



# Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N. Broadway Room B-1/Milwaukee, WI 53202/phone 414-286-5712/414-286-5722

**Property** 3001 W. MCKINLEY Cold Spring Park Historic District  
**Description of work** Applicant will build new two-car garage at the rear of his property.  
**Date issued** 9/16/2022 PTS ID 115325 COA Demolish old garage build new garage

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:

Proposed new garage will follow the design for a new garage dated 2012, approved by the HPC and designed by Paul Jakobovich. It has a 12/12 roof pitch, shingles in the gable end, a window in the gable end, pedestrian door, small windows facing house and traditional trim package.

Design of specific garage door will be selected by applicant but with staff approval.

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 Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5722 or (414) 286-5712. E-mail: [carlen.hatala@milwaukee.gov](mailto:carlen.hatala@milwaukee.gov) or [tim.askin@milwaukee.gov](mailto:tim.askin@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](http://www.milwaukee.gov/build), or call (414) 286-8210.

A handwritten signature in cursive script, appearing to read "Carol Hatal". The signature is written in black ink and is positioned in the upper right quadrant of the page.

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City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Robert Bauman, Roy Averill



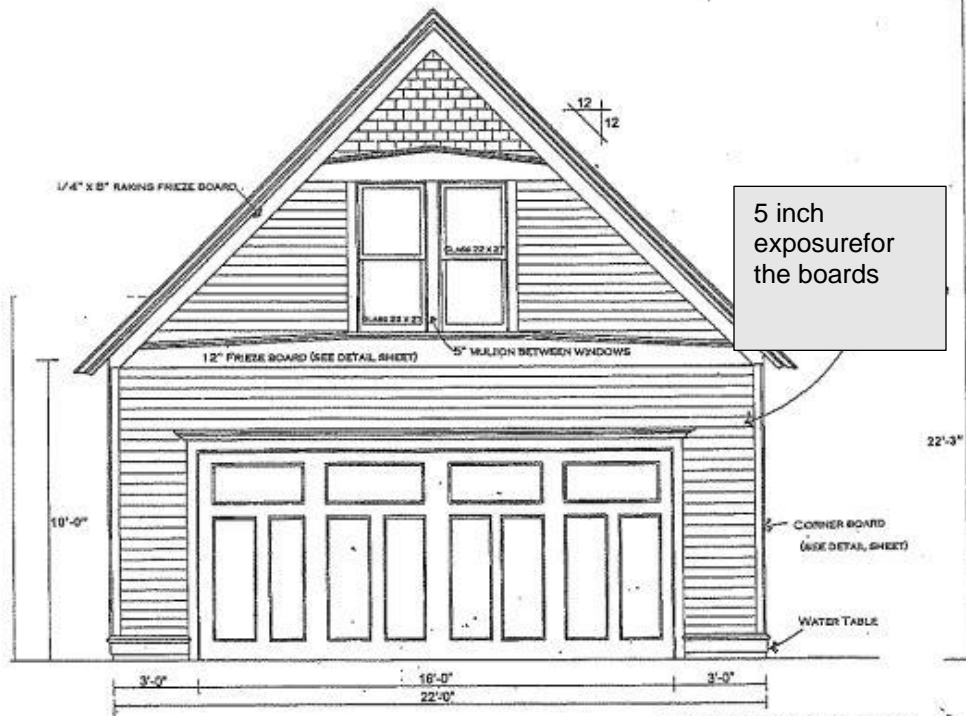
3001 W. McKinley Boulevard



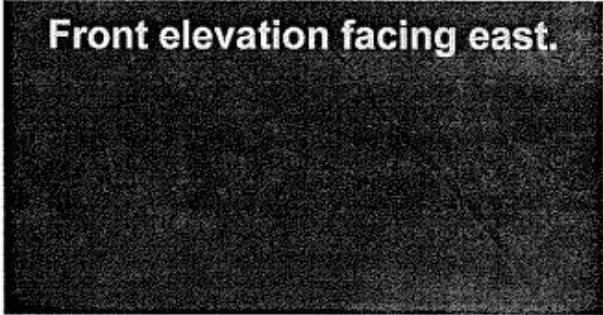
New Garage will look like this one built at 124 W. Lloyd in 2012.

