



## 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)

Brewer's Hill

ADDRESS OF PROPERTY:

1945 N. 2nd Street (main house) & 1943 N. 2nd Street (rear cottage)

2. NAME AND ADDRESS OF OWNER:

Name(s): Rodney and Bethany Sanchez

Address: 1945 N. 2nd Street

City: Milwaukee

State: WI

ZIP: 53212

Email: rodneysanchez@hotmail.com

Telephone number (area code & number) Daytime: 414-278-1240 x22 Evening: 414-315-1660

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

Name(s): To be determined

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.

Please see attached scope of work and project specifications.

6. SIGNATURE OF APPLICANT:

  
Signature

Rodney Sanchez

Please print or type name

March 5, 2014

Date

This form and all supporting documentation **MUST** arrive by 12:00 noon 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.

Hand Deliver or Mail Form to:  
Historic Preservation Commission  
City Clerk's Office  
200 E. Wells St. Room B-4  
Milwaukee, WI 53202

PHONE: (414) 286-5722

FAX: (414) 286-3004

[www.milwaukee.gov/hpc](http://www.milwaukee.gov/hpc)

**Scope of Work**

Date Scope Prepared: 2/22/2014  
Buyer: Rodney and Bethany Sanchez  
Proposed Property: 1943-45 N. 2nd Street  
Rehab Specialist: Elizabeth Ferber

All work must conform to the City of Milwaukee CDGA Rehabilitation and Technical Specifications and Performance Standard dated February, 2006 and the NIDC Addendum to Specifications, dated August 23, 2007. These items provide an outline of materials requirements and performance expectations. Current version of these specifications can be obtained at <http://city.milwaukee.gov/RehabilitationTechni16398.htm>  
Standard Window Treatment: Any task that disturbs a previously painted surface shall be performed by properly certified personnel and requires Milwaukee Health Department notification. Standard window treatment and window replacement shall be performed by properly certified personnel and requires a Milwaukee Health Department permit.  
Miscellaneous: The contractor is responsible to field verify all measurements, the amount of materials needed, and the number of windows in the building. If any item in this scope calls for a certain manufacturer, model number, or approved equivalent of a particular item, and that item is to be substituted, both NIDC and the owner must approve the substitution in writing as a part of the

**Scope of Work**

**Bid**

**EXTERIOR PROPERTY**

A	<b>Storm Window Replacements - Replace existing or missing wood storms with new wood storms, spec: Andersen</b>
1	1st fl. Living Room Center Oversized Storm
2	1st fl. Living Room East Oversized Storm
3	2nd fl. Living Room East Standard-Sized Storm
4	2nd fl. Living Room West Standard-Sized Storm
5	Cottage Library Oversized Wood Storm
6	Cottage Library Oversized Wood Storm
B	<b>Storm Window Replacements - Field measure, fabricate, caulk and install an enameled aluminum, double hung, triple track storm window with fiberglass screen. Storm window meeting rails must align with meeting rails on prime window and weep holes must drain. Owner to specify color at the time of project commencement. All colors offered by manufacturer should be offered to owner as options.</b>
1	2nd fl. Bath Standard-Sized Storm
2	Cottage Living Room - Oversized Storm
3	Cottage Living Room - Oversized Storm
4	Cottage Dining Room - Oversized Storm
5	Cottage Dining Room - Oversized Storm
C	<b>Primary Window Replacements - Replace existing window unit with a wood, exterior aluminum clad, double hung, double glazed, one-over-one replacement window kit complete with 2 sash, insulated and weather stripped vinyl jamb liners, screen, hardware, and weatherstripping. Use Marvin Tilt Pac Kit or Kolbe and Kolbe Classic Replacement Sash Kit. Repair all walls disturbed by removal and installation. Clean glass. In bathroom, use obscure glass.</b>
1	Cottage Living Room - Oversized Primary
2	Cottage Living Room - Oversized Primary
D	<b>Trim</b>
1	Repair deteriorated window and house trim as well as window sills with Abatron wood epoxy, restoring the original shape and strength of the trim.
E	<b>Siding</b>
1	Remove damaged siding to the joint over nearest stud. Apply matching radial sawn siding to walls with galvanized nails. Break all seams over studs. Prime ready for top coat.
2	Replace damaged gable siding. Remove damaged and deteriorated shingles. Install 18" #1 cedar shingles with an 8" exposure using aluminum or galvanized nails.

