



CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.
Please print legibly.

1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)

Fifteenth District School / 20th Dist. School # 2 / McKinley School

ADDRESS OF PROPERTY:

2001 West Vliet Street Milwaukee, WI 53208

2. NAME AND ADDRESS OF OWNER:

Name(s): Gorman & Company

Address: 200 N. Main Street

City: Oregon

State: WI

ZIP: 53575

Email: tmatkom@gormanusa.com

Telephone number (area code & number) Daytime: (608) 835-3900 Evening: (608) 835-3900

3. APPLICANT, AGENT OR CONTRACTOR: (if different from owner)

Name(s): Quorum Architects, Inc.

Address: 3112 W. Highland Blvd.

City: Milwaukee

State: WI

ZIP Code: 53208

Email: allyson@quorumarchitects.com

Telephone number (area code & number) Daytime: (414) 265-9265 Evening: (414) 265-9265

4. ATTACHMENTS: (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

A. REQUIRED FOR MAJOR PROJECTS:

_____ Photographs of affected areas & all sides of the building (annotated photos recommended)

_____ Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")
A digital copy of the photos and drawings is also requested.

_____ Material and Design Specifications (see next page)

B. NEW CONSTRUCTION ALSO REQUIRES:

_____ Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

_____ Site Plan showing location of project and adjoining structures and fences

PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED AND SIGNED.

5. DESCRIPTION OF PROJECT:


Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached via email.

This COA request is supplemental to a full COA for the McKinley School Site, Building Renovation, and Site Homes. Documentation was previously submitted on November 17th, 2020 and a window condition survey and full-sized set of plans was submitted on January 8th, 2021.

The intent of this scope of work is to stabilize the exterior of the former Fifteenth District School/McKinley School building, update the building systems, and renovate the interior spaces for new programmed uses. From our extensive window survey, we have found that a majority of the 380 windows at McKinley School are in a state of deterioration that leaves them beyond repair. The windows contain asbestos and lead paint and require extensive abatement. As noted, the window conditions report has been shared with the historic preservation staff and the city currently has an EPA grant for the asbestos and lead abatement.

The general conditions of windows in the building are very poor due to a variety of factors including: lack of maintenance and regular paint schedule; length of time building has been without heating; broken glazing due to vandalism; detailing of the deteriorated integral gutter and masonry exterior wall and resulting moisture that has affected the interior. The presence of lead-based paint on the existing exterior windows is also a concern, as the plan for conversion to multi-family housing would integrate those windows into residential spaces for families. All windows on the lower level are to be replaced, as well as all windows on the first and second floor, with the exception of window units in the public spaces that are scheduled for restoration. The existing exterior windows are to be replaced with historically replicated aluminum windows, as approved by the State Historic Preservation Office and the National Park Service per the Secretary of the Interior's Standards for Rehabilitation. Windows will be restored at the historic entry locations at the east and west. The windows targeted for restoration are primarily located in public areas including entries, stairwells, and the Assembly Hall. The central façade windows at the east elevation below the arched window will be repaired. The window openings currently closed off will be opened again and returned to glazed openings. The unique brickmold at the masonry arch windows will be retained and rehabilitated. The bay window on the second floor above the abandoned central entrance will be restored and refurbished. Likewise, the double hung wood windows in stairwells at the northwest and southwest corners of the building will be refurbished. The nine square fixed windows above the stair landing windows will have blank panels removed and glazed. Efforts have been made in the overall preservation plan to restore wood windows in areas where it is safe to do so, and where historic fabric is intact.

6. SIGNATURE OF APPLICANT:



Signature

Allyson Nemec, AIA
Please print or type name

01/15/2021
Date

This form and all supporting documentation MUST arrive by 4:00 pm (11:59 pm via email) on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Mail or Email Form to:
Historic Preservation Commission
City Clerk's Office
841 N. Broadway, Rm. B1
Milwaukee, WI 53202

PHONE: (414) 286-5712 or 286-5722 hpc@milwaukee.gov www.milwaukee.gov/hpc

Or click the SUBMIT button to automatically email this form for submission.

SUBMIT