



Certificate of Appropriateness

LIVING WITH HISTORY

Milwaukee Historic Preservation Commission/809 N. Broadway/PO Box 324/Milwaukee, WI 53201-0324/414-286-5712

Property

104 W. RESERVOIR AVE. James and Nancy Ketchman, owners

Description of work

Construct new wood picket fence to enclose west side of property. Large corner posts at the two northern and two southern corners of the fence. Line posts to blend with the fence. The fence will be 4 feet in height with 1" spacing between the pickets. New wood handrail to replace iron railing at front steps.

Date issued

6/3/2008

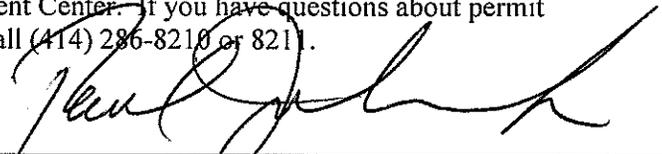
PTS ID 51188 COA, new wood picket fence

In accordance with the provisions of Section 308-81(9) 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 work to be done according to attached drawings and photos. Fence will be painted. Note: research has shown that when new, bare wood is exposed to the exterior elements for a period of only a week or two, the life of the paint job applied to it is likely to 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 Paul Jakubovich of the Historic Preservation staff as follows: Phone: (414) 286-5712 Fax: (414) 286-0232 E-mail: pjakub@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.mkedcd.org/build, or call (414) 286-8210 or 8211.



City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Milele Coggs, Inspector Bill Richter (286-2518)

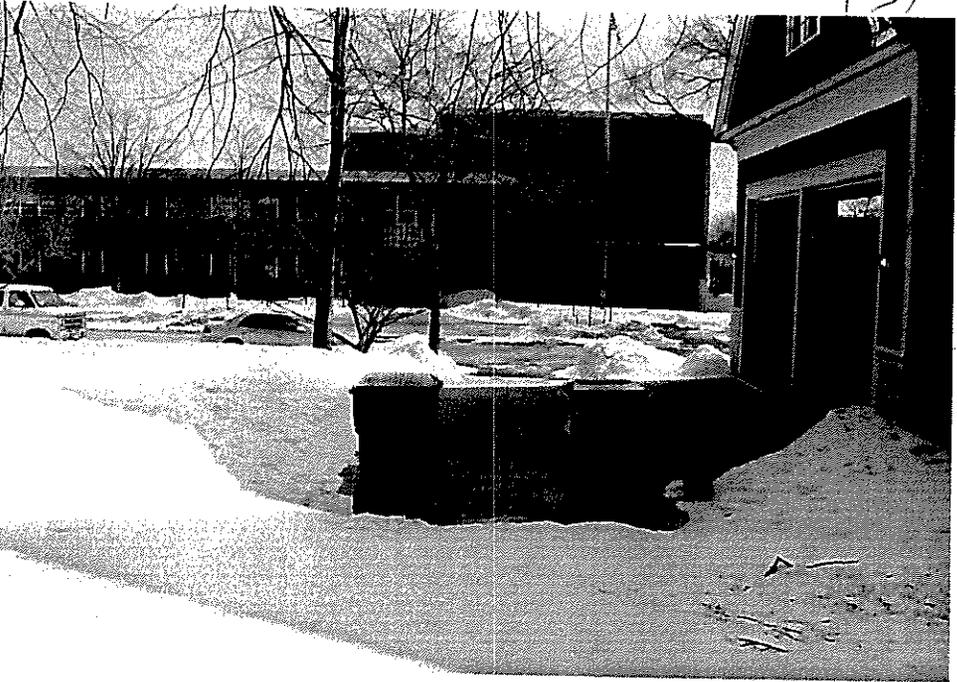
Brewers Hill AD

Iron railing to be replaced. Balustrades & posts will match porch posts. "King" posts on fence will match porch posts.

①



③



Fence will enclose west yard. North gate will provide access to yard from driveway.

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View of west yard.

②



④



West side of property. New handrail along east side of front steps, replacing iron railing. Gate to yard at top of slope.



LARSEN ENGINEERS, S.C.

