

GARAGE ADDITION PROPOSAL  
**2903 W MCKINLEY**



COLD SPRING PARK NEIGHBORHOOD

**GARAGE  
ADDITION  
PROPOSAL**

MILWAUKEE, WI

THE MILLENNIAL BACKPACKER

# ITEMS PROPOSED



## **BASEMENT WINDOW REPLACEMENT**

Back of house windows, from non-existent to block glass.

## **COSMETIC UPDATE ON BRICK**

Color unsure yet, but wish to paint/sandblast to original color.

## **GARAGE**

In line with the original design.



# ABOUT US.



## MY FAMILY

A few years ago, I worked at an elementary school on 31st and State, in the Concordia Neighborhood.

Since then, I had wanted to move from Waukesha into the city. This was made possible when my son got his drivers license, and we moved into Milwaukee a little over one year ago. My son, Zander, is 18 and attends Carmen Northwest High School, where I work. My daughter, Abby, is 15, and she is a sophomore at Waukesha South. I helped raise a young man the last 12 years, as well. His name is Ode, and he's 27 and was signed by the UFC (Ultimate Fighting Championships) this summer, and is one of the higher profile professional athletes from Wisconsin. I am a veteran educator, teaching US History at Carmen High School in Milwaukee, and am the Head Wrestling Coach for the Milwaukee Marshall/Carmen Northwest combined team. I also instruct and coach professional fighters at Pura Vida MMA, which is located in Walker's Point.

I wanted my kids to experience urban life, and found the house at 2903 W McKinley Boulevard, after working for almost two years to locate a place. After a long process, we closed last year on October 5th. I was well familiar with the history of the area, and have great appreciation for it. I hold a degree in History from Carroll University in Waukesha, and fell in love with this home quickly. The interior was largely finished, but the exterior and mechanicals were lagging behind.

Currently, I have a high-efficiency furnace being installed on Wednesday, and am preparing to have insulation blown in before winter. I have the funds right now to build a garage without taking out a loan, so long as it isn't terribly expensive. The building of the garage has become more of a priority in recent months, as we had a lawn mower and a snow blower stolen from our yard and front porch. We have a security system coming on November 9th, but need some storage for basic items to help maintain the property.



# WINDOWS

## Non-Existent to Block Glass

Pictures of the current situation at the home are included here. There is plywood over two of the windows, and it is decomposing. While the windows are currently slightly visible from the street, they would not be with the addition of the garage. Without the garage, the visibility is low from the side-street, as it is in the back of the house.

### EXTERIOR VIEW



### INTERIOR VIEW



Current laundry hookups are near these windows, and the temperature in the winter reaches point where water in the laundry hoses freezes. It is my hope that the block glass will keep this area secure for safety purposes, as well as prevent it from getting so cold in the winter.



# BRICK

## Color Flexible

I spent extensive time this summer at the Public Library and the Historic Preservation Office, and the Historical Society of Milwaukee, trying to locate original designs for my home. We were not successful. One of my desires was to find an original picture of the home. I never did locate one dated earlier than 1986. I eventually located a picture of the 2nd garage on the property, but it was essentially a shack. I did locate original plans for the garage that was build around 1910. None of it helped me determine what the original color of the brick was.

Ideally, I'd like to sandblast the bricks to be their cream color, but am open to red, green, or any color that went with the home when it was constructed.



## GUIDANCE WELCOMED

I moved into the area due in large part to the historic nature of the neighborhood, and want to retain as much originality of the home as possible. We've been flustered by the inability to locate pictures or any other info on the home, outside of the garage design. Any assistance available in that venture is much appreciated.

We would do the bricks uniform around the perimeter of the house. The west side of the home is not visible by anyone but the neighbors, but we would do that as well, once we know what is acceptable and what is not.

# GARAGE

## BUILDER

The garage, and the window work, would be handled by a contractor I've known for several years. His name is Cavoche Swaims, and he owns C.T. Swaims Construction and Remodeling. His number is 414-499-0678. His base location is 7231 W Fiebrantz, in Milwaukee. I specifically wanted to locate a minority contractor, and have known him for several years. I trust him to do the work correctly to meet my needs and your wishes.



## DOOR

The garage door as proposed is listed below, but am happy to obtain one that meets specifics. I am unsure of what the cosmetic specifics are.

