



DOCUMENTATION FOR REHABILITATION OF EXISTING STRUCTURE

ADDRESS: 1851 NORTH 2ND STREET, MILWAUKEE, WI 53202

PARCEL #3530828000 ZONING: RT4 LOT ACRES: 0.0802



TREDO GROUP, LLC
219 N MILWAUKEE STREET, SUITE 630
MILWAUKEE WISCONSIN 53202
(414) 539 - 3336
tredogroup.com

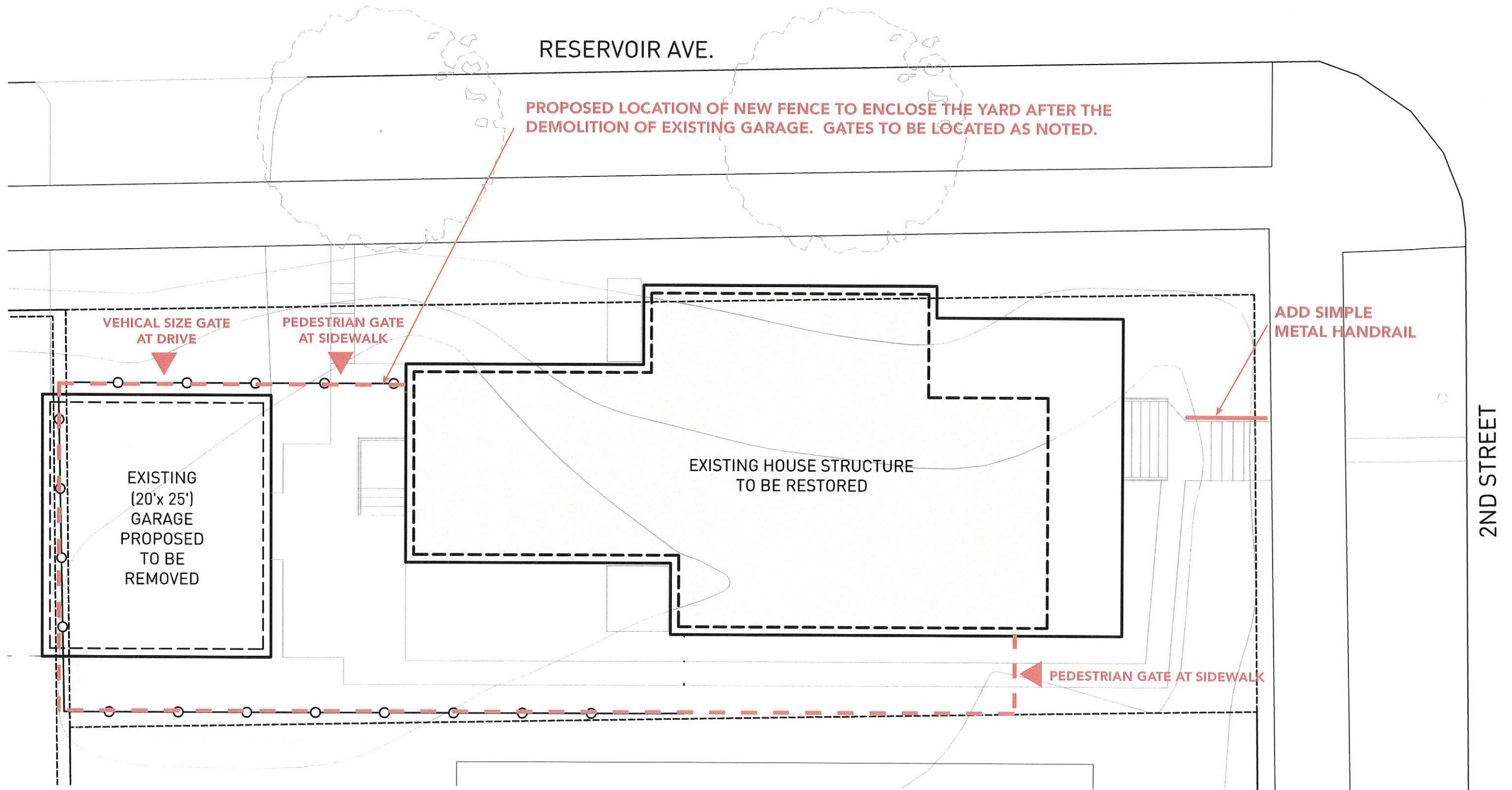
SAFRANEK RESIDENCE
1851 NORTH 2ND STREET
MILWAUKEE, WISCONSIN 53202

PRELIMINARY - NOT FOR CONSTRUCTION

TG PROJECT NUMBER
17034

DATE
12-11-2017

**CERTIFICATE OF
APPROPRIATENESS SUBMITTAL**



01 SITE PLAN

SCALE - 1/8" = 1'-0"



