Tim Askin, Senior Planner
Historic Preservation Commission
City of Milwaukee

December 15th, 2025
Response to Historic Preservation Commission
RE: 1135 West Historic Mitchell Street

1. I need window details, manufacturers, sections, etc.: **Attached are the requested details. I prefer to use the Quaker window – I have used that in the past. East elevation attached.**

2. Same for overhead door. **I have no preference for a garage door other than to use an aluminum product. Since there was no door there historically but the open bay becomes a place for vandalism, vagrants and garbage to collect. I would probably use blanks in the garage door rather than glazing because of vandalism and constant maintenance. Attached are the specifications and details. I revised the elevation of the garage door to better fit my choice materials and design. West elevation attached**

3. Why are the east windows being partially bricked? I'm assuming a code issue with stairwell landings inside there, but I need you to confirm. **The openings being bricked over are the ones where the old exit doors used to be located. Because of the revisions to the floor plan new openings were required to accommodate the required exit doors on the East elevation to access the required exit stairs.**

4. Windows on the east wall should, but are not required to, have a different design from the windows on the street facades. You are free to repeat the rhythm and sizing. Jarosz is likely to call this out, so you are thus warned. See link and below https://www.nps.gov/orgs/1739/upload/its-14-new-openings-secondary-elevations.pdf **The windows on the east elevations are based on the size and repetition on the other elevations. I have attached that elevation for reference. The location and rhythm of the windows also fit the layout of the apartments - especially the layout of the bedrooms, which is critical to provide the proper 8% light and ventilation. The layouts are mirrored and carried through on the floors.**

SchultzWerk Architecture, Inc.
2515 North 66th Street
Wauwatosa, WI 53213

414.322.7374-mobile
swerk@juno.com

Respectfully

Keith Schultz

Keith Schultz, ALA, SID
President
SchultzWerk Architecture, Inc.

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Wauwatosa, WI 53213

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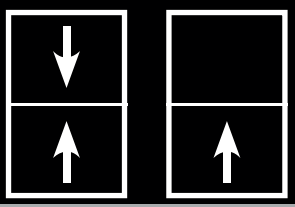
QUAKER COMMERCIAL



E500 Series
3 ¼'' Frame Depth
Double Hung/Single Hung

E500 Series Double Hung/Single Hung

Features

- Material
  - Extruded Aluminum
- Commercial Framing System
  - 3 ¼'' main frame
  - 0.062'' wall thickness of frame and sash
- Thermally Enhanced Design
  - Azon pour and debridge thermal break is ½'' wide in all main frame and vent rail extrusions
  - Double fin-type weatherstripping
  - Stainless stell pivot bars
  - Header expander
  - Sill angle
  - Full width lift handles
- Glazing
  - 1'' insulating glass
- Hardware
  - Block and tackle balancers
  - Gravity latch
- Screen
  - Extruded aluminum screen frame with BetterVue™ mesh with WaterShed® technology

Benefits

- The capacity to match exterior colors for unique project facades
- The ability to facilitate large sizes for taller and wider window openings

Performance

- Structural & Thermal (test reports or thermal simulations available upon request)

Model	Double Hung/ Single Hung
NAFS Rating	AW-40
Test Size	60" x 99"
Structural Load P.S.F.	65
Air Infiltration (cfm/ft^2)	<0.30
Water (No Penetration) P.S.F.	8.15
U-Value (ranges based on multiple Low-E/Argon combinations)	0.36-0.56
SHGC (ranges based on multiple Low-E/Argon combinations)	0.13 - 0.56

Due to periodic re-certification requirements, result shown may vary.

Options

- Available Configurations
  - Double hung
  - Single hung
  - Oriel single hung
- Muntin Choices
  - Internal or simulated divided lites available
- Hardware
  - Class 5 balancers
  - Dual self-aligning sweep locks
  - Limited travel latch
  - Wide variety of locking and operating hardware options
- Nailing Fin
- Screen
  - Extruded aluminum screen frame with aluminum wire mesh
  - Extruded aluminum screen frame with sunscreen mesh
  - Extruded aluminum screen frame with stainless steel 0.009'' thickness mesh
  - Security screen
- Glazing
  - Multiple Low-E and argon glazing choices
  - Capillary tubes
  - Wide variety of glazing, tinting and thickness options
- Panning & Trim Choices
  - Wide variety of panning, receptor and trim available
- Mulling
  - Wide variety of structural mulls
- Specialty
  - Attached exterior or interior storm window
  - Extension jambs

Operating Force: 25 lbf (maintain motion), 11 lbf (latches)

Our products are tested to the standards of and certified by some of the foremost organizations in the fenestration industry.

