



CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.

Please print legibly.

RECEIVED

MAR 19 2015

1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)

Old Concordia

ADDRESS OF PROPERTY:

926 N. 34th Street

2. NAME AND ADDRESS OF OWNER:

Name(s): Margaret McCracken

Address: 926 N. 34th Street

City: Milwaukee

State: WI

ZIP: 53208

Email: medievalmaggie@yahoo.com

Telephone number (area code & number) Daytime: 414-213-5823 Evening: same

3. APPLICANT, AGENT OR CONTRACTOR: (if different from owner)

Name(s):

Address:

City:

State:

ZIP Code:

Email:

Telephone number (area code & number) Daytime: Evening:

4. ATTACHMENTS: (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

A. REQUIRED FOR MAJOR PROJECTS:

pending Photographs of affected areas & all sides of the building (annotated photos recommended)

pending Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")
A digital copy of the photos and drawings is also requested.

yes Material and Design Specifications (see next page)

B. NEW CONSTRUCTION ALSO REQUIRES:

_____ Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

_____ Site Plan showing location of project and adjoining structures and fences

**PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS
BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED
AND SIGNED.**

5. DESCRIPTION OF PROJECT:

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached.

Replacement of old roof with same type and style. (Ice and water shield per code, #15 felt paper, dimensional shingles, D style painted aluminum drip edge, W style aluminum flashing in valleys, turtle style metal roof vent).

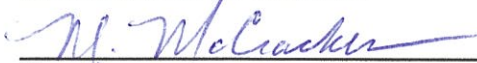
Installation of 3 thermal skylights in roof during replacement for purposes of energy conservation. Details in emailed attachment.

Restoration, repair, scraping and painting of house trim, back balcony and front porch. Restoration and repair of front porch columns, bases and capitals. No change in current appearance, all colors to remain as original.

Please see additional pages attached to a separate email describing nature of request, and also street and roof diagrams. A proper scaled diagram can be supplied by contractor of the exact proposed placement of the skylights if necessary.

(Please refer to the complete, detailed written request that was attached to the email sent to chatal@milwaukee.gov regarding this matter on March 15, 2015.)

6. SIGNATURE OF APPLICANT:


Signature

M. McCracken

Please print or type name

March 14, 2015

Date

This form and all supporting documentation **MUST** arrive by 12:00 noon on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Hand Deliver or Mail Form to:
Historic Preservation Commission
City Clerk's Office
200 E. Wells St. Room B-4
Milwaukee, WI 53202

PHONE: (414) 286-5722

FAX: (414) 286-3004

www.milwaukee.gov/hpc

Or click the **SUBMIT** button to automatically email this form for submission.

SUBMIT

March 14, 2015

Attachment to: Certificate of Appropriateness Application Form

I am requesting a Certificate of Appropriateness (COA) for a new roof and proposed installation of three (3) skylights during its replacement at 926 N. 34th Street, Milwaukee 53208 located in Old Concordia Historic District. The roof will be of the same type and style, including gutters, etc. with no changes other than what is required by code. The skylights are Wasco 22" x 46" venting, self-flashing, double-paned thermal windows—reflecting heat back into the room in the winter and outward in the summer. (Brochure attached). They were chosen not only for their quality and thermal properties, but their beauty and esthetic compatibility to the homes and area.

Many older houses have large attics that for years and years only served as storage and "cold" spaces. Improved insulation, HVAC and other technological advancements has meant that sometimes entire floors can now be used for valuable living space. This was the case with my home when the attic was remodeled sometime in the late 80's, prior to my purchase in 1996. Originally, two sets of small windows at the west and east ends of the attic were the means of ventilating out the summer's heat and keeping the lower levels of the house cool. However, once the free flow of air was disrupted by rooms created in the remodel, this never-efficient method became even less effective than it had been.

The skylights are being requested for the purposes of additional light and energy conservation. Both issues combine in the attic to create an excessive consumption of electricity that the installation of the skylights would significantly reduce. The lack of available natural light means unnecessary dependence on artificial lighting for approximately 10 or more hours per day. An air conditioner must be run almost constantly during the summer and in the winter additional electric heating is a must. All of these factors together (lights, heat and air conditioning) account for probably half of my total electric consumption averaged over all seasons (excluding necessary constants, such as a fridge, etc.)

The skylights would provide natural light all year (eliminating artificial lighting during the day), ventilate out the collected heat that has risen to the attic from the rest of the house in the summer, and help heat the area in the winter. The intended location on the south face of the roof receives the greatest and longest amount of daylight year round and is the best source for passive solar heat during the winter months. The temperature gain is significant.