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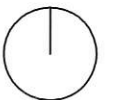
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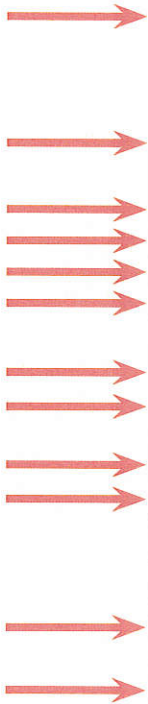
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DATE
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SHEET TITLE
SITE PLAN
SHEET NUMBER

A000





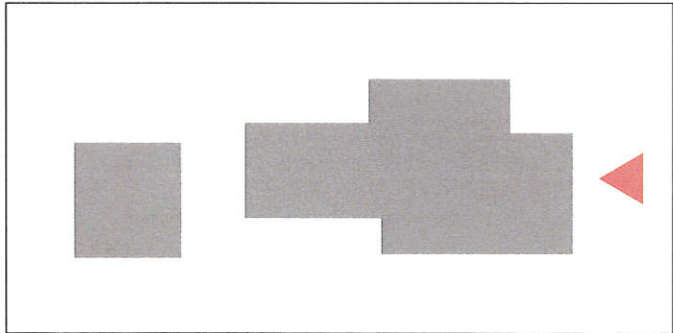
SCOPE OF WORK		October 18th, 2017 (Weds)	
Lisa and Kyle Safranek - 1851 N 2nd St (12-3706)			
Rehab Specialist: Brian Pellett @ 286-5624 Loan Officer: Benjamin Sanchez @ 286-5719			
First inspection date: 9/20/17 Prior version dates: 10/9/17		HBA/SNIP	
Both the "Rehabilitation and Technical Specifications and Performance Standard for the City of Milwaukee - February, 2006" and the "NIDC Addendum to Specifications," dated 8/23/07 and 5/13/08, are incorporated into this scope by reference. These items provide an outline of materials requirements and performance expectations. Updated copies can be obtained from NIDC @ 809 N Broadway-3rd Flr.			
Lead Related Work: Any task that disturbs previously painted surface shall be performed by properly certified personnel and follow the State of Wisconsin Department of Health Services Administrative Code Chapter DHS 163 regarding the certification for the identification, removal and reduction of lead-based paint hazards (Pb).			
And, if applicable: <input type="radio"/> YES <input checked="" type="radio"/> NO			
Any task that disturbs a previously painted surface requires Milwaukee Health Department notification (Pb-N). Window replacement shall be performed by properly certified personnel and requires a Milwaukee Health Department Permit (Pb-A).			
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 contract.			
1	EXTERIOR		Code Cost Est
2	Contractor to provide approval of Certificate of Appropriateness application from the Historic Preservation Commission - City of Milwaukee for exterior work before work begins	PR	
3	Install handrails to front and entry concrete service steps. Need design approved.	PR	
4	Repair siding and trim on garage.	PR	
5	Replace garage service door and overhead door. Need design approved.	PR	
6	Install GFIC outlet and replace exterior fixtures on garage (PERMIT).	PR	
7	Remove back plaster on foundation walls. Tuckpoint foundation with type N mortar mix.	PR	
8	Repair roof flashing on north side.	PR	
9	Install downspout extensions.	PR	
10	Install combination wood storm windows.	PR	
11	Paint: storm windows, prime windows, doors, garage and touch up paint on house and porch.	PR/Pb	
12	Install wood storm door for front entry and rear entry. Need design approved.	PR	
13	Restore front door to working order per MHD. Install hardware. Need design approved.	PR	
14	Restore all windows and jambs to working order per MHD.	PR	
15	Rebuild foundation wall on southwest corner. Approximately 25'-0" on south and 15'-0" on the west foundation wall. Re-use original Cream City bricks (PERMIT).	PR	
16			
17	INTERIOR		
18	All electrical, plumbing and HVAC to be updated to code with permit. See architect drawings for location (PERMIT).	PR	
19	All interior work refer to architect's drawing.	PR	
20			
21			
22		15	EST TOTAL
23			
24			
25	Prepared by:	Date:	
26			
27			
28	Owner Approval:	Date:	

