

2044 NORTH 2ND STREET  
MILWAUKEE, WI

**Fence/Curb/Arrival Improvement Plan  
for the Historic Preservation Commission  
to secure a Certificate of Appropriateness**

**June 2021**

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# INTRODUCTION

Greetings, Historic Preservation Committee.

Thank you for taking the time to review my document. I purchased my home in 2017, unaware of its historic designation but confident in its character and potential. Today, I'm very honored to be a steward of a house with history in a neighborhood as unique as Brewer's Hill.

Unlike many of its beautifully restored neighbors, 2044 seems to have been patched together over the years with varying styles and quality of work. One such area in need of improvement is the yard. With the house set back from the street flush against the alley, the front yard is a challenge. Surrounded by a chain link fence with no service walk of its own, the house has minimal curb appeal and no sense of arrival. It is confusing to visitors, a challenge for residents, and an eyesore for the neighborhood. Thankfully, I am currently in a position to be able to being make improvements on that front.

I'm proposing the removal of the existing chain link fence, the addition of a service walkway (which has gained approval of the city by Neighborhood Services and Public Works long as appropriate permits are filed), and the installation of a new, Gothic style wooden fence to comply with historical requirements. I have included two application forms for both the fence work and the concrete work for your approval along with information regarding planned landscaping improvements.

In the following pages I've included my humble attempt to photoshop images that will show the phases of I envision with examples and specifications to support them. I'd be happy to answer any further questions and am excited to breathe new life into the exterior of this home.

Thank you in advance for your consideration!

Tara Peterson

## Home Details

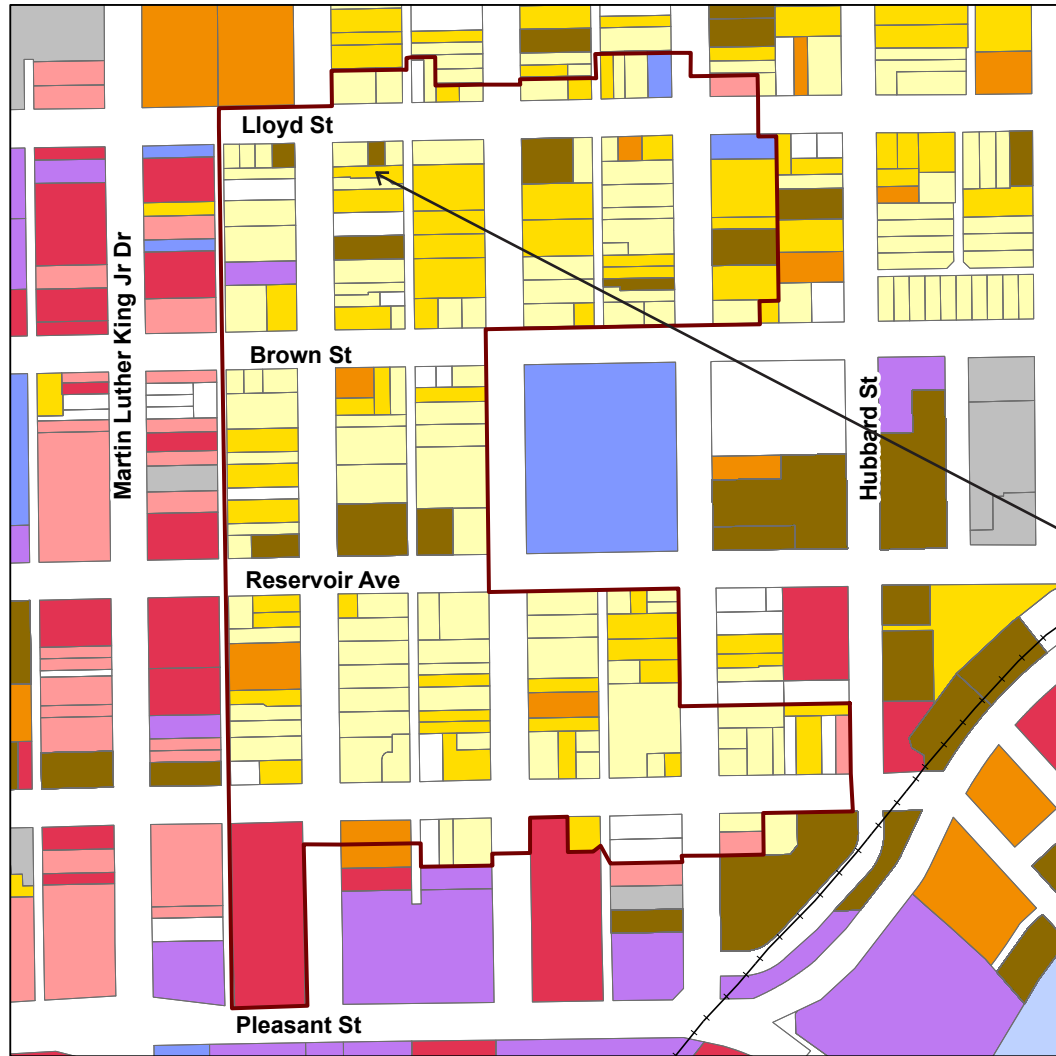
- Duplex
- Built in 1890
- Rear southern section possibly added in early 1900's
- Rumored foundation in front of property
- Asbestos exterior



