

Certificate of Appropriateness

LIVING WITH HISTORY

Milwaukee Historic Preservation Commission/809 N. Broadway/PO Box 324/Milwaukee, WI 53201-0324/414-286-5705

Property 3009 W. MC KINLEY BL.

Description of work Remove existing 2-car frame. hip-roofed contemporary style garage. Build new 2-1/2-car frame garage that is compatible with the house.

Date issued 10/18/2006 PTS ID 30471 COA - New 2-1/2 car garage

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:

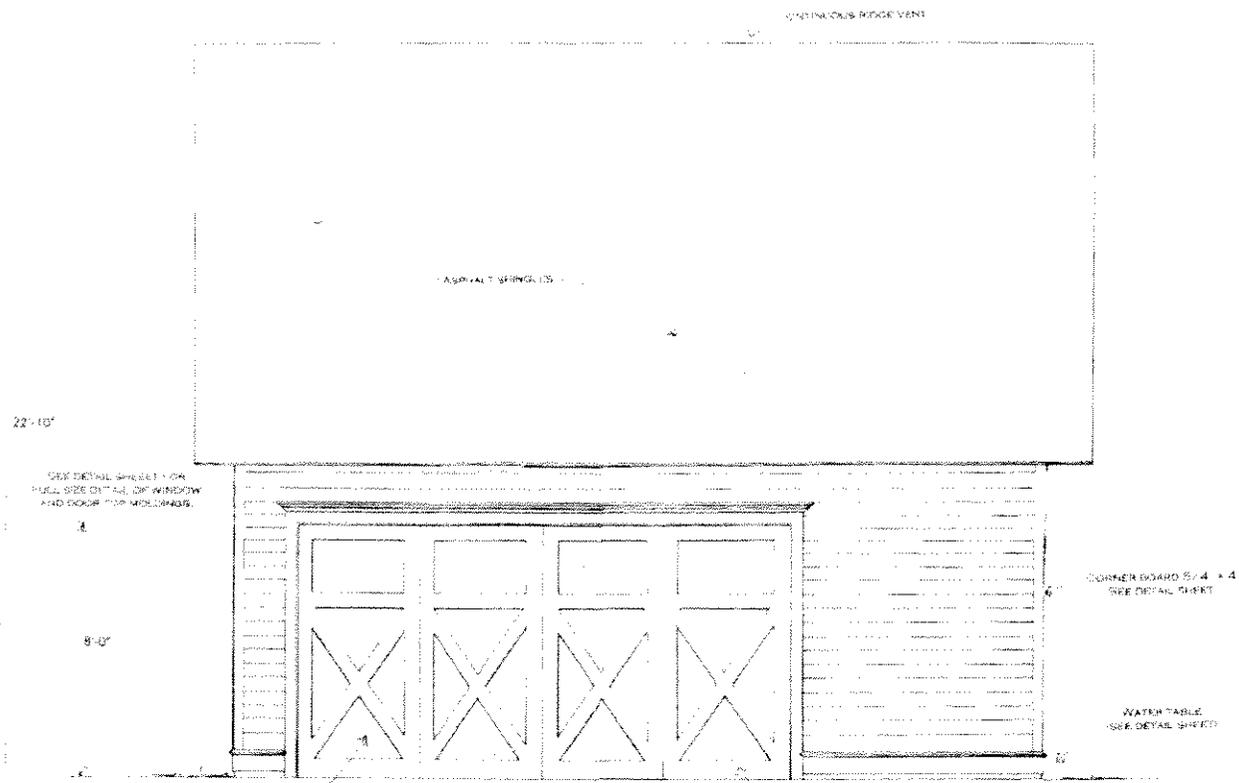
All work must be done precisely according to attached drawings. All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. The structure may be sided with wood or smooth cement board siding. Sidewall shingling may be made of wood or cement board. All finish wood must be smooth and free from knots and sapwood. All wood must be painted 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. 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) 286-5712 E-mail: pjakub@mkedcd.org.

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.



City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Robert Bauman, Inspector Tim Bolger (286-2536)



22'-10"

SEE DETAIL SHEET FOR FULL SIZE DETAIL OF WINDOW AND DOOR FOR MOLDINGS.

