



CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.

Please print legibly.

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

Reservoir Heights Condo Association - Brewers Hill

ADDRESS OF PROPERTY:

114 - 120 W. Reservoir Ave.

2. NAME AND ADDRESS OF OWNER:

Name(s): Michael Hanson, Mark Przyblski, Rakesh Baruah, Brian Lamborne

Address: Unit 114, Unit 116, Unit 118, Unit 120

City: Milwaukee

State: WI

ZIP: 53212

Email: hansonmike61@yahoo.com

Telephone number (area code & number) Daytime: 414-333-2379

Evening: 414-333-2379

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:

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

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.

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 via email.

We are restoring our front porch deck, railing, trim etc. by removing and replacing rotted trim, planking, fluting etc. with HPC approved materials.

We are not changing the structure or design of the porch at all. All existing spindles and lumber that has not deteriorated will be re-used. The finished design of the porch will be true to the existing design.

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 complaint- 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 as likely required by the HPC- 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 likely accepted for unseen 4" x 4" post/column material and 2" x 12" stair stringers Stair Tread Replacement Lumber: - TBD from HPC COA review.

I've attached the work proposal as well as photos of the porch in it's existing condition. Please let me know if you need anything additional from myself. We are waiting on this approval to start work and the porch has become a safety concern. Thanks so much.

6. SIGNATURE OF APPLICANT:

Michael Hanson
Signature

Michael Hanson
Please print or type name

2/15/2024
Date

This form and all supporting documentation MUST arrive by 4:00 pm (11:59 pm via email) on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Mail or Email Form to:
Historic Preservation Commission
City Clerk's Office
841 N. Broadway, Rm. B1
Milwaukee, WI 53202

PHONE: (414) 286-5712 or 286-5722 hpc@milwaukee.gov www.milwaukee.gov/hpc

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

SUBMIT



Overview



East Side



East Side



East Side



East Side Overview

West Side



West Side Overview





East Side To Upper Porch



West Side To Upper Porch

A FATHER & SON CO.

Can-Do REMODELING

ESTIMATE #9

SENT ON:

Feb 13, 2024

RECIPIENT:

Mike Hanson

114 - 120 West Reservoir Avenue

Milwaukee, Wisconsin 53212

Phone: 414-333-2379

SENDER:

Can-Do Remodeling

2510 B South Kinnickinnic Avenue

Milwaukee, Wisconsin 53207

Phone: (414) 405-2718

Email: contact@can-do-remodeling.com

Website: www.Can-Do-Remodeling.com

SENT ON:
Feb 13, 2024

Product/Service	Description	Unit Price	Total
Front Porch Repair & Replace Carpentry (Labor)	<p>Prep for project as needed:</p> <ul style="list-style-type: none"> - Speak with historical committee to confirm aesthetic/build requirements to perform repairs before beginning - Confirm any required changes of scope in order to comply with HPC with client(s) before beginning project <p>Priority repairs performed first:</p> <ul style="list-style-type: none"> - 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 <p>Remainder of Carpentry:</p> <ul style="list-style-type: none"> - 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 complaint - 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 as likely required by the HPC - 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) <p>[Estimate includes carpentry labor, pressure-treated framing lumber, disposal of existing rotted wood, delivery of all materials, and call fasteners & framing ties. Estimate does not currently include permitting, inspections, engineering drawings for HPC approval if required, or replacing entry decking on either two condos front entries but can be adjusted to do so if requested.]</p>	\$13,190.00	\$13,190.00

SENT ON:

Feb 13, 2024

Product/Service	Description	Unit Price	Total
Estimate Total Materials (Lumber) Cost:	<p>5/4" Clear Douglas Fir Tongue & Groove: - - Porch decking lumber used for porch flooring alone. Includes delivery.</p> <p>1" x 6" or 1" x 8" Cedar: - Can be used for handrail wraps, column bases, or fluted panels</p> <p>White Oak 1" Lumber: Can also be used for fluted panels, handrail post caps, base of column wraps</p> <p>Remainder of lumber: - Pressure treated lumber likely accepted for unseen 4" x 4" post/column material and 2" x 12" stair stringers</p> <p>Stair Tread Replacement Lumber: - TBD from HPC COA review</p>	\$3,319.00	\$3,319.00
Exterior Painting:	<p>Prep: - Allow dry time if needed for lumber to dry out moisture - Scrape all flaking, failing paint from non-repaired already painted wood as needed - Caulk or vulkem all gaps on existing and new carpentry as needed</p> <p>Scope: - Prime all newly installed lumber with exterior-grade oil-based primer (Sherwin-Williams' "Exterior Oil-Based Wood Primer") - Take paint swatches from existing porch to Sherwin Williams' and have existing blue/white colors matched as needed - Paint all full handrails, handrail posts, decking (if lumber), existing front deck skirting, and fluted front columns with single top-coat to cover in either their respective white or blue colors (Sherwin-Williams' exterior "Duration" grade)</p> <p>[Estimate includes all painting labor, exterior primer, top-coat finish paints, and sealants as outlined above.]</p>	\$5,400.00	\$5,400.00

Optional

A deposit of \$5,964.73 will be required to schedule.

