

GOLD MEDAL LOFTS

# Existing Window Condition Survey



September 14, 2018

Prepared with the Assistance of  
**Engberg Anderson Architects**  
Architecture | Interior Design | Planning

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September 14, 2018

Josh Jeffers  
J. Jeffers & Company  
225 E Michigan St, Suite 300  
Milwaukee, WI 53202

RE: Existing Window Conditions

**Dear Mr. Jeffers,**

I have completed the survey of the windows at the Gold Medal Factory at 2701 Packard Avenue in Racine, Wisconsin. The survey of 373 total window openings had 345 that have not been previously infilled with brick or replaced with steel panels. This does include the few at grade windows to the basement of the south building and the windows at the east end of the north building which will need to be infilled with brick in order to secure the mechanical room programed for that space. The survey was conducted at a general random progression of observing the conditions of every third window opening for a total of 119 openings. The attached report shows the window observed, marked in plan and elevation view to correlate with the Window condition matrix.

It is our finding that 342 of the 373 original window openings still exist in the entire building, all of which are in located throughout the entire factory. The exterior wood surfaces were boarded up and not visible to survey. The interior surfaces of the double hung wood windows, are separating at the connections and showing signs of rot. Some of the windows cannot be opened and are covered with plastic as they no longer hold the elements out. The exterior steel sash surfaces showed signs of rusting and deterioration. The interior surfaces of the steel sashes are in a similar condition, with steel missing at various points and connections deteriorating.

A majority of windows have predominately broken or missing glazing. Most of the observed windows rusted out sashes and the unkempt jamb sills and heads are mostly rotted out and several are missing. Nominal wood lumber has been installed in several of the former wood sash windows to support a new, smaller double hung window in the exterior opening.

The 29 steel single hung and hopper windows, located in the southern building, are relatively intact with minor rusting. A few of the exterior surfaces have minor rust opening and previous paint is chipping. The windows are operable and functional. The majority of the steel double hung windows have broken or completely missing glazing. As the 29 steel hopper and single hung windows are intact, the windows however will not allow the implementation of insulated glazing to improve the energy efficiency of the building. If an exterior secondary window were implemented in front of it, the window would be impossible to open.

It is our recommendation that all remaining windows be replaced with appropriate replicas to match the historic character of the original windows. As demolition of the existing material occurs, the historic character will need to be documented and coordination with the window supplier conducted to ensure the best match to the historical interpretation for new windows. This will include documenting the sash profiles and sized of the light area, as well as the pattern of muntin bars for the divided lights. The profile of any remaining brick molding will also need to be documented in order to provide a suitable replication. All proposed replacement components need to be submitted for approval to the State Historic Preservation Office and to the National Park Service. No production of new window components should be done without this approval.

Sincerely,

**Kate M Bartlett**

Architectural Designer, AIA Assoc.