**WOOD ONLY**

**WOOD ONLY**

**Total BID PROPOSED**

Contractor Submitting Bid

Date

## Main House – 1<sup>st</sup> Floor

### Living Room Center Window Storm Replacement

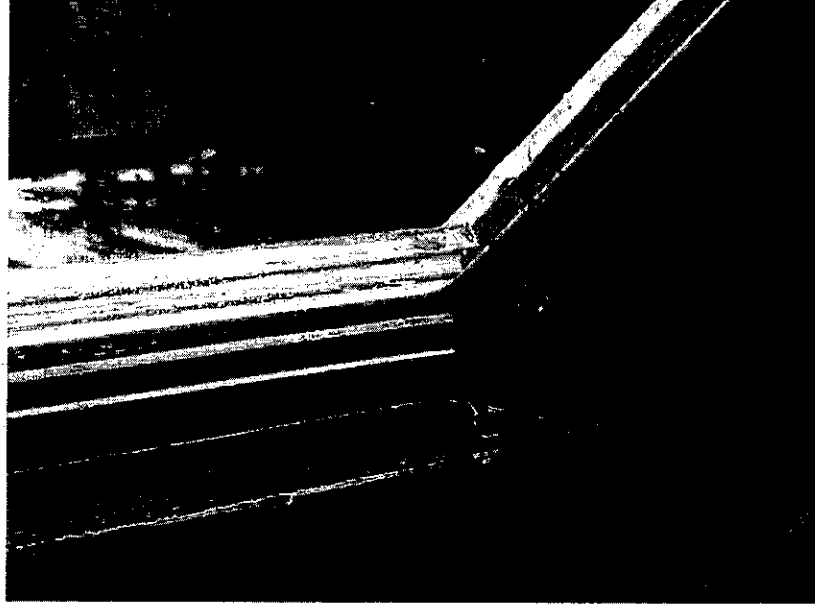


Wood storm being replaced with new wood storm.

New storm layout will match the primary window's smaller top windowpane/larger bottom windowpane placement.

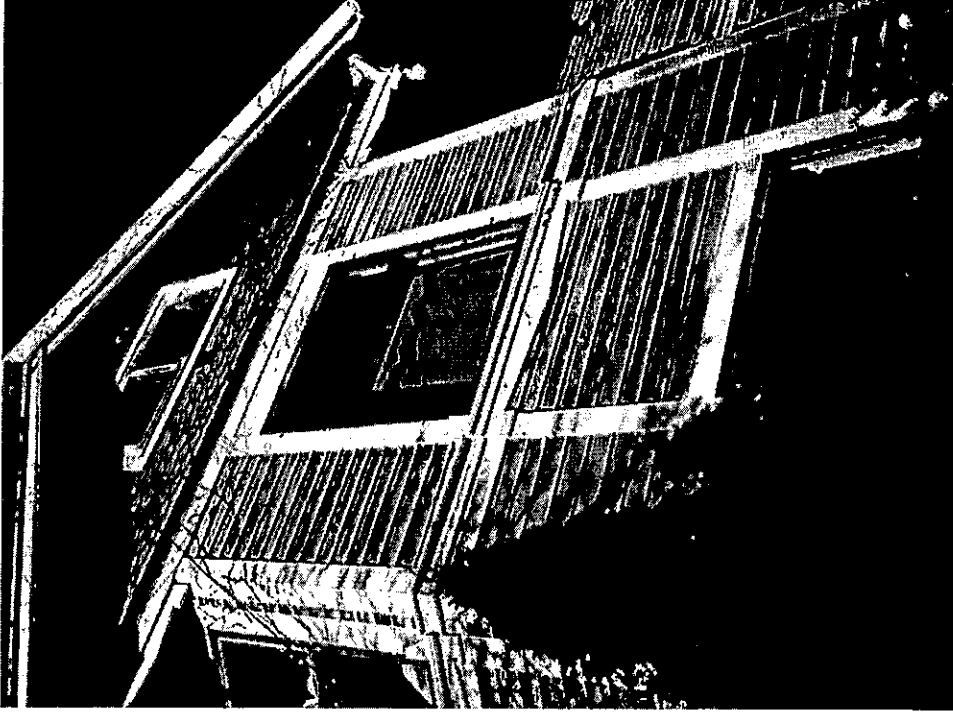
(Exterior photo of storm window not available due to landscape)