ALL FINISH WOOD MUST BE CLEAR OF KNOTS AND SAPWOOD; RECOMMENDED IS THE USE NATURALLY DECAY RESISTANT SPECIES SUCH AS CEDAR, REDWOOD, SPANISH CEDAR. THE USE OF WESTERN PINE MAY RESULT IN PREMATURE DECAY. COAT NEW, BARE FINISH WOOD WITH WOODLIFE® PRIOR TO PRIMING AND PAINTING. ALL FINISH WOOD MUST BE PAINTED UPON COMPLETION

The wood species is important. The details of the garage are important as well: 12/12 roof pitch, 1/4 inch by 5 inch raking frieze board, corner boards, water table, wood widow in gable, 10-ft tall side walls

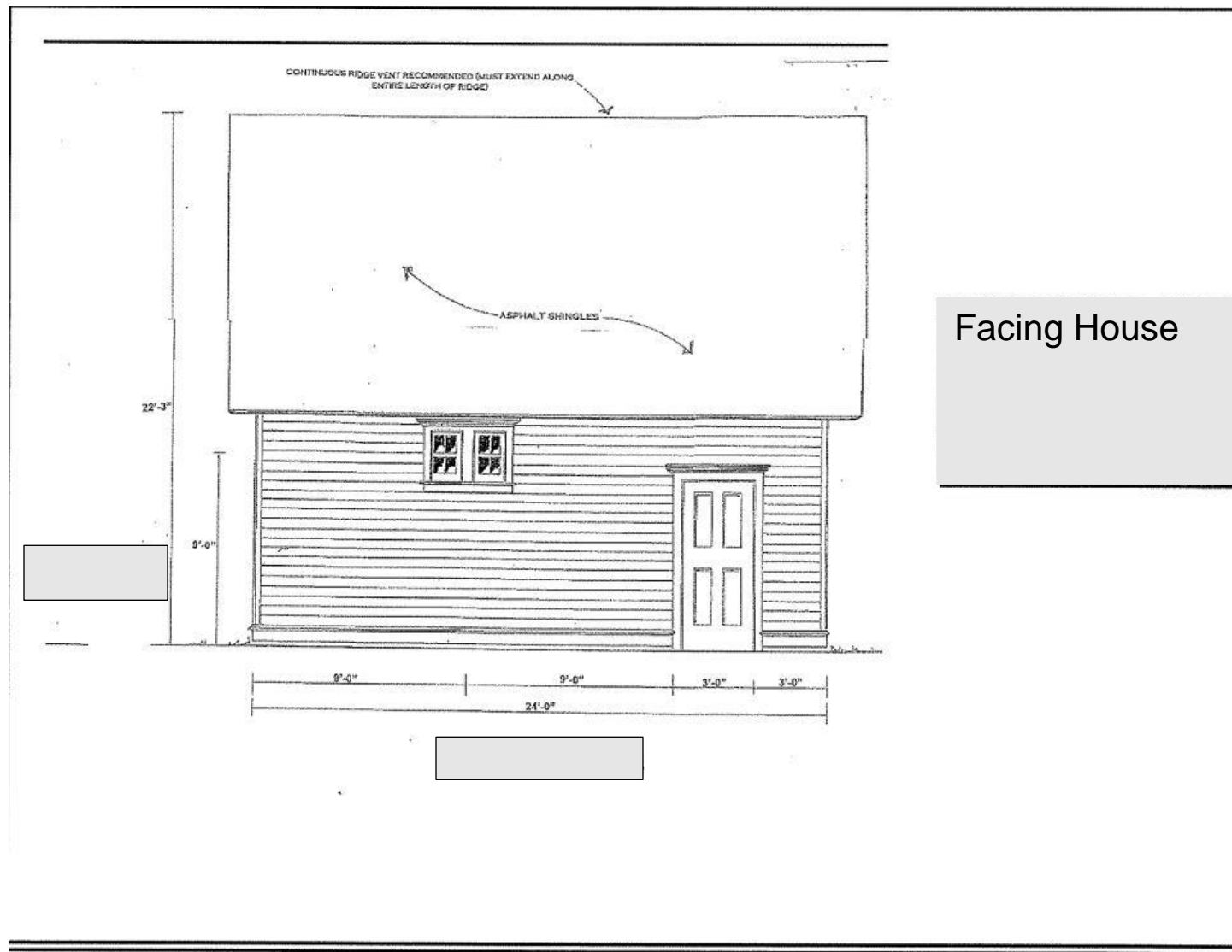


5 inch exposure for the boards



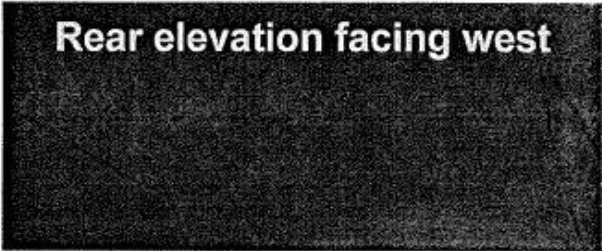
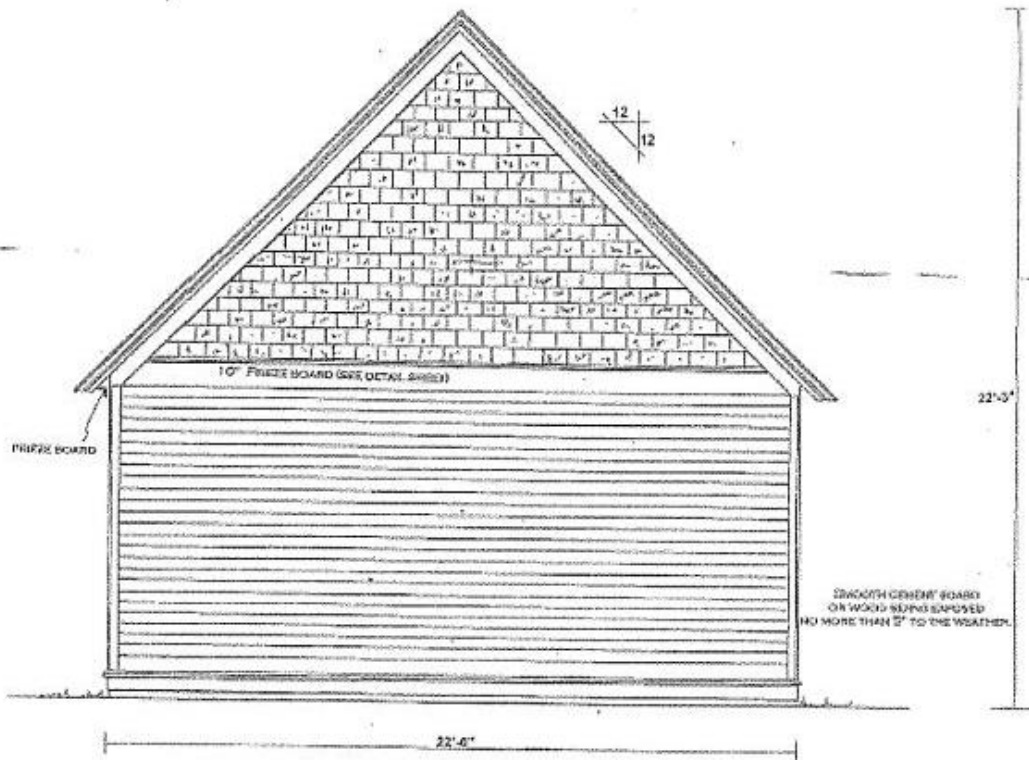
FRONT ELEVATION