Can-Do REMODELING

ESTIMATE #9

SENT ON:

Feb 13, 2024

This estimate is valid for the next 30 days, after which values may be subject to change.

Terms & Conditions:

Thank you for the opportunity to improve your home! We look forward to working with you on your project.

Our software enables us to determine if the estimate sent has been opened and read. Can-Do Remodeling reserves the right to withdraw estimates sent over 30 days if they are read but acceptance of the estimate is still delayed. CDR also reserves the right to retract any estimate discounts offered.

Accepting Estimates:

We politely request a "Scheduling Deposit Check" (a % of your project total) to confirm acceptance of an estimate and lock-in a place on our schedule for all projects. Projects which take longer than one week to complete will require additional weekly progress payments towards the project's total. Payments made with credit/debit cards are subject to a 3.9% convenience fee. We reserve the right to request larger Scheduling Deposits or Commencement Checks (which can vary, depending on the size of the scope for a project, materials needed, scheduling commitment required, etc.). Deposits by mail can be sent to our address listed at the top of this form.

Cancellations:

Estimates accepted in writing may be cancelled up to 48 hours without penalty. After 48 hours, clients cancelling their project will forfeit their paid deposit, or if no deposit is paid, will be billed a \$150 Cancellation Fee

Estimate Pricing:

Our estimates are competitively priced, so our normal rates are discounted when the quantity of work is higher. If an estimate is accepted by the client and then afterwards said client lowers the overall quantity of work, the quoted rate(s) are subject to increase. Estimates provide pricing for labor and construction only, not for teaching of skills or transfer of our trade knowledge.

Payments:

Any remaining balance due at the completion of a project is due immediately. Delayed payments are subject to late fees. We are not a net-30 company, so if paying by check please have check ready in-person on day of completion. Checks can be made payable to "Can-Do Remodeling" and provided in person. Payments "in the mail" are not the same as payments made to a representative immediately upon the completion of your project are subject to late fees unless otherwise agreed upon. Payments cannot be withheld for any reason.

Agreement:

Only terms explicitly communicated and acknowledged in writing between both parties will be acknowledged as part of the entire agreement. Can-Do Remodeling is not bound by any oral expression, representation by agent on a client's behalf, or separate handwritten notes outside of the estimate scope left for Can-Do Remodeling which may be lost or easily misplaced.

Warranty of Materials & Workmanship:

Can-Do Remodeling provides a ninety (90) day warranty for the material furnished from completion unless otherwise stated in writing and agreed upon by both parties. No warranty is provided for any of the lumber, materials, fixtures, finishes, labor provided by subcontractors hired by either Can-Do Remodeling or client, or remaining goods provided by the client unless otherwise expressed and agreed upon in writing. Any alteration, additions, or repairs made by others, unless authorized and agreed upon in writing by Can-Do Remodeling, will be cause to terminate Can-Do Remodeling's obligation under this contract.

Additional Terms:

Can-Do Remodeling will not survey other contractor's work during a project and report back to a client with our opinion on their work. Can-Do Remodeling reserves the right to charge clients additional rates for any of the following reasons: Continual interruption of work, telling our team members how to perform their job, or leaving furniture/possessions in the working area which will need to be moved by Can-Do Remodeling in order to complete the work. Our trade work is a culmination of man hours, overhead expenses, materials, resources, research, skills, years of hard work, & more - which are applied directly to a project's estimated cost. If a client would like to achieve a specific level of quality it is the client's

Subtotal	\$21,909.00
CC Conv. Fee (3.9%)	\$854.45
Tax (5.0%)	\$1,095.45
Total	\$23,858.90

SENT ON:

Feb 13, 2024

Notes Continued...

responsibility to communicate it in writing in advance of the project commencing so that the project budget can match their expectations. By accepting our estimate you agree to all Terms & Conditions listed in this document.

Signature: _____ Date: _____