

Wisconsin Word Processing Format (Approved 1/92)

**United States Department of Interior
National Park Service**

**National Register of Historic Places
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900A). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Fifteenth District School
other names/site number Cold Spring Avenue School/McKinley School

2. Location

street & number	2001 West Vliet Street		N/A	not for publication
city or town	Milwaukee		N/A	vicinity
state Wisconsin	code WI	county Milwaukee	code 079	zip code 53205

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets _ does not meet the National Register criteria. I recommend that this property be considered significant _ nationally _ statewide X locally. (_ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State Historic Preservation Office - Wisconsin
State or Federal agency and bureau

In my opinion, the property _ meets _ does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of commenting official/Title Date

State or Federal agency and bureau

Name of Property

County and State

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.

See continuation sheet.

determined eligible for the National Register.

See continuation sheet.

determined not eligible for the National Register.

See continuation sheet.

removed from the National Register.

other, (explain:)

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
(check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count)

private	X building(s)	contributing	noncontributing
X public-local	district	1	buildings
public-State	structure		sites
public-Federal	site		structures
	object		objects
		1	0 total

Name of related multiple property listing:
(Enter "N/A" if property not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Current Functions

(Enter categories from instructions)

EDUCATION: school

VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions)

Materials

(Enter categories from instructions)

LATE VICTORIAN: Romanesque Revival

foundation STONE/BRICK

LATE VICTORIAN: High Victorian Italianate

walls BRICK

roof ASPHALT

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for the National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1884-1898

Significant Dates

1884, 1888, 1898

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Koch, Henry C. (1884 school and 1888 addition)
Mollerus & Lotter (1898 addition)

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Name of Property

County and State

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs Representative black and white photographs of the property.

Additional Items (Check with the SHPO or FPO for any additional items)

Property Owner

Complete this item at the request of SHPO or FPO.)

name/title	Martha Brown, Deputy Commissioner		
organization	City of Milwaukee Department of City Development, City Plan Commission	date	October 4, 2019
street & number	809 North Broadway	telephone	414-286-5800
city or town	Milwaukee	state	WI
		zip code	53202-3617

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects, (1024-0018), Washington, DC 20503.

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Continuation Sheet

Section 7 Page 1

Fifteenth District School / William McKinley School
Milwaukee, Milwaukee County, Wisconsin

Summary

The Fifteenth District School, also historically referred to as the Cold Spring Avenue School, more commonly known today as the William McKinley School (hereafter referred to as “McKinley School”), is located at 2001 W. Vliet Street in Milwaukee, Milwaukee County, Wisconsin. The building was completed in several campaigns spanning 1884 through 1898. The first two portions of the building were completed in 1884 and 1888 respectively by renowned architect Henry C. Koch and Company in the Romanesque Revival style. The buildings feature distinctive characteristics of the style including gabled wall dormers, windows grouped beneath broad arches, tall pyramidal roofs with dormers and cupolas, and brick corbelling at the roofline. A massive growth in the west side neighborhood’s population necessitated another addition in 1898. Uniquely, this addition was constructed in the High Victorian Italianate style by architects Mollerus & Lotter. The 1898 west block is the only late 19th-century public school building in Milwaukee to be designed in the High Victorian Italianate style, popular from the 1870s through the 1890s. This style is more ornate than earlier Italianate buildings and was very rarely used for public school architecture in Milwaukee. As was typical of this more ornate version of the Italianate style, McKinley’s west addition features tall and narrow windows, some of which are topped by transoms; an entrance flanked by Doric pilasters with a bow window above; prominent iron roofline cornice with modillions; and a low hip roof with polygonal cupola and remains a well-preserved example of the style. A one-story boiler room and smokestack were added in 1915 and designed by architects Van Ryn and De Gelleke. The fourth major building addition, a contemporary, one-story building with a flat-roof, was added in 1958, extending north from the original 1884 building, designed by Lefevre-Wiggins. These additions were constructed after the period of significance and do not contribute to the architectural significance of the McKinley School.

McKinley School is eligible for individual listing on the National Register at the local level of significance under Criterion C in the area of Architecture as an excellent and well-preserved example of a distinctive property type, the modern graded school, and as one of the earliest examples constructed in the Romanesque Revival style and the only to be designed in the late 19th century in the High Victorian Italianate style. The period of significance for Criterion C begins in 1884 with the construction of the original building and ends in 1898, when the third addition was added to the west. The 1958 addition does not detract from the overall historic significance of the building.

