



Certificate of Appropriateness

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

Property	2618 - 2626 N. BREMEN ST.	Rectory & Convent of St. Casimir Church Complex
Description of work	Replace majority of existing windows with new wood-exterior, non-clad, double hung MARVIN windows. Windows in the attic levels and windows with leaded glass features will be repaired with appropriate in-kind materials or left untouched. New windows will include full-height screens. Perform related masonry repairs and infill as needed. Work per attached descriptions and conditions below.	
Date issued	5/15/2019	PTS ID 114739 COA: window replacement

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:

Replacement windows will be all wood both inside and out. No vinyl, vinyl-clad, aluminum, aluminum-clad or fiberglass windows are permitted. New glass size must match the original glass size. Muntin profiles, sash heights, and glass size, must match originals.

New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar shall contain approximately the same ingredient proportions of the original mortar. Mortar that is too hard is subject to premature failure and could damage the masonry. See the city's books *As Good As New* or *Good for Business*, Masonry Chapters, for more information. In most cases, this means a lime mortar with natural hydraulic cement rather than Portland cement. No joint of a width less than 3/8" may be cleaned of damaged/decomposed mortar with power disc grinders. No over-cutting of the joints is permitted. Remove decomposed mortar back into the wall 2.5 times the height of the joint before repointing.

New brick must match as closely as possible the color texture, size, and finish of the original brick.

A sample panel of brick and mortar must be reviewed and approved by HPC staff prior to general installation of the material.

UNDER NO CIRCUMSTANCES SHALL UNPAINTED MASONRY BE PAINTED, BE GIVEN A WATERPROOFING TREATMENT, OR CLEANED BY ABRASIVE MEANS; THIS STATEMENT SUPERSEDES ANY OTHER WORDING IN THIS DOCUMENT INDICATING THE CONTRARY.

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 Dean Doerrfeld of the Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: hpc@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.



City of Milwaukee Historic Preservation Staff Copies to:

Development Center, Ald. Nik Kovac, Contractor , Inspector Paul Wolfgramm (286-2590)



Subject Buildings

included in this project.

7. The large window on the East elevation of 2618 will get a picture window flanked by two double hungs.

8. The large window on the North elevation of 2618 will get two double hungs.



Part 1 General

1.1 Section Includes

A. Wood Ultimate Double Hung, Single Hung, Transom, Picture window complete with hardware, glazing, weather strip, insect screen, simulated divided lite, jamb extension, and standard or specified anchors, trim, and attachments.

B. No work will be performed on windows with leaded glass.

1.2 Related Sections

A. The successful bidder will be required to turnkey the project and complete all work for the successful completion of this project. This will include but shall not be limited to demolition of existing windows, abatement of any lead that is present, the installation of the new windows in conformance with the City of Milwaukee Historic Preservation requirements, related millwork, joint sealants for sills and perimeter and final painting of the inside and outside to match existing.

Part 2 Products

2.1 Manufactured Units

A. Description: Wood Ultimate Double Hung, Single Hung, Transom, Picture, as Manufactured by Marvin Windows and Doors, Warroad, Minnesota.

2.2 Frame Description

A. Finger-jointed core with non finger-jointed Pine veneer

1. Kiln-dried to moisture content no greater than 12 percent at the time of fabrication

2. Water repellant, preservative treated in accordance with ANSI/WDMA I.S.4.

B. Frame thickness: 1 1/16" (17mm) head and side jambs

C. Frame depth: Frame depth had an overall 5 21/32" jamb (144mm). 4 9/16" (116mm) jamb depth from the nailing fin plane to the interior face of the frame for new construction.

D. Frame bevel: 8 degree bevel on sill and subsill

E. Subsill: 1 3/32" (28mm)

2.3 Sash Description

A. Interior: finger-jointed core with non finger-jointed Pine veneer

1. Kiln-dried to moisture content no greater than twelve (12) percent at the time of fabrication.

2. Water repellant preservative treated with accordance with WDMA I.S.4.

B. Sash thickness: 1 5/8" (41mm) for operable units, 1 5/8" (41mm) or 2" (51mm) for picture units

C. Operable sash tilt to interior for cleaning or removal

D. Sash Options: Unequal Sash

E. Interior Sash Sticking

1. Standard: Ovolo

2.4 Glazing

A. Select quality complying with ASTM C1036. Insulating glass SIGMA/IGCC certified to performance level CBA when tested in accordance with ASTM E2190.

B. Glazing method: Insulating glass

C. Glazing seal: Silicone glazed

D. Glass Type: Tempered, Obscure, Low E2 with Argon

2.5 Finish

1. Interior/Exterior: Primed wood factory-applied enamel primer. Available on Pine product only. The successful bidder shall be responsible for painting the interior and exterior to match the existing colors.