APPROVED TJS-HPC
10/24/17

EXTERIOR NOTES:

- 1 - RESTORE FRONT DOOR
- 2 - ADD STORM/SCREEN
- 3 - ADD LIGHTING SCONCES
- 4 - RESTORE FRONT WINDOWS
- 5 - ADD WINDOW BACK TO CORNER OF FRONT PORCH
- 6 - REPLACE 3 UPPER WINDOWS + WOOD STORMS
- 7 - ADD METAL HANDRAIL AT CONCRETE STAIRS
- 8 - TOUCH UP PORCH DECK PAINT

(SEE ADDITIONAL DETAILS IN PAGES TO FOLLOW)



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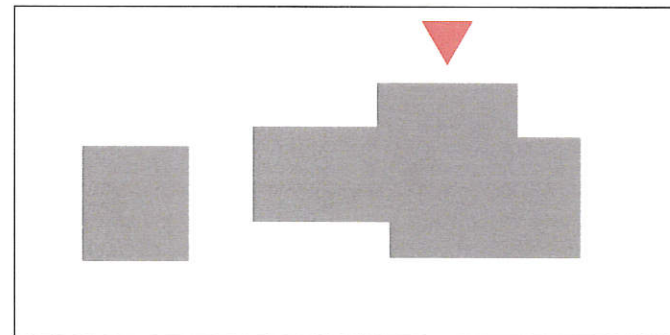
DATE
12-11-2017

SHEET TITLE
EAST ELEVATION
SHEET NUMBER
A200

EXTERIOR NOTES:

- 1 - UPPER SMALL WINDOW
PROPOSED TO SHIFT TO NOTED
LOCATION ON FLOOR PLAN
- 2 - WINDOW REPLACEMENTS WITH
WOOD STORMS TO MATCH
- 3 - INSTALL GUTTER EXTENSIONS
- 4 - LOCATION/SIDE VIEW OF METAL
RAILING AT FRONT STAIRS
- 5 - ADD STORM TO BASEMENT
WINDOW

(SEE ADDITIONAL DETAILS IN PAGES TO FOLLOW)



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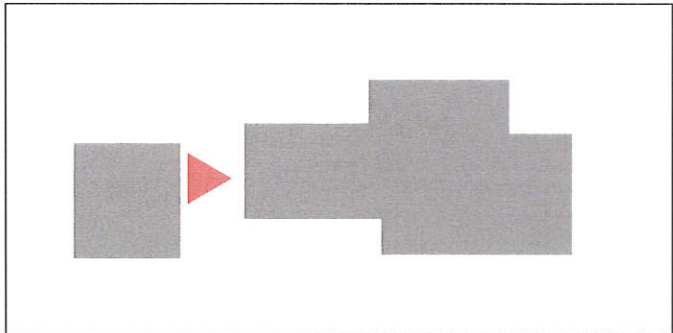
DATE
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SHEET TITLE
NORTH ELEVATION
SHEET NUMBER
A201

EXTERIOR NOTES:

- 1 - WINDOW REPLACEMENTS WITH WOOD STORMS TO MATCH
- 2 - INSTALL NEW DOOR AND STORM
- 3 - ADDITION OF MATCHING SIZE + STYLE WINDOW
- 4 - ADD SCONCE TO MATCH FRONT

(SEE ADDITIONAL DETAILS IN PAGES TO FOLLOW)



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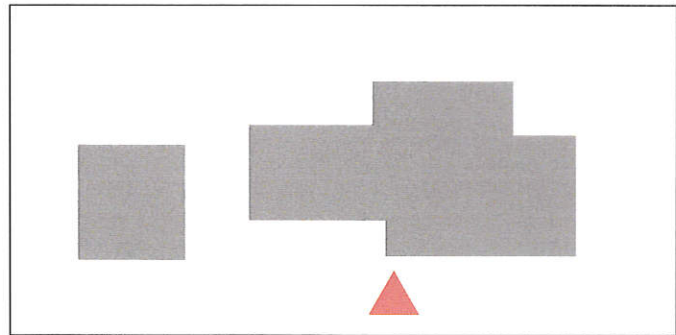
SHEET TITLE
WEST ELEVATION