## Architecture

- Classified as Gabled EI
- Surrounded by Queen Anne homes of equal age
- Bungalow and Craftsman elements

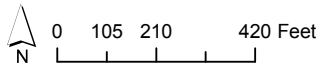
## Project Details

- No survey on file but utilizing neighboring surveys
- Badger Fence to install fence
- Contractor to work on service walk TBD
- All landscaping work would be done by myself



-  Historic District Boundary
-  Historic Site

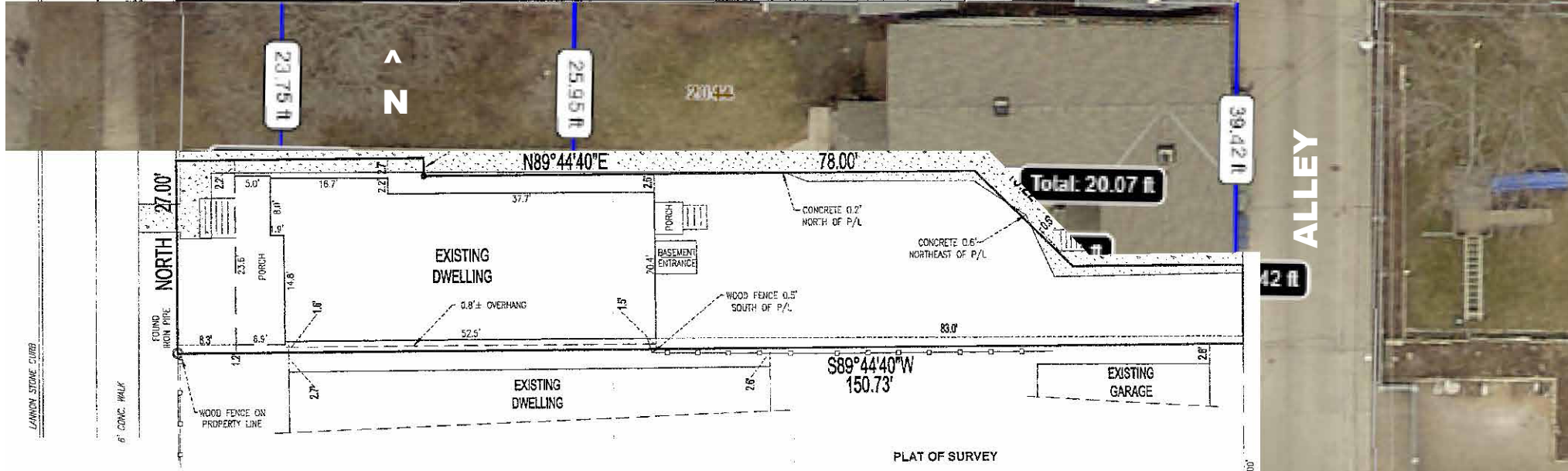
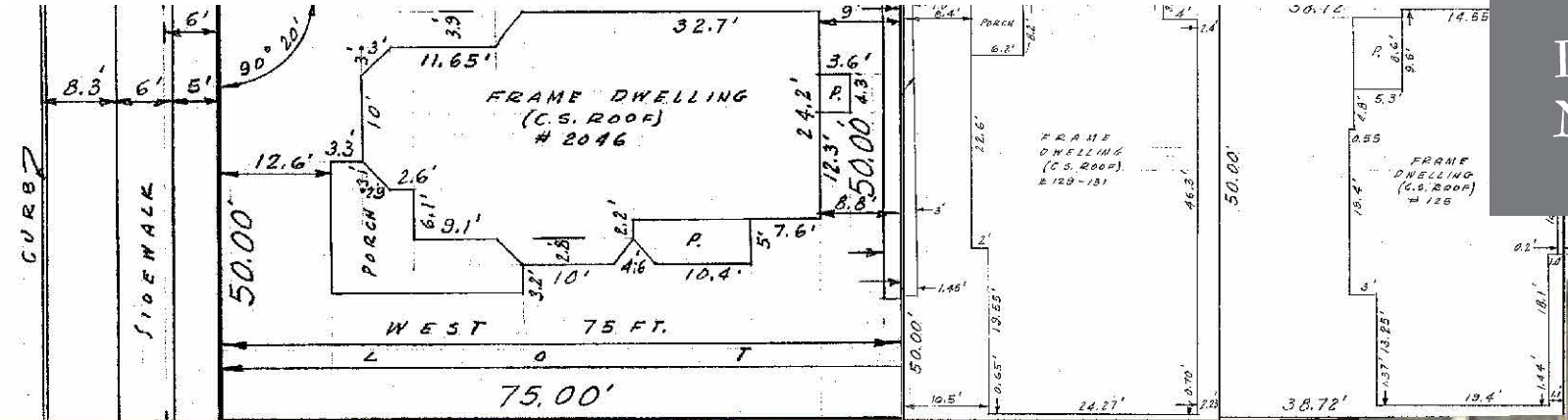
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 Department of City Development Information Center, AT  
 Project file:  
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 Map File:  
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## LOCATION WITHIN HISTORIC DISTRICT



