

DATE: June 10, 2019

TO: Tim Askin and Carlen Hatala
Milwaukee Historic Preservation Staff

FROM: Dale and Renata Bunger
2045 N. 2nd Street, Brewers Hill Historic District

SUBJECT: 2045 N. 2nd Street, Corrective Work and Expansion

This past weekend the shingles on the relatively new rear addition of our home simply slid off the roof. Most roofing shingles have a lifespan of at least 20 years and do not slip off unless installed incorrectly. The previous owner purchased the home in a blighted state and performed work on the property without building permits and COA approval. He received the building permit and COA retroactively in 2013, unfortunately allowing his defective work to slip through. We purchased the home in 2015 but did not fully occupy until 2016 and soon after began to fully understand the previous owner's defective and shoddy workmanship.

We believe the previous owner built the new rear addition around 2012. In the original section of the house he removed the ceiling joist, causing both the rafters and ridge board to sag and walls to bow out. We hired an engineer to design rods to replace the structural supports he removed and stop the bowing, but this is only a temporary fix. We also discovered he used undersized floor joist causing the first floor of the new addition to eventually sag. And, he improperly installed the siding and trim resulting in water damage and pop-offs.

We are committed to repairing and maintaining the original section of the house as much as possible and would like to remove the defective work performed by the previous owner on the rear addition. The proposed new rear addition will be modeled after 1821 N. 2nd Street, a similar property in the historic district that received the 2006 Cream City Award and is located 2 blocks from our home.

Proposed Scope of Work

Original House:

Repair/Replace roof structure and system to correct all defective work while maintaining historic appeal.
Correct bowing walls.
Replace defective siding and trim with appropriate historic materials.
Repair/replace porch sections damaged by water and insects.

Rear Addition:

Remove defective and poorly installed rear addition by previous owner.
Repair/rebuild foundation and expand 9' south to create 20' x 29' footprint. (West/rear footprint will remain the same.)
Build new 2-story structure with lowered first floor to maintain modest roof profile no taller than 6' of the original structure.
Maintain historic appeal and use materials approved by the Milwaukee Historic Preservation Commission.
Maintain wood trim and water table, wood windows and appropriate siding on original and new addition.

Attachments:

1. Signed Application
2. Survey
3. 2045 N. 2nd Street Defective Work
4. Proposed Plan to Correct Defective Work (4a-4i)
5. Modeled After 1821 N. 2nd Street, 2006 Cream City Winner
6. Solar Panel Application