

5/19/2021

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Description of Project

Address:

217 W. Reservoir Avenue
Milwaukee, WI 53212

Project Overview:

We moved into this home over 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 with a third bedroom above 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., build a dormer) to meet the building code and provide the window areas for daylight and ventilation.

The purpose of this application is to obtain a Certificate of Appropriateness for our plans.

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, with a bedroom in second floor space.
- Add windows to east elevation of house (first floor).

Materials

Materials will meet Historic Preservation Commission guidelines.

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

Additional Notes

- On March 2, 2020, we presented our preliminary plans with two options to the Historic Preservation Commission (HPC) to get conceptual approval. **A motion was given to proceed with the further design development of Option B**, which is the plan we are now seeking approval for.
 - Link to meeting minutes:
<https://milwaukee.legistar.com/View.ashx?M=M&ID=726890&GUID=2CD3BF0C-10BD-4E11-83E6-FF7975CA8967>.
- BOZA has previously approved the variance required to construct an attached garage with living space above along the south side of the house.

Please see the attached photos and drawings for reference.