OVERHEAD DOOR Company

Model 304

Green/White

16'x7'

Overhead Door Company of Metro Milwaukee™ (3.05 MI)

5969 S Pennsylvania Ave  
Cudahy, WI 53110

☎ 414-769-0487

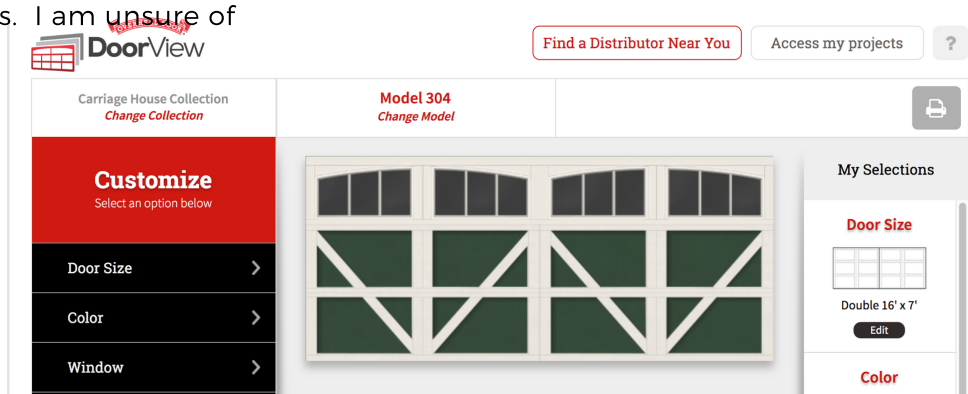
☎ 262-661-9469

📞 414-769-7651

🕒 Monday - Friday 8:00AM - 5:00PM Saturday: By Appointment Only

✉ info@ohdmm.com

🌐 <http://ohdmetromilwaukee.com/>



## LOCATION

The location of the garage is the biggest question. The driveway is fairly narrow, but should be a workable space. The original garage was large, and we are unsure if it was attached.

The doorway to the back entrance of the home extends out a short ways.

Ideally, we'd like only that base to be connected. If that is not possible, the back wall of the garage could potentially come forward to just east of the back entrance. Guidance and direction are needed because of the shape of the driveway.