UPWARD-ACTING GARAGE DOORS MADE TO LOOK LIKE SWINGING OR SLIDING CARRIAGE BARN DOORS. MANY DIFFERENT COMPATIBLE DESIGNS ARE AVAILABLE FROM LOCAL RETAILERS

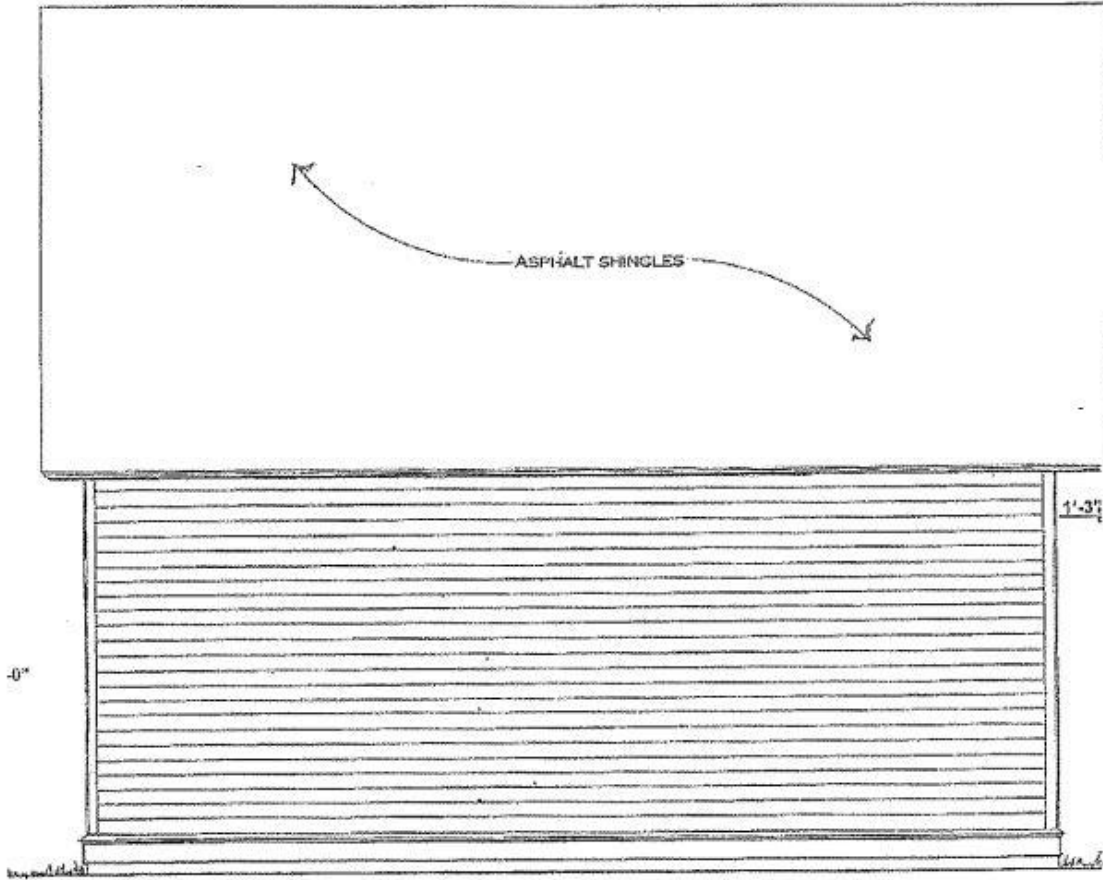


Facing House

CLAYBOARDS THAT LAST LONGER,  
HOLD PAINT BETTER AND LOOK BETTER  
THAN CEDAR SIDING. SEE  
[WWW.WARDCLAYBOARD.COM](http://WWW.WARDCLAYBOARD.COM) FOR  
INFORMATION ON THIS PRODUCT.



