KHALEK BUILDING SERVICES

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3834 E. Puetz Road
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Date: 05/24/26

RE: Steel Window and Interior Wood Storm Refurbishment Narrative
Project: 1101 - 1113 W. Historic Mitchell St. & 1711 S 11th St., Milwaukee, Wisconsin 53204
Client: Zuwena Cotton — 1101 W Mitchell Street LLC
Architect: Continuum Architects + Planners

To Whom It May Concern:

Khalek Building Services respectfully submits the following exterior window rehabilitation and replacement narrative for the proposed rehabilitation work at 1101-1113 W. Historic Mitchell St. & 1711 S 11th St., Milwaukee, Wisconsin 53204.

Rehabilitation of existing historic steel windows. All work will be performed in accordance with the Secretary of the Interior's Standards for Rehabilitation and applicable Wisconsin SHPO requirements.

Window scope by elevation

East Elevation: (S. 11th Street) — Steel window and interior wood storm refurbishment

COMPANY QUALIFICATIONS

Khalek Building Services specializes in commercial and residential restoration, painting, and exterior rehabilitation services throughout Wisconsin. Our team is experienced in historic window rehabilitation including steel window cleaning, rust treatment, priming, glazing, hardware repair, and painting, as well as new aluminum window and storefront system installation. The steel window subcontractor for this project is Excel Glass. Excel Glass will perform all glazing and steel repair work on the existing historic steel windows on the North and East elevations.

PART A — HISTORIC STEEL WINDOW REHABILITATION

The following scope applies to all existing historic steel windows on the North (W. Mitchell Street) and East (S. 11th Street) elevations.

1.) **Cleaning of Windows and Steel Lintels:** All steel windows and steel lintels will be cleaned to remove dirt, debris, paint, and glazing compound prior to repair and refinishing. Existing paint will be removed by means of mechanical abrasion.

2.) **Steel Repair – Rust Removal and Hole Patching:** All rust will be removed from steel window frames and lintels by manual and mechanical abrasion with the use of wire brushes, steel wool, rotary attachments to electric drills, or sanding blocks or disks. Bowed sections will be realigned by applied pressure. Any significant depressions will be patched via epoxy and steel fillers. Failed steel sections will be repaired by cutting out decayed sections and weld-splicing in new metal sections matching all dimensions and profiles of the original. All repairs will be made smooth and level with the existing surrounding surfaces.

3.) **Application of Rust-Inhibiting Primer:** A rust-inhibiting primer will be applied to all metal surfaces following rust removal and steel repair. The primer will be applied to all bare metal surfaces prior to application of finish paint coatings.

4.) **Application of New Paint Coatings:** New paint coatings will be applied to all steel window frames and lintels following priming. Paint color will be confirmed with the Architect and Owner prior to application.

5.) **Glazing – Glass Installation and Glazing Compound:** Existing putty will be chiseled out of all steel window frames. Replaced matching existing profile. All existing glass will be removed and replaced. New single pane ¼" clear tempered glass will be installed in all steel window openings. Following glass installation, all glass-to-frame joints will be caulked.

6.) **Window Hardware Replacement:** Broken or damaged window hardware will be replaced. All hardware will match the existing historic hardware type and configuration where possible.

7.) **Hardware Lubrication and Operability:** All window hardware will be lubricated following installation and repair to ensure smooth and proper operability of all steel windows.

PART B – INTERIOR WOOD STORM WINDOWS

1.) **Cleaning of Wood Interior Storm Windows:** All existing interior wood storm windows will be labeled and temporarily removed as needed for proper cleaning and refurbishment. They will be cleaned to remove dirt, debris, and loose or flaking paint.

2.) **Wood Frame Repair:** All wood frames will be sanded via mechanical abrasion in preparation for repainting with care to preserved beveled profiles. Any significant depressions or cracks will be repaired with epoxy using Abatron Liquid Wood® or Wood Epox® as long as the repair constitutes less than 30% of any given member. Any significantly failed sections will be repaired by cutting out decayed sections and splicing in new wood section, matching wood species and all profiles. All repairs will be made smooth and level with he existing surrounding surfaces.

3.) **Application of Primer and New Paint Coatings:** An alkyd primer and compatible new finished paint coating will be applied to all interior wood storm windows. Paint color will be confirmed with the Architect and Owner prior to application.

4.) **Glazing Repair:** Existing glazing shall remain. All cracked and broken glazing will be removed and replaced in-kind with new single pane ¼" clear tempered glass installed in the same manner and caulked accordingly.

5.) **Interior Storm Window Reinstallation:** All storm windows will be reinstalled in their original locations and fixed in place via existing screw fasteners.

GENERAL ACKNOWLEDGEMENTS

Please note the following items are specifically excluded from this window scope narrative and are addressed under separate dedicated narratives:

- Historic bronze storefront element rehabilitation — removal of non-original aluminum storefronts, retention of historic bronze elements, paint removal from extant bronze mullions, soffit, and trim, repair.

All window rehabilitation work shall be performed in accordance with accepted historic preservation practices and the Secretary of the Interior's Standards for Rehabilitation.

Thank you for your consideration. Please let me know if you have any questions about this proposal.

Sincerely,

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