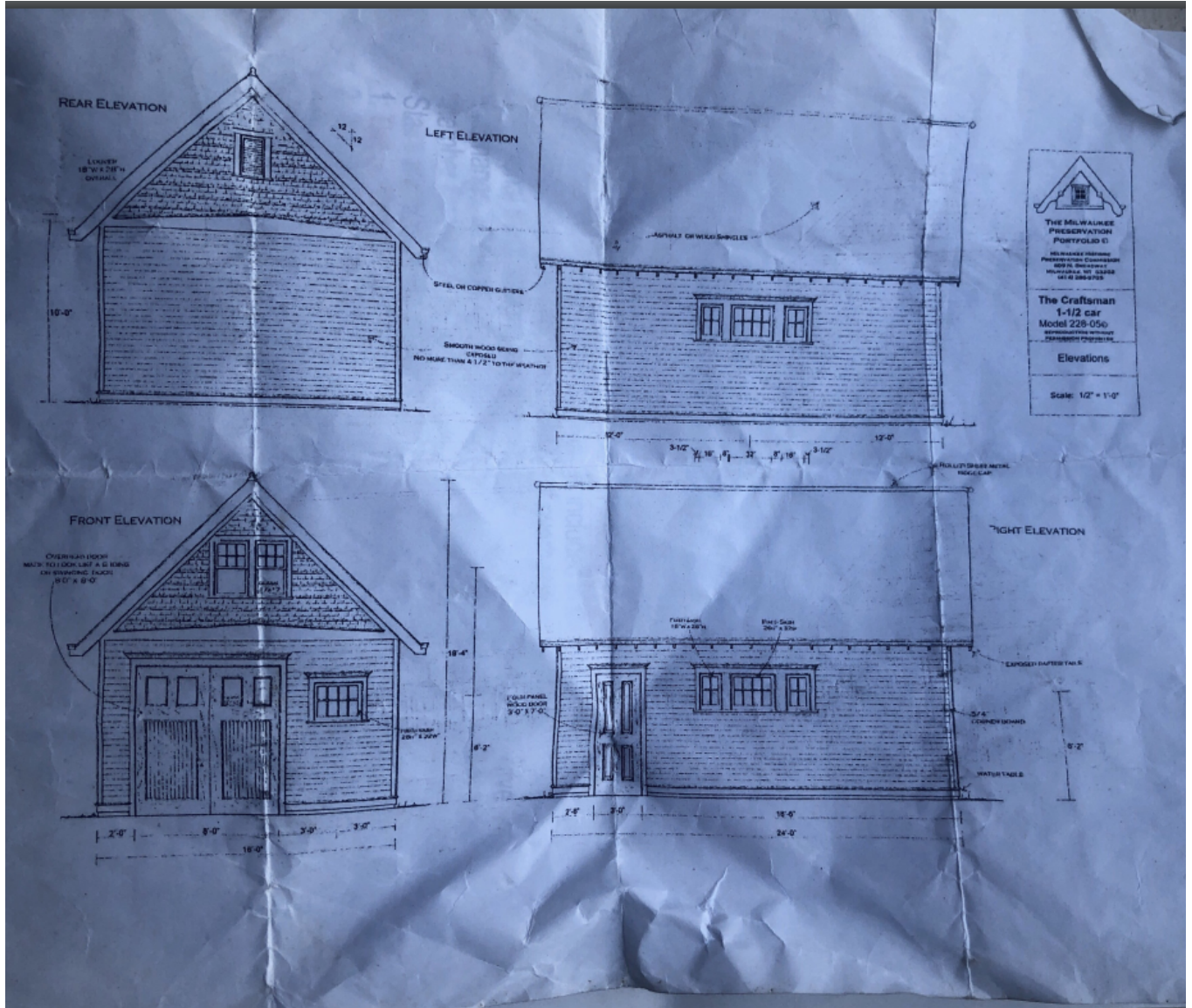




# GARAGE

In the response I received from the city, I was told to include a survey, but am unfamiliar with that process and what has been done already. A friend with ties to inspections suggested that there may have been one done already. I do not know where to seek out that information.

## ORIGINAL DESIGN PLANS



I've been unable to determine if the current colors and exterior of the home are as they were when originally built in 1906. Without additional information, we'd match the design to fit the current color scheme and format of the exterior of the home with dark brown above the garage door, with green trim to match the home and gray to match the stucco color. We'd match window trim and green accent colors with the garage door.

# GARAGE

## PROPOSED PLAN

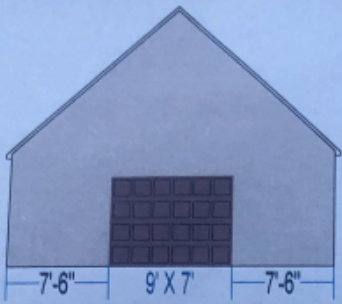
With distinct parameters, size can be adjusted.

**Estimate Id: 47192**

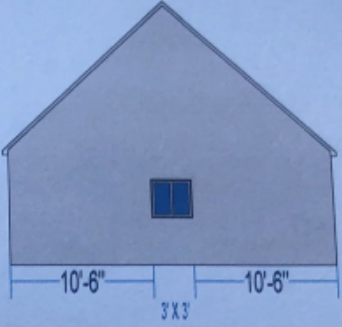
**MENARDS®**  
Design-It™  
Garage

Page 2 of 4  
8/23/2019

\*\*\* Here are the wall configurations for your design.  
Illustration May Not Depict All Options Selected



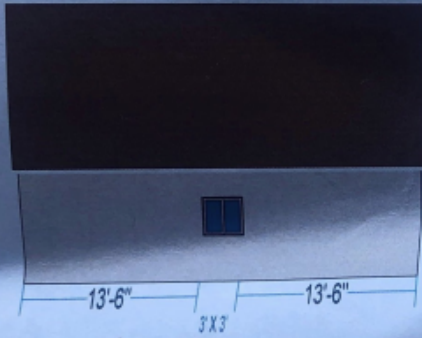
7'-6" 9' X 7' 7'-6"



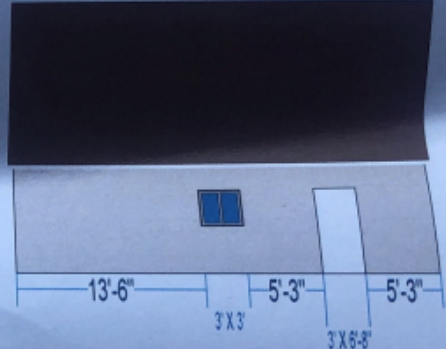
10'-6" 36X36 10'-6"

