



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 10/10/2022
Ald. Robert Bauman District: 4
Staff reviewer: Carlen Hatala
PTS #115332 CCF# 220754

Property 1015 N. 9TH ST.

Owner/Applicant THE PROVINCE OF ST JOSEPH
OF THE CAPUCHIN ORDER
ST BENEDICT FRIARY
1015 N 9TH ST
MILWAUKEE WI 53233

MKB Architects (Jack Kelley)
1918 North Dayton Street
Chicago, IL 60642
Phone: (773) 235-3800

Proposal Applicant wants to replace 17 basement windows for better energy efficiency, tighter fit, lead free surface, and more visibility from the interior by the removal of the metal grates and use of vision glass. The new aluminum clad wood windows will fit into the original masonry openings and will match the original units.

The new windows will have vision glass, window screens and operate to provide natural ventilation when wanted. Removing the security grates and having Low-E vision glass will reduce the institutional look of the building. Most of this area functions as the Community Meal space.

Marvin Ultimate Series G-2 Single Hung windows will be used. The only change from the originals would be that the windows will be single hung and not double hung and will have insulated glass. Other features include inner and outer applied muntins with interior spacer bars and Low-E vision glass.

A few windows have had modification due to exhaust ductwork or piping serving mechanical equipment and new windows at these locations will be slightly modified to reflect those conditions.

West elevation windows are generally 40-inches by 58-inches in size while those on the east elevation are 40-inches by 72-inches in size.

In summary the existing openings will be retained, the configurations of panes, surrounds and sills will be replicated, and no other openings will be made for fenestration.

Staff comments

Recommendation Staff does not have the authority to approve changes in materials. Deny based on previous HPC decisions that replacement windows are approved for wood windows..
NOTE: HPC has allowed clad windows on institutional buildings such as at the Wgema Campus.

Conditions Staff or the HPC to approve a sample of the new windows to compare with the originals. Spacer bars on the new windows to be dark.

Previous HPC action

Previous Council action