

# 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)**

Townsend Street School

**ADDRESS OF PROPERTY:**

3360 North Sherman Boulevard

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

Name(s): Milwaukee Public Schools - Division of Facilities and Maintenance Services

Address: 1124 N. Vliet Street

City: Milwaukee

State: WI

ZIP 53233

Email: linnja@milwaukee.k12.wi.us

Telephone number (area code & number) Daytime: (414) 283-4703

Evening: (414) 771-9865

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

Name(s):

Address:

City:

State:

ZIP Code:

Email:

Telephone number (area code & number) Daytime:

Evening:

**4. ATTACHMENTS**

**A. REQUIRED FOR ALL PROJECTS:**

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

Sketches and Elevation Drawings (1 full size and 2 reduced to 11" x 17" or 8 1/2" x 11")

Material and Design Specifications (see next page)

**B. NEW CONSTRUCTION/DEMOLITION ALSO REQUIRES:**

Floor Plans (1 full size and 1 reduced to 11" x 17")

Site Plan showing location of project and adjoining structures and fences

Other (explain):

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

5. DESCRIPTION OF PROJECT:

Describe all existing features that will be affected by proposed work. Please specify the condition of materials, design, and dimensions of each feature (additional pages may be attached)

All existing wood framed windows are to have the sashes removed. The windows are the original units that were installed when the school was constructed in 1928, and are in poor condition. The existing windows and frames have tested positive for lead paint, and the caulking at the frames have tested positive for asbestos containing material (ACM). The existing exterior doors (both wood and metal) are also to be removed. A number of the existing doors have been replaced or modified and are not the original doors. The door frames shall remain in some cases, while those that are damaged and deteriorated will be removed. The transoms above the doors shall also be removed. The chain link security screens shall be removed from all locations.

Photo No. \_\_\_\_\_

Drawing No. \_\_\_\_\_


B. Describe all proposed work, materials, design, dimensions and construction technique to be employed (additional pages may be attached)

Window frames shall be covered with aluminum framing, and new aluminum sashes to be provided, with new aluminum panning and trim at sills. Aluminum to be prefinished in color to match existing windows and frames. Sashes to be double-hung or fixed, to match existing operation. All windows at grade, first, and second floor to have stainless steel screens installed, for security and insect protection. Screen frames to be prefinished to match windows. Existing door frames to be covered with aluminum and new frames to be hollow metal. New fiberglass reinforced polyester (FRP) doors to be provided, with glazed lites to match existing openings. Doors and frames to be finished in dark bronze color, to match existing. New transoms to be provided in aluminum framing, to match existing appearance. Clear, non-tinted insulated glass to be used at all doors and windows. At fan/exhaust locations at windows, insulated metal blank-off panels will be provided in affected sashes. New hardware shall be provided for doors, to match existing operations. Former openings that were previously closed up with masonry will not be re-opened, however, existing transite window panels will be removed and replaced with glass.

Photo No. \_\_\_\_\_

Drawing No. \_\_\_\_\_

6. SIGNATURE OF APPLICANT:

  
Signature

Jan A. Linn  
Print or type name

4/5/10  
Date

This form and all supporting documentation **MUST** arrive by 12:00 noon 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.

Hand Deliver Form to:  
Historic Preservation Division  
Department of City Development  
809 North Broadway – 1st Floor  
Milwaukee, WI

or

Mail Form to:  
Historic Preservation Division  
Department of City Development  
1st floor  
Milwaukee, WI 53202-3617

PHONE: 414.286-5722

FAX: 414. 286-0232

[www.mkedcd.org/planning/historic](http://www.mkedcd.org/planning/historic)





apprehen uhen : architects  
 1111 WEST WASHINGTON AVENUE  
 MILWAUKEE, WI 53233  
 TEL: 414.224.1111  
 FAX: 414.224.1112  
 WWW.EUA.ARCHITECTS.COM

PROJECT INFORMATION  
 MPS TOWNSEND  
 EXTERIOR DOOR &  
 WINDOW  
 REPLACEMENT  
 3380 N Sherman Blvd  
 Milwaukee, WI 53216

