



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5712

Property Description of work

114 - 116 - 118 - 120 W. Reservoir

Brewers Hill HD

Priority repairs performed first: - Remove entire existing rotting/warping decking on central decking identified during walkthrough, along with four (4) sets of stair treads/risers (also likely to replace stringers on at least the two larger sets of entry stairs in the middle)- Replace warped tongue & groove decking with clear 5/4" douglas fir tongue & groove decking- Replace existing rotting wood stair treads/risers/stringers with pressure-treated lumber- Examine existing floor joists under center deck to determine current condition, make recommendations for repair/replacement as necessary.

Remainder of Carpentry: - Remove remainder of rotting wood on fifteen (15) handrail column wraps (each with varying level of scope), bases, fluted wraps, and one handrail top cap at East entry- Remove existing handrail sections as needed in order to perform carpentry repairs and re-install them once complete- Make repairs to existing cement-mounted posts by installing new, metal-mounted interior post frames and then re-install existing wraps as needed remaining HPC compliant- Demo rotting wood on three (3) partial flat decking platform extensions, one heavily sinking, and dig footers to pour concrete forms as identified during walkthrough- Replace rotting decking wood with T&G douglas fir - Replace rotting handrail wood section near right front entry of home with appropriately spliced lumber- Fabricate new handrail section for small portion missing on front right handrail (source, purchase, deliver, and install balusters as well.

5/4" Clear Douglas Fir Tongue & Groove: - - Porch decking lumber used for porch flooring alone. Includes delivery. 1" x 6" or 1" x 8" Cedar:- Can be used for handrail wraps, column bases, or fluted panels White Oak 1" Lumber can also be used for fluted panels, handrail post caps, base of column wraps Remainder of lumber: - Pressure treated lumber for unseen 4" x 4" post/column material and 2" x 12" stair stringers Stair Tread Replacement Lumber. Paint all exposed wood to color of owner's choice.

Date issued

2/26/2024

Under the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has granted a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion. Note: when new, bare wood is left exposed to the exterior elements for a period of only a week or two, the life of the paint job subsequently applied to it will be decreased. The use of a decay-resistant wood for is required for porch areas.

Pressure-treated lumber may be used for non-visible, structural material as described above.

All work must be done in a craftsman-like manner. 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 require technical assistance, please contact Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: hpc@milwaukee.gov.

Permits and timeline

You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details www.milwaukee.gov/lms (414) 286-8210. If permits are not required, work must be completed within one year of the date this certificate was issued. If permits are required, permits must be obtained within one year of the date this certificate was issued.

A handwritten signature in black ink, appearing to read "Tom Adams". The signature is fluid and cursive, with a large initial "T" and "A".

City of Milwaukee Historic Preservation