

Date: November 4, 2022

File #: 220755

Resolution relating to a Certificate of Appropriateness for the construction of a new house at 2409 N. Terrace Avenue, in the North Point North Historic District, for Terrace 2409 LLC.

Dear HPC Members,

In care of : Linda Elmer at lelmer@milwaukee.gov

I was unable to attend your meeting on Monday, October 10 so am writing to express my support for the staff recommendations regarding the residence to be constructed at 2409 N Terrace Avenue. I am one of the neighbors who signed the petition to have the house set back to 30 feet, which is important to retain the open feel of Terrace Avenue. I am also supportive of rejecting the use of metal siding proposed for the roof, front and sides of this house. The use of zinc siding may be popular in current construction, but it is not consistent with the guidelines for our historic neighborhood.

I live in the condominium buildings on the corner of Terrace and Bellevue. Our buildings are not historic, but when we replaced the roof and asked to replace rotting wood soffits on our building with aluminum soffits painted to match the wood accents of our building, our request was denied because the use of metal that is visible from the right of way on buildings in the historic district was not consistent with the historic standards.

The applicant for 2409 Terrace is now seeking to put metal siding in several places visible from the right of way. If the standards are to be applied consistently and upheld, that request should be denied, and modifications made to use materials consistent with the rest of the neighborhood. Alternatively, please allow non-historic buildings in the historic district to follow the example of the new construction and allow for vinyl clad windows, solar panels on most advantageous positions on the roof, and aluminum soffits. I hope you will continue to apply the historic standards fairly and consistently one way or the other..

Thank you for your work to preserve this historic neighborhood.

Sincerely,
Leslie McCormick
2579 N Terrace Avenue