

2/3/2020

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Description of Project

Address:

217 W. Reservoir Avenue
Milwaukee, WI 53212

Project Overview:

We moved into this home almost 10 years ago, and in recent years our family has grown. We have two young daughters. We love our home and neighborhood, and we're determined to raise our children here. But we need more space and one off-street parking space.

Our plan is to remodel the existing attic space to accommodate two bedrooms with a bathroom and add an attached garage at the south end of the house. To do this, we will need to modify the space to provide ample interior ceiling height (i.e. gable or shed style dormer) to meet the building code and provide the window areas for daylight and ventilation. We are also considering two optional plans to accommodate a third "master" bedroom, whereby we either: A) build above the existing east side entertainment room or, B) build above the new attached garage.

The purpose of this application is for a *preliminary* review to obtain input from the Commission before we proceed with completing formal plans and apply for a COA.

Proposed Scope of Work:

- Modify the existing roof to expand the useable floor area in the existing attic. Modifications will require new windows to comply with light, ventilation and egress, plus the necessary headroom for stairs and a bathroom.
- Add attached garage to south side of house, directly off the alley.
- Add third bedroom in second floor space:
 - Option A – Build above east side entertainment room.
 - Option B – Build above (new) attached garage.
- Add windows to east elevation of house (first floor).

Materials:

Materials will meet Historic Preservation Commission guidelines.

- Roof shingles to match original.
- Gutters and downspouts to match original.
- Siding, trim, and moldings to match original.
- Wood frame windows.
- Exterior surfaces and materials will be painted in an historically appropriate color scheme.

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Additional Notes:

- BOZA has previously approved the variance required to construct an attached garage with living space above along the south side of the house.
- We met with Tim and Carlen (Historic Preservation Commission staff) on January 21, 2020 to share our proposed ideas and review the preliminary drawings for our two options. Their feedback and input have been considered for the proposed plans submitted with this application.

Please see the attached photos and drawings for reference.