## Main House – 1<sup>st</sup> Floor Living Room East Window Storm Replacement



East Living room  
storm – wood  
original storm  
being replaced  
with new wood  
storm

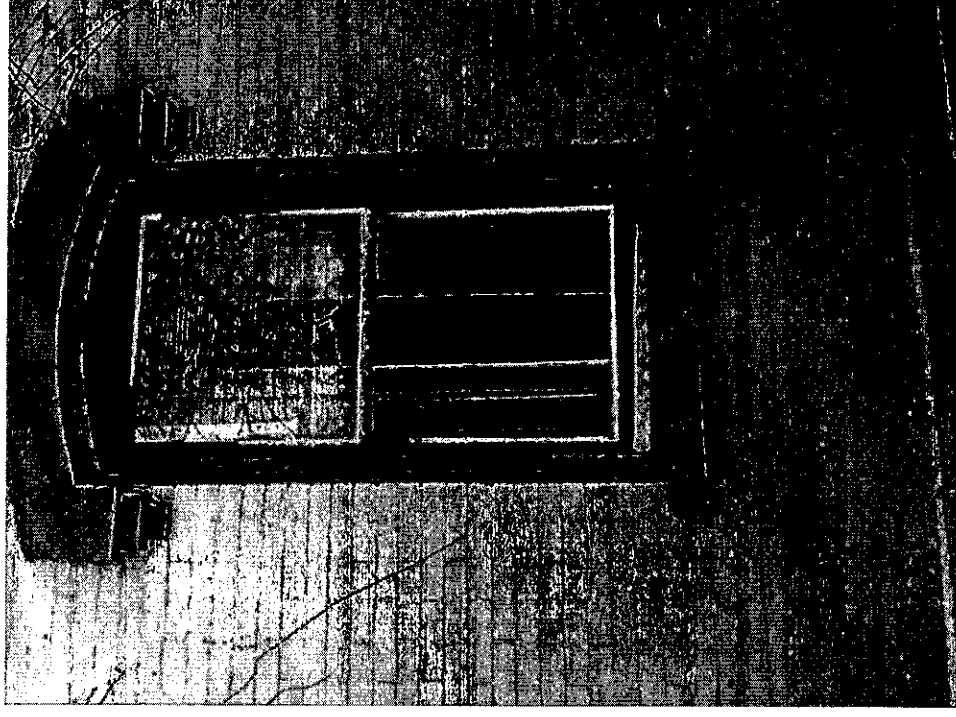
## Main House – 2<sup>nd</sup> Floor Living Room Center Window Storm Replacement



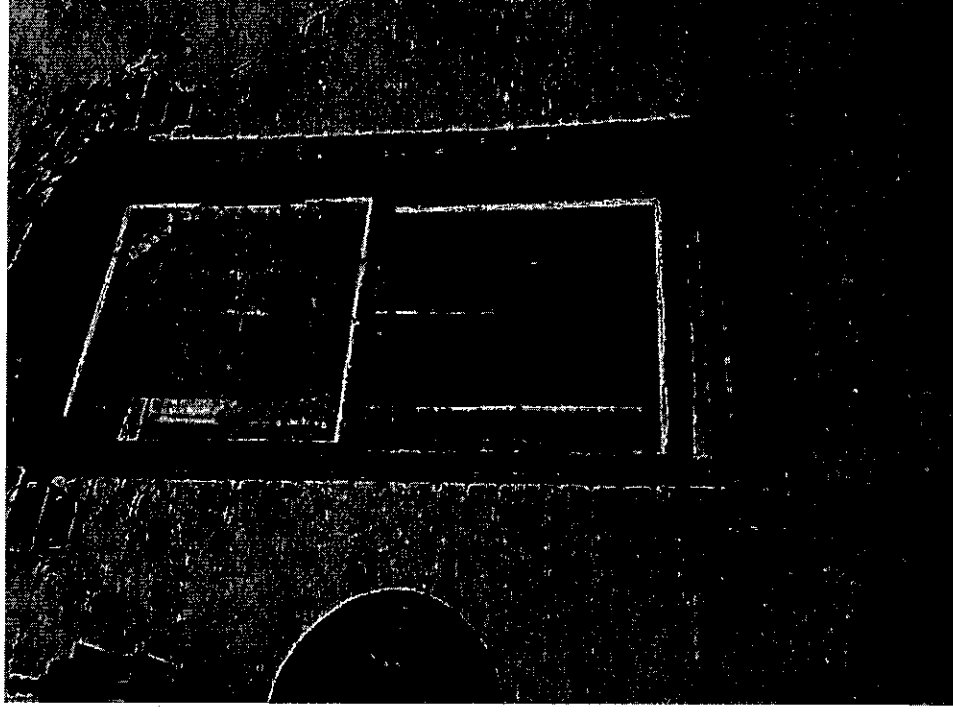
Center wood storm  
being replaced with  
new wood storm