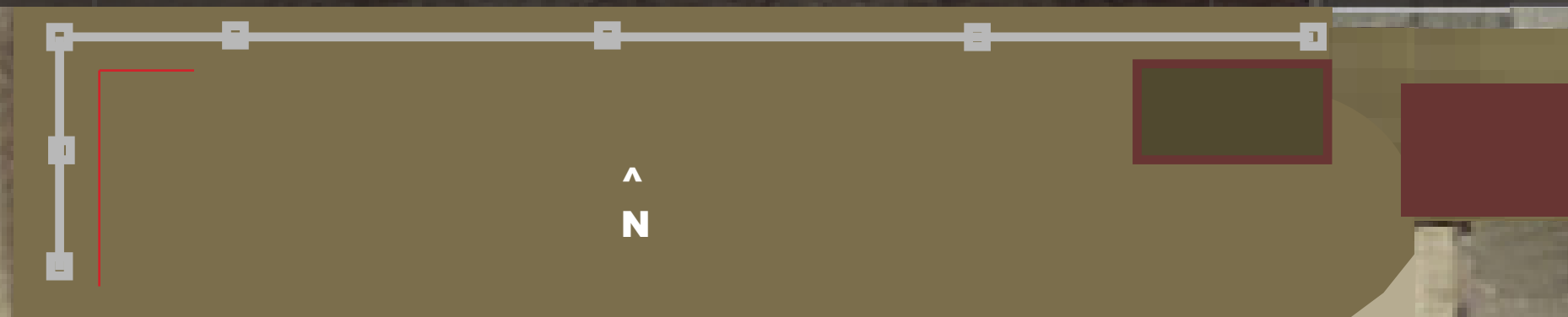
# LOT LAYOUT & NEIGHBORING SURVEYS



PLAT OF SURVEY

ARIEL VIEW  
OF PHASES

## BEFORE



### Notes

- Existing chain link fence, veg garden, and patio
- Northern boarder of shrubs, dead trees, and vine have begun to be removed
- Southern lot line runs down the middle of the side walk running East/West shared with neighbor
- I recently removed chain link along red line so contractors can better plan and tenant can more easily move out/in on 6/30

*\*Ariel image "cleaned up" and simplified from pg. 5 for better visibility & drawing*

# PHASE I

2021

## Notes

- Partial removal of chain link (complete)
- Contractor for concrete service walk installation TBD
- Service walk will be the same distance from shared walk as southern neighbor's easement
- Same length/depth of stairs as southern neighbor's easement
- Possible rounding of corners for ease of use



## PHASE II

2021 - 2022

### Notes

- Badger Fence to install Gothic picket fence along street
- Southern neighbor in agreement to close off shared walk and to install a gate for their access for shared privacy and security
- Modest landscaping with evergreen bushes and a few small trees to begin to improve yard (Arborvitae, Boxwood, Japanese Stewartia) along with mulch for smoother resident maintenance.