**Gable Front View**  
(1) - IDEAL RAISED PANL M4SV 9X7 EZ-SET BROWN M4SV INSUL

**Gable Back View**  
(1) - WINDOW 36X36 SLIDER UTILITY WINDOW 36X36



13'-6" 36X36 13'-6"



13'-6" 36X36 5'-3" 5'-3" 3' X 6'-8"

**Eave Front View**  
(1) - WINDOW 36X36 SLIDER UTILITY WINDOW 36X36

**Eave Back View**  
(1) - WINDOW 36X36 SLIDER UTILITY WINDOW 36X36  
(1) - PREHUNG STEE SERVICE DOO CP1 FLUSH STEEL DOOR PH

Building Size: 24 feet wide X 30 feet long X 9 feet high  
Approximate Peak Height: 21 feet 11 inches (263 inches)  
NOTE: Overhead doors may need to be "Wind Code Rated" depending on your building location.  
Confirm the door requirements with your local zoning official before construction.

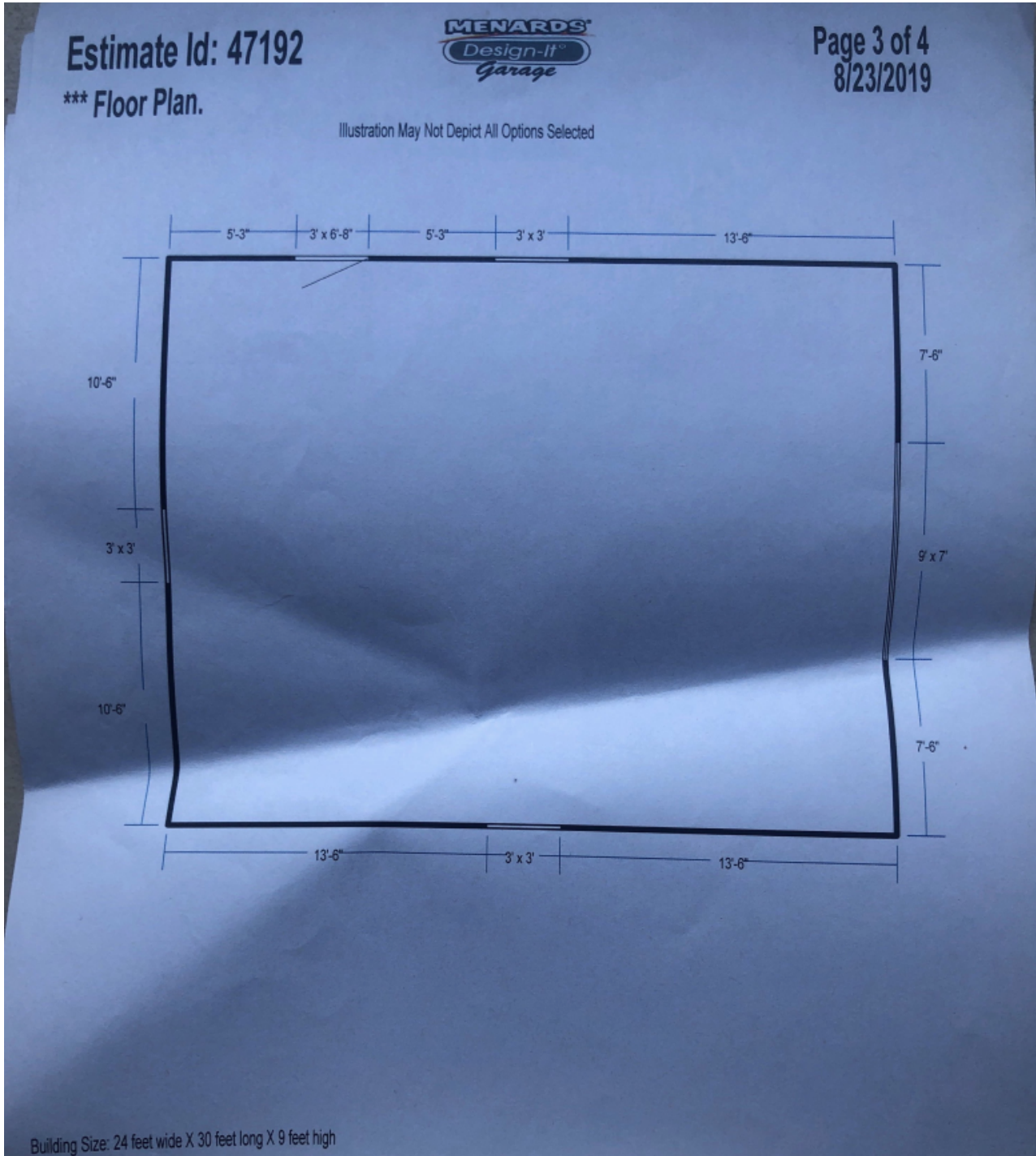
Menards-provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variability in codes and site restrictions, all final plans and material lists must be verified with your local zoning office. Menards is a supplier of construction materials and does not assume liability for design, engineering or the completeness of any material lists provided. Underground electrical, phone and gas lines should be located and marked before your building plans are finalized. Remember to use safety equipment including dust masks.



