



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

Property 2044 N. 2ND ST. Brewer's Hill HD
Description of work Removal of the existing chain link fence and addition of a service walkway, a new Gothic style wooden fence, and landscaping
Date issued 6/28/2021 PTS ID 51575 COA: fence and service walkway

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

All wood must be smooth and equivalent to #1 grade cedar or better for use in rear and side yards. Sections of fence forward of or in line with the primary building's front setback must be clear grain. Wood fences must be painted or stained with an opaque stain upon completion. Note: when new, bare wood is left exposed to the exterior elements for a period of only a week or two, the life of the paint job subsequently applied to it will be decreased.

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Tim Askin of the Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: hpc@milwaukee.gov.

If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/build, or call (414) 286-8210.

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Milele Coggs, Contractor, Inspector Paul Wolfgramm (286-2590)

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.



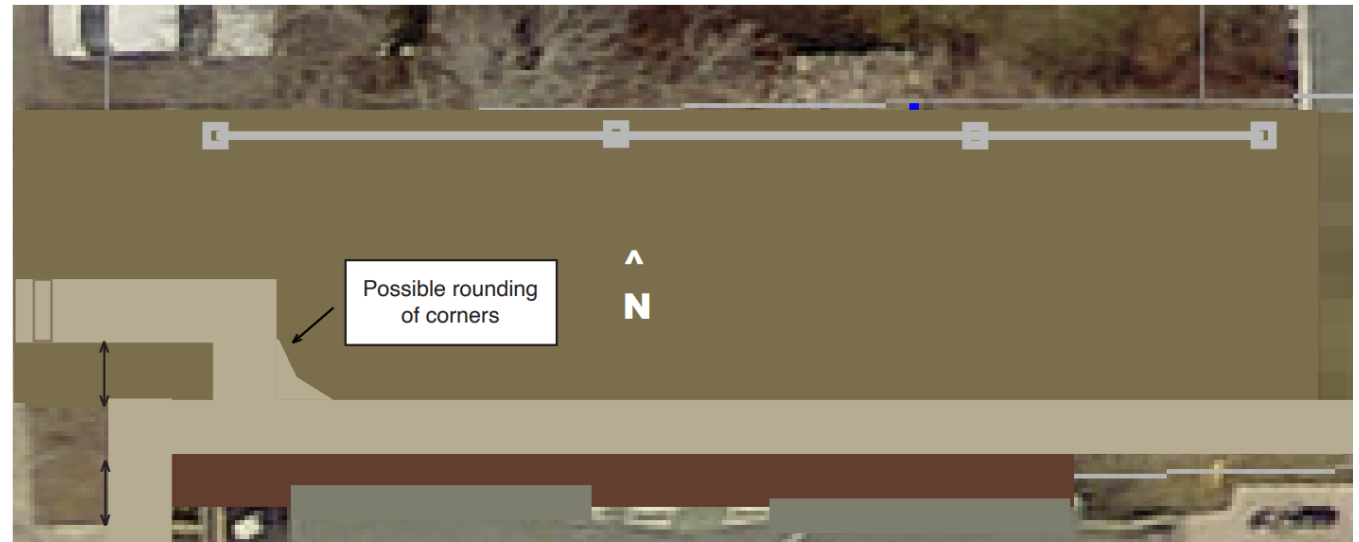
First Section

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

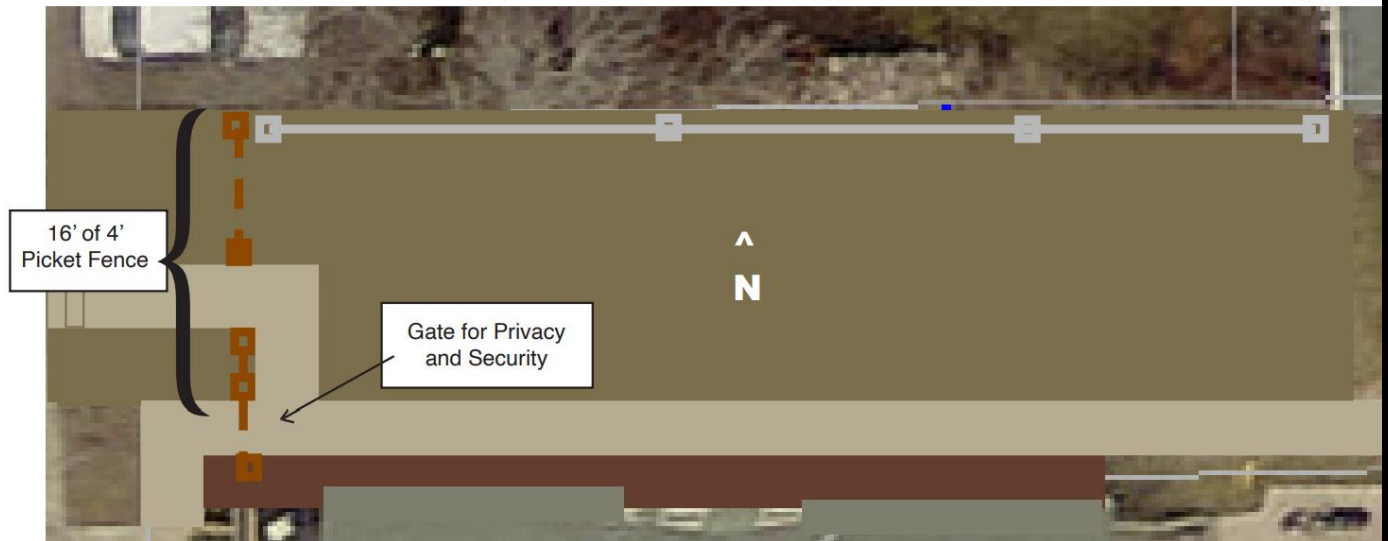
Currently, Badger Fence is installing over 10 weeks out. It is my hope to have this section of fence installed before the end of the year but also as soon as possible. Work on the fence, I am told, cannot begin before the concrete easement has been laid, so any installation must follow the work done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