# PHASE III

2022-2023

## Notes

- Badger Fence Co. to remove remaining chain link and install Gothic picket fence to match existing fence
- Matching privacy fence starting at back of Northern and Southern neighboring houses (if possible)
- Plant regional flowers

DETAIL  
OF PHASES

# SERVICE WALK WORK - PHASE I

2021

Unfortunately, because the scope of work is so small, I have yet to find a concrete contractor who is willing to do the work. However, it is my goal to find someone licensed and bonded by the city per the request of The Department of Public Works as the easement will extend slightly beyond my property line in order to join with the city sidewalk, requiring a Public Way permit.

## Details

The service walk is meant to allow for the home to have it's own sense of arrival and entrance, minimizing confusion and impact on my neighbor's privacy. The work will mimic my southern neighbor's steps so that both meet evenly on our lot line that runs down the middle of the shared sidewalk.

The first section would be a length of approx. 12' and a width of 4' with two stairs to account for the incline. The second section is to be a length of 8' and width of 4'.

For ease of use and aesthetics the corners may be rounded or angled.

A section of chain link has already been removed to allow for this work to be better planned for and executed.

## Timeline

I would like to execute the service walk as soon as possible. Badger Fence (see Phase II) requires that it be completed before the installation of a new fence.



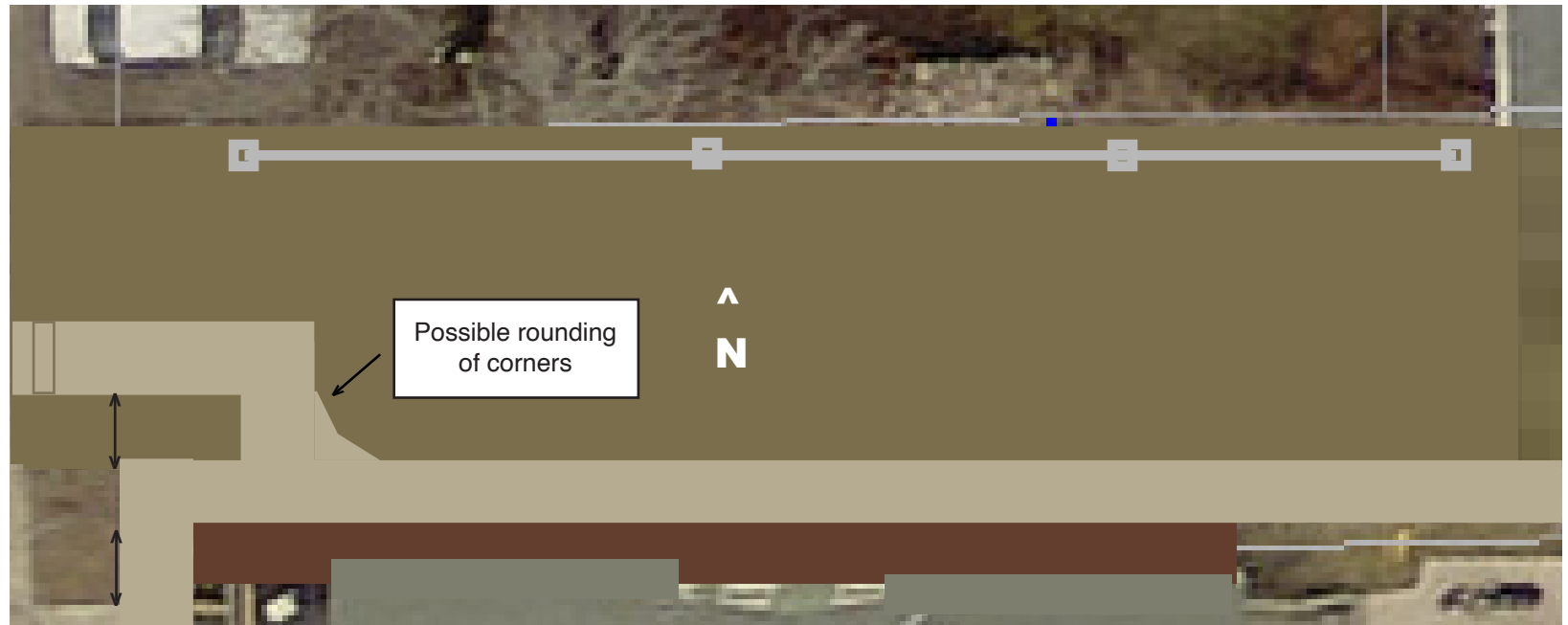
### First Section

Approx. 12' x 4' with Two Steps



### Second Section

Approx. 8' x 4'



# FENCE WORK - PHASE II

2021

I intend to work with Badger Fence on Phase II & III. They have visited the property on multiple occasions, provided me with a quote, and have a wood quality and fence style that is in-line with the city and the Historic Commission's requirements.