New storm layout  
will match the  
primary window's  
smaller top  
windowpane/larger  
bottom  
windowpane  
placement.

Rear Cottage  
Library - 2 Primary Windows  
Wood Sash Pack Replacement and Storm Replacement

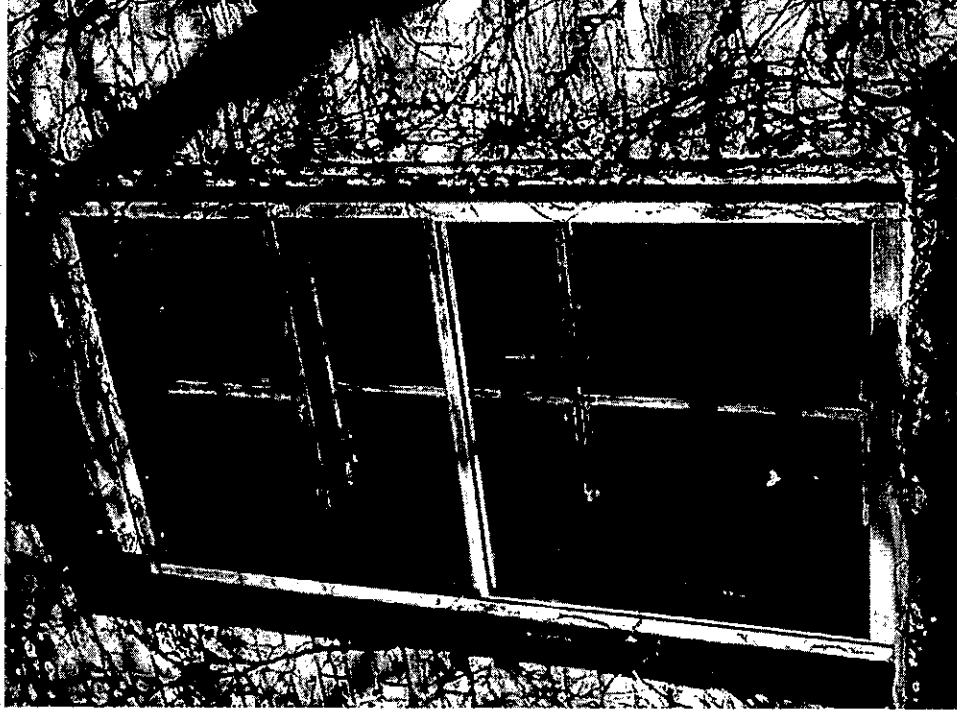


Rear Cottage  
Library - 2 Primary Windows  
Sash Pack Replacement and Storm Replacement