PROUD MEMBER FGIA Fenestration & Glazing Industry Alliance AAMA + IGMA

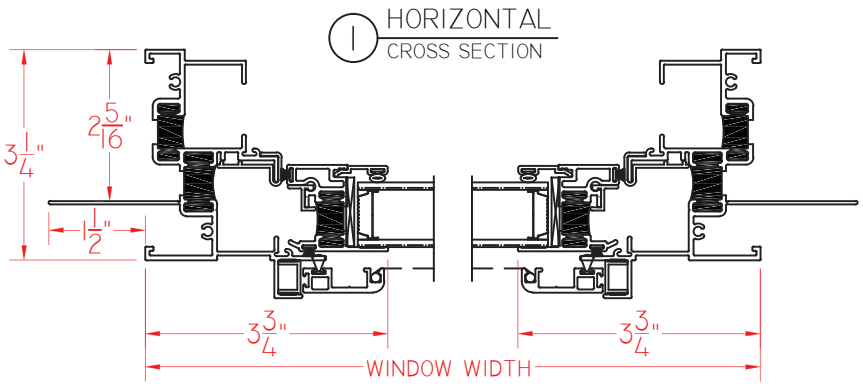
NFRC National Fenestration Rating Council

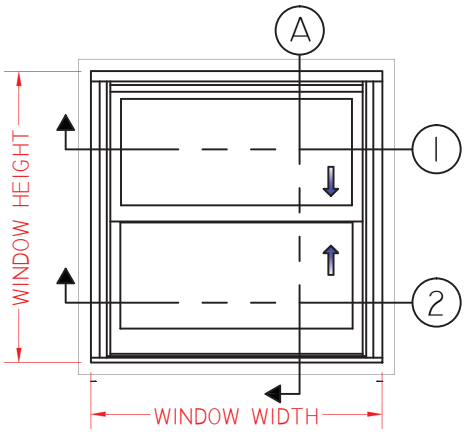
WINDOW & DOOR MANUFACTURERS ASSOCIATION WDMA MEMBER

QUAKER
COMMERCIAL

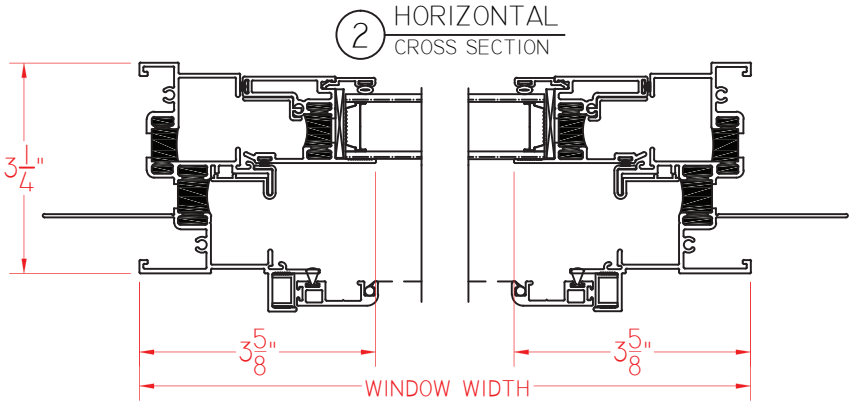
E500 Series
3 ¼'' Frame Depth
Double Hung/Single Hung

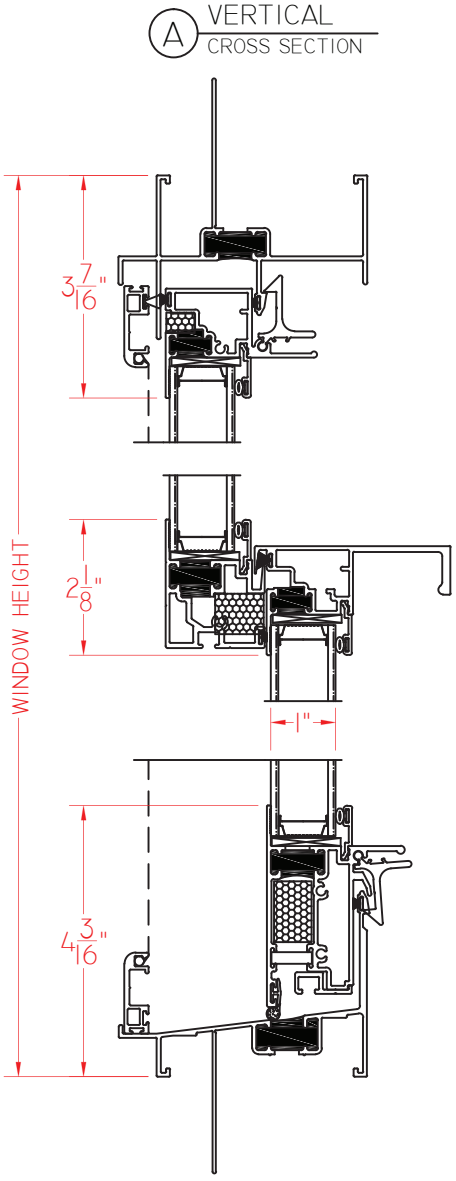
E500 Series Double Hung/Single Hung with Nailing Fin





