MILWAUKEE HISTORIC PRESERVATION COMMISSION
LIVING WITH HISTORY

Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

Property 628 N. BROADWAY East Side Commercial Historic District

Description of work In conjunction with renovations on the second floor of this building, applicant proposes to replace glass block windows located on rear alley elevation.

Windows at the rear of this building have been altered over time. Some have been converted into door openings that access the adjacent fire escape. Some have been blocked down with wood or infilled with glass block. The two new windows will replace two windows that have glass block and will consist of fixed clear glass in aluminum frames of dark bronze color. The windows will be 103 inches by 47-1/2 inches in size to fit the openings and have a horizontal bar to simulate a double hung window. The manufacturer is Kawneer and the spec sheet is attached.

Wood windows are typically required as replacements on historic buildings. However, in this instance the original windows have already been replaced and the windows face an alley in mid-block and are not visible from the right of way. This is no way sets precedence for replacement windows at other locations but is specific to this application only.

Date issued 3/22/2016 PTS ID 109558 COA Replace rear glass block windows

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

Construct as submitted.

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5722 Fax: (414) 286-3004 E-mail: carlen.hatala@milwaukee.gov.

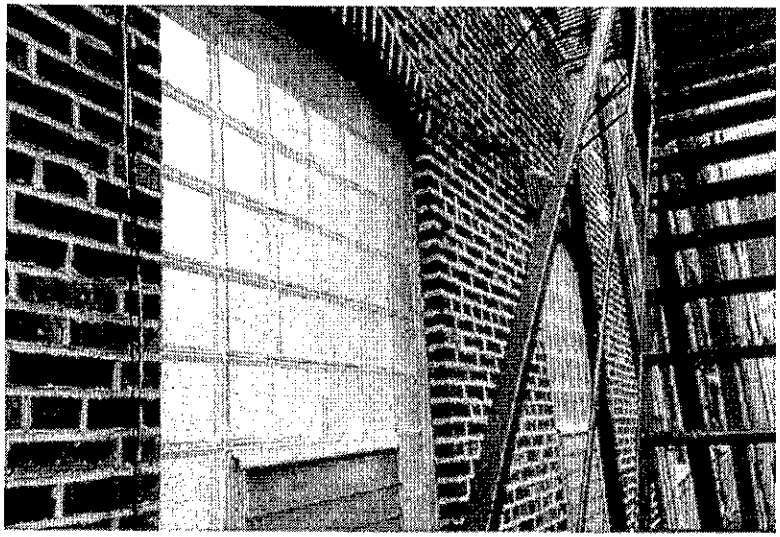
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/build, or call (414) 286-8210.

Carlen Hatala

City of Milwaukee Historic Preservation Staff

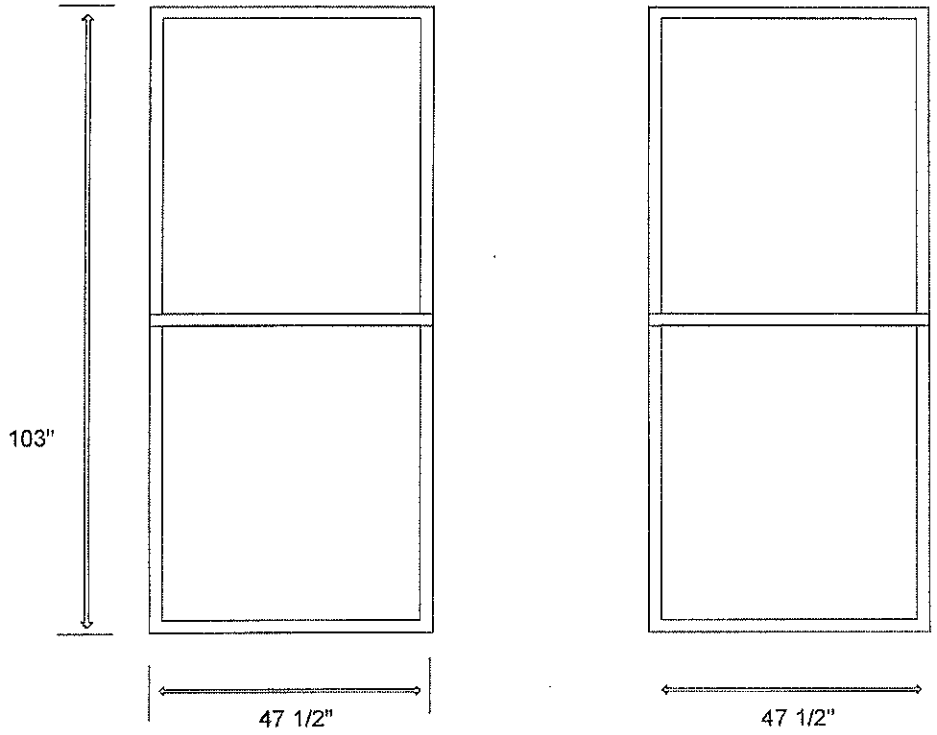
Copies to: Development Center, Ald. Robert Bauman, Contractor , Inspector Peter Schwartz (286-2537)

