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August 19, 2025

via Emai: *jowcza@milwaukee.gov*
Jim Owczarski, City Clerk City of Milwaukee
City Hall, 200E. Wells St., Room 205
Milwaukee, Wi. 53202
(414)286-2231

Re: HPC Appeal for Financial Hardship
Townsend School Window Replacement
3360 N. Sherman Blvd.
Milwaukee, Wi. 53216
CKA Project #21129-35

Dear Jim:

I hope that this finds you well. I am writing this letter in response to your correspondence dated October 8, 2024, regarding the above referenced project. This letter is our official appeal regarding the Historic Preservation Commission's conditions of repairing rather than replacing the windows in the four stair towers at Townsend School. We respectfully request the Common Council allow MPS to replace the windows in the stair towers with the same windows approved for the rest of the building for the following reasons:

1. It is our team's professional opinion that repairing the existing obsolete wood window system will be more costly than replacing these windows with the historically accurate double pane aluminum window system that was approved by the HPC for the rest of the building. The existing wood windows will not only have to be extensively repaired but the glazing will have to be replaced with tempered glass, the brick molding replaced, and the jambs repaired as required. Our probable cost estimates show that rebuilding the existing windows is the most expensive of all of our options.

2. Our team respects the Milwaukee Historic Preservation Commission staff as well as their expertise but respectfully disagrees with the solution of repairing the existing wood windows and installing permanent or operable exterior storm windows. The current double-hung windows are operable and are opened throughout the year to bring fresh air into the school building. Permanent storm windows will render the repaired wood window system inoperable and thus eliminating the ability to bring fresh air into the stairwell areas and ultimately the corridors of the school building. Wood operable storm windows will clash with the HPC previously approved aluminum security/insect screens.

3. Maintenance is a major issue for a wood window system, and it is extremely difficult for MPS to find funds in their budget for the costly maintenance required. The double pane aluminum window system offers an energy efficient system that will bring comfort to the building occupants and reduce energy costs for the overall facility. The system that we are proposing provides a minimal maintenance window system which is important to MPS. Aluminum extruded frames are more durable and require less maintenance than wood frames. Aluminum frames are resistant to warping and cracking as well as insect damage which are common issues with wood windows especially of this age. The lifespan of aluminum extruded windows is significantly longer than that of old wood frame windows. This means fewer replacements and repairs over time, contributing to lower long-

term maintenance costs. Aluminum frames are limited maintenance they don't require regular painting or sealing like wood frames do. This reduces the time and money spent on upkeep.

4. Preliminary probable cost estimating shows that aluminum window systems range in cost 24% to 35% less than a wood window system. Preliminary probable cost estimates show that repair costs for rebuilding the existing window with system will range from 25% to 37% more than the insulated aluminum system proposed. The cost of maintenance for a wood window system is much higher than the minimal cost for maintaining an aluminum window system.

In closing, I appreciate the opportunity to submit this appeal and look forward to the opportunity to present this project before the Common Council.

If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

Christopher D. Kidd, AIA, ALA, RIBA
President