4

8'-0"

4

CORNER BOARD 5/4 x 4
SEE DETAIL SHEET

WATER TABLE
SEE DETAIL SHEET

NOTE: NO WINDOWS IN OVERHEAD DOOR

FRONT ELEVATION

OVERHEAD DOOR 16'-0" x 8'-0"



Upward-acting overhead type door made to look like a swinging or sliding door. Illustrated here is the Tahoe model from Taylor Building Products, Inc. www.taylor-door.com
Other compatible models for this garage from that manufacturer include the Monterey, Shenandoah, Huron, and St. Clair. Windows in the overhead door are not recommended with these models.

NOTE: WOOD SIDING THAT IS RADIIALLY SAWN (QUARTER-SAWN) IS HIGHLY RECOMMENDED BECAUSE IT LAYS FLATTER, HOLDS PAINT BETTER, LASTS LONGER, AND LOOKS BETTER WITH CRISP SQUARE EDGES. ONE SOURCE FOR HIGH QUALITY RADIIALLY SAWN CLAPBOARDS IS WARD CLAPBOARD MILL. WWW.WARDCLAPBOARD.COM

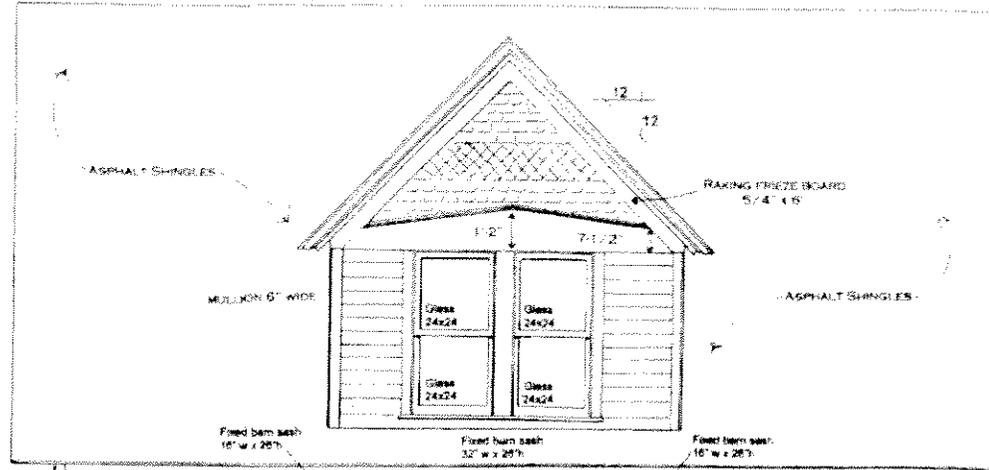
CONTINUOUS RIDGE VENT

NOTE: TRIP WILLS 11 3/4" ON WINDOWS RECKED HAVE KEEP NORTH SILL FARE

ALL WINDOWS AND DOOR WOOD TRIM AND SILL WINDOW SILL SHOULD BE ORDERED WITH SILL LAR EXENTIONS TO 2" ATTENTIONS SHOULD BE FRAMED BACK TO A MAXIMUM OF 1" FROM OUTSIDE EDGE OF TRIM. WINDOW TRIM CAN ALSO BE ORDERED HEAD MADE WITH 1/2" x 1/2" x 1" JOINT BOARDS ATTACHED AT THE FACTORY ALONG WITH EXTENDED SILL LAR. WINDOW AND DOOR TOP MOULDINGS CAN BE PRE-INSTALLED.

*WINDOW SILL SHOULD BE AT LEAST 1 1/2" THICK AT THE OUTSIDE FINIS. AS AN ALTERNATIVE THE SILL CAN BE MADE OF ALUM. MATERIAL FOR GREATER DURABILITY. BILDWEN IS ONE MANUFACTURER THAT MAKES A LINE OF NEW WINDOWS CALLED NORRO PREMIUM THAT IS MADE TO THIS SPECIFICATION WITH SILL THAT ARE 1 3/4" THICK.

