

CITY OF MILWAUKEE
2003 AUG -6 PM 4:18
RONALD D. LEONHARDT
CITY CLERK

Fax 3 pages

To: Mr. Ronald Leonhardt
Milwaukee City Hall
200 E. Wells St
Milwaukee, WI 53208
414-286-3781
fax # 414-286-3456

Date: August 6, 2003

From: Etta Clarene (Clare) Chance
4564 Gibson Ave.
St. Louis, MO 63110
office/home 314-534-6303
cell 314-518-4187

ATTENTION: Ronald Leonhardt

Reference: 3230 - 3232 W. McKinley Blvd
Milwaukee, WI 53208

Date: August 6, 2003

Dear Mr. Leonhardt:

This letter is to start the appeal process for the above referenced property.

I wish to appeal the requested removal of the skylights and solar lights that were installed without knowledge of the regulations. For complete details please see the attached Certificate of Appropriateness.

Please notify me as to the next step in this process. Please note, also, that I am still living in St. Louis MO and I must schedule any trips to Milwaukee several weeks in advance of the meeting date.

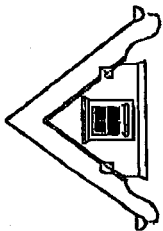
Thank you very much for your help.

Sincerely
Clare

E.C.(Clare) Chance

Page 1

*c.c. Historic Preservation Comm.
Ad. (4)*



Certificate of Appropriateness

LIVING WITH HISTORY

Milwaukee Historic Preservation Commission/809 N. Broadway/PO Box 324/Milwaukee, WI 53201-0524/414-286-5705

Property

3230 W. MC KINLEY BLVD.

Description of work

A new shingle roof, continuous ridge vent, flashings, gutters and skylights were installed.

Date issued

12:00:00 AM

PTS ID 10250

In accordance with the provisions of Section 308-81(9) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for a new shingle roof, continuous ridge vent, flashings and gutters, but has denied the request for four new skylights. The following conditions apply to this certificate of appropriateness:

The four skylights closest to the west slope of the roof (e.g., two round "Sola" lights and two large rectangular skylights) must be removed, in keeping with the guidelines in Living With History. The other roofing, gutter and flashing work that has been done is in keeping with the guidelines and is approved.

All work must be done in a craftsman-like manner, and completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you wish to appeal the commission's decision, you must do so in writing within 20 days after receiving this letter. To begin an appeal process, contact the City Clerk, Mr. Ronald Leonhardt at 414-286-3781, Milwaukee City Hall, 200 E. Wells St. Milwaukee, WI 53202. If you require technical assistance, please contact Paul Jakubovich of the Historic Preservation staff as follows: Phone: (414) 286-5712 Fax: (414) 286-5712 E-mail: pjakub@mkdcd.org.

If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.mkdcd.org/bsjld, or call (414) 286-8210.

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Paul Henningsen, Contractor, Inspector Kristin Stone (286-2520)

07/11/2003 09:37 FAX 2860730

DCD PLANNING DIV.

001

5.A.



**Milwaukee Historic Preservation Commission
Staff Report**

LIVING WITH HISTORY

**6/16/2003
Ald. Paul Henningsen
Aldermanic district: 4**

Property 3230 W. MC KINLEY BLVD.

Owner/Applicant ETTA CLARENE CHANCE Ms. Etta C Chance
3230 W MC KINLEY BL 4564 Gibson Ave.
MILWAUKEE, WI 532080000 St. Louis, MO 63111
Phone: (314) 534-6303
Owner

Proposal A new shingle roof, continuous ridge vent, flashings, gutters and four skylights were installed

Staff reviewer Paul Jakubovich

Staff comments The work was completed before the owner applied for a COA. The project meets the HPC guidelines for the district in all respects except for the installation of the large rectangular skylight and the two round 'Sola lights,' that are approximately 22 inches in diameter. All are on the west slope of the roof. The HPC guidelines in Living With History, P. 14 state "If you must install skylights, vents and modern mechanical equipment place them on the rear of the building so they will not be visible from the public right of way." Three of the four new skylights are clearly visible from the public right of way and a citizen complaint about their installation was made to the city's Department of Neighborhood Services.

Two large skylights installed at 3233-35 W. McKinley Blvd. in 1997 without a COA were removed at the request of the HPC.

Staff recommendation Recommend HPC Denial

Conditions of approval The three skylights closest to the street (e.g., two round "Sola" lights and one large rectangular skylight) that are clearly visible to passers-by on the street should be removed, in keeping with the guidelines in Living With History. The other roofing, gutter and flashing work that has been done is in keeping with the guidelines and can be approved. The rectangular skylight at the far north end of the roof is located towards the rear of the building. It is not visible or barely visible to passers-by and can be retained.

Previous HPC action

Previous Council action

Page 3

07/11/2003 09:37 FAX 2860730

DCD PLANNING DIV.

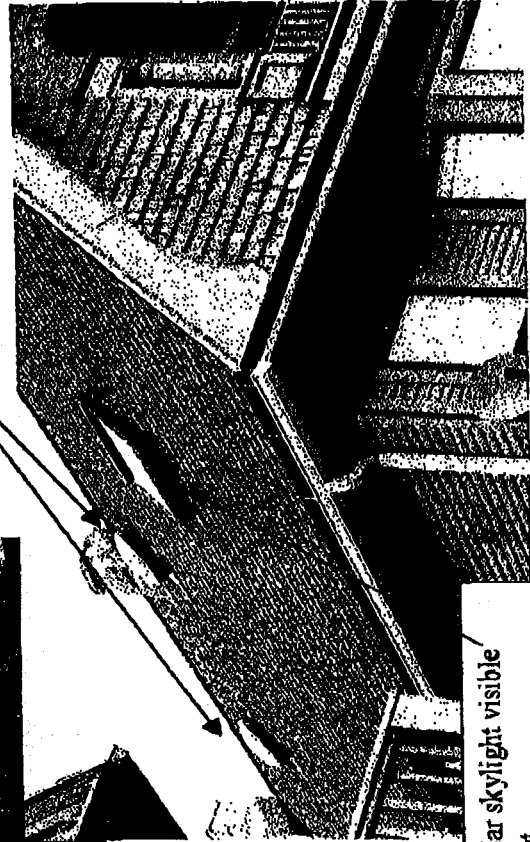
002

To Mr. Ronald DiConato
From E.C. Chance 1/9

3230-32 W. McKinley

Skylights, roofing,
gutters

"Sola" lights visible from street



Rectangular skylight visible
from street