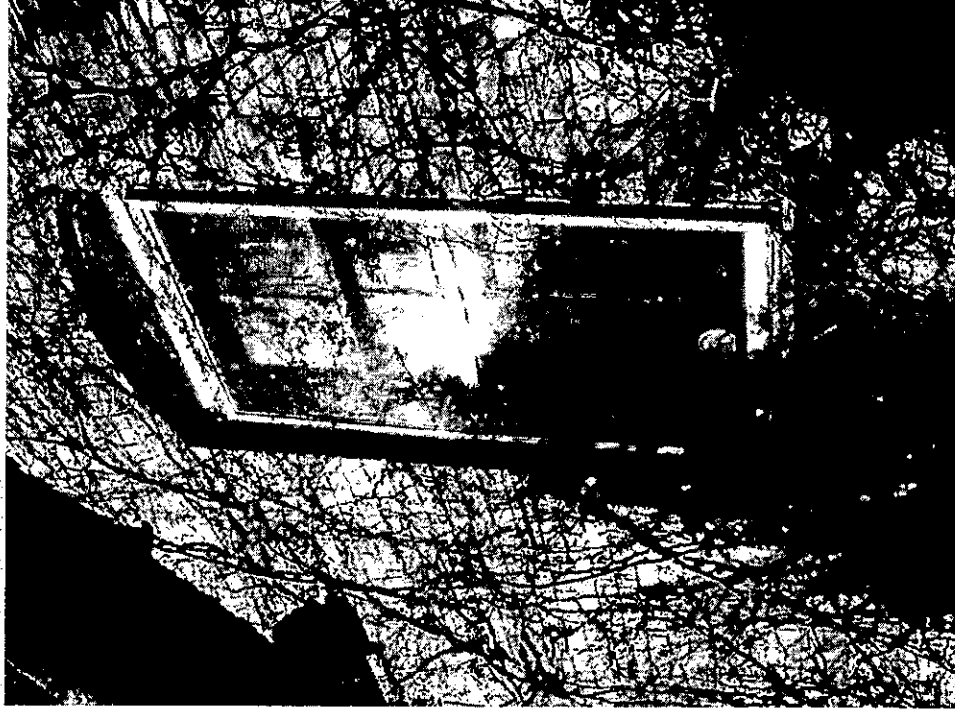




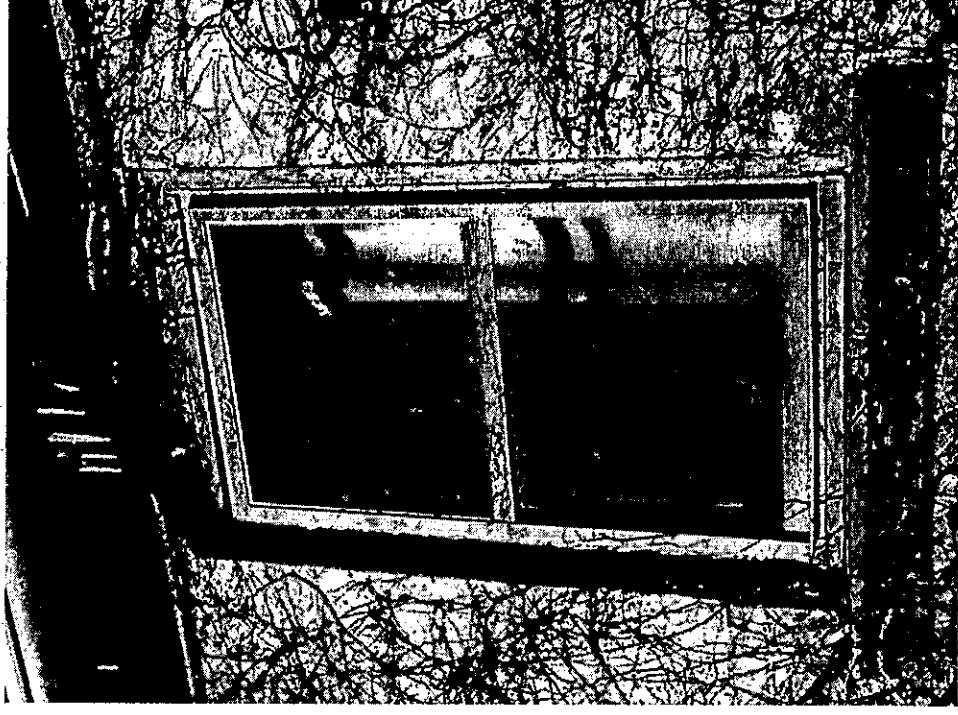
# Rear Cottage Living Room Aluminum Storm Replacement