Federal Energy Tax Credits remain in place until 2016 for installation of Energy Star efficient skylights and windows. All exterior trim and woodwork, including the porch and balcony, is to be restored and repaired to its original condition. It will be scraped and painted to the existing color. Skylights will provide a well-lit, hugely improved energy-efficient, livable space. Combined with the exterior work, the property value will increase and stabilize/raise the surrounding area values.

I took a very careful survey both walking and driving to determine how much visibility the skylights might have from the roadway. They would be installed on the back (eastern) half of the roof and as a result are largely shielded from view by adjoining properties and tree growth. Attached is a birds-eye-view map of the house and the only two areas where they could potentially be seen from are marked on the sidewalk areas for reference.

Where the middle (2nd half) of the roof first becomes visible is at the south edge of the alley (north of VCY) on the west side of 34th street. Line of sight continues for a distance of approximately 60' to the midpoint of the property at 921 N 34th Street, then ends. This is approximately in line with the edge of the house at 920—across the street on the east side. The only other place the skylights could potentially be visible is on W Kilbourn Avenue between 3308 and 3320 where there is a vacant currently. The view would start at the tree directly in front of 3308 and continue for about 80' west. At this point the roof edge of 3320 blocks the line of sight to roof where the skylights would be. (There was a house on that lot when I bought my property, entirely blocking my own from view.) If another house is built on it again, the only visibility would lie on N. 34th as previously described. There is no casual view from any other property or angle, or in any of the alleyways due to obstructing buildings or tree growth.

I understand that the purpose and mission of the Historic Preservation Commission is to protect and perpetuate property of “special architectural character or special historical interest or value”. My particular property is historically significant only because of its age and original style— it has been altered in many ways over the years. It is doubtful that there is anything on the exterior that is original to it anymore. It is aluminum sided—done prior to the creation of the HPC. It is almost certain that there was also a large bay window in the dining room on the south wall that has been replaced with the present long clerestory-type one. The rear balcony was replaced in 2006 to replicate what was already there at the time, but that balcony itself was not original because the supports for it had been cut into the back door frame.

The skylights are not planned for placement into a pristine, untouched example of period historic architecture and design. They will not compromise the style or “special architecture character” of the home (late Victorian) nor are they out of scale with the current structure.

As the criteria requires they will not “destroy or adversely affect any exterior architectural feature of the improvement upon which the work is to be done”. Ultimately, a roof is not permanent and skylights only a temporary modification thereupon. The roof has been replaced many times since the house was constructed, and no doubt will be done many more times going forward. There is to be no removal of original material historically significant to the time. In the event that the skylights are no longer wanted at some future point, they only need to be taken out, the openings sheeted over and then re-shingled. There will be no permanent, unwanted impact to the structure.

Skylights are historically compatible with the time period as a whole, and over the Midwest geographically. They are not anachronistic or an anomaly for the time, but were used in all

types of architecture during the 1800's and early 1900's. Roof skylights are showcased in an attic bedroom on the Wisconsin Historical Society's website, and only brief research provided Kingman Place Historic district in Des Moines, Iowa as an example of Midwestern skylights. From an earlier period, Thomas Jefferson had thirteen installed when he built Monticello. "Whether I retire to bed early or late," he wrote, "I rise with the sun."