Copied **Mark Ernst** | Partner

**MacRostie Historical Advisors** | Historical Consultant

EA File Name: Document2

## WINDOW SURVEY IMAGES



20 / EXTERIOR



20 / INTERIOR



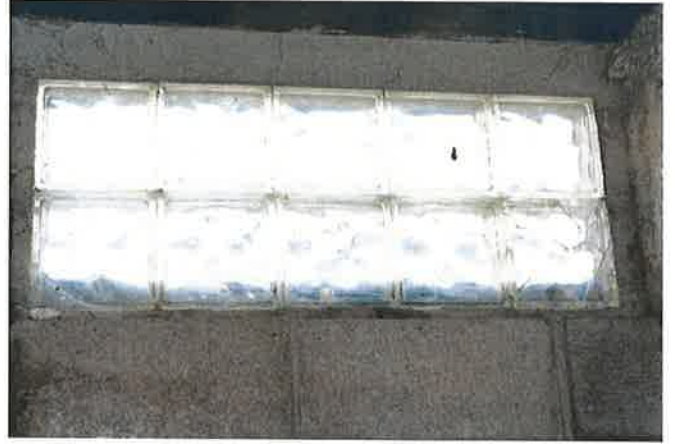
20 / DETAIL



20 / DETAIL



23 / EXTERIOR



23 / INTERIOR



23 / DETAIL



29 / INTERIOR



100 / EXTERIOR



100 / INTERIOR



100 / DETAIL



100/DETAIL



100 / DETAIL



100 / DETAIL



103 / EXTERIOR



103 / INTERIOR



103 / DETAIL



103 / DETAIL





109 / EXTERIOR



109 / INTERIOR



109 / DETAIL



109 / DETAIL



109 / DETAIL



109 / DETAIL



109 / DETAIL



109 / DETAIL



109 / DETAIL



109 / DETAIL



109 / DETAIL



112 / EXTERIOR



112 / INTERIOR



112 / DETAIL



112 / DETAIL



112 / DETAIL



112 / DETAIL



112 / DETAIL



112 / DETAIL



112 / DETAIL



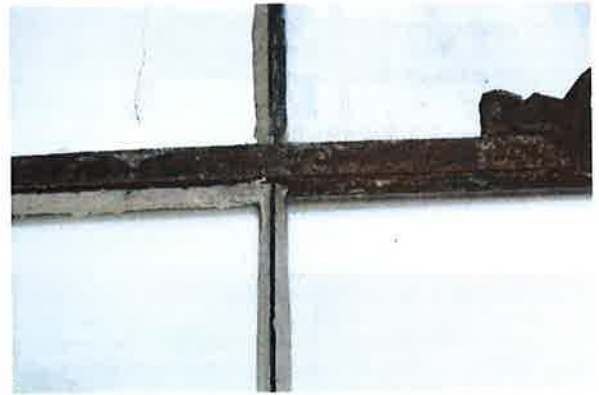
115 / EXTERIOR



115 / INTERIOR



115 / DETAIL



115 / DETAIL



115/DETAIL



118 / EXTERIOR



118 / INTERIOR



118 / DETAIL



121 / EXTERIOR



121 / INTERIOR



121 / DETAIL



121 / DETAIL





121 / DETAIL



121 / DETAIL



124 / EXTERIOR



124 / EXTERIOR



124 / DETAIL



127 / EXTERIOR



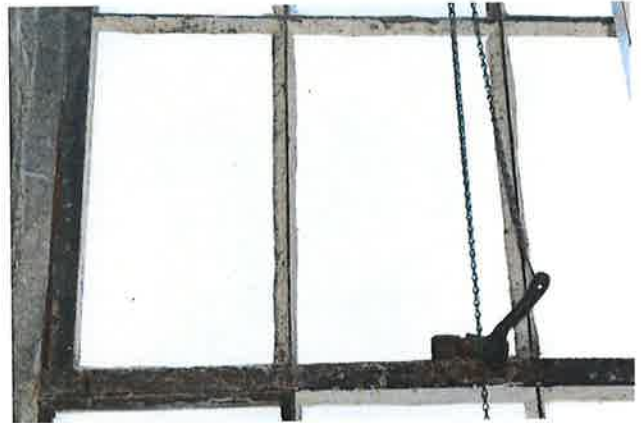
127 / INTERIOR



127 / INTERIOR



127 / DETAIL



127 / DETAIL



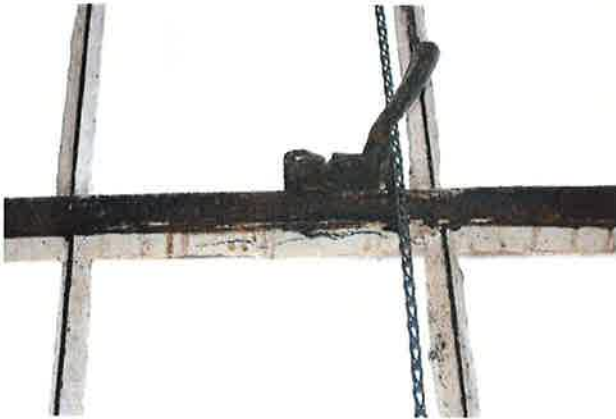
126 / INTERIOR



130 / EXTERIOR



130 / INTERIOR



130 / DETAIL



130 / DETAIL



130 / DETAIL



130 / DETAIL



130 / DETAIL



133 / EXTERIOR



133 / INTERIOR



133 / DETAIL



133 / DETAIL



136 / EXTERIOR



136 / INTERIOR



136 / DETAIL





136 / DETAIL



136 / DETAIL



136 / DETAIL



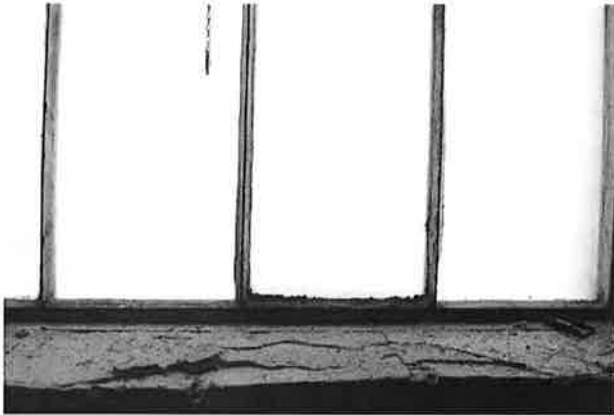
139 / EXTERIOR



139 / INTERIOR



139 / DETAIL



139 / DETAIL



139 / DETAIL



142 / EXTERIOR



142 / INTERIOR



142 / DETAIL



154 / EXTERIOR



154 / INTERIOR



154 / DETAIL



154 / DETAIL



154 / DETAIL



154 / DETAIL



154 / DETAIL



157 / EXTERIOR



157 / INTERIOR



160 / EXTERIOR



160 / INTERIOR



160 / DETAIL





163 / EXTERIOR



163 / INTERIOR



163 / INTERIOR



163 / DETAIL



166 / EXTERIOR (INTERIOR NOT ACCESSIBLE)