735 W WISCONSIN AVENUE • MILWAUKEE, WISCONSIN 53233
(414) 271-0771 • FAX (414) 271-8312

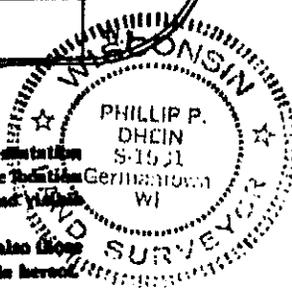
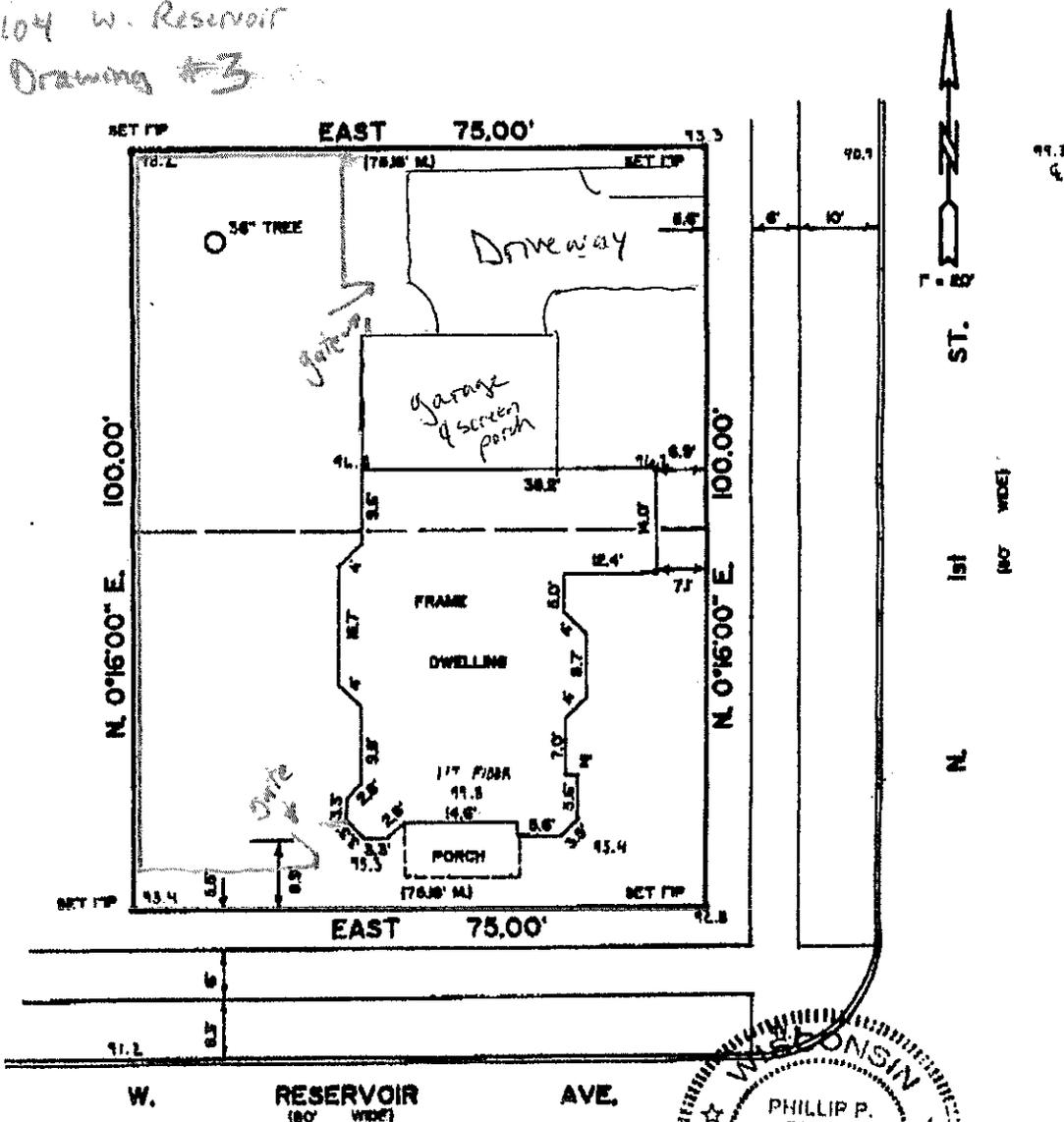
- CIVIL
- SANITARY
- MUNICIPAL
- SURVEYING
- TRANSPORTATION

PLAT OF SURVEY

PROPERTY AT 104 West Reservoir - Tom Morden OWNER

LEGAL DESCRIPTION: The East 75.00 feet of Lots 13 and 16, in Block 29, in SHERMAN'S ADDITION, Located in the Northeast 1/4 of Section 20, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County Wisconsin.

*Ketchikan fence
104 W. Reservoir
Drawing #3*



"I have surveyed the above-described property, and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structure thereon, fences, apparent easements, roadways and other encroachments.

