



# Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5722

## Property Description of work

### **2105 E. Lafayette Pl., North Point South Historic District**

Replace existing air handler and condenser in the third floor attic closet and rooftop, inspecting existing supply and return ducting and adding additional supply and return ducting utilizing spaces out of visible sight including closet space, service stairwell, and laundry chute. Install new air conditioning system in third floor attic storage room, adding supply and return ducting utilizing spaces out of visible sight including closet space, service stairwell, and laundry chute.

## Date issued 5/9/23

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:

**Sidewall vent pipes for heating equipment must be located through the raised foundation on the rear elevation or as far back as possible on a side elevation that does not face the street. All sidewall vent pipes must be painted out to blend with the color of the surrounding building material. ANY SIDEWALL VENTING MUST BE AT THE REAR OF THE HOUSE OR AS FAR BACK AS POSSIBLE ON A NON-STREET-FACING SIDE ELEVATION. REGARDLESS OF LOCATION THE PVC VENT PIPES MUST BE PAINTED OUT TO BLEND WITH THE COLOR OF THE SURROUNDING BUILDING MATERIAL.**

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 Historic Preservation staff as follows: Phone: (414) 286-5722 E-mail: [hpc@milwaukee.gov](mailto:hpc@milwaukee.gov).

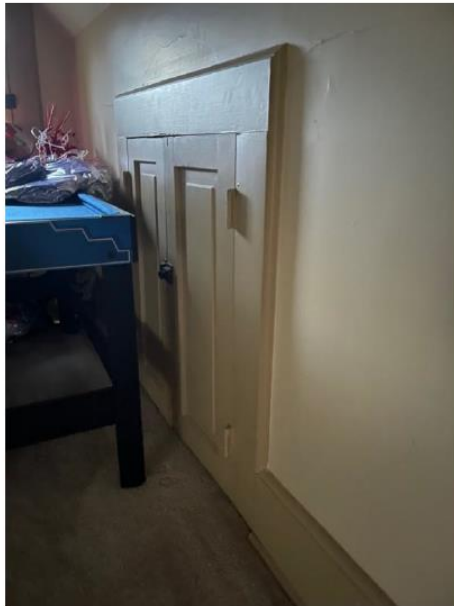
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, [www.milwaukee.gov/lms](http://www.milwaukee.gov/lms), or call (414) 286-8210.



City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Brostoff

Attic closet containing existing air handler:



Rooftop with existing condenser:



Attic storage room for new system:



Locations for new ductwork – closets, laundry chute, service stairwell, etc.



Existing conditions

## Project 1 - System Replacement

Supply and Install - Replacement of existing Air Handler located on 3 third floor in attic eaves. Inspecting existing supply and return air ducting with intention to utilize as much existing as possible with intention to add cooling supply and return air to additional areas as the structure will allow. Additional supply/ return ducting has been discussed utilizing spaces out of visible sight such as closet space, service stairwell, other eaves, attic space, chimney space, laundry shoot, and more potentially to be discovered.

Equipment - Daikin Air Handler Model DV31PTCC14 multi position variable speed ECM with thermal expansion valve with full unit drain pan and wet switch. This is the preferred air handler to use however based on space in the eaves an alternate physical size may be required. The Daikin DX13SA030/036 (2.5 Ton or 3 Ton based on the number of supplys and space served). This outdoor condenser is to be located on the roof in replacement of the existing at rear of the home not visible from the street or ground. Registers used will match the existing registers in the master bedroom cieling. This replacement includes new copper refrigerant line set, new exterior condenser pad, full electical inspection and modifications. This proposal includes tax, fees and permits.

12 Parts Warranty/ 12 year Labor Warranty/ 12 year Condenser warranty

Scope of work

## Project 2 - New HVAC Installation

Supply and Install New Air Conditioning sytem in addition to existing - Air Handler located on 3 third floor in attic space adjacent to existing chimney. Installing new cooling supply and return air to additional areas as the structure will allow. Additional supply/ return ducting has been discussed utilizing spaces out of visible sight such as closet space, service stairwell, other eaves, attic space, chimney space, laundry shoot, and more potentially to be discovered.

Equipment - Daikin Air Handler Model DV31PTCC14 multi position variable speed ECM with thermal expansion valve with full unit drain pan and wet switch. This is the preferred air handler to use however based on space in the eaves an alternate physical size may be required. The Daikin DX13SA030/036 (2.5 Ton or 3 Ton based on the number of supplys and space served). This outdoor condenser is to be located on the roof in replacement of the existing at rear of the home not visible from the street or ground. Registers used will match the existing registers in the master bedroom cieling. This replacement includes new copper refrigerant line set, new exterior condenser pad, full electical inspection and modifications. This proposal includes tax, fees and permits.

This is completely new installation with the intent to install complete cooling coverage without disrupting the cosmetic appearance and historic integrity.

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