169 / EXTERIOR



169 / INTERIOR



169 / DETAIL



175 / EXTERIOR



175 / INTERIOR



175 / DETAIL



178 / EXTERIOR



178 / INTERIOR



178 / DETAIL



178 / DETAIL





181 / EXTERIOR



181 / EXTERIOR



181 / INTERIOR



181 / DETAIL



184 / EXTERIOR



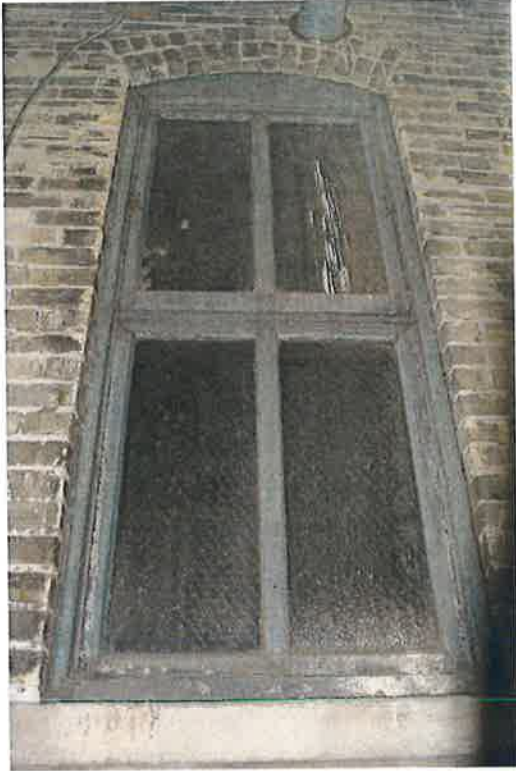
184 / INTERIOR



187 / EXTERIOR



187 / INTERIOR



190 / EXTERIOR



190 / INTERIOR



193 / EXTERIOR



193 / INTERIOR





199 / EXTERIOR



199 / INTERIOR



199 / INTERIOR



199 / DETAIL



199 / DETAIL



202 / EXTERIOR



202 / INTERIOR



205 / EXTERIOR (INTERIOR NOT ACCESSIBLE)