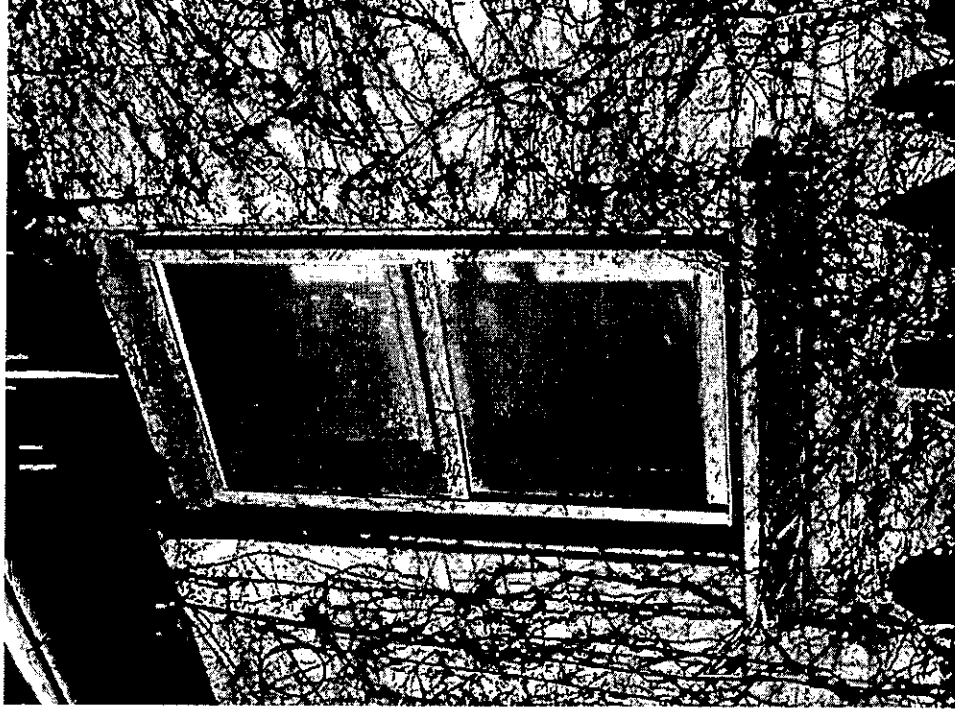
## Rear Cottage Living Room Aluminum Storm Replacement



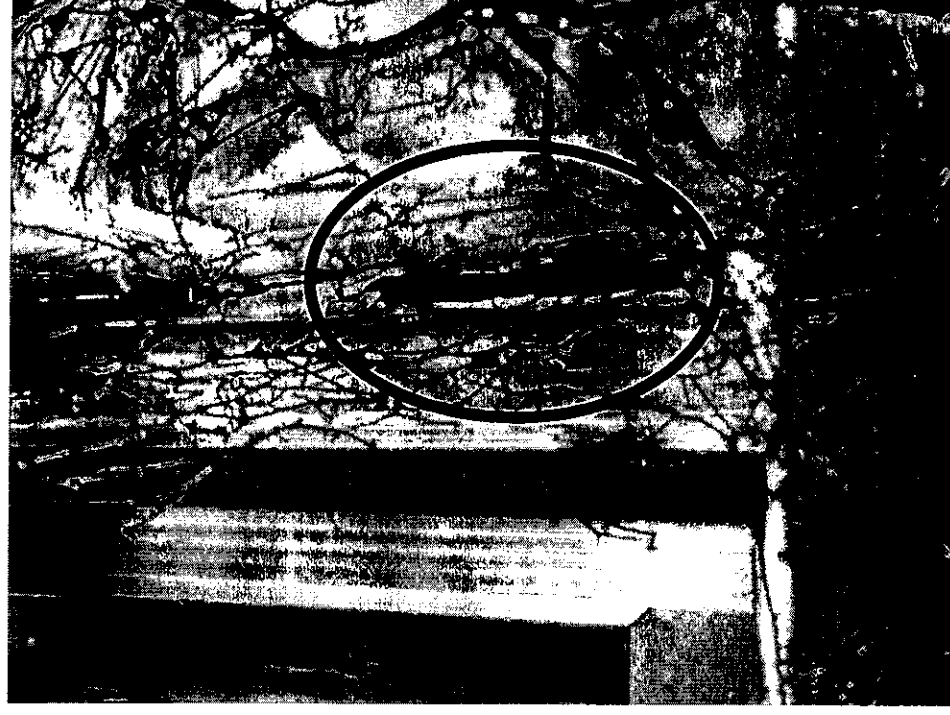
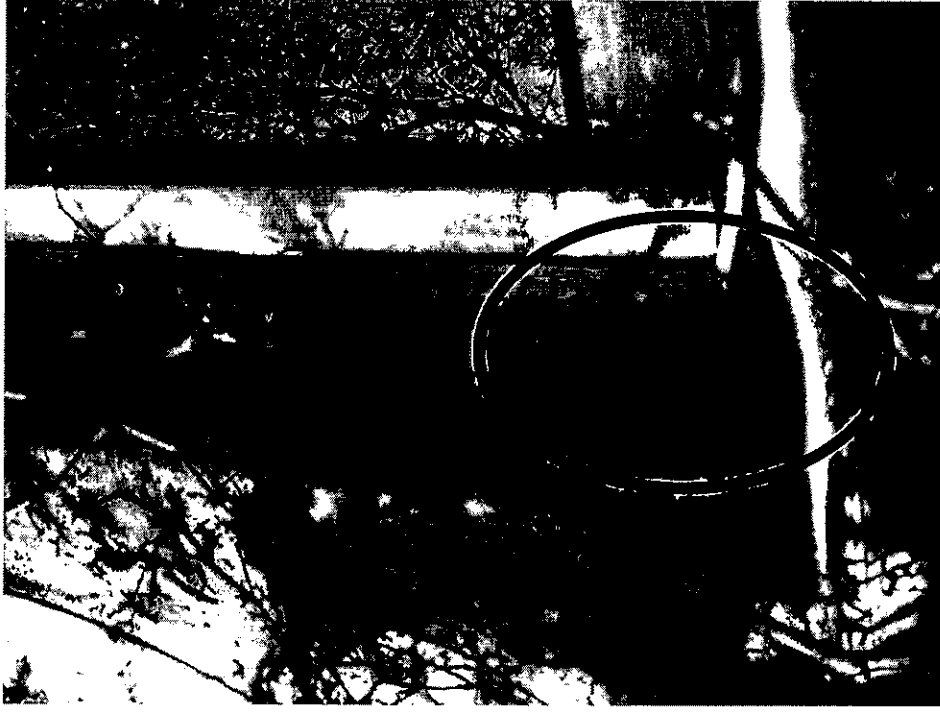
# Rear Cottage Dining Room Aluminum Storm Replacement



