



LIVING WITH HISTORY

# Certificate of Appropriateness

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

<b>Property</b>	2429 E. WYOMING PL.	North Point South HD
<b>Description of work</b>	Replace rooftop HVAC unit in same location. Replace selected copper trim on roof. Replace aluminum storm windows with Acker combination storms. Paint as needed. Repair roof parapets from non-street-facing side. Replace/repair slates as needed on roof. All per attached scopes.	
<b>Date issued</b>	7/11/2018	PTS ID 114568 COA: Roof, parapets, a/c, porch, storm windows

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:

No dormers, chimneys, moldings or other permanent features will be altered or removed. No box vents, if used, will be visible from the street. If they are installed, they must be on a rear slope not visible from the street and they must be painted to blend with the color of the roofing material. A continuous ridge vent can be installed in place of box vents, but the vent must extend across the entire ridge and not stop short. Built-in rain gutters will be retained and sealed where needed. Valleys must be metal W-shape with no interweaving of shingles. Valleys and flashing must be painted or factory-finished to match the roofing color, unless copper. When installing new flashing at a masonry feature, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.

The Wisconsin Historical Society has established best practices for working with slate roofs. The City strongly recommends following their advice. <https://www.wisconsinhistory.org/Records/Article/CS4263>

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



Current conditions

Roof scope of work

1. Two valleys in skylight on south side of house – open up valley area two feet on each side of valley. Remove old metal and replace any bad wood. Install ice and water shield in this area along with new copper valleys and put slate back into position. Scrape old caulk off of skylight glass and scrape any loose paint off of skylight structure. Repaint skylight and re caulk glass.
2. Valley and gutter section on west side of house – remove slate above gutter section and two feet on each side of valley. Remove old gutter and valley metal and replace any bad wood at this time. Install ice and water shield and install new copper gutter with all seams being soldered. Install new copper valley and put slate back into position.
3. Rework parapet walls – there are a total of 12 parapet walls on the house. Go over each one and remove old caulk and loose tar. Refasten counter flashing into brick and re caulk where metal goes into brick.
4. Fix all broken and loose slate on entire roof area.

### OPTION 1

Install (1) Spacepak High Velocity Air-Conditioning System (3 ton)

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- Spacepak Vertical Indoor Fan Coil Unit located in closet on 2<sup>nd</sup> floor
- Carrier model 24ACC6 Air-Conditioner with PURON Refrigerant
- 3 Ton 14 SEER nominal unit efficiency
  - 72 decibel sound rating (very quiet), 10 year parts & 10 year comp. warranty
- (3) Supply outlets will be added and equipped with silencer terminators
- Secondary safety drain pan installed under unit in closet. This drain pan will have a float switch that will shut the equipment down if there is any sort of water in the safety pan.
- Electrical and HVAC permits.
- Includes tax, cleanup of all installation material, all sheet metal and electrical, crane to locate air conditioner on roof top, reuse condensate pump and refrigerant lines, flush existing line set with RX11 flush, 1 year Gross Guarantee on complete job (parts & labor).

Install (2) Aprilaire 1850 standalone dehumidifiers in basement

Install (2) Aprilaire 800 steam humidifiers in the basement high velocity duct system.

HVAC scope. One new unit will replace an existing unit in the central flat section of the main roof.