

## 1119 E Charles F. Forsythe House, Peltz Gallery

### Submittal for Exterior Enhancements and Alterations

We represent new owners of this building as of August 2025. We understand the Peltz Gallery has undergone unauthorized renovations prior to the purchase. We intend to bring the property to its former attractive state.

We intend to complete the following with the approval of the Historical Commission of Milwaukee

Below please find a listing of items and reference sheets for approval

### ITEM 1. Privacy Fencing

**Intention:** Return fence to North Side of Property. Provide secure parking access and screening for tenants of the building

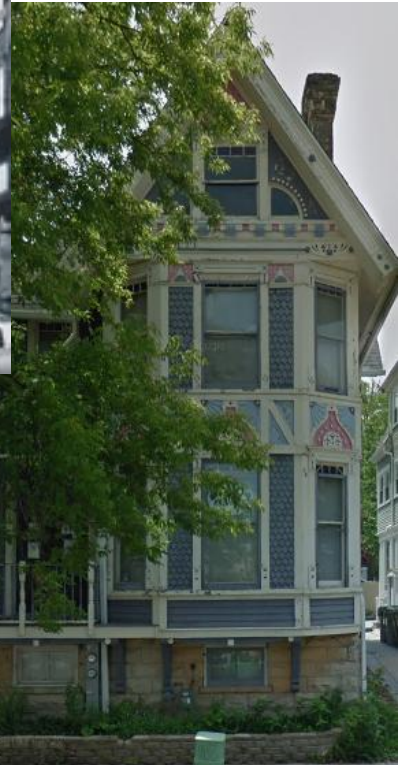
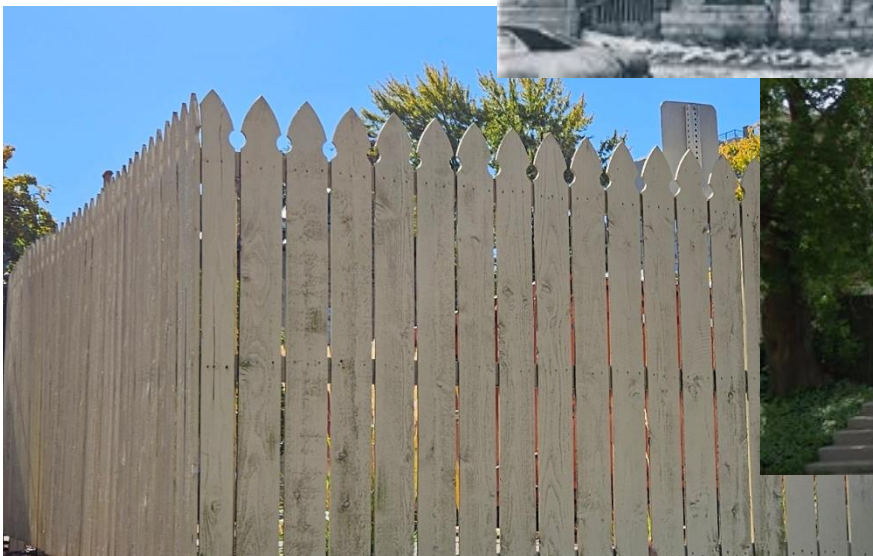
Historical Data to Support Fencing: Photos as early as 1970s show a fence along the Northern Property line

#### **Proposed New Fence:**

Cedar, with decorative cut-out to match the existing at 1241 N Franklin Place



Proposed:



## **Item 2: Completion of Stairs**

Intention: Complete already approved Staircase Railing. Stairs were built per approval but are incomplete. We propose to add a decorative cap (round) to the tops of the posts (see photo below).



## **Item 3: Removal of colored and stamped, decorative concrete from conditions**

Intention: We believe stamped concrete was never used at this property. The old owner already has concrete poured and has a stamped pattern but it is not colored. We intend to complete the historical restoration on the remainder of the property but feel this item will not be seen from the public right of way and is inconsistent with the historical record. We kindly petition for the removal of this condition

## **Item 4: Installation of decorative metal rail at front steps**

Intention: At some point a metal railing was removed at the front steps. We seek to install a new rail per current residential building code. We would like to use a system to match the existing wooden rails at the stairs. The new system is aluminum, painted black and will not rust.



**Historical Image**

### **Proposed:**

<https://diggerspecialties.com/products/railing/aluminum-railing/>



**Item 5: Removal of HVAC equipment and relocation to rear of building**

**Intention:** We would like to present an accurate historical presentation to the City while providing modern comfort to the tenants. The old owner located air conditioner condensers at East side of the building.

**Proposal:** Relocate them to the rear of the property facing a parking lot. We intend to conceal electrical behind an enclosed conduit

**Example of Conduit Product (can be painted)**



**Proposed Location of Units**