The school sits at the center of a large, two-block parcel of land that was historically bisected by McKinley Avenue, running east-west. The now-vacant school building comprises the north half of this two-block parcel and is surrounded by a tall, chain-link fence. The school grounds are paved asphalt on all sides. To the south is a green lawn flanked by a U-shaped line of taller trees and shrubs. Various pieces of dilapidated playground equipment dot the site to the south, many subsumed by plants. This

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large lot is not historically associated with the school, as noted above in the description of the National Register boundary, and thus is not included within the National Register boundary. A chain-link fence surrounds the school building and land. The nominated property has one contributing building, the McKinley School, and two non-contributing additions, the 1915 boiler room and the 1958 one-story addition.

National Register Boundary

The National Register boundary encompasses a 1.82-acre rectangular parcel that includes the contributing school building, additions, and some paved play areas. The boundary extends to the north to include the 1958 addition and stops at the transition from asphalt pavement to gravel paving. The boundary does not extend farther, as Sanborn maps indicate that as of the 1951 map, the area to the north of the 1958 addition contained residential buildings. To the south, the boundary extends to the north side of the historic location of W. McKinley Avenue (formerly Cold Spring Avenue). The street was vacated between N. 21st and N. 20th Streets c. 1970, causing the street to not continue in front of the school. Prior to this, the south elevation of the school fronted directly on to W. McKinley Avenue. The street continues to the east and west of the school today at N. 21st and N. 20th Streets. Despite the closing off of the historic primary street elevation, the building and primary elevations are still legible from the site.

Setting and Site

The McKinley School is located two miles northwest of Milwaukee's downtown. The school is situated on a block bounded by 20th Street on the east, Vliet Street on the north, 21st Street on the west, and the vacated portion of McKinley Avenue on the south. The block is set within a residential neighborhood in Milwaukee's Midtown neighborhood, three streets west of King Park. To the north, east, and southeast of the McKinley School site there are blocks of frame single-family houses that were built during the early- to mid-1960s as part of a greater urban renewal project. Blocks south and west of the school have some vacant lots, but are primarily lined by late-19th century frame houses and apartment flats.

Outside the McKinley School's National Register boundary, the surrounding streets were altered during the late 1960s through 1970s. McKinley Avenue was vacated sometime between 1970 and 1975, according to historic aerial photographs. A new neighborhood park and playground were created on the vacated street combined with vacant lots on the block to the south. The park is bordered by a row of mature shade trees and enclosed by an eight-foot-tall chain link fence along its east, south, and

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west sides. The park is was vacated when the McKinley School was closed in 2013 following a fire, but it retains playground equipment dating to the 1980s. Both the Playground and the park are outside the National Register boundary for the McKinley School. On the west side of the McKinley School, a cul-de-sac was built on 21st Street, which terminates the portion of the street north from Juneau Avenue to McKinley Street, and continues the portion south from Vliet Street onto McKinley Avenue.

Within the McKinley School's National Register boundary, which is described above, the school is situated along the north side of the vacated McKinley Avenue. The school building is comprised of three blocks and two additions. The three blocks are arranged from east to west, in chronological order of construction, in a T-shaped row. At the east end is an 1884 block, which followed on the west by an 1888 block. At the western end, forming the broad top of the "T" is the 1898 block. Both additions are located on the north side of the building. A basement-level boiler room addition was built on the north side of the 1888 block, while a rectangular classroom addition was built in 1958 on the north side of the 1884 block.

The grounds of the McKinley School are primarily covered in impervious paving. A tall chain link fence encloses the entire site on all sides. Along the south side of the school, between the south's south elevation and the north side of the vacated McKinley Avenue, is an asphalt paved space. Prior to the vacation of McKinley Avenue, this space also featured an enclosed paved play area. A concrete path extended from the street north to the school's south main entrance. A non-historic metal flagpole with an octagonal concrete base is located in this area, immediately south of the 1888 addition. To the north of the school building is a larger asphalt paved parking area that extends northward to a legal parcel line. The asphalt lot historically was landscaped with grass and had mature shade trees. The area was first paved following the completion of the school's north addition completed in 1958. There is a small landscaped area on the north side of the 1958 addition that retains some shade trees. The adjacent parcel to the north along Vliet Street is paved in gravel, with a small grassy lot on the northeast corner of the block. The gravel parcel is outside the school's site and historically was occupied by a series of houses and commercial structures, which were demolished during the 1960s. The east side of the site along 20th Street is raised above the street level by approximately three-feet. A concrete retaining wall with sets of integrated concrete steps lines the east side of the site.

