

March 3, 2023

Milwaukee Historic Preservation Commission
City Clerk's Office
841 N Broadway, Room B1
Milwaukee, WI 53202

Dear Historic Preservation Commission,

Re: Hedwig House – window replacement scope

Tarantino & Company (applicant), on behalf of Three Holy Women (owner / seller) and Chiara Communities (buyer) of Hedwig House, is seeking approval for full tear-out, new replacement windows at the property. A brief history of the property:

1. In 1922, St. Hedwig Convent was constructed for St. Hedwig Parish
2. In 1984, the building was converted to Hedwig House, a subsidized, age-restricted housing development. The nun's quarters were converted to 14 independent living apartments, a community laundry room, and common areas. A rear addition was added to provide a 3-story elevator and code compliant stair egress to grade.
3. In 1990, Hedwig was registered as a contributing building to the East Brady Street Historic District, #105983.

Hedwig House will turn 101 years old in 2023 and the exterior façade is a blend of 101-year-old windows, 1980s windows, and a handful of “one off” windows that have been replaced sporadically. Through time and renovation, the building's windows tell a modern-day story of inconsistency which includes glass/grille patterns, window material, and style/configuration.

While aesthetics and preservation are central to HPC, the owner and operator are concerned about the life safety and functional operation of the windows. The elderly residents are unable to lift the windows due to failing mechanics, rotting conditions, and summer swell which limit the operation. Overall, the property and grounds have been well-maintained; however, complaints and maintenance of the aging windows continues to increase year-over-year and absorb the largest financial and operational resources for the property.

We engaged with HPC to determine the appropriate course of action for a full-building window replacement scope. We met with Tim Askin on-site to review the exterior and interior conditions of the windows and Tim was able to meet with a resident to hear & see their concerns. Subsequently, we have had follow up virtual meetings and email correspondence to come to an aesthetic resolution which honors the original building, responds to the morphing decisions that have been made over time, and returns consistency to the style & direction of this East Brady historically contributing building.

The drawing package reflects the comprehensive coordination of the applicant, HPC, and the window manufacturer/ representative. We have selected Weather Shield windows, which provides custom, all-wood windows to be designed and crafted to match the historic windows and features including (as reflected in the submission drawings): double-hung windows with unequal 'cottage sashes' for the first floor windows and equal sashes for the 2nd and 3rd floor windows, a variety of simulated divided lights (SDL) patterns to match the historical patterns, and custom widths & heights, colors, hardware, and wood profiles to match.

We look forward to your review and approval.

Best Regards,



Amy Schoenemann, AIA
WI Architect License #30386517
Director of Real Estate Development
Tarantino & Company

Attachments: design package of drawings, photos, window specifications.