REMARKS AND REVISIONS  
 BID SET

REVISIONS

NO.	DATE	DESCRIPTION

DATE PLOTTED

SHEET INFORMATION

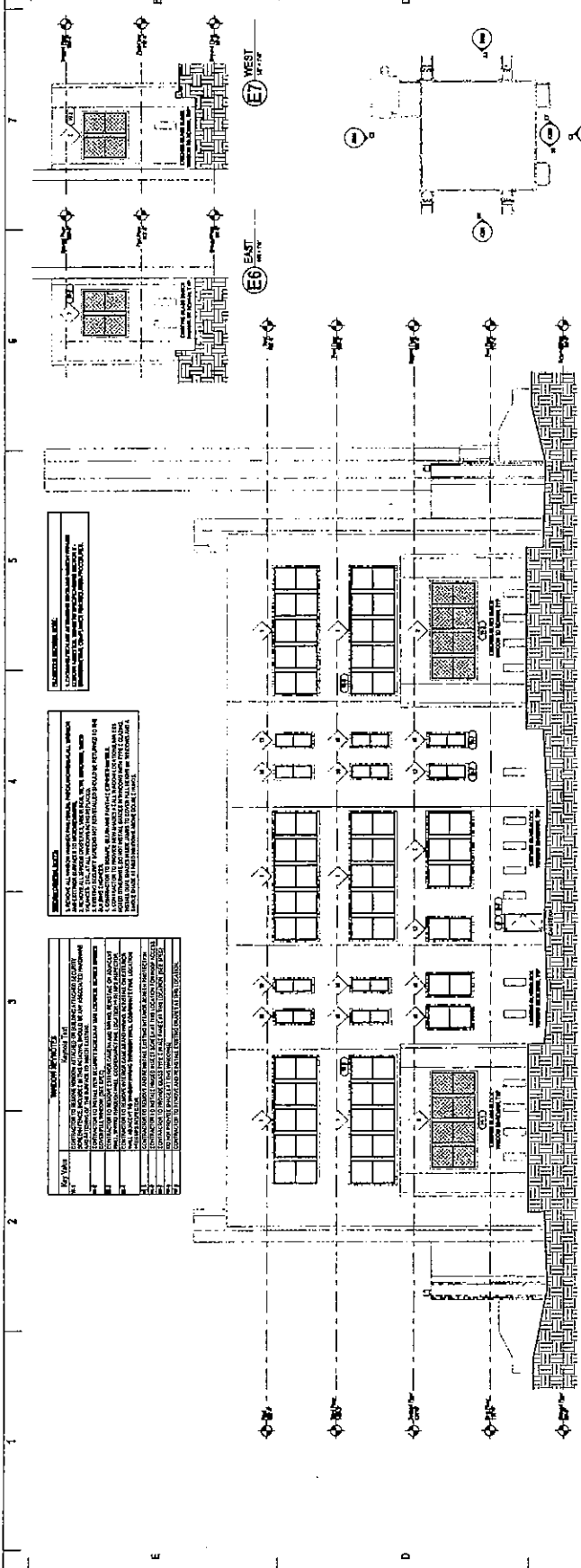
PROGRESS DOCUMENTS

NO.	DATE	DESCRIPTION

PROJECT MANAGER	JAK
PROJECT NUMBER	11021-01
DATE	2009

EXTERIOR ELEVATIONS

A200



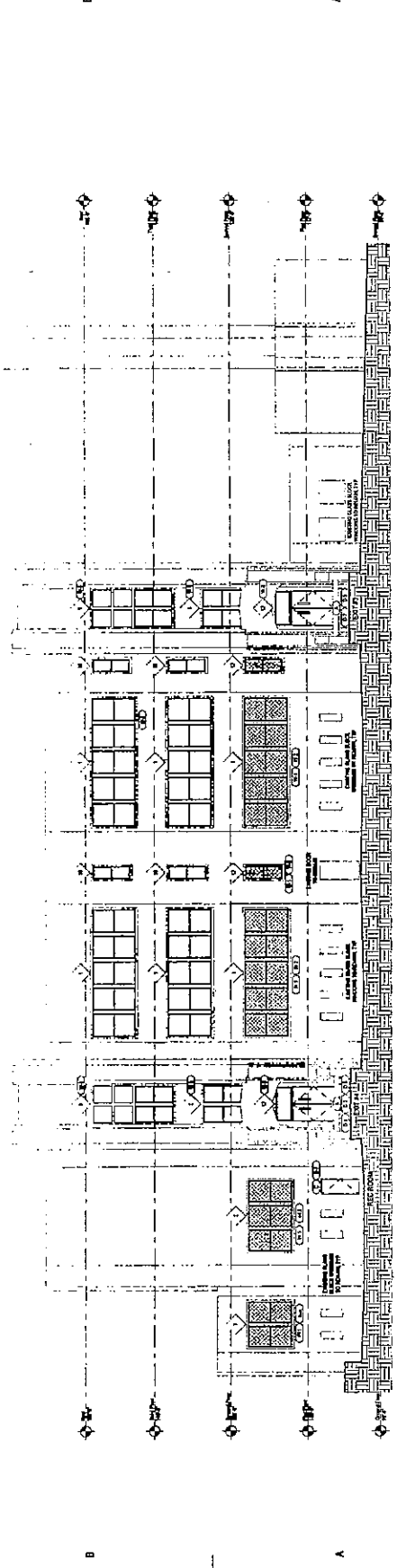
(A2) SOUTH ELEVATION

**GENERAL NOTES**

1. REFER TO ALL DRAWINGS FOR MATERIALS, FINISHES, AND DIMENSIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
4. ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE ARCHITECT BEFORE INSTALLATION.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. PROTECT ALL EXISTING UTILITIES AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION.
7. MAINTAIN PROPER DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES.
10. ALL MATERIALS AND FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
11. THE CONTRACTOR SHALL MAINTAIN A CLEAN WORK SITE AT ALL TIMES.
12. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