Exterior Description

The McKinley School was built in phases between 1884 and 1958. The school has a T-shaped footprint that is comprised of three two-story and basement blocks that were built in chronological order, from east to west, in 1884, 1888, and 1898. Two small additions were added to the school's north side. A basement-level boiler room was built in 1915 to the north of the 1888 block and a

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basement-level classroom addition was built in 1958 to the north of the 1884 block along 20th Street. The T-shaped building faces south onto the vacated portion of McKinley Street. The building has a stone foundation with a full basement, painted Milwaukee cream brick cladding in a common bond, stone trim, painted pressed metal cornice, and a complex roofline. The three blocks of the school building each have hipped roofs with asphalt shingles, while the two additions have flat synthetic roofs. A primary entrance is located on the south elevation between the 1888 and 1884 blocks. Secondary entrances are located on the east elevation of the 1884 block, the west elevation of the 1898 block, and on the north elevation.

The McKinley School was designed in range of styles, from the Romanesque Revival style 1884 and 1888 blocks to the High Victorian Italianate style 1898 block. Window openings are typically flat with stone sills and brick lintels. Many openings retain original divided light, double-hung, wood sash windows. Several original openings have been boarded and/or in-filled. The school's main south entrance is boarded and set within a brick single-story pavilion with a flat roof. The rectilinear pavilion extends south from a narrow connector portion built in 1888 that links the 1884 and 1888 blocks. Two concrete steps access the doorway. A second single-story pavilion with pairs of north- and south-facing doors is centered on the east elevation of the 1884 block. On the west elevation there are twin small entrance pavilions.

1884 Block

The 1884 block has a largely square footprint with a hipped roof. The roof has a cross gable that tops east and west box bays. In addition, the hipped roof contains a large attic space and is fenestrated by a series of hipped dormers on the south elevation. There are metal snow guards anchored to the roof on all sides. A tall brick chimney and a square cupola with wood louvered vent panels and a pyramidal roof pierce the ends of the block's hipped roof. The 1884 block is clad in Milwaukee cream brick, with stone banding above the basement windows, and raised brick string courses at the top and bottom of the first- and second-story windows. A plain corbelled brick cornice with a painted pressed metal molding tops all elevations. Most windows are arranged either individually or in groups of three separated by brick mullions. Windows are predominantly original two-over-four, double-hung wood sash, with tall lower sash. Woven wire grilles cover most windows. The basement retains two-over-two wood, double-hung sash windows with woven wire grilles; some basement windows are boarded with plywood. Metal gutters and non-historic light fixtures are attached to most elevations.

The south elevation is defined by two box bays that project from the elevation and are topped by hipped dormers. The dormers are clad in painted wood shingles and have three boarded window openings that are separated by wood mullions. Both bays have three single window openings per floor; however, only the windows on the first floor of the east bay retain windows. The space between the

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outer bays has four evenly-spaced single windows per floor, with a hipped dormer that features a non-historic metal louvered vent panel.

The east elevation historically served as the block's primary entrance until the 1888 block was construction to the west. The elevation is asymmetrically arranged and features a central box bay with a gable end. At the base of the bay is a single-story entrance pavilion with recessed north and south double doorways. Both doorways have four-pane transoms and are recessed into the sides of the pavilion with chamfered stone lintels. The east side of the pavilion has a row of four small double-hung windows. The bay's second-story is arranged with three stairwell windows that are flanked by single windows. A rounded arch Diocletian window with a brick hood is set into the bay's gable end. It consists of a two-over-two wood sash window, with boarded side windows. To the south of the central bay the basement and first-floor have four evenly-spaced windows, while the second floor has two groups of three windows. To the north of the bay there are three windows per floor; however, the first and second floor are in-filled with brick, while the basement windows are boarded with plywood.