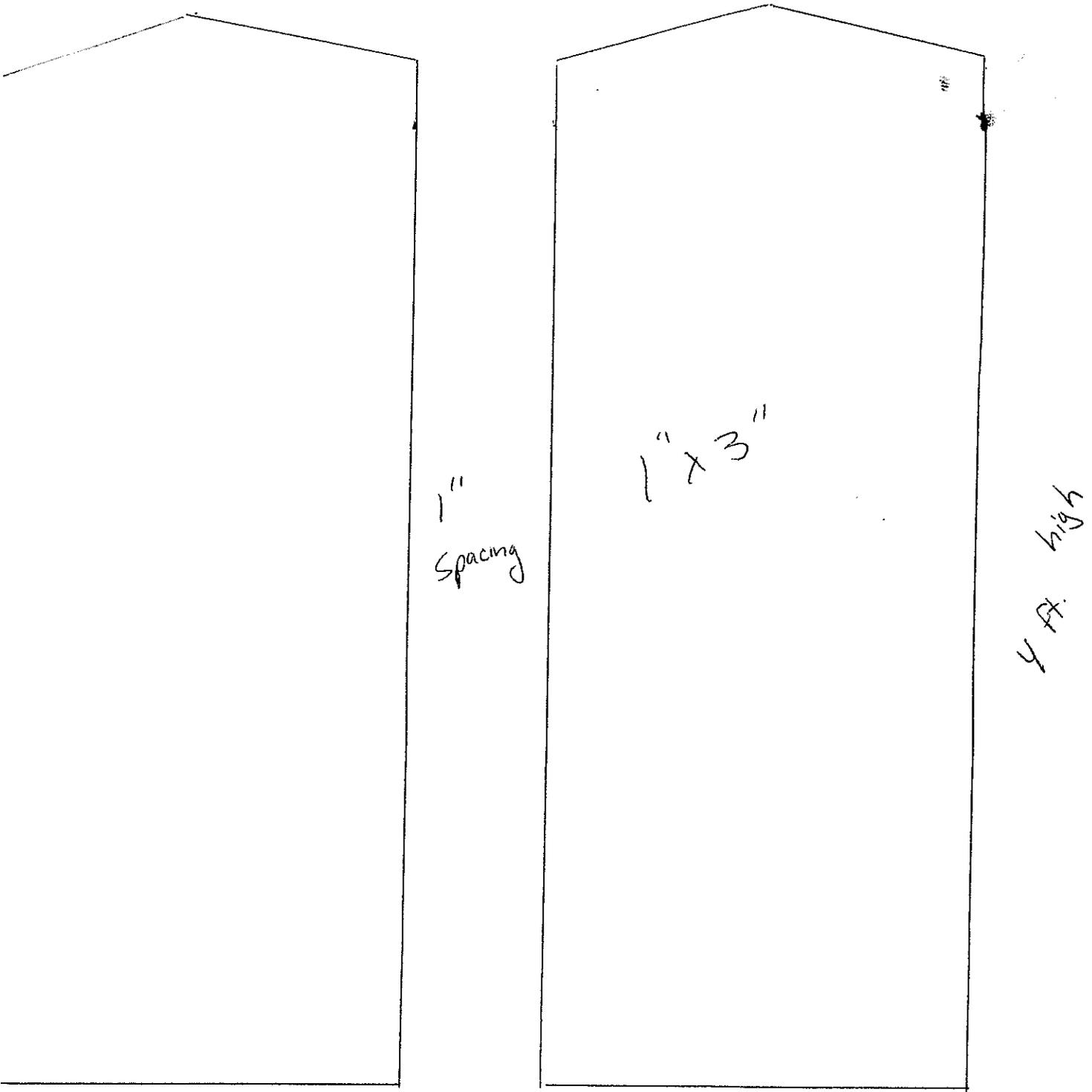
This survey is made for the exclusive use of the present owners of the property; also those who purchase, mortgage, or guarantee the title thereto, within one year from date hereof.

Prepared For TOM MORDEN This is an original print only
at Milwaukee, Wisconsin this 9th Day of December 1991 is Imprinted in red.

Plat No. A 91-197 Signed Phillip P. Olein
Registered Land Surveyor

Ketchikan fence.
104 W. Reservoir Ave.
Drawing 1

Shallow picket top
↓



OST of BTM. BKD.

2x2"
CDP

2x3.5"
CDP

6x6"
CDP
5 7/8"

2x8"
CDP
7 1/8"

2x10"
CDP
9 3/8"

8 3/4"

SCALE 1/4" = 1'

Ketchman
104 W. Reservoir
Drawing #2

Brewers Hill H.D.



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Property 104 W. RESERVOIR AV.
Description of work Porch railing repair
Date issued 8/31/2007

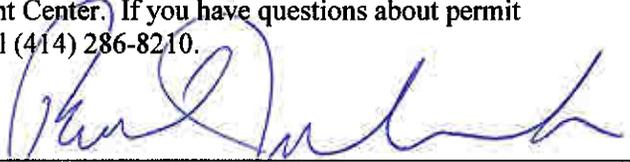
PTS ID 44907 COA - Porch railing repair

In accordance with the provisions of Section 308-81(9) 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:

The work must be done according to the attached drawings and/or photos, any changes must be approved by HPC staff. Replace top and bottom rails with exact replicas. Staff suggests wood be of a naturally decay resistant variety such as cedar. All finish wood must be smooth and free from knots and sapwood. All wood must be painted or stained as soon as possible to protect from weather. Please note that research has shown that when new bare wood is exposed to the elements for a period of only a week or two, the life of the paint job applied to it is likely to 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 Paul Jakubovich of the Historic Preservation staff as follows: Phone: (414) 286-5712 Fax: (414) 286-0232 E-mail: pjakub@milwaukee.gov.

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Copies to: Development Center, Ald. Michael McGee, Inspector Bill Richter (286-2518)



Repair top and bottom rails to match original. Staff suggests that the wood be of a decay resistant variety such as cedar.