SHEET NUMBER
A202

EXTERIOR NOTES:

- 1 - WINDOW REPLACEMENTS WITH WOOD STORMS TO MATCH
- 2 - RESTORE WINDOWS + ADD STORMS
- 3 - ADDITION OF MATCHING SIZE + STYLE WINDOW
- 4 - INSTALL GUTTER EXTENSION

(SEE ADDITIONAL DETAILS IN PAGES TO FOLLOW)



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SOUTH ELEVATION
SHEET NUMBER
A203

WHERE WINDOW RESTORATION IS NOT AN OPTION:

Kolbe "Old World classic Double Hungs" Heritage Series
(OR SIMILAR APPROVED 6 OVER 6 DOUBLE HUNG WINDOW)

- Historical design with brass pulleys, chains and alloyed weights for authenticity in renovation and replication projects, as well as fluid operation; triple hungs, radius-tops, and cottage-style units available
- ENERGY STAR® qualified, with U-values as low as 0.23
- Proven structural strength, up to PG65 with high performance modifications

ALTERNATE OPTIONS:

- Acker Millwork—Milwaukee—672-2200 (new) <http://www.ackermillwork.com/windows.html> (wood storms and screens are available and combination storms/screens that have removable glass and window panels)
- Marvin Windows www.marvin.com The Ultimate line is preferred. Wood Storms and screens are available. Regional representative Bruce Petersen brucepetersen@marvin.com 608-209-2608
- Parrett Windows Northern Wisconsin—1-800-541-9527 (new) www.parrett-windows.com info@parrettwindows.com Wood storms and screens are believed to be available.
- Kolbe & Kolbe <https://kolbewindows.com/windows> A limited portion of their product line is suitable for historic buildings in the City of Milwaukee. Wood storms and screens may NOT be available.



PHOTO OF EXISTING WINDOW



PHOTOS OF EXISTING WINDOWS



EXTERIOR REPLACEMENT LIGHTING:

REJUVENATION - PITTOCK SINGLE SCONCE - \$220.00 EACH

The Pittock Single Sconce can be matched with any of our 3-1/4" fitter shades and is suitable for indoor and outdoor use.

- Solid brass
- Built to order to your custom specifications in our Portland, Oregon factory
- This sconce can be oriented shade up or shade down during installation
- Hardwired; professional installation recommended
- For indoor and outdoor use (UL Rated Wet)
- Assembled in the USA of domestic and imported parts

Product Specifications

Item #A5250
Web Configuration ID 537ba08fd5593015cb00002d
Finish: Black Enamel
Socket Type: Incandescent
Selected Shade(s): B5105 CC
Max Wattage: 60 W
UL Listed: UL Listed
UL Location: Wet
Canopy Width: 5"
Overall Width: 5.94"
Overall Length: 11.38"
Projection: 7.11"
Shade Height: 6"
Weight: 4.5 lbs.



EXTERIOR FRONT DOOR RESTORATION:

Restore front door to working order per MHD.

FRONT DOOR HARDWARE:

EMTEK - ADELAIDE

- 2-1/2" or 2-3/4" Backsets
- Standard Mortise Door Prep ANSI A115.1
- UL Listed Mortise with ANSI F20 or F13 Function
- Schlage C Keyway
- COLOR: FLAT BLACK (US19)
- LEVER: ATHENA BRASS LEVER IN FLAT BLACK



PROPOSED EXTERIOR HOUSE NUMBERS:

SIMPLE MATTE BLACK HOUSE NUMBERS - STYLE SIMILAR TO PICTURED HERE.
ATTACHED WITH SIMPLE STANDOFF ATTACHMENTS WHERE REQUIRED.



WHERE EXTERIOR SITE RAILING IS NEEDED:

SIMPLE MATTE BLACK STEEL CONSTRUCTION - STYLE SIMILAR TO PICTURED
HERE. WITH SIMPLE SQUARE STEEL PLATE ATTACHMENTS WHERE REQUIRED.



PHOTO OF PROPOSED HANDRAILS