The north elevation is partially obscured at the basement level by the 1958 north classroom addition. The elevation's upper levels are symmetrical and are divided into five vertical columns of windows. A central column features two boarded single windows per floor, while the outer columns features sets of three windows per floor. Many windows are boarded but retain original double-hung windows and later woven wire grilles.

The west elevation originally likely mirrored the design and fenestration of the east elevation. A central box bay is partially visible and terminates with a gable end. The constriction of the 1888 block largely obscured this elevation and is connected to the 1884 block by a two-story connector with a peaked roof that is slightly wider in width than the central bay.

1888 Block

The 1888 block is symmetrical with a square footprint and a hipped roof. The roof has a cross gable that tops east and west box bays. In addition, the hipped roof contains a large attic space and is fenestrated by a series of hipped dormers on the south elevation. There are metal snow guards anchored to the roof on all sides. A tall square cupola with wood louvered vent panels and a pyramidal roof pierces the peak of the block's hipped roof. A tall brick chimney pierces the west end of the cross gable. The 1888 block is identical in cladding and detail to the adjoining 1884 block. A plain corbelled brick cornice with a painted pressed metal molding tops all elevations. Most windows are arranged either individually or in groups of three separated by brick mullions. Windows are predominantly original two-over-four, identical to those on the 1884 block. Woven wire grilles cover some windows. The basement retains original two-over-two sash windows, but most are boarded. Metal gutters and non-historic light fixtures are attached to most elevations.

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The south elevation is defined by shallow projecting bays that are topped by hipped dormers. The dormers are clad in painted wood shingles and have three boarded window openings that are separated by wood mullions. Both bays have four single window openings per floor; most windows are boarded either from the interior or exterior. The space between the outer bays has four evenly-spaced single windows per floor, with a central hipped dormer that features a non-historic metal louvered vent panel.

The east elevation was built with a two-story connecting portion that joins the 1884 block to the east. The narrow connector links to two blocks at all levels, including the attic. The south elevation of the connector feature two pairs of windows, each divided by a wood mullion, at the second floor. Two pairs of two-pane casement windows are located at the attic level. The north side of the connector has a single window at the second floor and features a projecting bay with a set of three windows at the first floor. The base of the connector is obscured by an enclosed corridor from the 1958 north addition. Overall, the east elevation has a central projecting box bay with gabled top. The elevation to either side of the bay feature three single windows per floor; all windows are in-filled with brick.

The north elevation is partially obscured at the basement level 1915 north boiler room addition. The north elevation's upper levels are divided into three portions. A central portion features two single windows per floor. The east portion is arranged with two sets of three windows per floor, while the west portion is arranged with five evenly-spaced windows at the first floor and four on the second floor. Windows are original and retain later woven wire grilles.

The west elevation is obscured by the western 1898 block. A central projecting gabled bay serves as the connection point to the 1898 block. The elevation on either side of the bay faces two separate internal courtyards that were created by the construction of the 1898 block. All windows are in-filled.

1898 Block

The High Victorian Italianate style 1898 block is symmetrical with a rectangular footprint and a shallow hipped roof. At the center of the roof is an octagonal cupola with wood louvered vent panels and a domed roof. Twin brick chimneys are located at the north and south ends of the roof's western side. The 1898 block is clad in Milwaukee cream brick. The basement level forms a base, which is clad in rusticated brick and capped with a stone belt course. The first and second floors are divided into vertical bays by projecting brick pilasters. A brick parapet with an over-scaled dentil detail projects slightly to meet the plane of the pilasters. The whole block is capped by a bracketed pressed metal cornice. The 1898 block's primary elevation faces west onto 21st Street. All windows have stone sills and lintels. Most windows appear to be original one-over-one, double-hung, wood, sash units with fixed upper transoms. All windows are covered by later woven wire grilles. Some windows are

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boarded. The basement retains some original one-over-one sash windows, but many are boarded. Metal gutters and non-historic light fixtures are attached to most elevations.

