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**CREATIVE SOLUTION SYNTHESIS**

5 July 2019

Historic Preservation Commission  
City of Milwaukee  
200 E. Wells Street  
Milwaukee, WI 53202

RE: 2381 N. Terrace Avenue – Certificate of Appropriateness Application

Dear Commissioners:

I have a thorough understanding of, and respect for, the collective knowledge possessed by this Board and its staff. The benefit the City enjoys having such knowledge and dedication exhibited by the Historic Preservation Commission in its many successful efforts to preserve this City's Historic structures and Districts is significant and appreciated.

It is with that understanding and respect, along with my own professional and personal passion for, and experience with, Historic Preservation, that I offer my opinion regarding the proposed, referenced project.

The inclusion of this property, along with the two parcels to the north, in the North Point North Historic District was wise and insightful. These parcels serve as the west side of the gateway to the District on Terrace Avenue.

The proposed design has potential merit in a context other than that in which it is proposed. However, it does not appear to comply with the Design Guidelines adopted for this District.

Specifically, it does not express building divisions such as foundation, body, and roof. Individual building components such as porches, overhangs and fenestration are not compatible with the surrounding structures.

The massing of the proposed dwelling is not compatible with the surrounding buildings. The profiles of roofs and building elements are far from expressing the same continuity established by the historic structures.

The building materials, colors, textures, proportions, and combinations of cladding materials proposed do not appear to be consistent with those traditionally found in the North Point North District.

For the reasons stated above, I suggest that the proposed design be denied. A design that is of today yet sensitive to its context, the primary tenet of the Design Guidelines, is achievable, desirable, and required to maintain the essence of the District.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Rute'.

Chris Rute, AIA