# GARAGE

## PROPOSED PLAN

With distinct parameters, size can be adjusted.



# G A R A G E

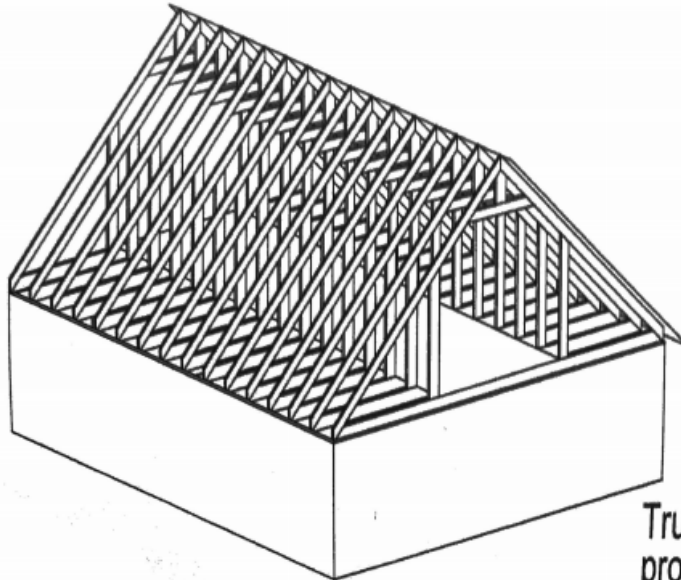
## PROPOSED PLAN

With distinct parameters, size can be adjusted.

Estimate Id: 47192



Page 4 of 4  
8/23/2019



Trusses are engineered products and **CAN NOT** be CUT, MODIFIED, or DRILLED

Illustration May Not Depict All Options Selected

### Helpful Hints for Room In Attic Garage Construction

- ~ Trusses can not be cut, modified, or drilled into.
- ~ Increased loading for the floor is in the attic room area only.
- ~ Trusses included in this estimate do not include overhangs.  
Material to hand frame the overhang is included in the estimate.  
Framing details for proper installation of overhangs is available.  
Additional truss designs are also available, including trusses with eave overhangs, additional room sizes and more. See a building materials team member for more information about truss design and overhang framing details.
- ~ Stairs are not included in your estimate!
  1. The truss layout must be modified to add stairs and additional framing is needed.
  2. To add stairs restart the program, make sure to select a floor sheathing option then add the stairs.
  3. Room In Attic trusses are designed for 24" on center spacing.
- ~ Changing the end trusses to regular trusses may make it easier to install attic windows to add insulation to your garage in the future. Switching to end trusses will require additional plate and stud materials.



# GARAGE

## PROPOSED PLAN

With distinct parameters, size can be adjusted.


Page 1 of 4  
8/23/2019

Estimate Id: 47192


**MENARDS**  
*Design*  
Garage

Items Selected:	Options Selected:
Gable room in attic roof w/ 12/12 pitch Trusses 2' O.C. *** NO TRUSS MATCHES WERE FOUND Truss Design Location Zip Code: 53208 3/4" T&G OSB RIA Floor Sheathing 2x4 Wall Framing Material 24' Wide X 30' Deep X 9' High 8' H x 12' W RIA Room Size TimberCrest Prem. Vinyl Double 4" Lap Siding - Khaki 7/16" OSB Wall Sheathing Tyvar Housewrap 12" gable/12" eave overhangs 7/16" OSB Roof Sheathing Castlebrook, Burnt Sienna Shingles Slant Back Vent(Metal), Brown White Vinyl Soffit & Fascia White Premium Roof Edge 1 - Garage Door Opener Pine Overhead Door Jamb	The options you have selected are: 30 LB Roof Felt 2 Rows Granular Ice & Water Barrier 3 - 36x36 Window - White Vinyl Utility 1 - 36x80 Service Door - CP1 Flush Steel LS 1 - 9x7 Overhead Door - Insulated RP Brown