ELEVATION SCALE 1/2" = 1'-0"





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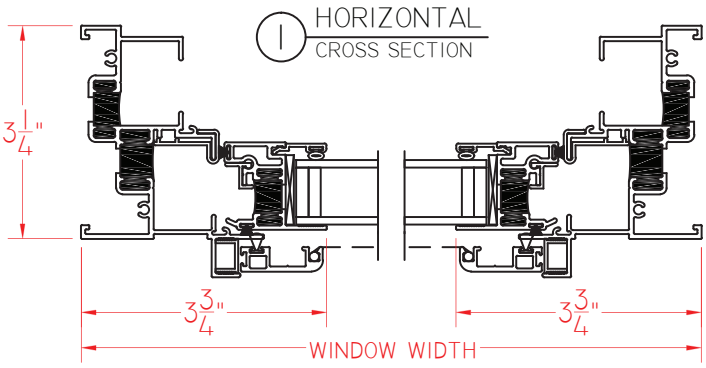
National Fenestration Rating Council®

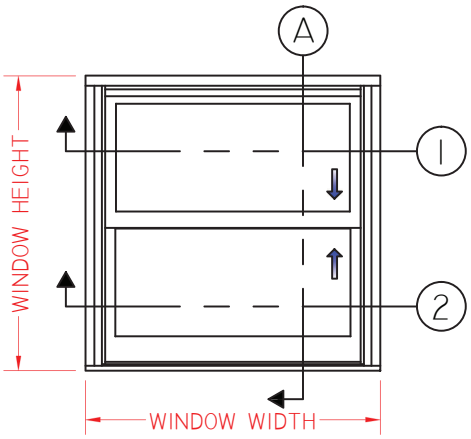
WINDOW & DOOR MANUFACTURERS ASSOCIATION WDMA MEMBER

QUAKER COMMERCIAL

E500 Series
3 ¼'' Frame Depth
Double Hung/Single Hung

E500 Series Double Hung/Single Hung without Nailing Fin





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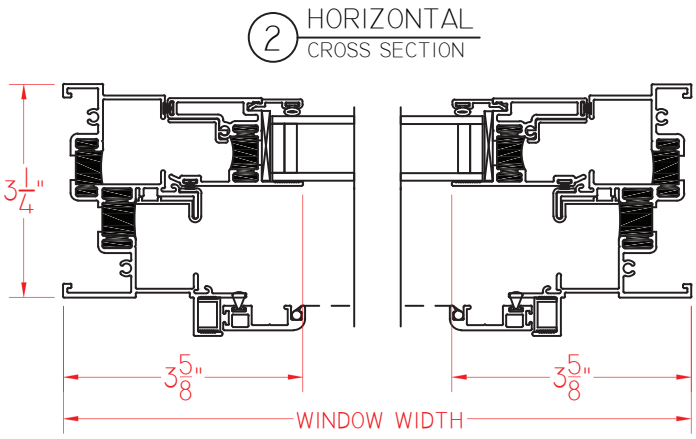