REAR ELEVATION



Facing Alley







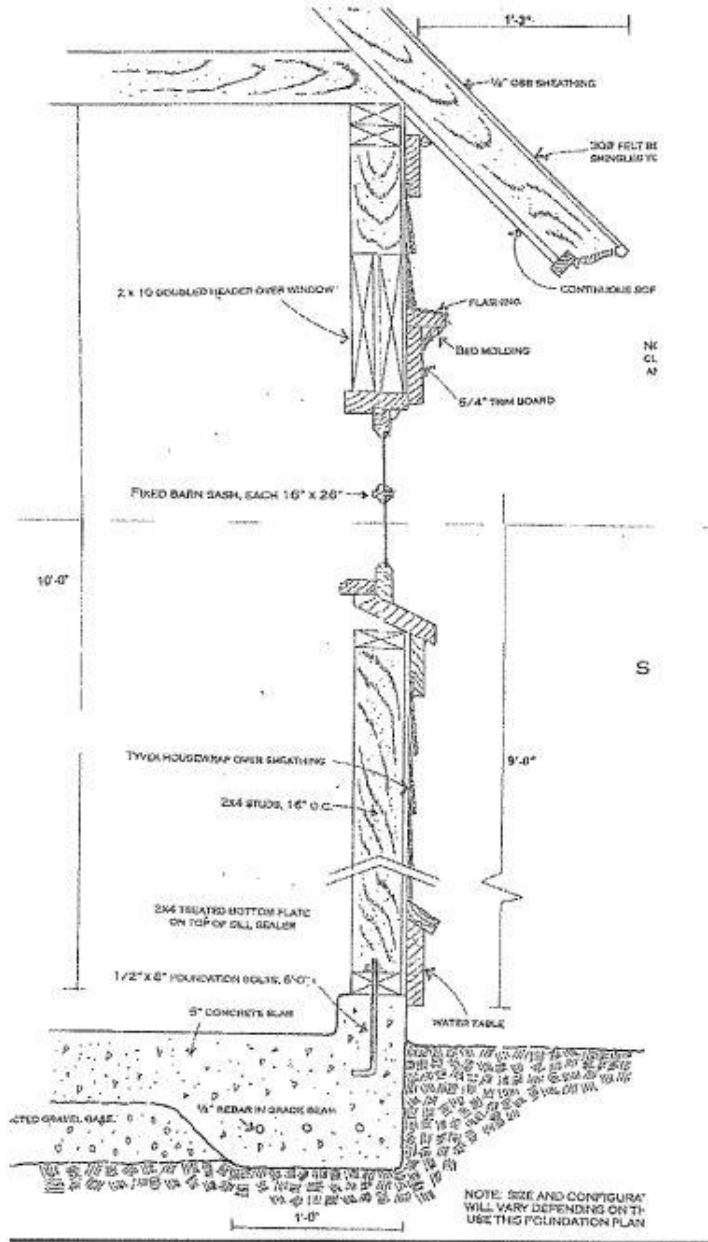
**Frieze board section**

LEVEL FRIEZE BOARD  
IN FRONT AND REAR TABLES  
FULL SIZE

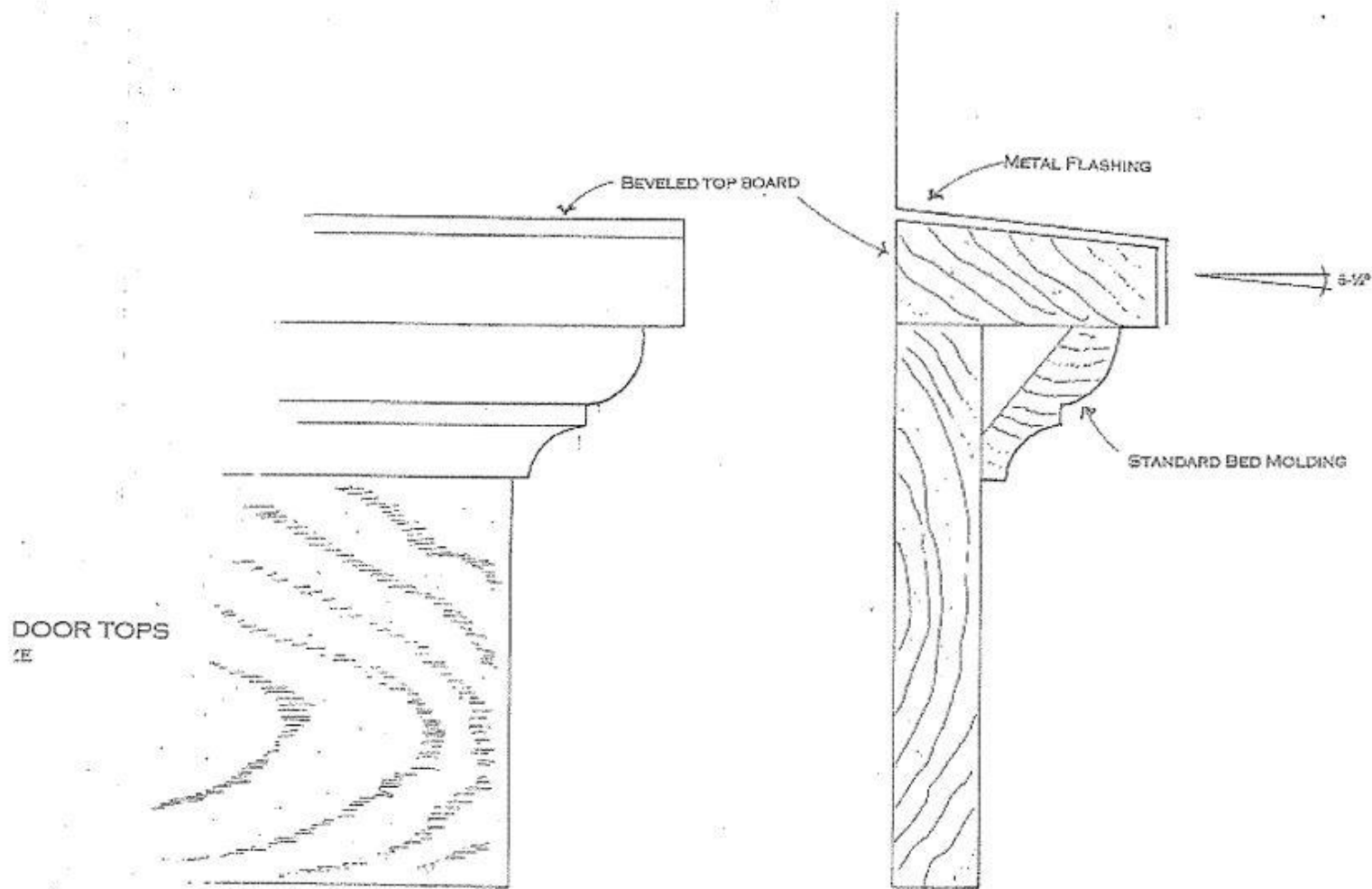


**Water table section**

WATER TABLE  
AT TOP OF FOUNDATION