208 / EXTERIOR



208 / INTERIOR



211 / EXTERIOR



211 / INTERIOR



211 / DETAIL



214 / EXTERIOR



214 / INTERIOR



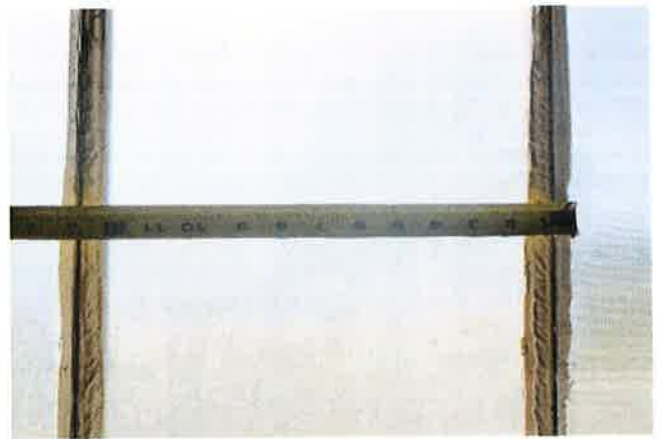
217 / EXTERIOR



217 / INTERIOR



217 / DETAIL



217 / DETAIL



220 / EXTERIOR



220 / INTERIOR



223 / EXTERIOR



223 / INTERIOR



223 / DETAIL



223 / DETAIL

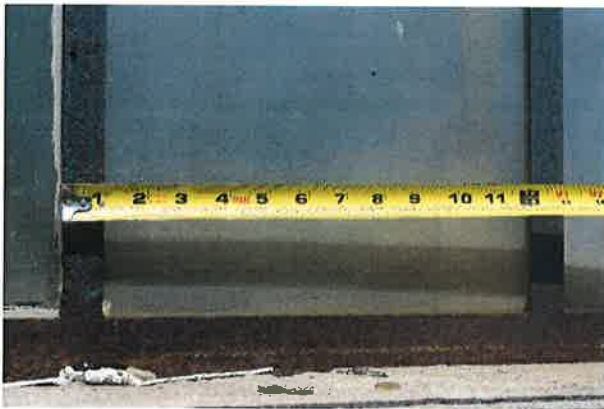




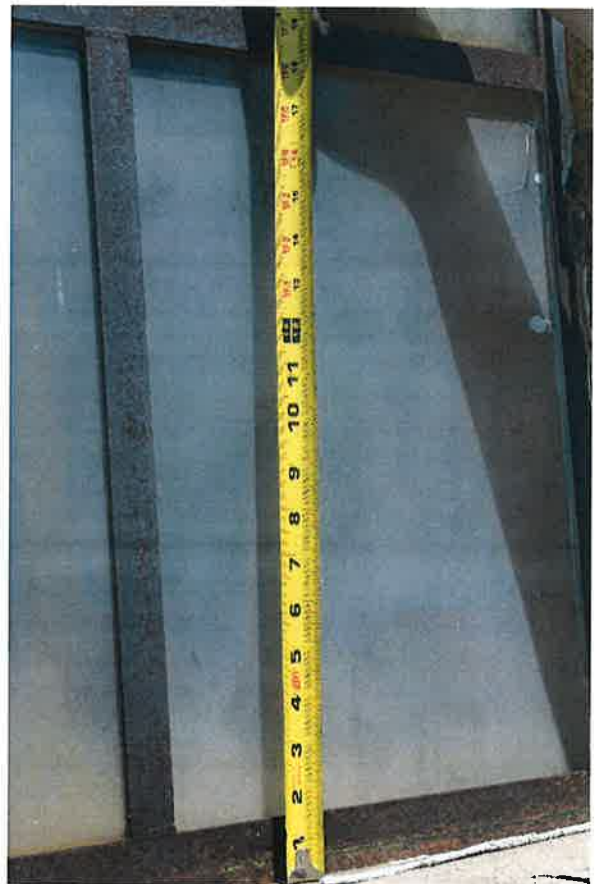
226 / EXTERIOR



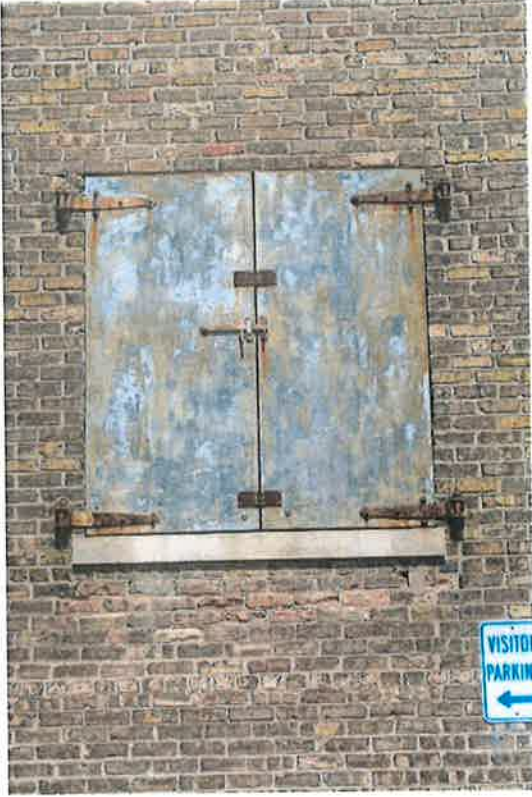
226 / INTERIOR



226 / DETAIL



226 / DETAIL



229 / EXTERIOR



232 / EXTERIOR



232 / INTERIOR



232 / DETAIL



232 / DETAIL



232 / DETAIL



300 / EXTERIOR



300 / INTERIOR



300 / DETAIL



300 / DETAIL



300 / DETAIL



300 / DETAIL



300 / DETAIL



300 / DETAIL



303 / EXTERIOR



303 / INTERIOR



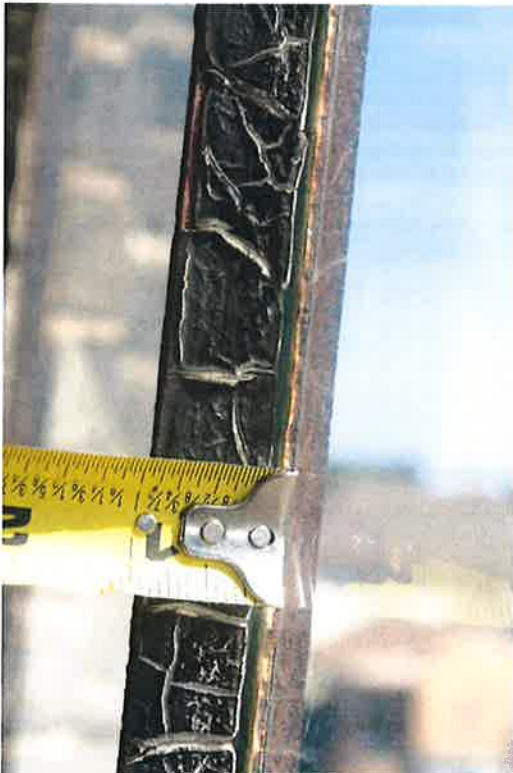
303 / DETAIL



306 / EXTERIOR



306 / INTERIOR



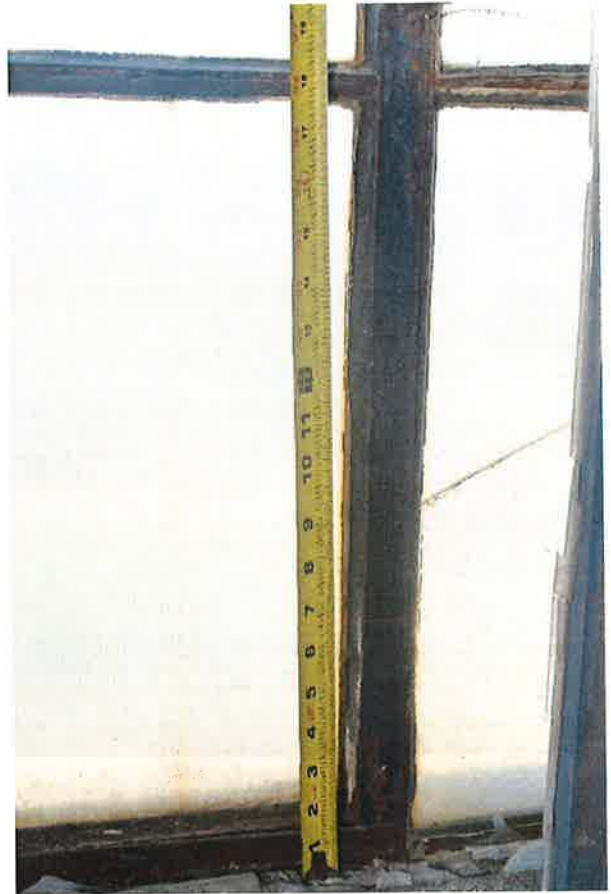