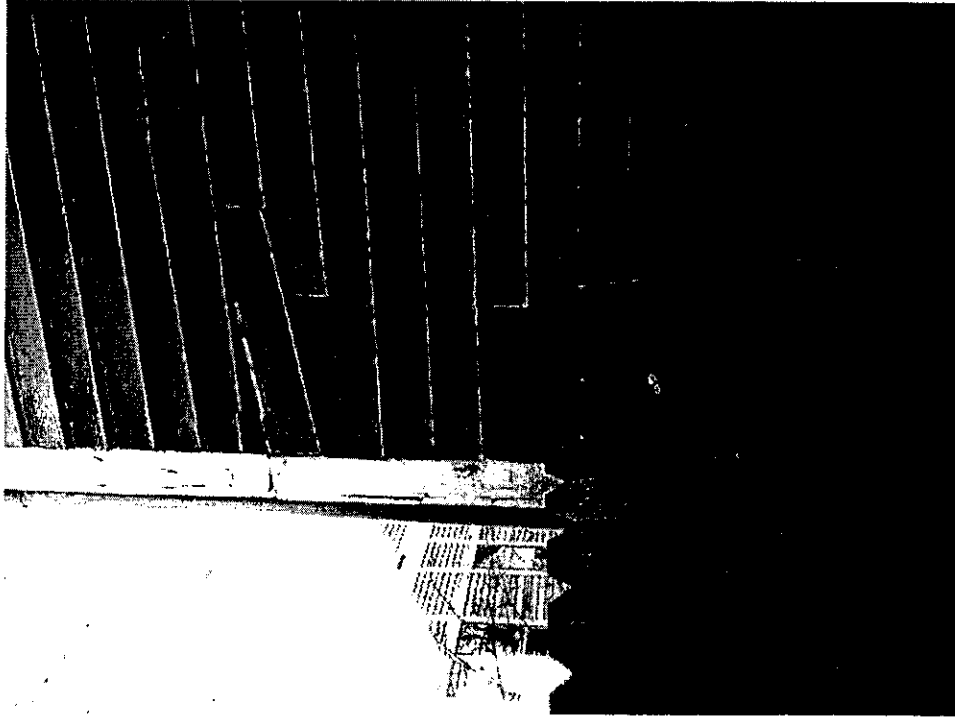
# Rear Cottage Dining Room Aluminum Storm Replacement



# Cottage Sill/Window Frame Repair



Main House  
Siding Repair – Damaged siding being replaced per spec



## Main House

Siding/Trim Repair – Damaged siding being replaced per spec



Gable siding repair

