



## CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.  
Please print legibly.

1. **HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT:** (if known)

Historic Water Tower District

**ADDRESS OF PROPERTY:**

2121 N Terrace Ave. Milwaukee, WI 53202

2. **NAME AND ADDRESS OF OWNER:**

Name(s): Jim & Kris Rappe

Address: 2121 N Terrace Ave.

City: Milwaukee

State: WI

ZIP: 53202

Email: jim.rappe@gmail.com

Telephone number (area code & number) Daytime: 262-370-9659 Evening: 262-370-9659

3. **APPLICANT, AGENT OR CONTRACTOR:** (if different from owner)

Name(s): Weather Tight Corporation

Address: 11400 W Oklahoma Ave.

City: West Allis

State: WI

ZIP Code: 53227

Email: sales-support@weathertightcorp.com

Telephone number (area code & number) Daytime: 414-459-3888 Evening:

4. **ATTACHMENTS:** (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

**A. REQUIRED FOR MAJOR PROJECTS:**

☒ Photographs of affected areas & all sides of the building (annotated photos recommended)

☒ Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")  
A digital copy of the photos and drawings is also requested.

☒ Material and Design Specifications (see next page)

**B. NEW CONSTRUCTION ALSO REQUIRES:**

\_\_\_\_\_ Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

\_\_\_\_\_ Site Plan showing location of project and adjoining structures and fences

**PLEASE NOTE:** ***YOUR APPLICATION CANNOT BE PROCESSED UNLESS  
BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED  
AND SIGNED.***

5. **DESCRIPTION OF PROJECT:**

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached via email.

Please see attached materials with supporting documentation.

6. **SIGNATURE OF APPLICANT:**

Michael T. Farmer  
Signature

Michael Farmer  
Please print or type name

3/5/2025  
Date

This form and all supporting documentation MUST arrive by 4:00 pm (11:59 pm via email) on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

**Mail or Email Form to:**  
Historic Preservation Commission  
City Clerk's Office  
841 N. Broadway, Rm. B1  
Milwaukee, WI 53202

**PHONE:** (414) 286-5712 or 286-5722

[hpc@milwaukee.gov](mailto:hpc@milwaukee.gov)

[www.milwaukee.gov/hpc](http://www.milwaukee.gov/hpc)

Or click the **SUBMIT** button to automatically email this form for submission.

**SUBMIT**

## **Weather Tight Project Statement: Window & Door replacement at 2121 N Terrace Ave.**

### **Proposed Work Description:**

Weather Tight Corporation proposes to replace severely deteriorated windows and a door/storm door at the Rappe residence located at 2121 N. Terrace Ave in the Historic Water Tower District. The existing windows exhibit advanced wood rot, structural compromise, failed glazing compounds, and non-functioning hardware that render repairs impractical.

- Advanced wood rot- particularly around the sills and lower rails, where moisture has penetrated deeply into the frame structure.
- Structural compromise- several window frames have deteriorated to the point where they are no longer providing proper support.
- Failed glazing compounds- allowing further moisture penetration and energy loss.
- Non-functional hardware- rendering many windows inoperable for proper ventilation.

### **Specific Components & Scope**

The project encompasses:

- Replacement of 6 windows located in the library and fitness rooms at the rear of the property.
  - Please note this includes 1 Bow Window, 1 Bay Window, and 4 Mulled Units consisting of Casement Style Windows
- Replacement of 1 entry door and 1 storm door

### **Materials & Design Specifications**

Windows:

- Product: Pella Lifestyle Series Windows
- Materials: Wood interiors with aluminum-clad exteriors
- Design Features:
  - Authentic 6/6 divided lite patterns matching original windows
  - Simulated divided lites with exterior and interior grilles plus spacer bars between glass
  - Matching profiles, proportions, and sight lines to original windows

Entry Door:

- Product: Fiber Classic Entry Door (Model S100)
- Materials: Fiberglass Exterior Smooth Skin with Polyurethane high-density foam core with composite rails that resist rotting, warping, and splitting.
- Design:
  - Maintains original panel configurations and proportions, designed to look like painted wood doors while offering better energy efficiency, durability, and resistance to weathering.

Storm Door:

- Product: Spectrum Provia Storm Door (Model PSPC291SH)
- Materials: Heavy-Duty aluminum frame, Tempered safety glass, fiberglass mesh screen, vinyl/rubber weather strip, with standard metal hardware.
- Design:
  - Full-view design allowing visibility of decorative elements on main door



### **Dimensions & Installation Details**

All replacements will maintain identical dimensions to the existing openings- no modifications. No alterations to opening sizes or architectural details will be made. The installation will preserve all surrounding trim and architectural elements.

### **Historical Considerations**

This proposal aligns with neighborhood precedent, as multiple properties within the Historic Water Tower District have successfully integrated Pella Lifestyle windows (or similar model) with assumed Commission approval in recent years. The aesthetic compatibility of these windows with the neighborhood's historic character has been well-established. Additionally, the windows and doors being replaced are located at the rear of the property, minimizing visual impact from the street view.

### **Documentation**

The following documentation has been provided and labeled, separated by a cover sheet for each item:

- Work Order & Change Orders
  - This details the scope of work and product specifications to the job including any changes made to the original Work Order.
- Material Order Form & Internal Install Notes
  - This outlines what we are ordering to maintain the architectural elements and integrity of the Water Tower District, including installation methods.
- Sketches & Drawings from Manufacturer
  - This outlines the products on the WO and renderings.
- Expeditor/Install Pictures with Direction
  - This outlines pictures taken at final measurements with notes regarding install techniques to maintain integrity of Water Tower District.
  - These photos also detail the state of the current window and door conditions demonstrating advanced deterioration and justifying replacement rather than repair.
- Water Tower District Neighborhood
  - This showcases pictures of other homes in the neighborhood who currently have aluminum clad windows (potentially approved as Pella Lifestyle Line), as well as aluminum storm doors and fiberglass entry doors. All photos are visible from a street view. The work Weather Tight is planning to perform will be done on the rear of the home but already it is evident in the neighborhood that the products align with other homes within the district.
- Letter from Homeowners
  - Weather Tight has maintained a positive working relationship with the homeowners of this property, James & Kristine Rappe. They wanted to provide a letter to the Commission regarding the approval in question.

Please note: Weather Tight is happy to provide digital copies of this application and support documentation as well and additional materials needed to assist in the approval process.