

Askin, Tim

From: Kelly Denk <kdenk@vetterdenk.com>
Sent: Friday, September 28, 2018 10:03 AM
To: Historic Preservation Commission
Cc: Eric Wagner; Jena Santiago; brian360
Subject: RE: Wagner - 2205 N Lake Drive
Attachments: Existing South Window 1.JPG; Existing South Window 2.JPG; Existing South Window Interior.JPG; Typical Original Window.JPG; Existing Original Window close up.JPG; Existing Original Window Interior.JPG; JW_Win_Siteline_Wd_Double-Hung_ADM.pdf

Tim,

Attached you will see the following items:

Pictures of existing windows in south bay which are being made taller per the Application. These windows are not original windows and will be replaced with new windows to match the original windows which are being retrofit.

Pictures of the typical original windows of the home.

All windows are proposed to be retrofitted with the Jeldwen product (brochure attached)

Advantages to this approach:

Exterior brick mold remains in tact

Old aluminum storms are removed and not replaced

2 existing wood stops are removed from the existing window and a new wood frame with insulated glass sash are inserted.

Only a screen will be used with metal painted to match the window color.

We will be prepared to answer any other questions you or the board may have on Monday.

Regards,
Kelly Denk

From: Historic Preservation Commission <HPC@milwaukee.gov>
Sent: Tuesday, September 25, 2018 11:22 AM
To: Kelly Denk <kdenk@vetterdenk.com>
Subject: RE: Wagner - 2205 N Lake Drive

1. The windows will have to match exactly, which Acker can do. Proceed with the painting and shingle replacement
2. The only requirements for storms is that they have a wood frame, sash heights match the prime window, and that metal components should be disguised/painted. Marvin Alpine or the Acker combo are what most people do.

Tim Askin, Senior Planner
Historic Preservation Commission
City of Milwaukee
414-286-5712
Tim.Askin@Milwaukee.gov

NEW OFFICE LOCATION
Zeidler Municipal Building
841 N. Broadway, Rm B1

From: Kelly Denk [<mailto:kdenk@vetterdenk.com>]
Sent: Tuesday, September 25, 2018 11:11 AM

To: Historic Preservation Commission
Subject: RE: Wagner - 2205 N Lake Drive

Tim,
Just left you a voice mail, but I'll try my best to explain via email:
Eric Wagner (owner) is having a company (Shelter From the Storm) replace some of the rotted cedar shingles and do some painting on the house. They said they also do windows and gave him a proposal to replace the same windows he was having Acker replace. They use a Jeld-Wen all wood double hung product that has a historic double hung look, but it does not match the original sticking and profiles of the original home. Q1: Do you see that as a problem? Q2: Does the HPC require the use of combination storms and screens? Or can we just use a full or partial screen? We do not want to stall the project start after Monday's HPC meeting, so any advice you can offer in that regard would be appreciated as well.
I can be reached at 414-759-7887 for further questions or discussion about this email.
Best Regards,
Kelly Denk

From: Historic Preservation Commission <HPC@milwaukee.gov>
Sent: Monday, September 24, 2018 10:52 AM
To: Kelly Denk <kdenk@vetterdenk.com>
Subject: RE: Wagner - 2205 N Lake Drive

Replacing aluminum storms with Acker Combination storms is acceptable.

I will need photos of the current windows, their dimensions, and Acker's drawings for the new windows. If they all have the same trim and details, only one needs to be drawn, regardless of different sizes.

From: Kelly Denk [<mailto:kdenk@vetterdenk.com>]
Sent: Wednesday, September 19, 2018 3:44 PM
To: Historic Preservation Commission
Cc: Eric Wagner; Brian Polster; pete@ackermillwork.com; Frances Chen
Subject: RE: Wagner - 2205 N Lake Drive

Hi Tim,
Just following up on the items you requested.
Elevation drawing should be coming over later today or tomorrow morning.
Window specs: Acker Millwork will be providing the new windows and installation. They will be making the new windows using the exact same details and profiles as the adjacent historic windows on the house. I have included Pete Acker on this email so he can provide any other specifics you are looking for.
Existing Window Sizes:
North Kitchen window: 89"W x 53"H
South Windows: (3) 22-1/2"W x 45"H
Proposed Window Sizes:
North Kitchen Window: 89"W x 45" H
(3) South Windows: 22-1/2" x 67-1/2" (existing stone sill to remain....head height raised to match adjacent window head heights).
We will use wood siding on the north kitchen bay elevation.
I believe that addresses all of the items and additional information you had requested. Please let me know if I missed anything.