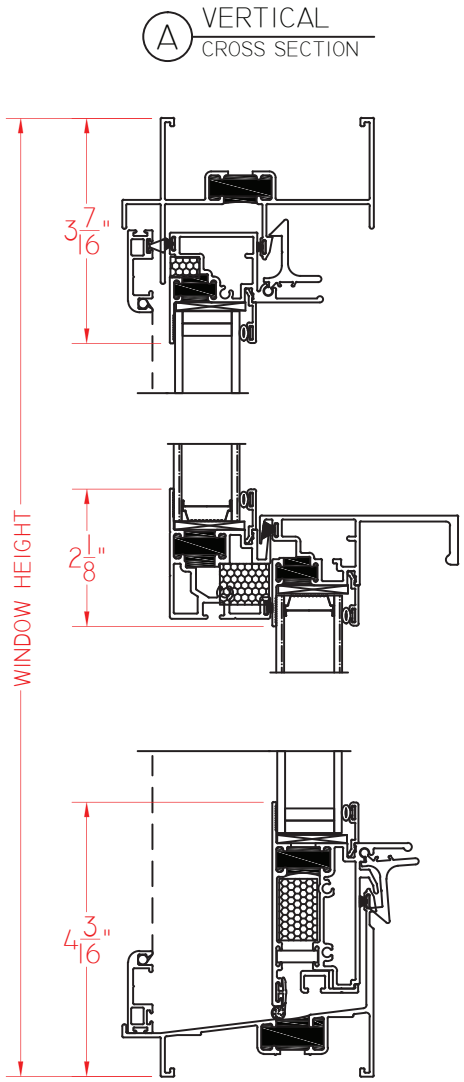

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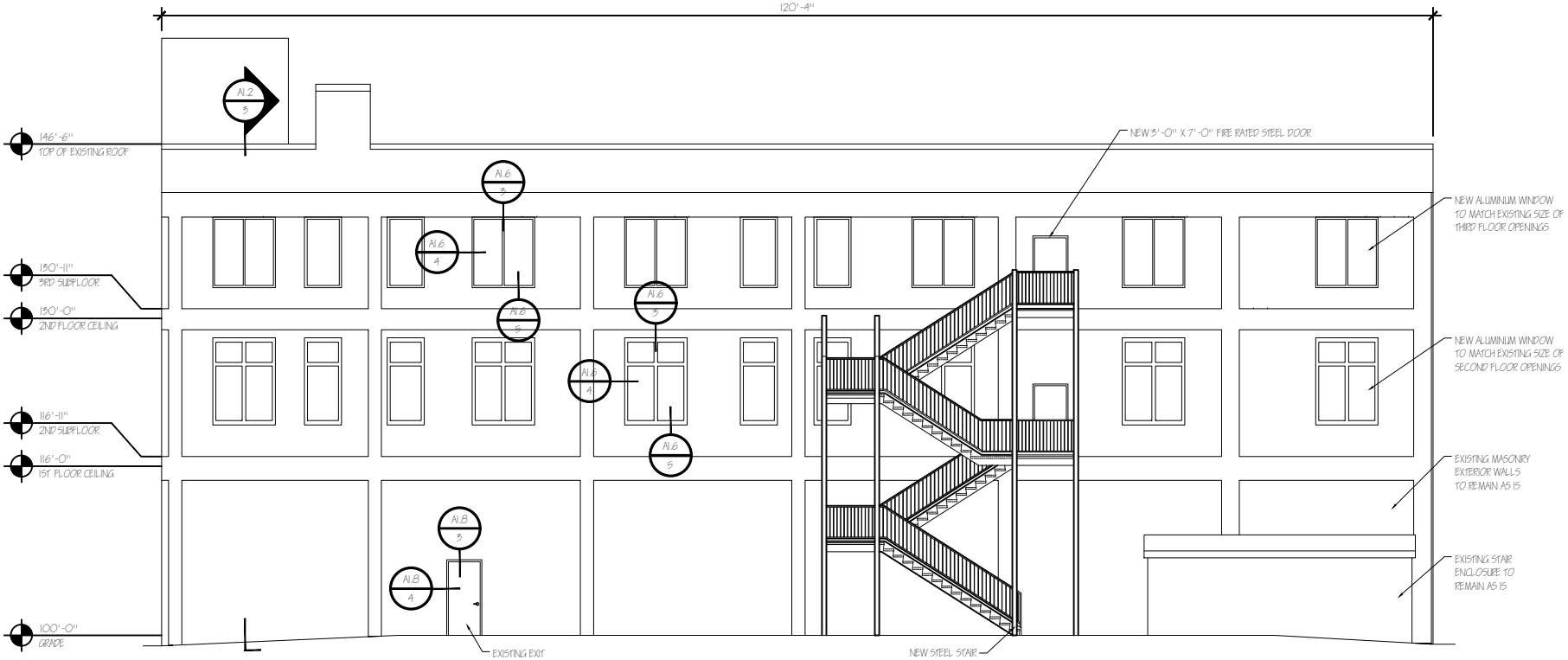


1 REVISED EAST ELEVATION

SCALE: 1/8" = 1'-0"

~~~~~ MASTER NOTE ~~~~~~

Steel and aluminum overhead sectional doors; manual and electric; glazing. SECTION 08 3613 - SECTIONAL DOORS - OVERHEAD DOORS (08360 - SECTIONAL OVERHEAD DOORS - OVERHEAD DOORS), Copyright 2025, Wayne Dalton.

Display hidden notes to specifier. (Don't know how? Click Here)

~~~ END OF MASTER NOTE ~~~~

SECTION 083613 - SECTIONAL DOORS – WAYNE DALTON

PART 1 GENERAL

Section Includes

A. Overhead sectional aluminum doors.

1.02 RELATED REQUIREMENTS

A. Section **079200 - Joint Sealants**: Sealing joints between frames and adjacent construction.

B. Section **087100 - Door Hardware**: Lock cylinders.

Section **260533.13 - Conduit for Electrical Systems**: Conduit from electric circuit to operator and from operator to control station, and empty conduit from control units to door operator.

