

Askin, Tim

From: Timothy Benkowski <tim@timothyjkitchenandbath.com>
Sent: Tuesday, June 06, 2017 11:03 AM
To: Hatala, Carlen
Cc: Johnson, Bruce; Kelly Shanahan; Barrett Rick; Askin, Tim
Subject: Re: mapNorthLakeDrEstates

Hello Carlen,
Please see responses below.
Thanks,
Tim
CMKBD



On Jun 5, 2017, at 6:13 PM, Hatala, Carlen <chatal@milwaukee.gov> wrote:

Mr. Benkowski,
Thank you for your submission.

We will need some clarification. From your submittal, the changes you are proposing (new window locations, new door location, relocating stoop, removal of canopy above the door, etc.)are all occurring on the north wall of the house, a side wall, is that correct?
That is correct.

The front of the house faces west, Lake Drive, correct?
Yes

The exterior elevation shows the condition after you remodel but we will need an elevation to show what the current conditions look like, with measurements.
I have attached the elevation here. It is a large file so I will send a Dropbox link to the folder where it will be to you and Tim Askin.

It is hard to determine just from the photos. For example, is the side porch and roof being eliminated?
No, just the arched canopy over the existing door.

Where is the entry door and canopy now in relation to this side of the house?
Approximately where the new west window is located.

Where are the windows now that will be removed and replaced with different ones?

See the attached elevation for the comparison. The furthest west window is being eliminated and the door is located in that opening.

In a remodel we need to see existing conditions (exterior only) and proposed conditions(exterior only) to evaluate how this will change the historic property.

My co-worker Tim Askin will be working directly on your review. Tim.askin@milwaukee.gov But you can respond to the two of us.

Thank you in advance for the clarification.

Carlen

Carlen Hatala
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Historic Preservation
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From: Timothy Benkowski [<mailto:tim@timothyjkitchenandbath.com>]
Sent: Monday, June 05, 2017 3:29 PM
To: Hatala, Carlen
Cc: Johnson, Bruce; Kelly Shanahan; Barrett Rick & Maggie
Subject: Re: mapNorthLakeDrEstates

Hello Carlen,

Per Bruce Johnson's email below I am submitting an application for a CoA for a kitchen remodel according to materials attached.

I've included the Application, Job Specifications, Interior floor plan and elevations, exterior elevation, and photos.

Please let me know if there is anything that is needed.

Thank you,

Tim
CMKBD

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<image005.jpg>
<image006.jpg>

<image007.jpg>

P: (414) 224-8552

E: tim@timothykitchenandbath.com

W: www.timothykitchenandbath.com

<image008.gif>

On May 25, 2017, at 9:40 AM, Johnson, Bruce <BAJOHNS@milwaukee.gov> wrote:

Tim:

A separate permit will be required for the kitchen since the bath permit was already issued. The powder room permit, RES-ALT-17-00225, could be linked to the kitchen permit if inspections will be concurrent.

I talked w/ Carlen Hatala at the Historic Preservation Commission and she confirmed she will like an application which can be made online at their website: <http://city.milwaukee.gov/cityclerk/hpc#.WSbqCMsku-p> where you can find the application for a Certificate of Appropriateness (CoA). You will need photos to tell the story of the architectural context, the front as well as the north elevation, in addition to an elevation drawing showing the details of the new window opening. You can reach Carlen at (414) 286-5722 or Tim at ...5712, or chatal@milwaukee.gov.

It should be noted this is also required for any other work at the site as we discussed some weeks ago. I also was reminded that the DNR will likely have to be involved in the pool approval if that is still moving forward, although today there is not much left of the DNR and it may not be an issue since you can just fill in wetlands and destroy prime White Pine forests for a sand fracking mine, or have another community annex your conservation lands so you can build another golf course in a community opposed to the project you're attempting to move forward w/o an environmental impact statement while taking back lands donated to the state for a state park to provide access to your land-locked former conservancy. Okay; now off of my high horse. ;-)

<image001.png>

Bruce Johnson
Plan Examiner

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