**Wall section through south elevation showing overhand construction window construction, siding and water table.**

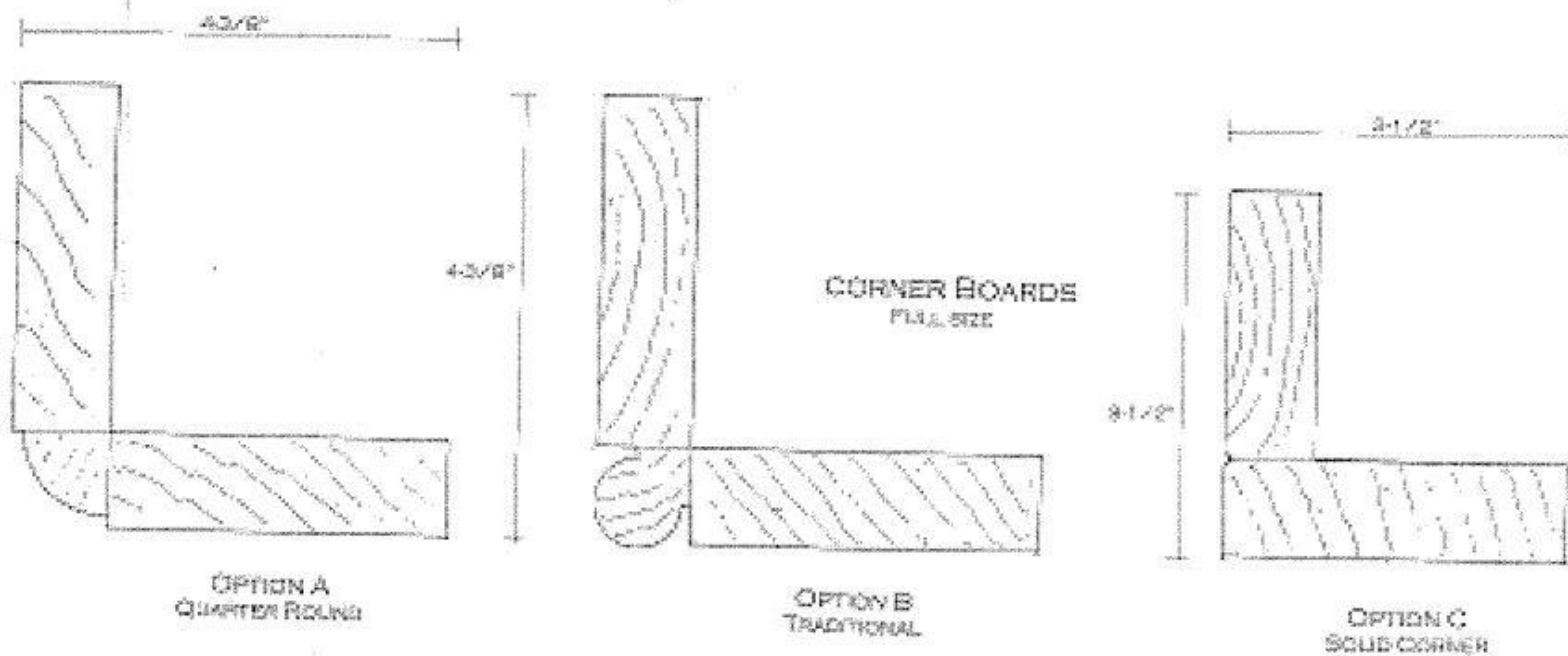


DOOR TOPS  
2E

**Detail of door tops**

CORNER BOARDS GENERALLY NEED TO BE 3/4" IN THICKNESS IN ORDER TO PROPERLY FINISH CEMENT BOARD BACKING ON WOOD BEAMS. HOWEVER, BECAUSE CEMENT BOARD TENDS TO BE THINNER THAN WOOD, IT IS POSSIBLE THAT STANDARD 1 3/16" CEMENT BOARD MATERIAL MAY BE COMPATIBLE WITH CEMENT BOARD.

NOTE: OPTIONS A AND B GENERALLY IMPROVE CONSTRUCTION AND PRODUCE A BETTER FINISHED APPEARANCE.



**Options for corner boards, select one**