Front View



Back View



**SUBSTITUTIONS ARE NEEDED FOR THE FOLLOWING**

\*\*\* NO TRUSS MATCHES WERE FOUND

A request for this design has been made, please see a building materials team member

These items must be added to the estimate:

Trusses

Lateral Bracing

Substitution Items Are Not Included In Today's Price.

**Estimated price: \$6,337.03\***

\*Today's estimated price, future pricing may go up or down.  
\*Tax, labor, and delivery not included.

**\*\*\* Take this sheet to the Building Materials counter to purchase your materials. \*\*\***

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

# G A R A G E

## ADJUSTMENTS

Exterior:

We would eliminate the vinyl, and use Cedar Shake shingles (brown) for the front of the garage. We would use gray stucco on the front as well. This would match the home. Trim would be green, as would the downspouts.

Ideally, we'd like to have the wall of the garage abutting the short stretch of wall on the back SW corner of the home. If not, size would be altered to fit the 5' requirement from the house.

We would eliminate the window in the abutting wall and install a 20-minute fire rated door and frame "fire door" and drywall the Interior garage wall with 5/8" Type-X sheetrock to provide the required fire separation.

If easement is a problem, we would like to know the parameters and process to request a variance.

We would have a pair of carriage lights, suggested picture shown below, but would make them match the ones on the front of the house. Suggested picture below.



I understand that we are lacking some information today to get formal approval, but am requesting some formal help with this process. I'm a single dad with two kids, and work three jobs. I have the finances to run with this right now, but am in desperate need of guidance with the process. I've never been a part of anything like this before.



LIVING WITH HISTORY

HPC meeting date: 11/4/2019  
Ald. Robert Bauman District: 4  
Staff reviewer: Tim Askin  
PTS #114852 CCF #191001  
Property

Milwaukee Historic Preservation Commission  
Staff Report

2903 W. MC KINLEY BL.

Owner/Applicant

Ben Tomes  
2903 W. MC KINLEY BL.

Ben Tomes

Proposal

This application is for a garage addition. The plans provided indicate a front gable design with minimal designed articulation. The estimates provided indicate that the garage will be clad in 4" vinyl siding, feature vinyl soffit and fascia, three vinyl window units, a single steel service door, and a steel overhead door. The elevations included with the application package indicate interest in a craftsman style garage. A collaged image indicates a garage in this style as well, but the applicant specified in their description that the image "does not reflect an exact color scheme or design."

Staff comments

The application is incomplete.

The application does not specify an exact design or location. The location appears appropriate, but as a survey is required for a building permit for a garage, we have generally required it ourselves for new garages. However, attached garages have generally not been allowed in historic districts and the lot may be too small for a detached garage.

A structure in the general location of the garage is visible at the side of a 1984 photo. It is simple in design with a low-pitched roof. Its demolition date has not been researched. Scars on the building seem to indicate attachment, but with abutting rather than shared walls.

Three designs are included. One is presumed not to be the design intention. The other two, borrowed from HPC files would be acceptable with complete construction plans.

Materials proposed vinyl siding and vinyl windows. These materials have not been accepted by the Commission for any new construction because of their inherent dissimilarity to historic materials. Vinyl siding will also complicate fire separation between the buildings. Very few vinyl siding products are approved for used in 2 hour fire-rated assemblies. It is not known what can be used in a 3/4 hour assembly (<http://productspec.ul.com/document.php?id=BXUV.U301>). Windows of any material will not be feasible on any side of a proposed garage within 10' of another structure because of fire rating requirements (SPS 321.08).

Zoning

It will impossible to meet the 10' rear setback required for an attached garage. It will be difficult to meet the 18" setback for a detached garage.

HOLD for referral to Plan Examination and Board of Zoning Appeals for siting and fire-rating issues.

Or DENY based on materials.

Recommendation

Hold