The primary west elevation is symmetrical in design and is divided into a wide middle portion and two flanking wings that are set back by approximately ten feet. The middle portion is arranged into seven bays. The middle bay is comprised of a central rounded-arch doorway with a heavy-looking Classical Revival style surround. Twin stone Ionic order pilasters support a flat entablature that is surmounted by a false balcony. The doorway is partially in-filled with brick. Above the doorway at the second floor level there is a shallow projecting three-sided bay with pressed metal mullions and a hipped roof. On either side of the middle bay there are three bays, each with pairs of windows at each level. Flanking the middle portion there are twin wings. Both wings are visually divided into two bays by vertical brick pilasters. The inner bays have ground-level entrance pavilions with pairs of boarded doorways. A corbelled brick cornice caps each flat-roofed pavilion. Above the pavilion there are triple sets of stairwell windows divided by brick mullions; three double-hung windows are located between the first and second floors, and a grid of nine fixed square windows is positioned at the second floor level. The outer bays are not fenestrated and feature prominent brick panels with brick borders at the second floor.

The south elevation is arranged into five bays that are divided by flat brick pilasters between the first and second floors. Each bay features pairs of windows divided by brick mullions. The eastern bays continue the fenestration pattern, but contains one windows and one blind opening per floor. The north elevation is identical to the south elevation.

The east elevation of the 1898 block is partially obscured by the 1888 block, with visible north and south portions. Both portions are fenestrated with five evenly-spaced windows per floor. The middle portion of the elevation is divided by a narrow central connector that links the 1898 and 1888 blocks. The east elevation to the north and south of the connector is fenestrated a pair of internal courtyards that are not visible from outside the building. These portions of the east elevation are fenestrated five with windows per floor. The connector's north and south elevations are fenestrated with three windows per floor. Many of the courtyard-facing windows are boarded.

1915 Boiler House Addition

The 1915 boiler house addition is a basement-level addition that was built on the north side of the 1888 block. The addition has a concrete foundation that rises three feet above grade. The north half of the addition is roughly four feet tall, while the south half of the addition is nearly eight feet tall. The taller half has a series of boarded windows along its north elevation.

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The whole addition is covered by flat roofs. The roof of the lower north half is enclosed by a razor wire topped chain link fence. Along the north side of the addition is a two-story tall chimney of Milwaukee cream brick with a stone cap. The chimney is in very poor condition structurally and is proposed for removal by the current owner, the City of Milwaukee.

1958 Classroom Addition

The 1958 classroom addition is a basement-level addition that is attached to the north side of the 1884 block. The addition has a concrete found and a flat roof. A secondary entrance is recessed in the north elevation. There are three boarded doorways along the west elevation.

The east elevation faces 20th Street and is set back from the sidewalk and the site retaining wall by approximately four feet. The elevation has a painted brick knee wall and batten board upper walls with a projecting roof eave. A series of eight wide windows punctuate the elevation. The west elevation is divided into north and south halves. The south half is clad in painted brick with three boarded doorways. The north half extends westward by about six feet and has a brick knee wall with a frame upper that is clad in vinyl siding. Four boarded windows will the elevation.

The north elevation is clad in painted brick and features a central recessed doorway that is boarded. The south elevation connects to the north side of the 1884 block with an enclosed corridor. Double doorways are located at the east end of the corridor and along the corridor's north side.

Interior Description

Overview

The McKinley School interior has a full basement level topped with a first and second floor with rectangular floor plates. The building has multiple access points. The primary entrance is centered on the south elevation and opens into a central stairwell and the main corridor. Secondary entrances are located on the east side of the 1884 block and on the west side of the 1898 block; all entrances open into stairwells.

The interior layout is largely original with the only major alteration being the subdivision of a first-floor classroom in the 1884 block into offices. Many historic interior finishes remain, although there are some non-historic finishes throughout the building including dropped acoustic tile ceilings.

A T-shaped main corridor bisects the 1884 and 1888 blocks, with the crown of the "T" anchored in the 1898 block. On the basement level, a narrow secondary corridor wraps along the north side of the 1884 block from the central stair and accesses the 1958 classroom addition. Circulation among the floors is

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via four stairwells. A main central stairwell is located in a connector between the 1884 and 1888 blocks. The 1884 block has a single stairwell at its east end and the 1898 block has two stairwells on its west side. There are no elevators in the building.

The east stairwell in the 1884 block serves all floors. The stair has landings and wood steps. The walls have raised wainscoting with a plain cap and plaster upper walls. The undersides of the stairs are clad in acoustic tiles. Round handrails are attached to both the stairwell's outer walls and to a central wall. The ceiling of the stairwell at the second floor is barrel vaulted and clad in acoustic tiles.

