

Askin, Tim

From: stackgroup@aol.com
Sent: Friday, April 28, 2023 8:16 AM
To: Askin, Tim; Elmer, Linda
Subject: Re: 723-725 W Historic Mitchell Street
Attachments: 723-725 W Historic Mitchell_Colorized Facade_04-28-23.pdf

Tim,

In the Staff Report for the 723-725 W, Historic Mitchell Street facade it is mentioned that a two-color scheme would be used, and it mentions that the windows were at one point painted red. I have attached a colorized exterior image that shows the two color layout that appears to match what was found under the brown panels. In the photo of the old Vitrolite it appears that the windows had a sea foam green outer trim and a yellow-ish inner ring. Since red windows were not found we are proposing to simplify the colors with the windows being painted the sea foam green as shown on the attached drawing.

There has been some indications found that the round windows had two horizontal mullions across each window. The exposed Vitrolite photo does not provide any indication that those horizontal mullions were ever installed. They may have been removed with the glass. We will provide the replacement windows with or without the horizontal mullions as directed by Historic Preservation.

The windows for the 725 facade will be wood windows with simulated divided lite mullions on the top sash. We are working with wood window manufacturers on a cut sheet and were told that the height of the window will determine the profile of the wood frames. We have not yet verified the exact height of the windows but provided an estimate of what we believe they will be and are waiting for their response.

The question of full brick vs veneer brick in the 725 facade has been raised. The simulated stone that will be removed has the thickness of a veneered brick. If a full face brick is added in place of the simulated stone, the face of a full brick will protrude several inches beyond the face of the brick of the building to the west, which is currently flush. On both the first and second floor of the building we have a large window span that would make it very difficult to structurally support full face brick across the long window opening. I don't see any benefit to using full thickness of brick as opposed to a brick veneer. The veneer brick will be installed as individual brick units, not a panelized brick, and the face appearance will be identical to a full depth brick.

Tom

Stack Design Group
Direct: 414-807-8033

-----Original Message-----

From: stackgroup@aol.com
To: Tim.Askin@milwaukee.gov <Tim.Askin@milwaukee.gov>; lelmer@milwaukee.gov <lelmer@milwaukee.gov>
Sent: Mon, Apr 3, 2023 9:00 am
Subject: Re: 723-725 W Historic Mitchell Street

Tim,

Attached is the Winco Windows section drawings for single and double hung styles and their detail for simulated divided lites.

I am also providing the rain screen installation details since it seemed that the concern of the board was less focused on the appropriateness of a rain screen product and more on the technical aspects of how it would be installed. The details