306 / DETAIL



306 / DETAIL



306 / DETAIL



306 / DETAIL





309 / EXTERIOR



309 / INTERIOR



309 / DETAIL



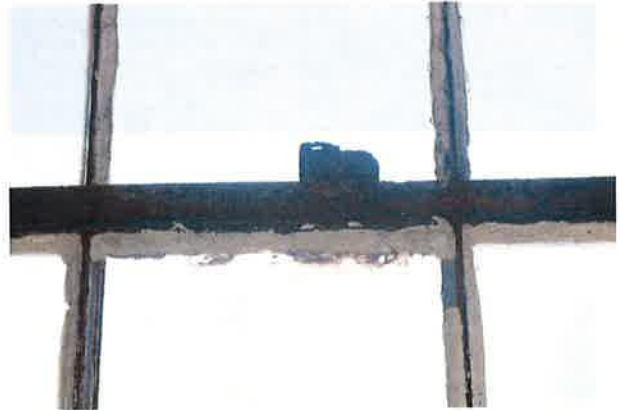
312 / EXTERIOR



312 / INTERIOR



312 / DETAIL



312 / DETAIL



312 / DETAIL



315 / EXTERIOR



315 / INTERIOR



315 / DETAIL



318 / EXTERIOR



318 / INTERIOR



321 / EXTERIOR



321 / INTERIOR



321 / DETAIL



321 / DETAIL



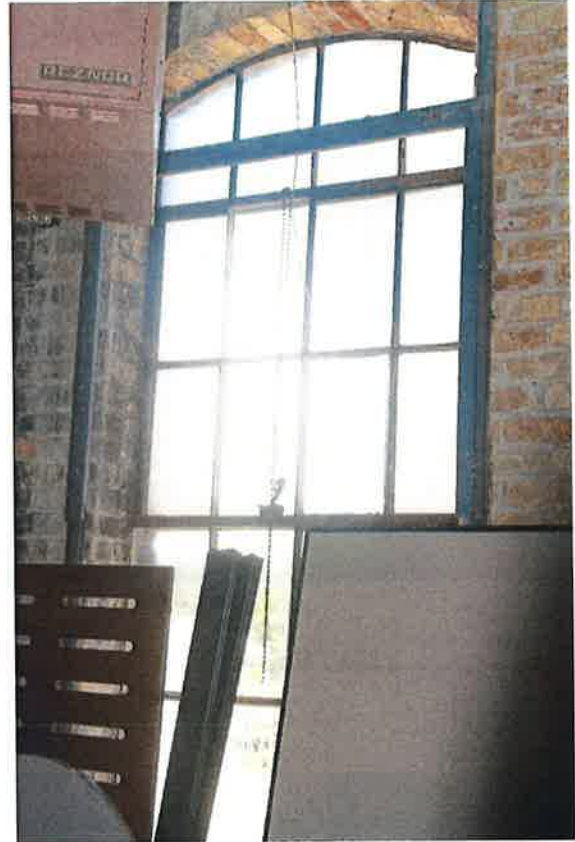
321 / DETAIL



321 / DETAIL



324 / EXTERIOR



324 / INTERIOR



324 / DETAIL



324 / DETAIL



327 / EXTERIOR



327 / INTERIOR



327 / DETAIL



327 / DETAIL



327 / DETAIL



333 / EXTERIOR



333 / INTERIOR



336 / EXTERIOR



336 / INTERIOR

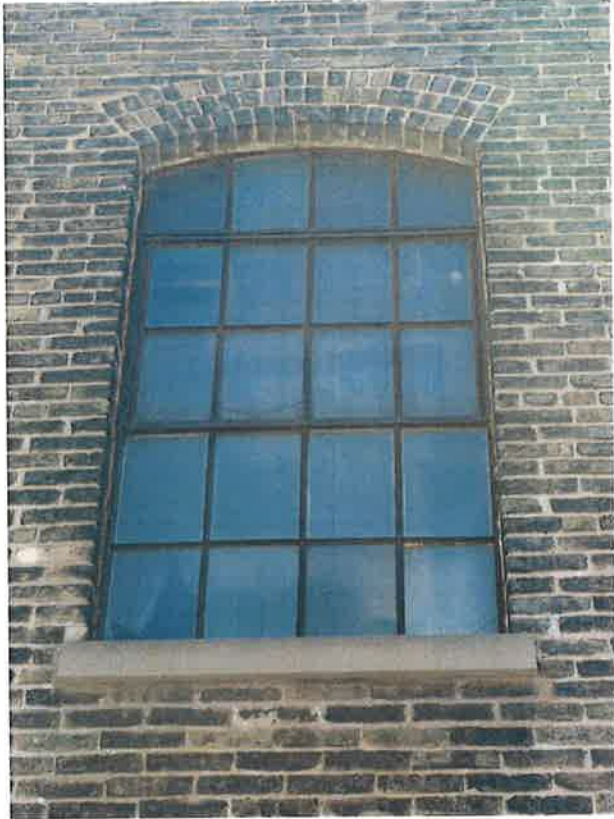




339 / EXTERIOR



339 / INTERIOR



342 / EXTERIOR



342 / INTERIOR



342 / DETAIL



345 / EXTERIOR



345 / INTERIOR



357 / INTERIOR



357 / DETAIL

(EXTERIOR NOT ACCESSIBLE)