## Details

The fence will be a 4' high, picket, cedar fence with Gothic pickets and posts to comply with historic accuracy. I will also be installing a gate for my southern neighbor who's lot line runs down the middle of our shared walk ensuring they have access and privacy of their own. The same neighbor and I have discussed and agreed upon the placement of the fence in relation to the depth of his own house and the utility of a gate for both historic accuracy and our own usability. In total it will be approximately 16' of fence.

## Timeline

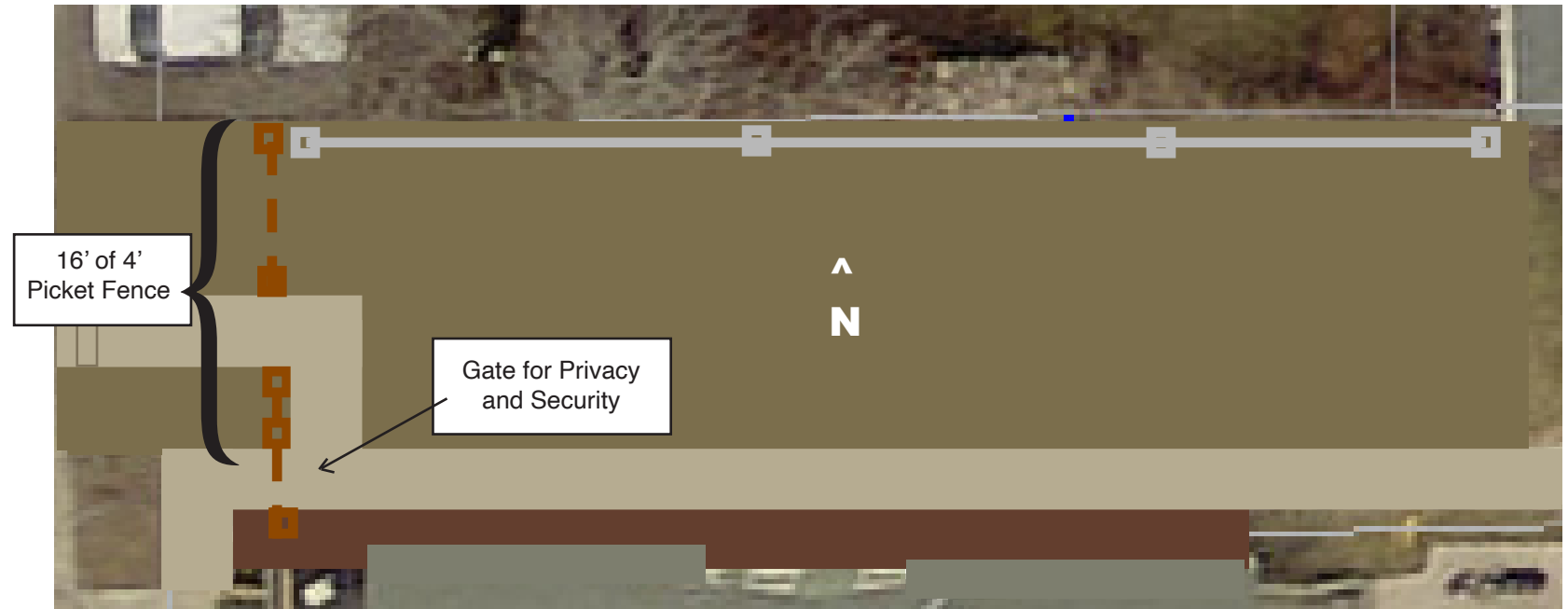
Currently, Badger Fence is installing over 10 weeks out. It is my hope to have this section of fence installed before the end of the year but also as soon as possible. Work on the fence, I am told, cannot begin before the concrete easement has been laid, so any installation must follow the work done in Phase I.



