

STATEMENT IN SUPPORT  
OF  
ALLOWING SKYLIGHTS TO REMAIN AT  
3230-3232 West McKinley Boulevard

Objectives of the Preservation Standards

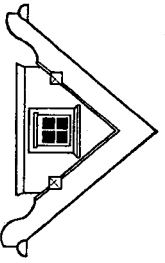
- 1. Give recognition to a cultural resource that is still a viable asset...
- 2. Construction that is sympathetic to its surroundings in style, size, scale, materials and color will be allowed.
- 3. The work is done in a manner sympathetic to the structure's historic character and conformance with good construction practices.
- 4. An addition should be designed to respect the architectural integrity of the major publicly visible elevations of the older buildings around it or should be completely out of sight.
- 5. Property owners will not be forced to ... restore them to their exact original appearance...
- 6. Maintaining and increasing the energy efficiency of a Historic building is encouraged.

Background

- 1. A local contractor (not the lowest bidder) was chosen so as to maintain the historic features and increase the energy efficiency of the building. Over \$ 20,000 was spent replacing and enhancing the roof . The contractor asserted compliance with permit requirements.
- 2. A complaint was filed before any construction was accomplished, so the sky lights under review can not be the issue.
- 3. The owner was not informed that a complaint had been filed until after the new construction had been completed. Although the owner purchased the building on January 30, 2003, the cease and desist notice was sent to the previous owner.

Reasons for retaining the sky lights

- 1. Construction is sympathetic to its surroundings in style, size, scale, materials and color should be allowed.
- 2. The work was done in a manner sympathetic to the structure's historic character, conformance with good construction practices and to accommodate the owner's need for additional light.
- 3. While approximately 300° of the building is visible from the street, only 50° of the building includes the skylights thereby maintaining the architectural integrity consistent with the major publicly visible elevations of the older buildings around it.
- 4. Removal of the skylights would constitute an extreme financial hardship to the owner.
- 5. Had the owner been properly notified of the apparent violation of the preservation standards, this matter could have been resolved prior to the construction of the skylights,
- 6. The owner is committed to maintaining the integrity of the historic standards in Milwaukee and did not intentionally violate any of them.



# Certificate of Appropriateness

**LIVING WITH HISTORY**

Milwaukee Historic Preservation Commission/809 N. Broadway/PO Box 324/Milwaukee, WI 53201-0324/414-286-5705

**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

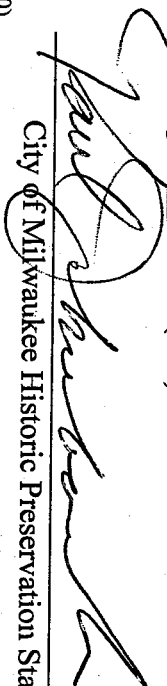
PTS ID 10250

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 on 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 Jakobovich of the Historic Preservation staff as follows: Phone: (414) 286-5712 Fax: (414) 286-5712 E-mail: [pjakub@mkedcd.org](mailto:pjakub@mkedcd.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.mkedcd.org/bjsld](http://www.mkedcd.org/bjsld), or call (414) 286-8210.

  
City of Milwaukee Historic Preservation Staff

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

Remove four skylights installed on west slope of roof