360 / EXTERIOR



360 / INTERIOR



360 / INTERIOR



363 / EXTERIOR



363 / INTERIOR



363 / DETAIL



363 / DETAIL



366 / EXTERIOR



369 / EXTERIOR



369 / INTERIOR



372 / EXTERIOR



372 / INTERIOR



372 / DETAIL



372 / DETAIL



372 / DETAIL



375 / EXTERIOR



375 / INTERIOR



375 / DETAIL





378 / EXTERIOR



378 / INTERIOR



378 / DETAIL



381 / EXTERIOR



381 / INTERIOR



384 / EXTERIOR



384 / INTERIOR



384 / INTERIOR



384 / DETAIL



384 / DETAIL



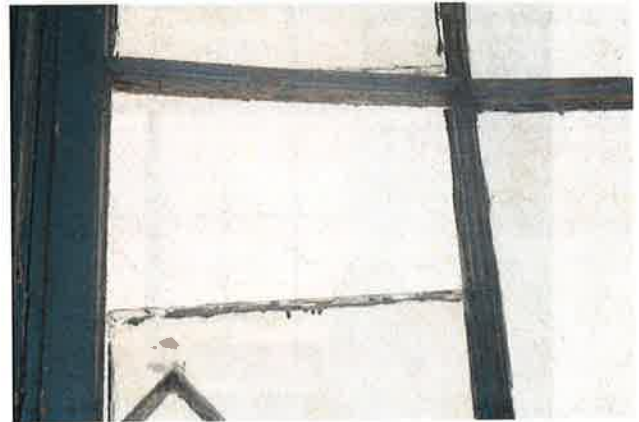
399 / EXTERIOR



399 / INTERIOR



399 / DETAIL



399 / DETAIL



402 / EXTERIOR



402 / INTERIOR



402 / DETAIL



405 / EXTERIOR



405 / INTERIOR



405 / DETAIL



408 / EXTERIOR



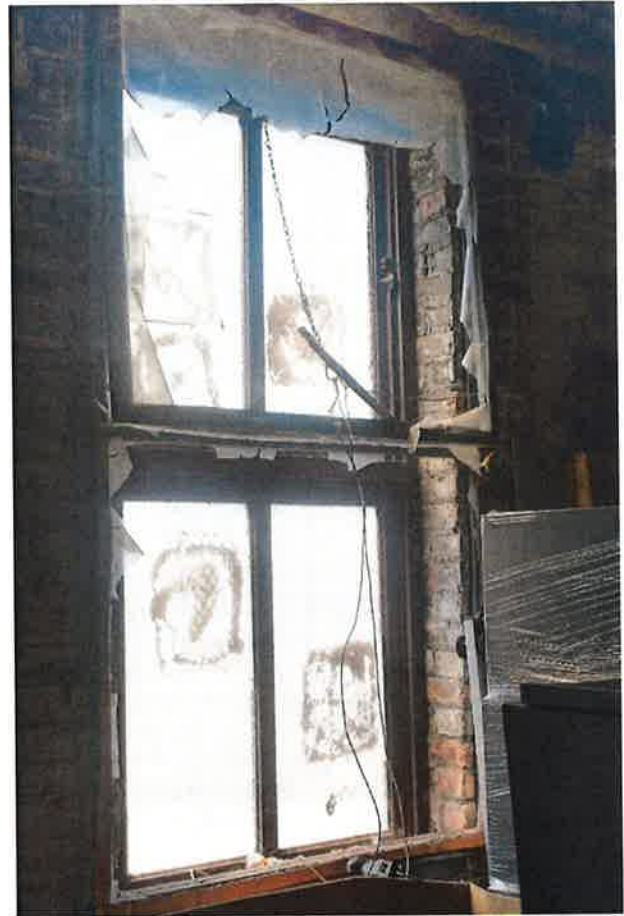
408 / INTERIOR



408 / DETAIL



411 / EXTERIOR



411 / INTERIOR



411 / DETAIL





414 / INTERIOR



417 / EXTERIOR



417 / INTERIOR



420 / EXTERIOR



420 / INTERIOR



420 / DETAIL



420 / DETAIL



423 / EXTERIOR



423 / INTERIOR



423 / DETAIL



426 / EXTERIOR



426 / INTERIOR



429 / EXTERIOR



429 / EXTERIOR



432 / EXTERIOR



432 / INTERIOR



432 / DETAIL



435 / EXTERIOR



500 / EXTERIOR



