From: Samuel Radcliffe
To: Elmer, Linda
Subject: Re: Project Comments
Date: Tuesday, August 10, 2021 9:47:53 AM

Linda,

These are my comments on the two William Spence houses on Summit Avenue that are the subject of the August 12 meeting of the Historic Preservation Committee:

1. First off, recognize that the proposed re-drawing of the historic district boundaries would create an island both geographically and architecturally. Despite being of the same age as other homes in the district, the WS houses are not of the same architectural quality. If age were the only criterion, the district could be expanded to numerous other "islands", for example, west of the Downer Avenue business district.
2. Given this "island" status, the historic importance of the homes should be determined on a stand-alone basis, considering their particular geographic and architectural characteristics. Again, there are many houses on the east side of similar age and architectural character. None of these could reasonably be considered for historic designation.
3. The subject houses are currently in very poor condition, and detract from rather than add to the neighborhood. The cost to restore them would far exceed their economic value. They are likely to never be restored to the same condition as the homes in the historic district. They would continue to be a blight on the neighborhood. Including them in the historic district would make that blight permanent.
4. Including these houses in the historic district would obviously shut down the proposed apartment building project. This proposed project would not only remove these two blighted buildings, but also two low quality buildings on North Avenue. This proposed project would improve the area's architectural diversity and quality, and importantly increase the tax base, which is key to maintaining the health of the neighborhood. Opportunities like this do not come along often. This project should be allowed to go forward while the market conditions are right.

Thank you for considering my comments.

Samuel J. Radcliffe
2912 E. Belleview Place
Milwaukee, WI 53211

Cell: 414.964.6400