



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)**

First Ward Triangle District - Charles S. Forsythe House

ADDRESS OF PROPERTY:

1119 E. Knapp St, Milwaukee WI 53202

2. **NAME AND ADDRESS OF OWNER:**

Name(s): Daniel Slade

Address: 1660 N. Prospect Ave Unit 2702

City: Milwaukee

State: WI

ZIP: 53202

Email: dhslade@gmail.com

Telephone number (area code & number) Daytime: (217) 390-5149

Evening:

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

Name(s): Justin Marquis

Address: 313 N. Plankinton Ave Suite 208

City: Milwaukee

State: WI

ZIP Code: 53203

Email: jmarquis@abacusarchitects.net

Telephone number (area code & number) Daytime: (920) 452-4444

Evening: (608) 630-6607

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.

The main element we wish to adjust to the exterior of the building is with regards to improving the accessible access into the building. See attached page for general exterior work scope and additional information.

The elevation change from the sidewalk to the existing first floor of the building is 6'-8", therefore we will need to install an exterior vertical platform lift, since providing an accessible ramp with landings is impractical for the site. We have provided (2) designs for possible applications of this lift for your review.

1.) The first option would place the lift towards the front of the building with direct access from the sidewalk. We would need to remove the existing (deteriorated and cracking) concrete steps and pour a new set of steps to reach the side yard grade. We would then need to extend the existing porch approximately 6'-4" to the east with a 2'-0" addition to the south. This would allow us to provide the clear space and turning radius necessary for the lift. The existing staircase at the front of the porch would either be reused or replaced depending on the condition it is upon removed in order to complete the work. All porch decking, posts, skirting, and railing will match the existing porch in style, size, and color.

2.) The second option would place the lift towards the back of the building by creating a walkway from the sidewalk to the back porch. To accommodate the lift with clearances we would need to extend the existing back porch 5'-0" to the east and 2'-0" to the north. To create an accessible path from the sidewalk we would need (2) retaining walls to handle the steep grade. We are proposing the attached landscape stone for the wall that matches the existing stone base of the house in color and style. We are proposing a sloped surface from the sidewalk to a lower walk at the landing of the lift. The surface will be at a 1:20 pitch so as to not require handrails and provide positive drainage of the site. A guardrail will be required at the top of the retaining walls. Given the tight existing conditions of the site at the back location, a poured concrete retaining wall will be required immediately adjacent to the lift to leave enough clearance for the back porch stair to exit to grade. Given most of this surface will be obscured by the lift there is no cladding planned for this surface. We will then need to remove the existing concrete steps at the front and pour a new set adjacent to the retaining wall. We will also need to add a 3'-5" addition to the east of the existing front porch. Both existing staircases at the porches would either be reused or replaced depending on the condition they are in upon removal to complete the work. All porch decking, posts, skirting, and railing will match the existing porch in style, size, and color.

(SEE ADDITIONAL PAGE FOR MORE INFORMATION)

6. SIGNATURE OF APPLICANT:

Signature

Justin Marquis

Please print or type name

4/14/2022

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 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.

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

Additional pages for "Certificate of Appropriateness Application Form" –
City of Milwaukee Historic Preservation Commission

5. Description of Project:

We are requesting guidance from the HPC in which option would be acceptable to move forward with. While the 1st option places the lift towards the front of the building, it is our option that it reduces the amount of unnecessary alteration as much as possible to the exterior and would be our preferable choice. The increase scope and cost to accommodate the walkway, retaining walls, guardrails, and both porch extension in the 2nd option puts a strain on the project budget as it would be well above the 20% disproportionality requirement and take over most of the project budget. We also have some constructability issues regarding the new retaining wall with it being so close to the adjacent property and its fence. We foresee needing to remove the neighboring fence to perform the work and feel that it would add to the extra cost to the construction.

Other exterior work to be performed:

A general note for the exterior scope of the projects is cleaning and refinishing all of the existing siding by stripping the existing wood siding and trim elements and providing new paint. The elevations will remain the same with regards to trim, moldings, scalloping, freezes, and decoration.

Existing windows and storm windows are to remain. They will be stripped, repainted, recaulked and have new weather stripping to provide improved thermal efficiency. If needed, replacing severely damaged or missing siding and trim elements are to be made with wood that matches the size and design of the original feature. Modern wood epoxies will be used to make repairs to difficult to replace rotten wooden trim, window units, doors and porch columns.