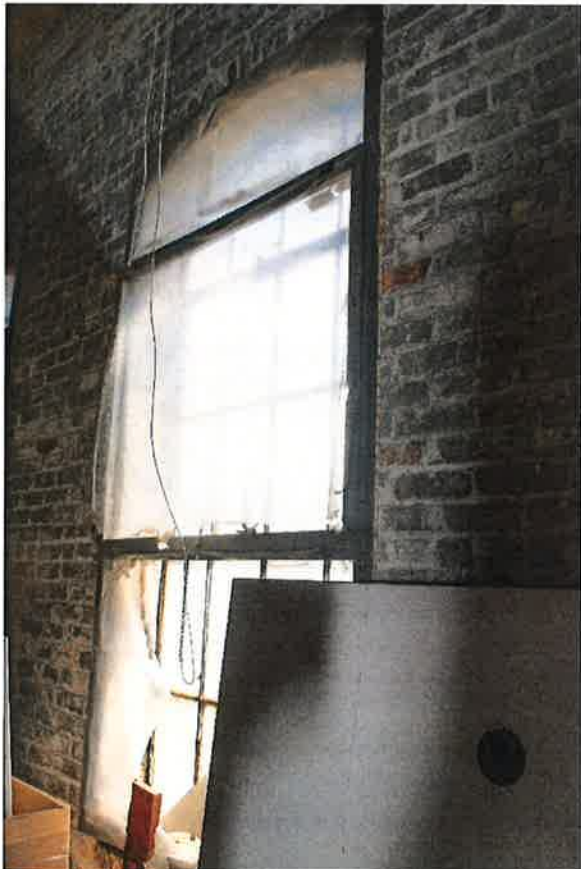
500 / INTERIOR



503 / EXTERIOR



503 / EXTERIOR



503 / INTERIOR



503 / DETAIL



503 / DETAIL



506 / EXTERIOR



506 / INTERIOR





509 / EXTERIOR



509 / INTERIOR



509 / DETAIL



509 / DETAIL



512 / EXTERIOR



512 / INTERIOR



512 / INTERIOR



512 / DETAILS





515 / EXTERIOR



515 / INTERIOR



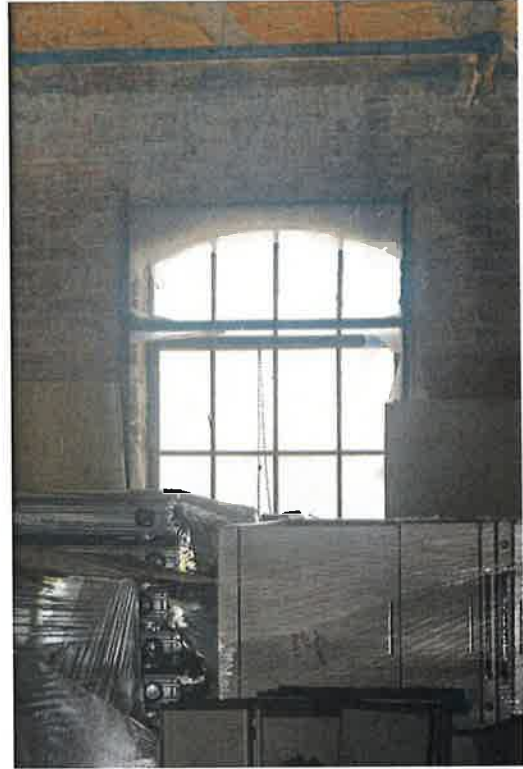
515 / DETAIL



515 / DETAIL



518 / EXTERIOR



518 / INTERIOR



521 / EXTERIOR



521 / INTERIOR



524 / EXTERIOR



524 / INTERIOR



524 / DETAIL



530 / EXTERIOR



530 / INTERIOR



533 / EXTERIOR



533 / INTERIOR



533 / DETAIL



536 / EXTERIOR



536 / INTERIOR



536 / DETAIL



536 / DETAIL





539 / EXTERIOR



539 / INTERIOR



539 / DETAIL



539 / DETAIL



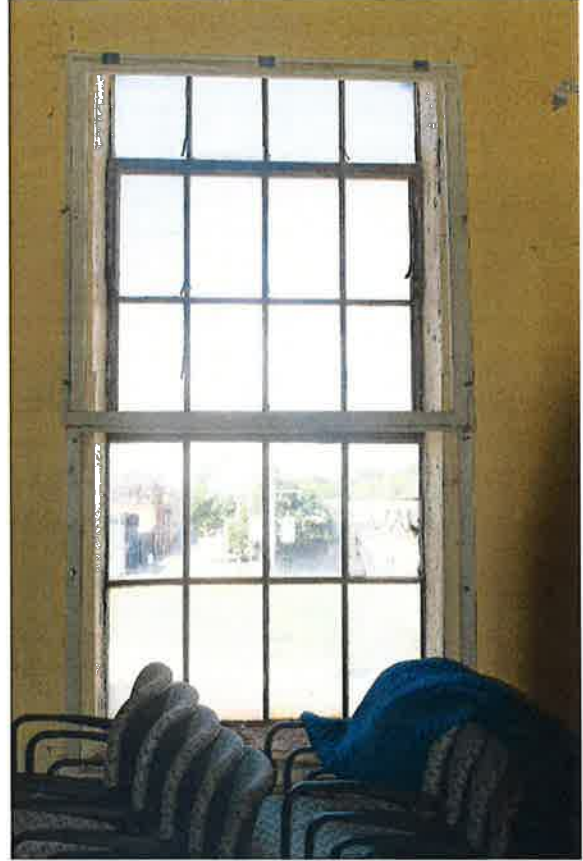
539 / DETAIL



539 / DETAIL



542 / EXTERIOR



542 / INTERIOR



542 / DETAIL



542 / DETAIL



545 / EXTERIOR



545 / DETAIL



545 / DETAIL



545 / INTERIOR



545 / DETAIL



548 / EXTERIOR



548 / INTERIOR



548 / DETAIL



551 / EXTERIOR



551 / INTERIOR



554 / INTERIOR (EXTERIOR NOT ACCESSIBLE)



554 / INTERIOR



554 / INTERIOR



557 / DETAIL



