



MPS Townsend Street School – Proposed Window Replacement

Detailed Condition Report on Complex Window Configurations, 9-26-2024

Introduction:

The Townsend Street School, located at 3360 N. Sherman Blvd. was constructed in 1928. The school was designed by Guy E. Wiley, Chief of the Construction Division of the Milwaukee Board of School Directors. This building displays elements of the collegiate gothic style which is seen in the building fenestration and highlighted in the parapets, buttresses, and other decorative carvings of the facades. The building elevations are brick with stonework details throughout.

On Tuesday September 24, 2024, Christopher Kidd and Associates staff performed a detailed investigation of the complex window configurations that exist at the Townsend Street School, specifically at the towers that denote entry. These four towers are located on the East and West elevations. (See Attachment A)

The set of windows located at the first landing are double-hung units. The windows located at the second landing consist of double-hung units, followed by a tilt window that is no longer operable due to the failure of the steel arm mechanism as well as the window frames themselves. Our team found that the existing single-pane wood window system and tilt windows were disintegrating and in many cases the stile and bottom rail were failing. (Some units being held together with metal L-shaped brackets). At some locations the sash cord was broken and hanging from the side of the window assembly. The exterior of the window frames is weather beaten and disintegrating. Most of the double-hung windows in the towers are still operable but in poor condition. The window system throughout the school is the original window system and has reached the end of its product life. It is our professional opinion that the complete existing window system throughout the Townsend School (including the window units in the entrance towers) be replaced with a historically accurate energy efficient system. The window system that we are proposing is one of the most economical windows systems available. This double pane aluminum system (with an insulating gas between the panes) offers an energy efficient system and has been utilized for historic building window replacement projects throughout the United States. The installation of this energy efficient system will bring comfort to the building occupants and

reduce energy costs for the overall facility. The system that we are proposing also 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 frames that are in poor condition. 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, and they don't require regular painting or sealing like wood frames do. This reduces the time and money spent on upkeep.

Additionally, the windows offer a healthier environmental impact by reducing energy consumption. This not only saves money but also decreases the carbon footprint of the facility; thusly contributing to environmental sustainability. Aluminum is a highly recyclable material making it an economically friendly choice. When it is time to replace these windows, the frames can be recycled rather than ending up in a landfill.