Picket Gothic Fence Example by Badger Fence



Picket Fence with Gate Example by Badger Fence



# LANDSCAPING - PHASE II

2021 - 2022

With a new fence comes the opportunity to also improve the curb appeal by way of landscaping. It's my intention to plan a strategic but modest amount of shrubbery in order to heighten the privacy and stylization which I would execute myself.

## Details

So that myself and residents can easily maintain the yard and the fence, it is my plan to mulch around it and to plant tasteful but well thought out trees and shrubs.

**Arborvitae** - The yard consistently feels like you're in a fishbowl with neighboring yards and windows all facing in. These would specifically enhance privacy and create greenery year round. Sidewalk lining trees would be maintained very short while lot dividing trees would be allowed to grow taller.

**Boxwood Hedge** - These classic shrubs would line the fence facing the street to add dimension and visual interest.

**Japanese Stewartia** - A pretty, flowering tree that also provides dimension and is known for being small in stature and maintainable in Zone 5.

## Timeline

Depending on the date of the Western facing fence installation, planting of any kind may need to bleed into the spring of 2022, but I would ideally like it completed directly after the installation of the fence.



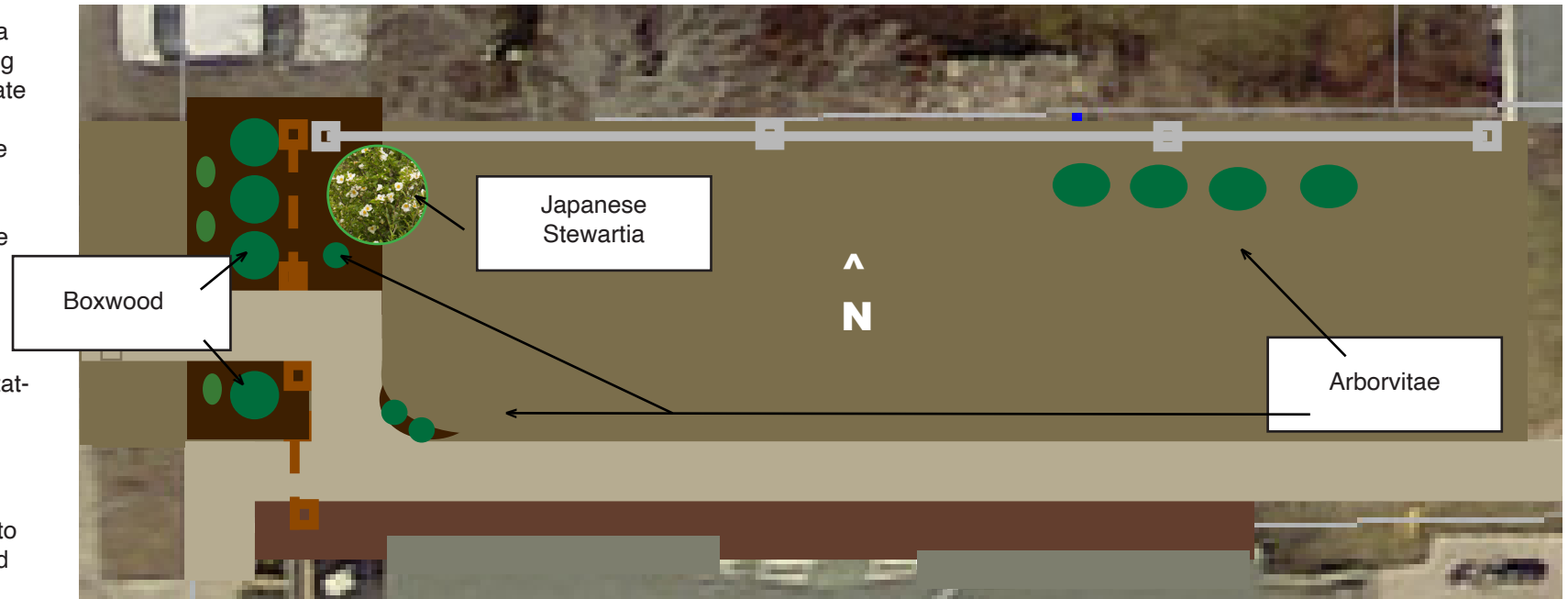
**Arborvitae**



**Boxwood Hedge**



**Japanese Stewartia**



# FENCE WORK - PHASE III

2022-2023

I will continue to work with Badger Fence for Phase III to maintain style and accuracy. They have provided me with a quote for removing and replacing the Northern facing fence from chain link to wood cedar at a price I'm comfortable with.

