



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date **4/3/2023** **CCF #221756**

Ald. Brostoff **Staff reviewer:** Tim Askin

Property 1724 N. Humboldt, former St. Hedwig Convent

Owner/Applicant Three Holy Women Parish (Owner/seller) Tarantino & Company
Chiara Communities
(Buyer & Current Operator)

Proposal

Complete window replacement throughout the original building and addition. Proposed windows are Weather Shield Premium Wood SDLs with spacer bars. They are non-clad.

Staff comments

The building was built as a convent for the St. Hedwig Church and School in 1922. The windows in the original building are generally structurally sound, but select ones are certainly beyond repair. Nonetheless alterations over the years and particularly the 1984 apartment conversion has resulted in them being minimally functional. It is clear they were either low quality originally or have been stripped of the majority of their functionality. The windows are loose in their tracks. The sash weight pockets are oversized and lead to pronounced rattling in high winds. There is no evidence of weather-stripping ever existing at the meeting rail, bottom rail, or jambs. Staff suspects the wood was shaved down in an attempt at lead abatement that eliminated many of the functional features. All windows need a significant amount of work to restore functionality.

Windows that are original to the 1984 addition are already failing. They are also generally inconsistent with the design of the original windows.

Applicants have prepared a complete set of replacement windows throughout the building based on original drawings held by the city. The replacements will reflect the original design and undo prior alterations that are inconsistent with the architect's intent.

The Weather Shield product has not been seen by the Commission recently, if ever. The manufacturer details and drawings provided indicate that it would be an acceptable replacement window under our usual standards.

Recommendation

Approve with conditions.

Conditions

1. Use black spacer bar
2. Provide staff with muntin profile comparison between originals and the designs available from Weathershield, so as to be able to select the nearest match.
3. Retain front doors and their transom. A storm window for the transom can be worked out with staff if the applicant desires one.