

Dewey J. Caton and Patrick W. Schmidt
2635 N. Terrace Avenue
Milwaukee, WI 53211 deweyjcaton@gmail.com

October 10, 2022

City of Milwaukee, City Clerk

Historic Preservation Commission

Re: Objection to Certificate of Appropriateness for proposed plans for new home at 2409 N. Terrace Avenue

Dear Commissioners and Building Department:

We are writing to oppose the application for a Certificate of Appropriateness for a new home to be built at 2409 N. Terrace Avenue in the North Point Historic District. We own a home two blocks north of the proposed home, on the same side of Terrace Avenue. Having just recently learned of the proposed plans, we have not had the opportunity to review the plans or the architectural features of the home. However, we have been informed that the proposed plans include a request for a variance to deviate from the set back of 30 feet in existence for the other established homes on this side of Terrace Avenue.

As the Historic Preservation Commission and the City of Milwaukee Building Department are well away, the North Point Historic District and Terrace Avenue itself are absolute gems for the owners, neighborhood, City and public in general. We property owners are all obligated to abide by the various provisions of the applicable historic preservation ordinance. We cannot modify windows, doors, masonry, architectural features or even perform maintenance (such as tuckpointing) in a way that is inconsistent with those regulations. We all have a tremendous amount of resources, time and energy invested in our homes to maintain them in a way consistent with those regulations and provisions.

The consistent setback of the properties on both sides of Terrace Avenue from North Avenue north to its termination at Wahl and Lake Avenues is one of the important characteristics of this historic district and avenue. The avenue is boulevard like, with towering trees and beautifully designed and constructed historic properties. The homes are each unique, but what is consistent are the uniform setbacks. It is incomprehensible to understand how such an important restriction as a setback from the avenue can or should be granted, or why it is even needed. It is our understanding that the setback on this side of Terrace is 30 feet, and the proposed plans call for a setback of only 23 feet.

We vehemently oppose the granting of any setback variance and oppose the approval of any plans that permit the construction of a home that is not consistent with the setback and visual scape of the avenue. The applicants suggest that "time is of the essence" and that their buildings in other neighborhoods should somehow be relevant to this discussion. Both of those factors are irrelevant, as is their personal jabs at the neighbor to the north. As an owner of a property in the North Point Historic on this very street, we are very concerned about the change that would be brought about by the approval of these building plans to an important block on this lovely street.

Sincerely,



Dewey Caton and Patrick Schmidt
2635 N. Terrace Avenue, Milwaukee, WI 53211