



CITY OF WAUKESHA

Administration

201 Delafield Street, Waukesha, WI 53188
Tel: 262.524.3701 fax: 262.524.3899
www.waukesha-wi.gov

Committee: Landmarks Commission	Date: 10/6/2021
Item Number: ID#21-2895	
Subject: Landmarks Commission Certificate of Appropriateness for 201 W. Laflin Ave. Review a request to add duct work for a new Air Conditioner unit (Laflin Avenue Historic District).	

Details: The applicants, Michelle Panton and William Dossett, would like to install a new Air Conditioning system to cool their house and provide supplemental heating. The house has radiant heating so a conventional system is not possible. Their proposed system will include a compressor at ground level. Since the compressor is not actually attached to the house it does not fall under the Landmark's Commission's review. However, they will also need to install a new duct, which will run up the side of the house to an opening which will be cut in the wall on the second floor.

The duct will be designed to have an appearance similar to downspouts, and it will be painted to blend in with the colors of the house. It will run up the west wall, which is the least visible of the house's side walls, and where possible it will run along an inside corner and the bottom of a ridge section, to further reduce its visibility.

201 W. Laflin Ave., the H.E. Osborne House, was built circa 1900 and has a Vernacular Queen Anne architectural style. H. E. Osborne was the City Librarian.

Relevant Secretary of the Interior Standards:

2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.



10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Paint and Repair Grant info:

Staff Recommendation: Staff recommends approval of a Certificate of Appropriateness for new air conditioner ducts at 201 W. Laflin Ave.