D. Section **260583 - Wiring Connections**.

1.03 REFERENCE STANDARDS

A. ITS (DIR) - Directory of Listed Products; Current Edition.

B. UL (DIR) - Online Certifications Directory; Current Edition.

C. UL 325 - Standard for Door, Drapery, Gate, Louver, and Window Operators and Systems; Current Edition, Including All Revisions.

SUBMITTALS

A. See Section **013000 - Administrative Requirements** for submittal procedures.

B. Product Data: Submit manufacturer's standard literature showing materials and details of construction and finish.**<< Include data on electrical operation.; or None - N/A>>**

C. Shop Drawings: Indicate rough and actual opening dimensions, anchorage methods, hardware locations, and installation details.

Samples: **<< Two; or _____>>** panel samples or color chips, **<< 4 inches long (102 mm long); or ___ inches long (___ mm long)>>**, illustrating shape, color, and finish texture.

Manufacturer's Installation Instructions: Indicate installation sequence and installation, adjustment, and alignment procedures.

~~~~~ MASTER NOTE ~~~~~~

Request qualification statements if qualifications are defined in PART 1 under QUALITY ASSURANCE article.

~~~ END OF MASTER NOTE ~~~~

F. Manufacturer's qualification statement.

Installer's qualification statement.

H. Operation and Maintenance Data: Indicate modes of operation, lubrication requirements and frequency, and periodic adjustments required.

I. Specimen warranty.

Executed warranty.

K. Project Record Documents: Include as-built electrical diagrams for electrical operation and connection to fire alarm system.

1.05 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section with minimum **<< 5 years; or _____ years>>** of**<< documented; or None - N/A>>** experience.

B. Installer Qualifications: Company specializing in performing work of type specified and with minimum **<< 3 years; or _____ years>>** of**<< documented; _____; or None - N/A>>** experience**<< and approved by manufacturer; or None - N/A>>**.

C. Comply with **<< applicable; or _____>>** code for motor and motor control requirements.

Products Requiring Electrical Connection: Listed and classified by **<< ITS (DIR); UL (DIR); testing firm acceptable to authorities having jurisdiction; or _____>>**.

WARRANTY

A. See Section **017800 - Closeout Submittals** for additional warranty requirements.

~~~~~ MASTER NOTE ~~~~~~

This paragraph requests a manufacturer warranty; the request may not be effective as the manufacturer is outside the jurisdiction of the Owner/Contractor contract. Coordinate this paragraph with the SUBMITTALS article.

~~~ END OF MASTER NOTE ~~~~

B. Manufacturer Warranty: Provide manufacturer warranty for counterbalance shaft assembly for years indicated under individual doors. Complete forms in Owner's name and register with manufacturer.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Wayne Dalton**<< ; _____; or None - N/A>>**: https://www.wayne-dalton.com/
   1. _____.
   2. _____.
   3. Substitutions: **<< See Section 016000 - Product Requirements; or Not permitted>>**.

2.02 OVERHEAD SECTIONAL ALUMINUM DOORS

<< None - N/A; or _____ : >>Aluminum Sectional Doors: Wayne Dalton; **<<Model 453>>**.
   1. Panels: Aluminum construction and reinforcement.

Width: **_____feet _____inches (_____m)**.

Height: **_____feet _____inch (_____m)**.
   4. Mounting: Surface mounted on interior of building.
   5. Opening Speed: Door to operate at variable speed of **6 to 12 inches (152 to 305 mm)** per second.
   6. Closing Speed: Door to operate at variable speed of **6 to 12 inches (152 to 305 mm)** per second.

U-Factor: **<< Not required; 0.30; or 0.28>>**.

*~~~~~ **MASTER NOTE** ~~~~~~*
R-value (RSI-value) for Model 453:
With double strength billet (DSB) clear, tempered, or obscure glazing IGUs: R-value (RSI-value): 2.87 (0.51).
With clear polycarbonate IGUs: R-value (RSI-value): 2.93 (0.52).
With solar bronze IGUs: R-value (RSI-value): 3.17 (0.56).
With Low-E coating IGUs: R-value (RSI-value): 3.43 (0.60).
With SolarBan 70XL argon-filled IGUs: R-value (RSI-value): 4.09 (0.72).
With 1/4-inch thick multi-wall polycarbonate: R-value (RSI-value): 2.75 (0.48).
With 3/8-inch thick multi-wall polycarbonate: R-value (RSI-value): 3.21 (0.57).
With 5/8-inch thick multi-wall polycarbonate: R-value (RSI-value): 3.48 (0.61).
With 3/8-inch extruded polystyrene-filled solid panels: R-value (RSI-value): 2.60 (0.46).
*~~~ **END OF MASTER NOTE** ~~~~*

   8. R-value (RSI-value): **<< 2.60 (0.46); 2.75 (0.48); 2.87 (0.51); 2.93 (0.52); 3.17 (0.56); 3.21 (0.57); 3.43 (0.60); 3.48 (0.61); or 4.09 (0.72)>>**.