## Details

The Northern border of fence will run approx. 60' - 80'. It is my plan to appeal to the city to allow for a matching privacy fence starting precisely behind the neighboring homes (in respect of city regulations) to address my unconventional lot layout. If the privacy fence is approved, it would run approx. 20' and maintain the Gothic posts and picket style. If it is not approved, I would continue the picket fence along all 86'.

Any additional landscaping that I would do at this phase would likely only include flower beds along the final fence work.

## Timeline

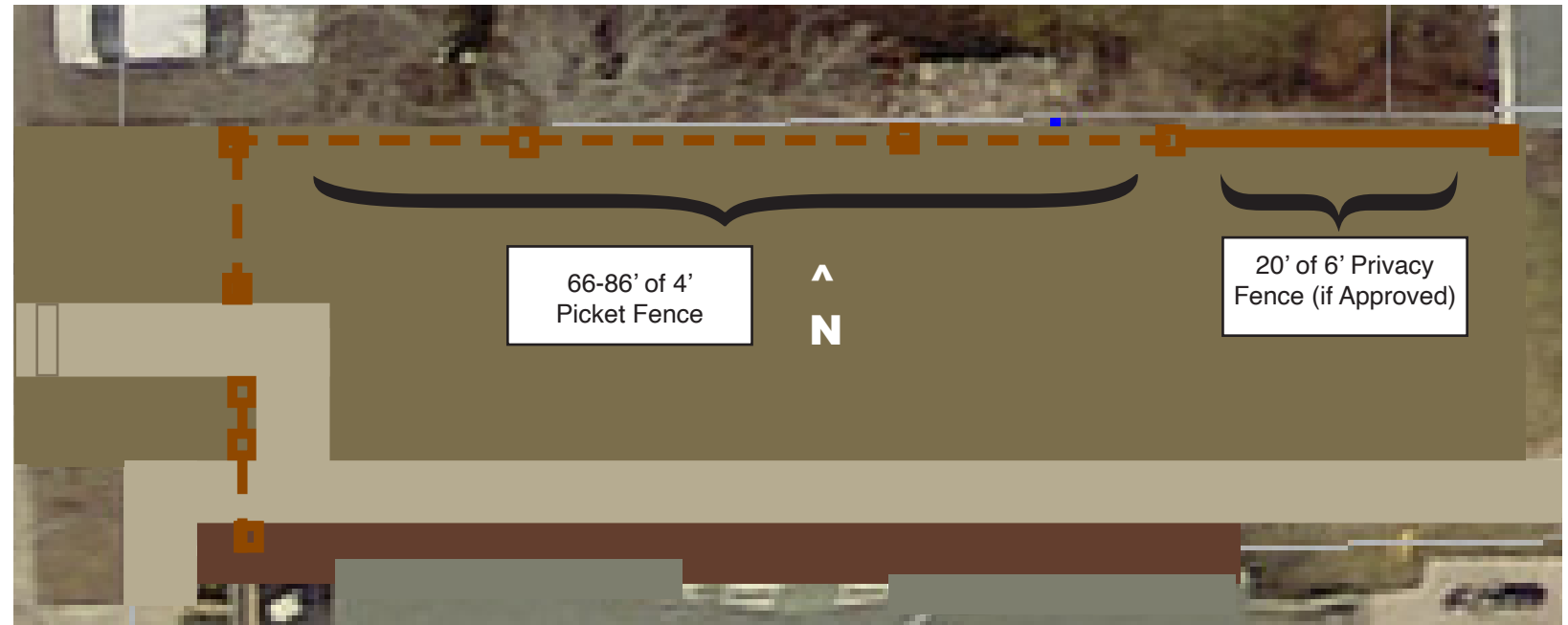
Finances, the priority of other improvements, seasonality, and anticipating the work currently being done North of me at 2046 will determine when I'm able to execute the final phase. My hope, however, is to get this entire project complete by 2023.



Picket Gothic Fence Example by Badger Fence



Privacy Gothic Fence Example by Badger Fence



# ELEVATION OF PHASES





BEFORE



EASEMENT WORK - PHASE I  
2021



FENCE WORK - PHASE II  
2021



**LANDSCAPING - PHASE II**  
2022-23

THANK YOU  
FOR YOUR CONSIDERATION