



## Milwaukee Historic Preservation Commission Staff Report

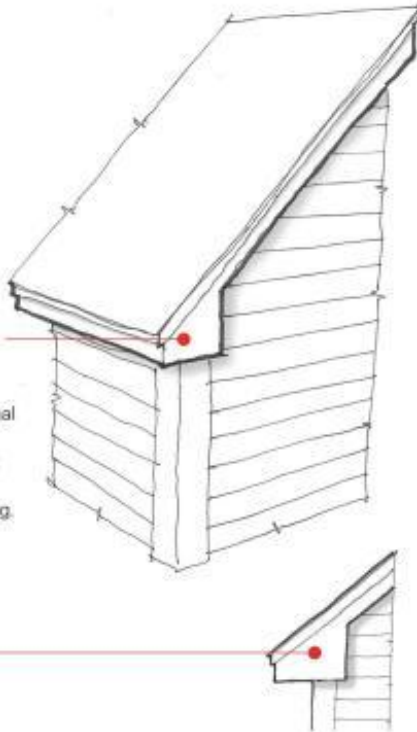
LIVING WITH HISTORY

**HPC meeting date: 6/1/2020**  
**Ald. Robert Bauman District: 4**  
**Staff reviewer: Tim Askin**  
**PTS #114955 CCF #200041**

<b>Property</b>	2908 W. MC KINLEY BL.	Cold Spring Park HD
<b>Owner/Applicant</b>	City of Milwaukee/RACM C/O Yves LaPierre	Mr. Russ Rueden
<b>Proposal</b>	Build 3-car garage at rear of property on new slab. Size is 24x32. Materials are smooth hardieboard siding with natural pine trim. Garage will use alley access.	
<b>Staff comments</b>	The garage is well-designed and suitable for the property. It should be approved with two minor alterations.	
<b>Recommendation</b>	Recommend HPC approval with conditions	
<b>Conditions</b>	<ol style="list-style-type: none"><li>1. Gable vent needs to be larger with a more rectangular form. The size should be more representative of a small window.</li><li>2. Eliminate pork chop eave returns. Use traditional open return or eliminate return. (See illustrations on next page.)</li></ol>	
<b>Previous HPC action</b>		
<b>Previous Council action</b>		

**BEFORE**  
**PORK CHOP**

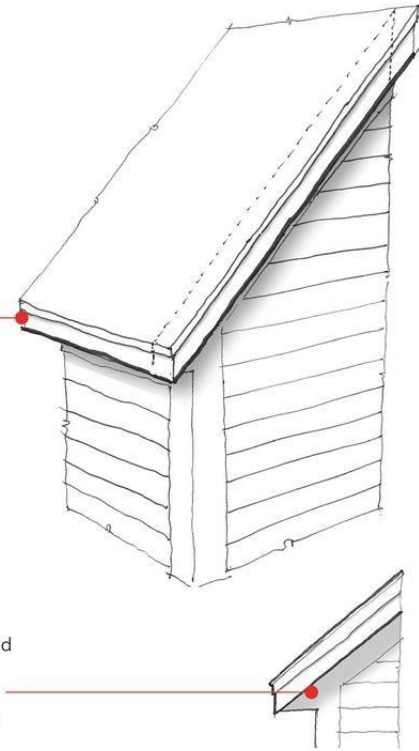
Pork chop eaves are clunky, top-heavy, and not faithful to traditional architecture. Yet they're almost universal in production housing. Why? Because they're simple to build.



**AFTER**  
**SIMPLER BOX RAFTER TAIL**

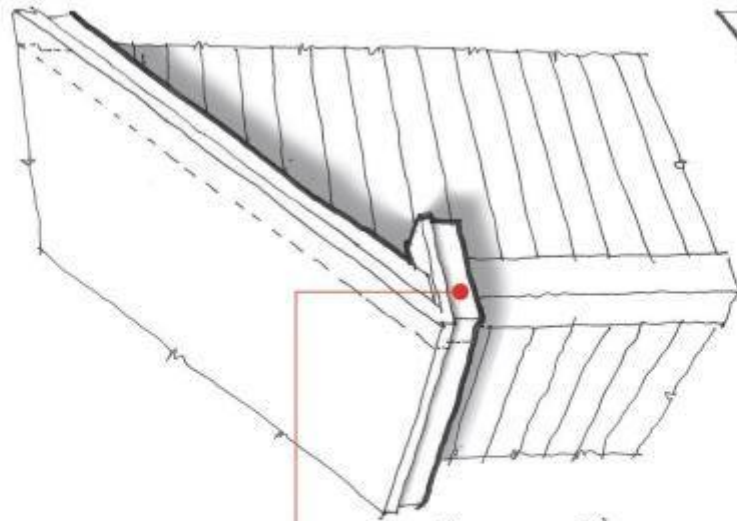
Plumb-out fascia can accept popular K-style gutters.

Also best used on farmhouse, Craftsman, and cottage homes, this return has the pros of the boxed rafter tail less the hard-to-install sloping soffit. By keeping the pork chop in shadow behind the extended rake, you still get the clean lines of the boxed rafter.



**AFTER**  
**TRADITIONAL RETURN**

The return can be built with plumb fascia to receive a K-style gutter, or with a projecting cornice profile and half-round gutter. It's hardest to build, but the most elegant and versatile. Depending on the amount of detail, it can be used on cottage and farmhouse, or Georgian, Federal, or Colonial Revival homes.



This one requires flashing at the top if the slope return is very low (1:12).