Operation Cycles: Capable of operating for minimum **<< 10,000; 25,000; 50,000; 75,000; or 100,000>>** cycles. One operation cycle is complete when door is opened from closed position to fully open position and returned to closed position.

10. Available Warranty:
    a. Door Only: One year.
11. Panel Material: Extruded 6063-T6 aluminum.
    a. Panel Thickness: 1-3/4 inches (45 mm)>>.

Joint Profile: **<<Shiplap>>**.

c. Section Height: Manufacturer's standard based on door height.

Glazing: **<< Not required; 1/8 inch (3 mm) DSB glass; 1/8 inch (3 mm) tempered DSB glass; 1/4 inch (6 mm) tempered DSB glass; 1/8 inch (3 mm) acrylic; 1/4 inch (6 mm) acrylic; 1/8 inch (3 mm) clear polycarbonate; 1/4 inch (6 mm) clear polycarbonate; 1/4 inch (6 mm) wired glass; 1/2 inch (13 mm) DSB glass; 1/2 inch (13 mm) tempered DSB glass; 1/2 inch (13 mm) acrylic; 1/2 inch (13 mm) polycarbonate; 1/4 inch (6 mm) opaque white; 1/4 inch (6 mm) opaque black; 1/4 inch (6 mm) mirrored gray; 1/4 inch (6 mm) mirrored bronze; or 1/4 inch (6 mm) translucent black>>**.

Exterior Finish: **<< Clear anodized; Light bronze anodized; Medium bronze anodized; Dark bronze anodized; Black anodized; or Powder coat; color: _____>>**.

12. Locking Options to Include: **<< None; Slide lock; or Cylinder>>**.
    a. Lock Locations: **<< Both jambs; Left only; or Right only>>**.
13. Weatherstripping and Seals: **<< Required; or Not required>>**.
14. Tracks: Constructed of steel with members fully bolted together.
    a. Size: **<< 2 inches (51 mm); or 3 inches (76 mm)>>**.
    b. Finish: Galvanized steel.
15. Brackets: Steel to support counterbalance and curtain.
    a. Finish: Hot-dip galvanized.
16. Springs: Rated for **<< 10,000; 25,000; 50,000; 75,000; or 100,000>>** cycles.

Manual Operation: **<< Push-up; or Chain hoist>>**.

18. Motor Operation: Provide UL-listed electric operator; size as recommended by manufacturer to move door in either direction at minimum **6 inches (152 mm)**, maximum **12 inches (305 mm)** per second.
    a. Timer to Close: **<< Not required; or Automatic closing controlled by adjustable hold-open time delay>>**.
    b. Operation Supply Voltage: **<< 115/208/230V 1 phase 60Hz; 208/230/460V 3 phase 60Hz; 575V 3 phase 60Hz; 220V 1 phase 50Hz; 220V 3 phase 50Hz; or 400V 3 phase 50Hz>>**.
    c. Signaling Device: **<< Horn and strobe combination; or Traffic warning light>>**.
    d. Actuation Device: Provide **<< push button; key switch; pull cord; loop detector; motion detector; treadle switch; and radio control>>**.
    e. Motor Mounting: **<< Wall mounted; or Trolley>>**, **<< right-hand side; left-hand side; or center>>**.
    f. Motor Enclosure: **<< Not required; NEMA 4-12 watertight and oiltight; NEMA 4X corrosion-resistant; Totally enclosed, fan-cooled motor; or Totally enclosed, non-ventilated>>**.
    g. Obstruction Safety Detection: Infrared sensor mounted in-plane to door curtain at **6 inches (152 mm)** from floor.
    h. Reversing Safety Edge: **<< Not required; Door provided with wireless monitored electric safety edge; or Door provided with wired monitored electric safety edge>>**.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify wall openings are ready to receive work and opening dimensions and tolerances are within specified limits.

