



# Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

**Property** 2701 N. LAKE DR.

**Description of work** Replace two A/C condensers in same location. Fencing will obscure street visibility. Install new boiler vent near back patio door as indicated. Paint pipes to match house. Restore fence.

If this project results in abandonment of a chimney, it is **STRONGLY** recommended that the chimney be cleaned and then capped as soon as possible.

**Date issued** 2/20/2020 PTS ID 114916 COA: swapout a/c; boiler vents

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:

New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar shall contain approximately the same ingredient proportions of the original mortar. Mortar that is too hard is subject to premature failure and could damage the masonry. See the city's books *As Good As New* or *Good for Business*, Masonry Chapters, for more information. In most cases, this means a lime mortar with natural hydraulic cement rather than Portland cement.

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) 286-5712 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/build](http://www.milwaukee.gov/build), or call (414) 286-8210.

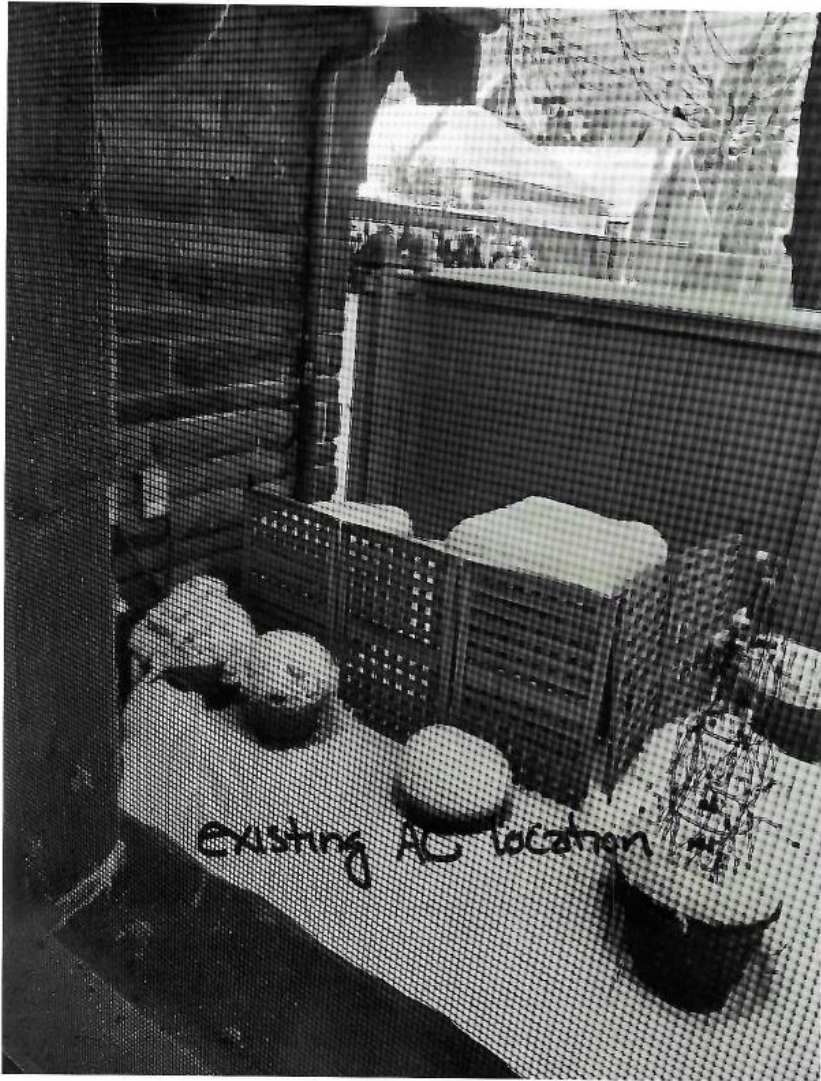


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City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Nik Kovac, Contractor, Inspector Paul Wolfgramm (286-2590), Boiler Inspection (286-2514)

Boiler will be replaced in basement. AC will be replaced and reinstalled in the same spot as the existing AC which is located in the back of the house on the east side of the garage. The new AC will be about 1 foot taller than the existing AC. Existing fencing will also be reinstalled around AC (see photo included). We will be using the existing line set for the new AC. New PVC will be installed through the home wall circa 3 feet either side of the patio door in the backyard and painted to match the house.



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2701 N Lake Dr  
Milwaukee, WI 53211



<https://www.google.com/maps/place/2701+N+Lake+Dr,+Milwaukee,+WI+53211/@43.0675925,-87.8790024,48m/data=!3m1!1e1!1s...>

- existing AC location
- new AC to be installed in same spot
- patio door location