22'-10"



11 3/4"
HF. OF
DORMER

FLAP 5/4 CASING AROUND WINDOWS AND DOORS

SIDING EXPOSED NO MORE THAN 2" TO THE WEATHER

CONCRETE FOUNDATION

WATER TABLE

FOUR PANEL WOOD SERVICE DOOR 3'-0" x 7'-0"

REAR ELEVATION

26'-0"

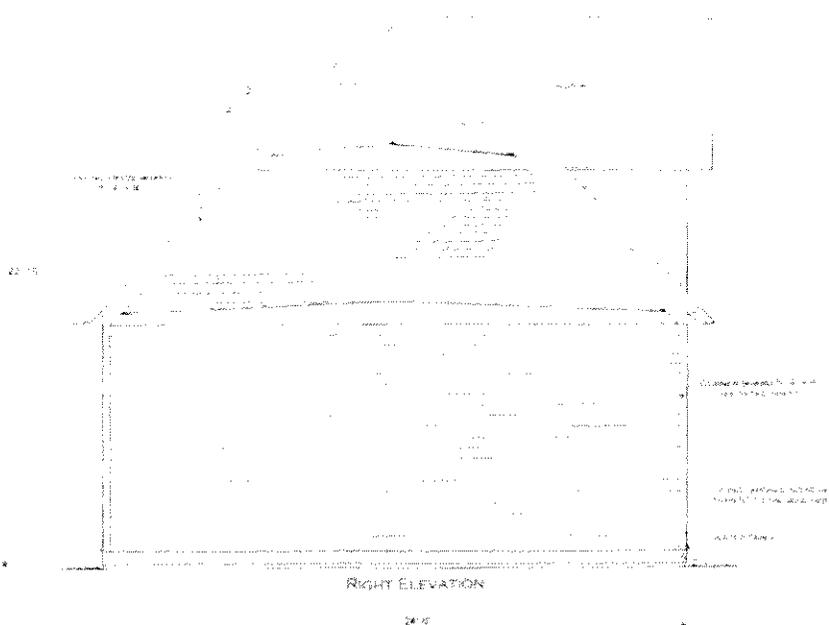
2'-0"

3'-0"

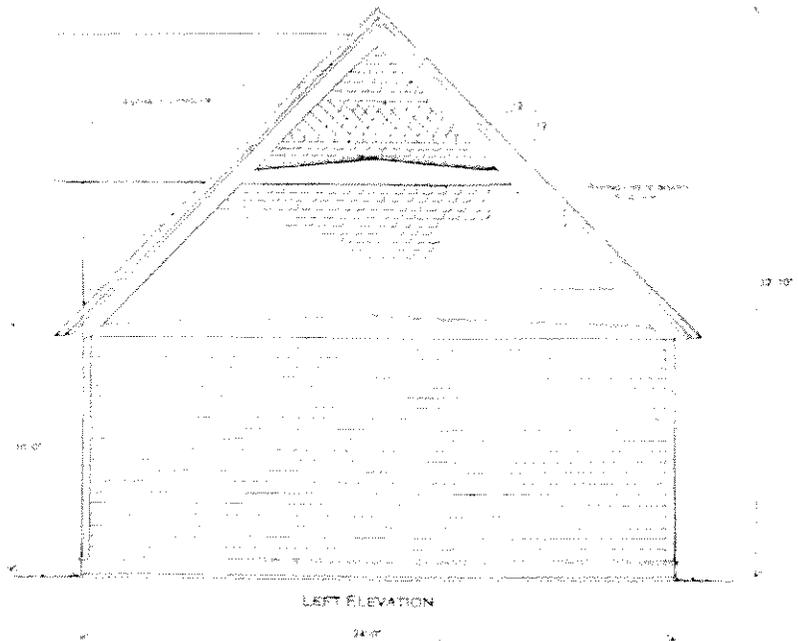
8'-1"

12'-11"

THE 2-1/2
CAR-



RIGHT ELEVATION



LEFT ELEVATION

NOTE: ALL WOOD FOR TRIM MUST BE SMOOTH AND FREE OF KNOTS AND SAPWOOD. NATURALLY DECAY-RESISTANT SPECIES ARE HIGHLY RECOMMENDED SUCH AS WESTERN RED CEDAR, WHITE CEDAR, CYPRESS, AND REDWOOD. NOTE THAT QUARTER SAWN LUMBER WILL LAY FLATTER, HOLD PAINT BETTER AND LAST LONGER THAN PLAIN SAWN LUMBER OF THE SAME SPECIES.