

07/13/2022

Jacqueline Drayer
Milwaukee Historic Preservation Commission
Zeidler Municipal Building
841 N. Broadway, Room B-1
Milwaukee, WI 53202

Jacqueline,
We would like to thank you for your review and consideration for our work proposal on the Milwaukee Journal Sentinel Complex project. This letter is to provide you and the commission with more detail of the project description and more existing condition photos from what was provided on the application form.

Infill of door opening on the third and fourth floors

After the removal of the metal screen, two doors were discovered on the third and fourth floors of the south elevation. We believe these doors lead to an exterior fire escape that has been removed sometime in the past. With the fire escape already being removed and no longer needed for egressing out of the building, the Owner is proposing to infill these two door openings with masonry and mortar to match. The Owner is requesting to infill these two openings with matching masonry flush with the existing masonry. However, if the commission deem it necessary to pay tribute to the original door locations with the new masonry infill, the Owner is willing to install the masonry an inch setback from the face of the adjacent masonry to provide a silhouette outlining the original location of the doors.



Infill of window opening in existing elevator shaft

After the removal of the metal screen, three windows were uncovered within the existing elevator shaft. Prioritizing life safety for students and other occupants of the school we propose to infill the openings to meet the 2-hour shaft enclosure rating. In doing so, the shaft will be protected from potential fire propagation from floor to floor through the shaft windows. The Owner is proposing to infill these three windows with masonry and mortar to match. While we understand removing the three windows and infilling them with like kind masonry is removing an original feature of the building, it will also be preserving the original lift shaft. We do not view these three windows to be distinctive character defining elements nor are they on a primary highly visible elevation as they are on the alley side of the building.

Infilling these windows to meet a 2-hour fire rating is required by the International Building Code (IBC); the International Existing Building Code (IEBC) allows deviation for historic buildings, but only if it would damage contributing historic features, as previously stated, we do not believe these windows meet that criteria and we are therefore required to bring this up to code. The Owner is requesting to infill these three openings with matching masonry flush with the existing masonry. However, if the commission deem it necessary to pay tribute to the original windows with the new masonry infill, the Owner is willing to install the masonry an inch setback from the face of the adjacent masonry to provide a silhouette outlining the original location of the windows.





We believe our proposal meets the Secretary's Standards for Rehabilitation as the windows/doors proposed for removal are not character defining (meeting Standards #2 & #5). Infilling the window/door openings while preserving the window sills and brick door headers show a record of what was historically there and does not create a false sense of history (meeting Standard #3). This approach is also consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Rehabilitation, we are preserving the overall glazing pattern on primary or highly-visible elevations and character-defining features of the building. We appreciate your consideration and look forward to working with the HPC staff on this exciting project. If you have any questions, please feel free to call me directly at (414) 291-8181.

Sincerely,

Maclain Schramm

Project Manager

A handwritten signature in black ink, appearing to read 'Maclain Schramm', with a long horizontal flourish extending to the right.