560 / EXTERIOR



560 / INTERIOR



560 / DETAIL



560 / DETAIL





563 / EXTERIOR



563 / INTERIOR



566 / EXTERIOR



566 / INTERIOR



566 / DETAIL



569 / EXTERIOR



569 / EXTERIOR



569 / INTERIOR



569 / INTERIOR



572 / EXTERIOR



572 / INTERIOR



575 / EXTERIOR



575 / INTERIOR



578 / EXTERIOR



578 / INTERIOR



578 / DETAILS



578 / DETAILS



578 / DETAIL



581 / EXTERIOR



581 / INTERIOR



584 / EXTERIOR



584 / INTERIOR



584 / DETAILS



608 / EXTERIOR



608 / INTERIOR



608 / DETAILS



608 / DETAILS





608 / DETAIL



608 / DETAIL



608 / DETAILS



608 / DETAILS



617 / EXTERIOR



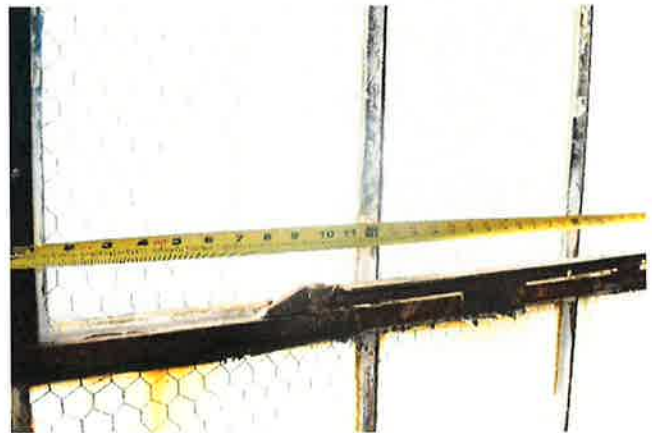
617 / INTERIOR



617 / DETAIL

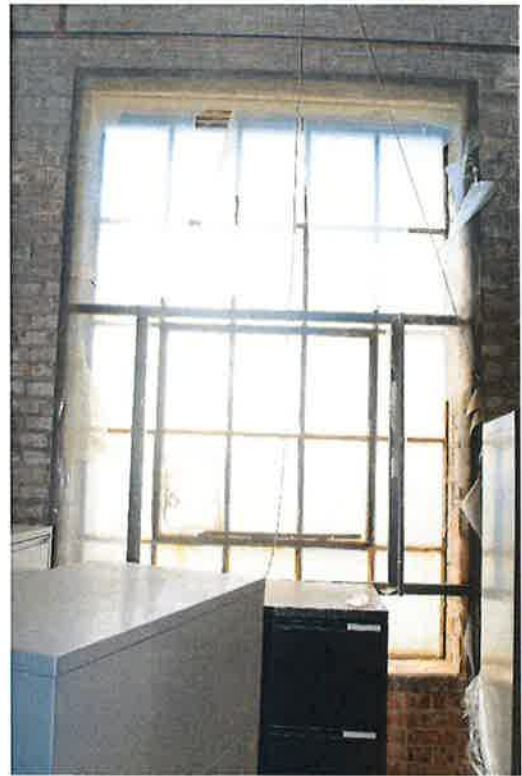


617 / DETAILS





620 / EXTERIOR



620 / INTERIOR



620 / DETAIL



620 / DETAIL



623 / EXTERIOR



623 / INTERIOR



623 / DETAIL



623 / DETAIL



626 / EXTERIOR



62 / INTERIOR



626 / DETAIL



626 / DETAIL



626 / DETAIL



629 / EXTERIOR



629 / INTERIOR



629 / DETAIL



629 / DETAIL



629 / DETAIL



632 / EXTERIOR



632 / INTERIOR



632 / DETAIL



635 / EXTERIOR



635 / INTERIOR



635 / DETAIL



635 / DETAIL