



Department of City Development

Housing Authority
Redevelopment Authority
City Plan Commission
Historic Preservation Commission

Julie A. Penman
Commissioner

Michal A. Dawson
Deputy Commissioner

September 25, 2001

3.A.6.

Mr. Stephen F. Thiel
2386 N. Terrace Avenue
Milwaukee, WI 53211-4510

Dear Mr. Thiel:

**RE: Certificate of Appropriateness for 2386 N. Terrace Avenue
(North Point North Historic District)**

I have reviewed your request for a Certificate of Appropriateness for the above property and have determined that routine repair or replacement of concrete driveway paving and porch stairs, stucco house cladding, downspout reconnection, steel garage siding and eaves, garage door panel repair, and mortar replacement would not adversely impact the historic and architectural significance of the district. All work will use like-with-like material replacement of the same color, design and dimension as currently exists. No alterations in the overall appearance of the items corrected will be initiated. In accordance with the provision of Section 308-81-9 of the Milwaukee Code of Ordinances, a Certificate of Appropriateness is approved for 2386 North Terrace Avenue under the following conditions:

1. The driveway will be poured in concrete and will be 7' x 45' in area. Asphalt will not be used.
2. Only five front stairs and the upper landing will be replaced with concrete. All steps will be equal height.
3. All stucco work will be done using traditional stucco application methods as illustrated on pages 89-93 of "As Good As New".
4. All garage work will replicate the design of the existing siding and soffit. If the foundation of the garage is raised the new block will match that of the house foundation.
5. The lower panel of the garage door will be repaired to match the original condition. If replacement is considered the new door will have a recessed panel design. A new flush door or ribbed door design will not be installed.

Please be advised that all work must be done in a craftsman-like manner and be completed within six months from the date of this approval. Any changes or additions to the work approved by this certificate must be reviewed by preservation staff prior to construction.

Thank you for your support of the Milwaukee Historic Preservation Ordinance. If you have any questions, please feel free to contact me at 286-5705.

Sincerely,

Brian J. Plonke
Historic Preservation Officer

c: Khayyana Winfrey (copy 1- microfilm)
Larry Govin Matzat, DNS
Michael D'Amato, 3rd District Alderman

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T.D.D. Numbers: Rent Assistance 286-2921 and Community Services 286-3504

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