| <input type="checkbox"/> Remodeling            | <input type="checkbox"/> Kitchen      | <input type="checkbox"/> Bath             | <input type="checkbox"/> Attic     | <input type="checkbox"/> Basement | \$             |               |                 |
| <input type="checkbox"/> Other                 |                                       |   |                                    |                                   | \$             |               |                 |
| <input type="checkbox"/> Other                 |                                       |   |                                    |                                   | \$             |               |                 |
| <input type="checkbox"/> Other                 |                                       |   |                                    |                                   | \$             |               |                 |
| <b>TOTAL COST</b>                              |                                       |   |                                    |                                   | <b>\$ 1250</b> |               |                 |



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**PART 2 – ADDITIONAL REQUIRED INFORMATION**

**6. PHOTOGRAPHS**

Enclose clear color photographs of the pre-project conditions of all items listed.

**7. ADDITIONAL PROJECT INFORMATION**

Describe your project and the materials and methods you propose using on the next page. Submit architect/contractor drawings if applicable. Submit a copy of all contractor estimates. See the chart below for other types of information required.

| <b>Proposed Work</b> | <b>Additional Information Required</b>   |
|----------------------|--|
| Construct Deck       | Submit drawings showing location, design, materials and finish.                              |
| Fencing              | Submit manufacturer literature showing location, design, materials and finish.               |
| Doors (exterior)     | Submit manufacturer literature showing design, materials and finish.                         |
| Insulation           | Describe insulation type and installation method.  |
| Masonry Pointing     | Submit photos of areas requiring pointing.   |
| Mini-Split System    | Show locations of vertical piping and wall units.  |
| New Construction     | Submit drawings showing location, design, materials and finish.                              |
| Porch                | Submit photo of original and drawings showing location, design, materials and finish.        |
| Remodeling           | Submit drawings showing existing and proposed interior design.                               |
| Replace Roof         | Submit specific shingle manufacturer, shingle name and shingle color.                        |
| Replace Windows      | Submit detailed photos of existing window deterioration (int & ext) & new window information |
| Storm Windows        | Submit manufacturer literature showing design, materials and finish.                         |
| Structural           | Submit written description of the proposed work and location.                                |

### TUCK POINTING REPAIR

Contractor will repair damaged mortar joints that occur on the existing structure. Damaged mortar joints exist on the first and second story of the elevation of the structure. Contractor will:

- Remove damaged mortar from the existing mortar joints until sound material is encountered and install new mortar where the damaged mortar was removed. A mortar similar in color to the mortar joints in the existing unaffected areas of the structure will be used in the repair. Mortar joints will be tooled and finished to match the existing unaffected mortar joints in the structure.
- Clean repair site upon completion.

### TRUSS REPAIR

Contractor will remove and replace rotten wood supports on North side portico over doorway with identical wood supports which will be primed and painted by homeowner to match current color scheme.

### INSULATION

As suggested by WHS staff, contractor will be adding insulation to the attic of the house to try to reduce heat loss. Since there is already some insulation and the air conditioning condenser is located in the attic, there will be a combination of blown insulation to achieve R50 (16 ½ inches) coverage and floor batting around the HVAC unit to allow service access.