2.6 Hardware

A. Balance System: Coil spring block and tackle with nylon cord and fiber filled nylon clutch

B. Jamb Carrier: Vinyl extrusion with wood inserts

1. Color: beige

C. Lock: High pressure zinc die-cast cam lock and keeper

1. Finish: Phosphate coated and electrostatically painted Satin Taupe, Bronze, White, Brass, Satin Chrome, Satin Nickel, Antique Brass, Oil Rubbed Bronze

D. Check rail guide

E. The city might require reusing the existing lock and keeper.

2.7 Weather Strip

A. Operating units:

1. Continuous, leaf weather strip at head jamb, parting stop, dual durometer bulb at check rail, foam bulb type dual durometer weather strip on vertical sash edge; dual durometer bulb weather strip at bottom rail

B. Stationary units: 1. Continuous, bulb weather strip at perimeter of sash, concealed slotted bulb weather strip on exterior of sash, pile strip on interior of blind stop, dual durometer bulb weather strip at bottom rail.

2.8 Jamb Extension

A. Jamb extensions are available for various wall thickness factory-applied up to a 12" (305mm) wide

B. Finish: Match interior frame finish

2.9 Insect Screen

A. Factory-installed half screen. Half screen covers sash opening.

1. Screen Mesh: Charcoal fiberglass, Hi-Tran fiberglass mesh

A. Aluminum frame finish: Owner will choose finish prior to job start.

1. Color: Bahama Brown, Bronze,

2.10 Simulated Divided Lites (SDL)

A. 5/8" (16mm) wide, 7/8" (22mm) wide, 1 1/8" (29mm), 1 3/4" (44mm), 2 13/32" (61mm) wide with or w/out internal spacer bar. The daylight opening of the new window must conform to the City of Milwaukee requirements.

B. Muntins: Pine, Mahogany, or Vertical Grain Douglas Fir

C. Muntins adhere to glass with closed-cell copolymer acrylic foam tape

D. Sticking:

1. Standard: Ovolo

2. Optional: Interior Square sticking

E. Pattern: Rectangular, diamond, custom lite cut

F. Finish: Match panel finish

2.11 Accessories and Trim

A. Installation Accessories:

1. Factory installed vinyl nailing/drip cap

2. Installation brackets: 6 3/8" (162mm), 9 3/8" (283mm), 15 3/8" (390mm)

3. Masonry brackets: 6" (152mm), 10" (254mm)

B. Exterior Wood Moulding: 1. Profile: Brick Mould Casing, Flat Casing, Stucco Brick Mould, Stucco Flat Casing, Special

Casing 3 (SPC3), Special Casing 7 (SPC7), Special Casing 21 (SPC21), Special Casing 18 (SPC18), Special Casing 26 (SPC26)

2. Finish: Match exterior frame finish

C. Cedar Dress:

1. Sill

2. Subsill

3. Blind stops and jamb covers

4. Mull covers

5. Brick Mould and Flat Casing

6. Available on Pine frames

7. Bare cedar

Part 3 Execution

3.1 Examination

A. Verification of Condition: Before installation, verify openings are plumb, square and of proper dimensions as required in Section 01 71 00. Report frame defects or unsuitable conditions to the General contractor before proceeding.

B. Acceptance of Condition: Beginning on installation confirms acceptance of existing conditions.

3.2 Installation

A. Comply with Section 01 73 00.

B. Assemble and install window/door unit(s) according to manufacturer's instruction and reviewed shop drawing.

C. Install sealant and related backing materials at perimeter of unit or assembly in accordance

with Section 07 92 00 Joint Sealants. Do not use expansive foam sealant.

D. Install accessory items as required.

E. Use finish nails to apply wood trim and mouldings.

Window Specs

Product	Air Tested to psf	Water Tested to psf	Structural Tested to psf	Certification Rating	Design Pressure (DP)	Overall Width		Overall Height	
						in	mm	in	mm
Wood Double Hung Window 3644	1.57	6	60	LC-PG40-H	40	41 3/8	(1051)	97	(2464)
Wood Double Hung Window 3644 High Performance	1.57	8.25	60	LC-PG40-H	40	41 3/8	(1051)	97	(2464)
Wood Ultimate Double Hung 4026	1.57	6	60	LC-PG40-H	40	45 3/8	(1153)	61	(1549)
Wood Ultimate Double Hung 4036	1.57	6	45	LC-PG40-H	40	45 3/8	(1153)	81	(2057)
Wood Double Hung Window 4036 High Performance	1.57	8.25	60	LC-PG40-H	40	45 3/8	(1153)	81	(2057)
Wood Ultimate Double Hung 2830 High Performance	1.57	7.5	75	LC-PG50-H	50	33 3/8	(848)	69	(1753)
Wood Ultimate Double Hung 3026 High Performance	1.57	7.5	75	LC-PG50-H	50	35 3/8	(899)	61	(1549)

Product	Air Tested to psf	Water Tested to psf	Structural Tested to psf	Certification Rating	Design Pressure (DP)	Overall Width		Overall Height	
						in	mm	in	mm
Wood Ultimate Double Hung Round Top 4036	1.57	4.5	45	LC--PG30-H	30	45 3/8	(1153)	81	(2057)
Wood Ultimate Double Hung Picture/Transom Round Top & Polygon	1.57	9	90	CW-PG60-FW	60	75	(1905)	90	(2286)