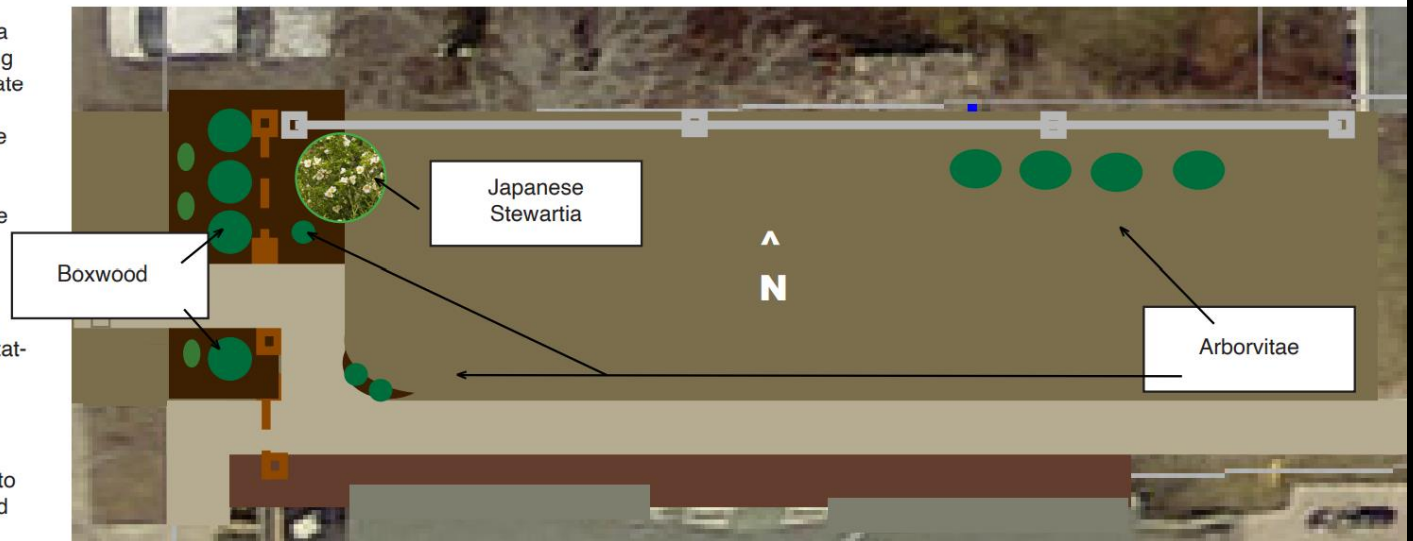
Arborvitae



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

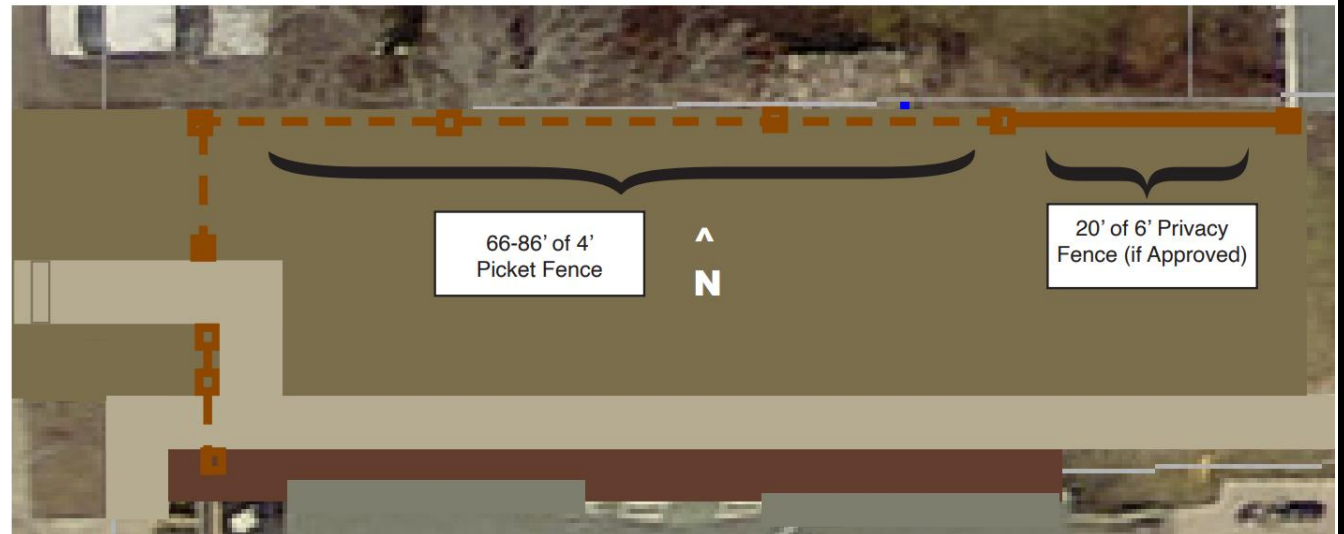
Finances, the priority of other improvements, seasonality, and anticipating the work currently being done North of me at 2046 will determine when I'm able to execute the final phase. My hope, however, is to get this entire project complete by 2023.



Picket Gothic Fence Example by Badger Fence



Privacy Gothic Fence Example by Badger Fence





BEFORE



Full
Proposal