628 North Broadway front façade facing Broadway.



Two rear, alley facing windows to be replaced.

Propose to replace two existing glass block windows on 2nd floor east facade with dark bronze aluminum storefront framing and fixed clear glass.. Framing dimensions are 4-1/2" deep with a 2" sightline. A horizontal piece of framing will be added at the midpoint of the opening to simulate the appearance of double-hung windows.



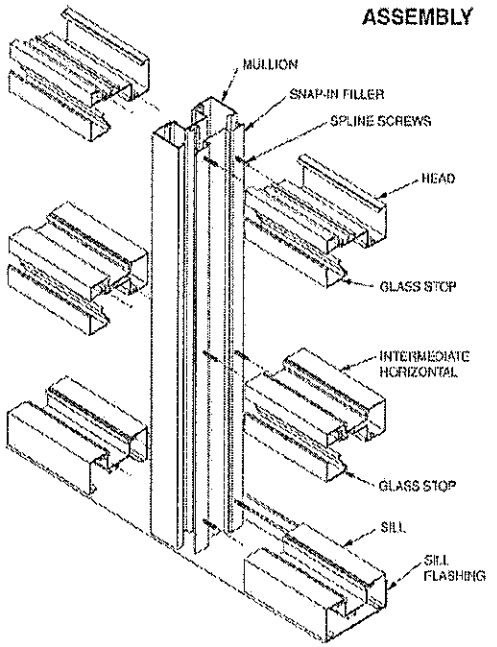
Replacement windows.

MAY, 2012

EC 97911-43

The split vertical in the **Screw Spline** system allows a frame to be installed from unitized assemblies. Screws are driven through the back o the verticals into splines extruded in the horizontal framing members. The individual units are then snapped together to form a complete frame

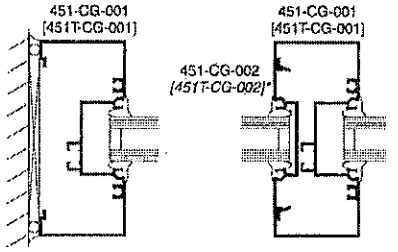
SCREW SPLINE ASSEMBLY



Details of the window assembly.

SCREW SPLINE

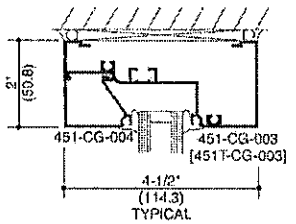
CAD Details (TF451) = TF_VG_451-SS-Center--CAD.zip
(TF451T) = TF_VG_451T-SS-Center--CAD.zip



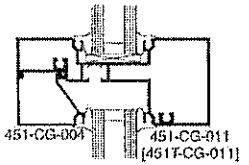
4 JAMB

5 VERTICAL

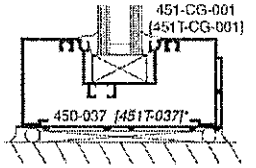
1 HEAD



2 HORIZONTAL



3 SILL



*See Page 14 for Thermal Flashing and Optional High Performance Flashing

KAWNEER
AN ALCOA COMPANY