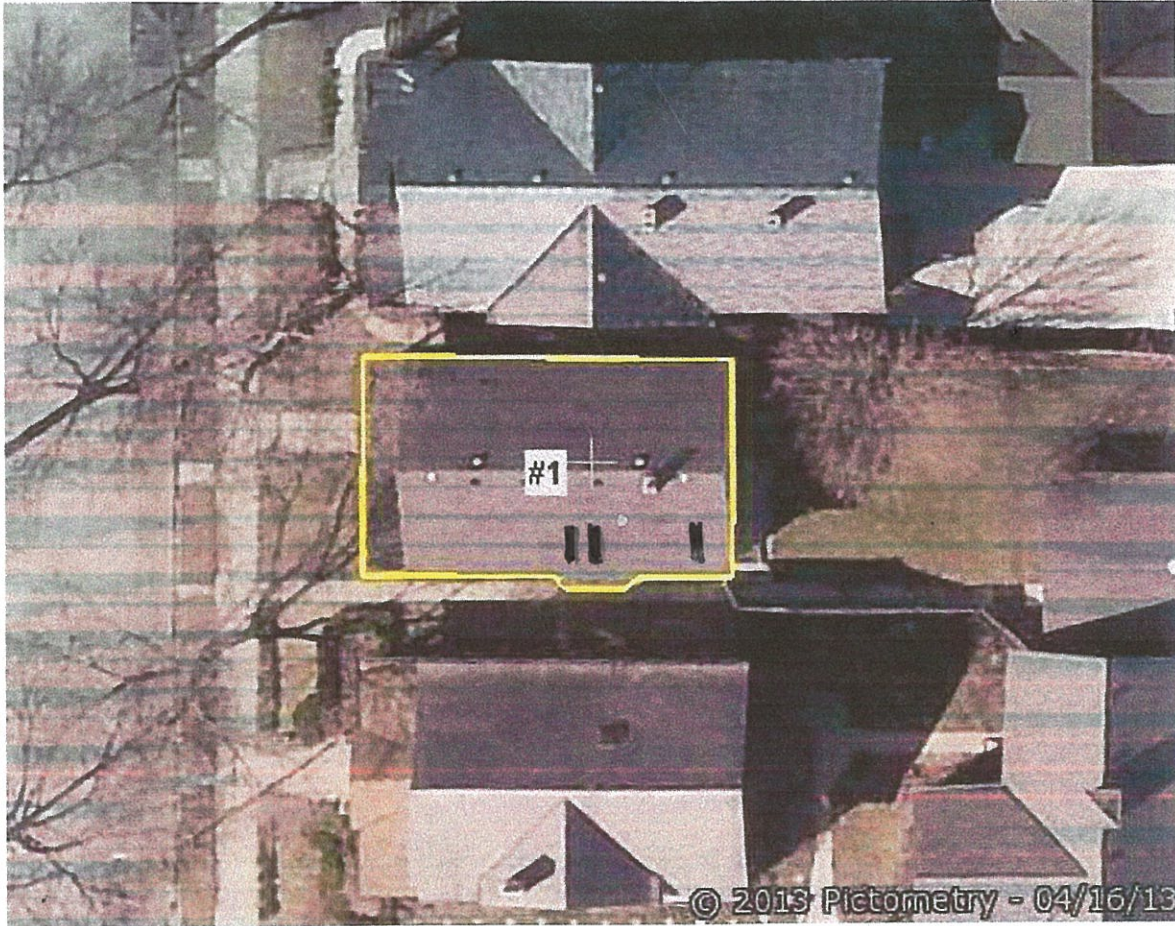
I have great respect for the goals and mission of the Historic Preservation Commission. The criteria as provided for in the city codes and state statutes will not be violated by installation of these very lovely skylights. My home gives me great happiness, and I would like to fully, comfortably and economically enjoy a naturally well-lighted space—particularly in the depths of winter. As both an archaeologist and historian I researched the period, and then with due diligence checked any right-of-ways from which the skylights might be visible. When balancing installation of historically consistent skylights against continuing high heating, cooling and lighting costs inhibiting the full use of my house, I hope the Commission will approve the Certificate of Appropriateness I'm requesting. Basic information is attached, and any scale drawings or plans will be submitted if necessary.

Thank you very much for your consideration.

Maggie McCracken
926 N. 34th Street
Milwaukee, WI 53208
414-213-5823
medievalmaggie@yahoo.com

Attachments: -brochure for Wasco skylights
-birdseye view of house/block, marked where skylights would be visible on street
-birds-eye view of roof, marked with proposed placement of skylights (this is not to scale, but meant only to give an idea of where they are intended to go.)



REPORT DETAILS


Roof #1 Area: **22 Squares**

Predominant Pitch: **14**

This report only includes up to two structures on the property. The pitch has been factored into the calculation with no waste. Please upgrade to a Premium Report to receive measurements for additional structures.



Satisfaction Guaranteed
www.eagleview.com/Guarantee

Upgrade Your Report!

QuickSquares is a report used to estimate the overall size of the roof; for material-ordering accuracy, contractors should upgrade to a Premium Report. The price of your QuickSquares report will be deducted from your upgrade.

A Premium Report includes:


- 3D Roof Diagram
- Aerial Images (Top, N, S, E & W)
- Waste Calculation Table
- Square Footage Pitch Table
- Length Diagram
- Notes Diagram
- Report Summary
- Area Diagram
- Pitch Diagram
- Customizable Report



Imagery Date: 4/4/2014 43°02'31.57" N 87°57'21.10" W elev 694



90'