B. Verify electric power is available and meets manufacturer's requirements.

3.02 PREPARATION

A. Prepare opening to permit correct installation of door unit to perimeter air and vapor barrier seal.

B. Apply primer to wood frame.

3.03 INSTALLATION

A. Install door unit assembly in accordance with manufacturer's instructions.

B. Anchor assembly to wall construction and building framing without distortion or stress.

C. Securely brace door tracks suspended from structure. Secure tracks to structural members only.

D. Fit and align door assembly including hardware.

E. Coordinate installation of electrical service. Complete power and control wiring from disconnect to unit components.

F. Install **<< perimeter trim; closures; and _____>>**.

3.04 TOLERANCES

A. Maximum Variation from Plumb: **<< 1/16 inch (1.5 mm); or ___ inch (___ mm)>>**.

B. Maximum Variation from Level: **<< 1/16 inch (1.5 mm); or ___ inch (___ mm)>>**.

C. Longitudinal or Diagonal Warp: Plus or minus **<< 1/8 inch in 10 feet (3 mm in 3 m); or _____ inch in 10 feet (_____ mm in 3 m)>>** straight edge.

D. Maintain dimensional tolerances and alignment with adjacent work.

3.05 ADJUSTING

A. Adjust door assembly for smooth operation and full contact with weatherstripping.

B. Confirm operation is in accordance with manufacturer's instructions with present field representative. Identify adjustments to door assembly.

3.06 CLEANING

A. See Section **017000 - Execution and Closeout Requirements** for additional requirements.

B. Clean doors and frames**<< and glazing; _____; or None - N/A>>**.

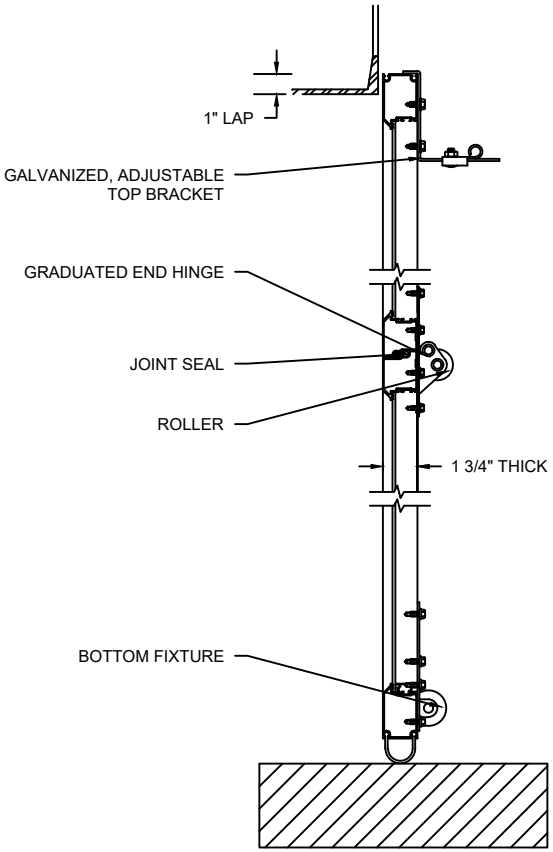
C. Remove**<< temporary; _____; or None - N/A>>** labels and visible markings.

3.07 PROTECTION

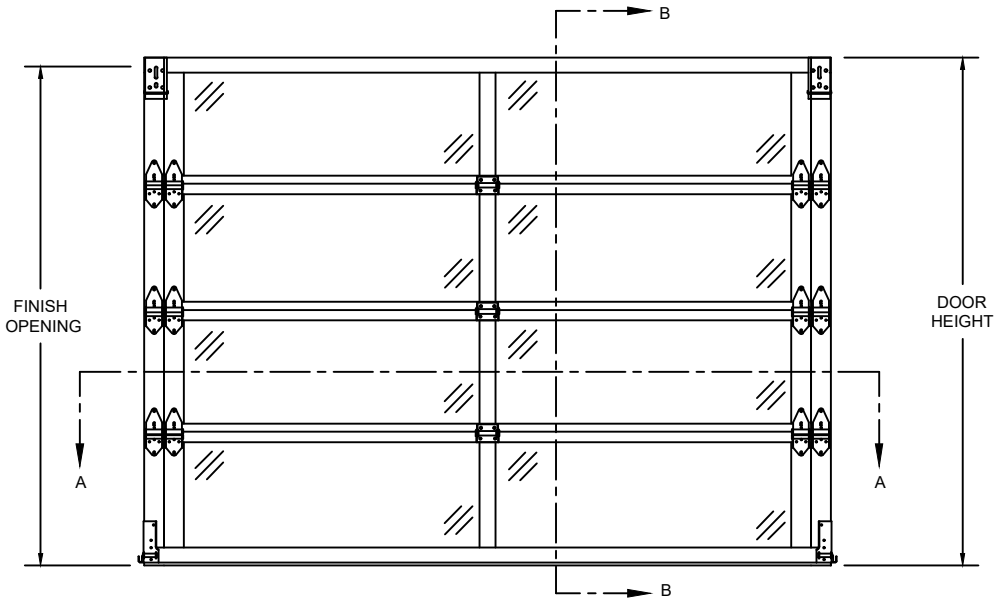
A. Protect installed products from damage until Date of Substantial Completion.