**DOOR SCHEDULES**

NO.	DESCRIPTION	FINISHES
1	GLASS DOOR WITH ALUMINUM FRAME	ALUMINUM ANODIZED
2	GLASS WINDOW WITH ALUMINUM FRAME	ALUMINUM ANODIZED
3	GLASS WINDOW WITH ALUMINUM FRAME	ALUMINUM ANODIZED
4	GLASS WINDOW WITH ALUMINUM FRAME	ALUMINUM ANODIZED
5	GLASS WINDOW WITH ALUMINUM FRAME	ALUMINUM ANODIZED
6	GLASS WINDOW WITH ALUMINUM FRAME	ALUMINUM ANODIZED
7	GLASS WINDOW WITH ALUMINUM FRAME	ALUMINUM ANODIZED
8	GLASS WINDOW WITH ALUMINUM FRAME	ALUMINUM ANODIZED
9	GLASS WINDOW WITH ALUMINUM FRAME	ALUMINUM ANODIZED
10	GLASS WINDOW WITH ALUMINUM FRAME	ALUMINUM ANODIZED



(A2) EAST ELEVATION



**MILWAUKEE  
PUBLIC SCHOOLS**

**DIVISION OF FACILITIES AND MAINTENANCE SERVICES**

1124 North 11th Street  
Milwaukee, Wisconsin 53233  
Area 414: 283-4600  
Fax 414: 283-4682

May 24, 2011

Mr. Paul Jakubovich  
Historic Preservation Commission  
City Clerk's Office  
200 East Wells Street, Room B-4  
Milwaukee, WI

*Paul  
5/24/11  
11:55am  
RP*

**RE: Exterior Window and Door Replacement - Townsend Street School  
3360 North Sherman Boulevard**

Dear Mr. Jakubovich.

Milwaukee Public Schools (MPS) is requesting re-consideration of a Certificate for Appropriateness (COA) for the Exterior Window and Door Replacement for our Townsend Street School.

MPS understands the intent of the requirements for acceptance of a COA as it applies to buildings designated as historic, or as in the case of Townsend Street School, in a designated historic district. MPS has had great success in working with the Historic Preservation Commission (HPC) in the past on the window replacements at two historic buildings – Golda Meir School and Trowbridge Street School – both sites being built in the 1800's and both had aluminum windows provided in a similar manner to what we have requested for the Townsend Street site.

The windows and exterior doors at Townsend Street School have been identified for replacement based on the age, the cost to repair and maintain, the low energy inefficiency, and the environmental concerns of the lead paint and asbestos glazing and sealants present in the existing units.

MPS has re-examined the potential options of replacing the existing windows with a wood system, however, there are a number of factors in place with respect to our buildings that need to be taken into consideration; MPS experiences a fair amount of damage to both the interior and exterior of wood window assemblies, including, but not limited to, broken glass, graffiti, broken hardware, and similar. Since we have standardized on the use of aluminum window systems the repair and maintenance required for window units has been greatly reduced.

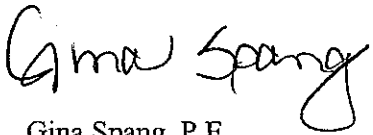
The aluminum color that has typically been used on our buildings had been dark bronze to prevent graffiti, but the color for this school would match the existing paint color or any existing color as selected by the HPC. The existing divided lites can be replicated with the new windows along with any exterior trim profiles to match the existing.

Due to security issues, MPS installs exterior security screens over the windows to prevent access and vandalism to the glazing. These security screens replace the chain link screens that are presently in use. We have successfully used an aluminum frame and stainless steel wire mesh screening on the windows at Trowbridge which we would propose for use on this project. The screens would be installed over the new windows at all locations within 10 feet above finished grade and all windows on the playground (east) side of the school. The frame color would match the aluminum window system as well.

MPS is using fiberglass-reinforced polyester (FRP) exterior doors as a replacement for wood and hollow metal, based on appearance, maintenance, and security. While our standard color is dark bronze, the doors could have a wood grain appearance or color to match the windows.

Based on the above, MPS is proposing the use of aluminum windows and FRP doors at Townsend Street School and respectfully requests re-consideration of our application for a COA. We would like the opportunity to present our case for consideration at the next Historic Preservation committee meeting on June 13, 2011. If you require new sets of the project drawings and specifications please let me know and they can be provided.

Sincerely,

A handwritten signature in black ink that reads "Gina Spang". The signature is written in a cursive, flowing style.

Gina Spang, P.E.  
Director, Facilities and Maintenance Services

Enclosures: Original Certificate of Appropriateness Application Form, April 5, 2010

cc: file  
M. Nate  
J. Linn