NEW QUESTION:

In addition to the work shown on our current COA, Eric Wagner is preparing to replace some of the other windows on the house that have deteriorated. Acker Millwork will be doing these window replacements as well. They are proposing

to take off the existing aluminum combination windows and replacing them with their "Acker Historic Combinations". The sash of these same windows will be replaced with new wooden sash that will match the exact same size, profiles, and details of the existing sash. Do you need us to provide you with any additional information to include this scope of work in the current COA?

Regards,
Kelly Denk

From: Historic Preservation Commission <HPC@milwaukee.gov>
Sent: Friday, September 14, 2018 3:54 PM
To: Kelly Denk <kdenk@vetterdenk.com>
Subject: RE: Wagner - 2205 N Lake Drive

Yes for the first three.

An email stating that you're willing to do wood will suffice. You don't need to do another application.

From: Kelly Denk [<mailto:kdenk@vetterdenk.com>]
Sent: Friday, September 14, 2018 10:27 AM
To: Historic Preservation Commission
Subject: Re: Wagner - 2205 N Lake Drive

Ok, just so i'm clear, you need the following on or before next thursday:

Full elevation drawing of south windows

Window specs (exact size, specs, mftr)

Do you need me to change the siding to wood on my submittal?

Thanks!

Kelly

On Sep 14, 2018, at 8:35 AM, Historic Preservation Commission <HPC@milwaukee.gov> wrote:

Next Thursday at the very latest. I will be out of town most of the following week. Please try to get me dimensions before then. An elevation drawing will also be required for the three windows on the south wall from the nearest corner through to the midpoint of the gable peak. It should be a full height elevation. The Commission requires it for context.

Tim Askin, Senior Planner
Historic Preservation Commission
City of Milwaukee
414-286-5712
Tim.Askin@Milwaukee.gov

From: Kelly Denk [<mailto:kdenk@vetterdenk.com>]
Sent: Thursday, September 13, 2018 6:42 PM
To: Historic Preservation Commission
Subject: RE: Wagner - 2205 N Lake Drive

Tim,

Just checking in to see when you need to have the specs on the proposed windows? Eric is out of the country til Monday, but I'm sure we can get them to you well before the meeting.

Regards,

Kelly Denk

From: Historic Preservation Commission <HPC@milwaukee.gov>
Sent: Wednesday, September 5, 2018 2:50 PM

To: Kelly Denk <kdenk@vetterdenk.com>

Subject: RE: Wagner - 2205 N Lake Drive

At first glance, I will need specifics on the proposed window replacements. Exact sizes, manufacturer, style, etc. The policy has consistently been to require all wood (no clad) and wood storm windows. Trim, muntins, and all details on the front windows will have to be replicated exactly. There may be more flexibility in the design of the kitchen windows. LP siding has also never been approved and wood has been required for siding on primary buildings, regardless of location.

Tim Askin, Senior Planner
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City of Milwaukee
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Tim.Askin@Milwaukee.gov

NEW OFFICE LOCATION
Zeidler Municipal Building
841 N. Broadway, Rm B1

From: Kelly Denk [<mailto:kdenk@vetterdenk.com>]

Sent: Wednesday, September 05, 2018 11:01 AM

To: Historic Preservation Commission

Cc: Eric Wagner

Subject: Wagner - 2205 N Lake Drive

Good Morning,

Please find the attached Application and supporting documents for 2205 N Lake Drive exterior modifications. I can be reached at this email or the phone number below if you need any additional information.

Best Regards,

Kelly Denk

414-759-7887

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