B. Do not permit construction traffic through overhead door openings after adjustment and cleaning.

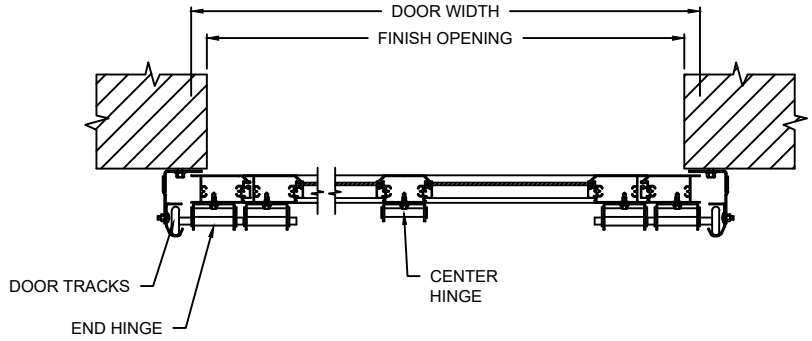
END OF SECTION 083613



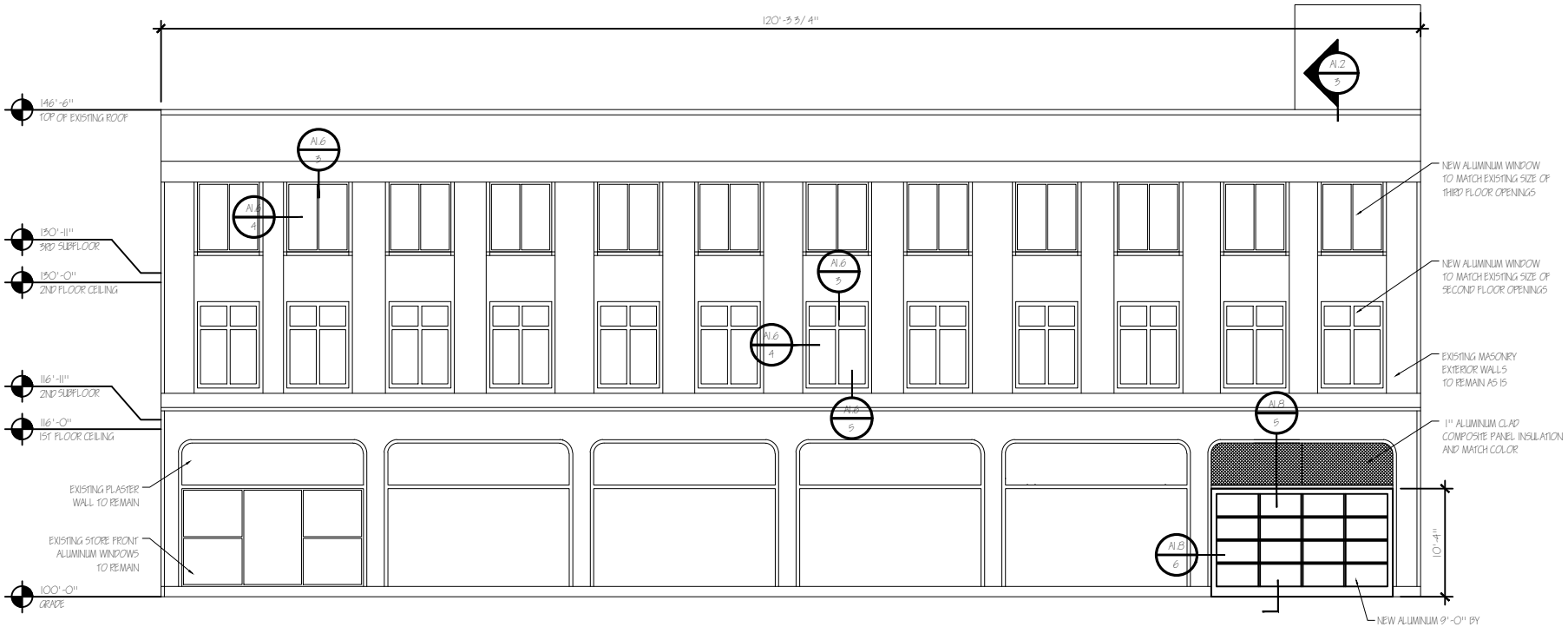
SECTION B-B



ELEVATION



SECTION A-A



2 REVISED WEST ELEVATION

SCALE: 1/8" = 1'-0"