The central stair at the east end of the 1888 block serves all floors. The stair is divided into two segments. One segment is on the south side of the 1888 connector. It leads from the main south entrance doorway down to the basement and up to the first floor. A second portion of the stair is set in the north half of the 1888 connector and accesses the second floor. The stair has concrete landings and steps, metal risers with a paneled pattern, and cast iron newel posts that are rotated 45-degrees. Most newels feature spherical finials. The balustrades appear modern in style and consist of horizontal diamond profile iron bars that are supported by flat vertical balusters. A wood handrail caps the balustrades. Walls of the stair have wainscoting with plastered upper walls and acoustic tile ceilings. At the second floor there is a wood paneled door that accesses a small wood stair to the attic of the school building.

The twin north west and southwest stairwells of the 1898 block access all levels of the building and connect to twin exterior entrances. Both stairwells have landings with wood floors, plaster clad walls and ceilings with acoustic tiles. The stairs have wood steps and wall-mounted wood handrails. Solid middle walls divide sections of the stair. Vinyl cove trim covers the wood risers.

Basement

The basement layout is defined by a main corridor that bisects the 1884, 1888, and 1898 blocks from the east stair to a north-south oriented corridor in the 1898 block. A secondary corridor extends to the 1958 classroom addition.

The main corridor widens at the center of the 1884 and 1888 blocks to form central circulation spaces that access large classrooms along the outer walls. Similarly, the west end of the corridor in the 1898 block accesses a series of classrooms along the outer walls. All segments of the corridor in the 1884, 1888, and 1898 blocks have utilitarian finishes, including concrete floors, painted brick walls, and drop ceilings, with original tongue and groove board ceilings above.

Classrooms also have utilitarian finishes that include concrete or acoustic vinyl tile floors, painted brick outer walls and plaster clad interior walls, and tongue and groove board ceilings with a V-groove

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detail that are covered by acoustic tiles. Some rooms retain glazed wood paneled doors. Pipes, conduit, and ductwork are attached to ceilings in several rooms. Two restrooms dating to the 1900s or 1910s remain in the basement and retain original finishes, including mosaic tile floors, glazed brown brick walls, concrete ceilings, and Tennessee marble toilet stall partitions with paneled wood doors; most fixtures have been damaged due to vandalism.

A boiler room is on the north side of the corridor in the 1888 block. The space connects to the 1915 boiler room addition, which has utilitarian finishes, including exposed concrete floors and painted masonry walls. Pipes and conduit are attached to walls and ceilings.

The 1958 classroom addition to the north is bisected north to south by a doubled loaded corridor that accesses four classrooms to the east and two to the west. A fire in 2013 caused significant damage to interior finishes. The corridor has vinyl tile floors, plaster walls, and acoustic tile ceilings. Most classrooms have finishes similar to the corridor, with the addition of built-in wood cabinets. Classrooms retain original glazed slab doors.

The basement layout is largely original with some rooms changing functions over time.

First Floor

The first floor is organized into groups of spaces and rooms that are connected between the three 1884, 1888, and 1898 blocks by the main corridor. A central double-loaded corridor connects all three blocks.

The first floor of the 1884 block has three classrooms along its south side and two along its north side. All classrooms retain adjoining narrow cloakrooms. At the east end of the block is the east stairwell, which opens into the central corridor. The corridor forms a rectangular space at the center of the block. It is finished with tongue and groove wood floors, plaster walls, and plaster ceilings with acoustic tiles. Classroom doorways retain original molding with rosettes, glazed wood paneled doors, and transoms (all are covered). The cloakrooms have corridor doors that are recessed from the corridor by three feet. The east stair doorway remains, but the opening was reduced and partially in-filled during the late-20th century to accommodate a pair of glazed metal doors. All five classrooms in the 1884 block retain original finishes that include wood floors, plaster walls, chalkboards, built-in cabinets with flat panel wood doors, and door and window trim. Ceilings are typically covered with acoustic tiles and have attached fluorescent lighting fixtures. The southeast classroom was converted during the late-20th century into a teachers' lounge. It has a small non-historic partition enclosing a break room space. The south classroom was divided into offices with drywall partitions and drop ceilings.

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The 1888 block contains two classrooms on its north and south sides. All four classrooms have two cloakrooms each. The main corridor continues from the 1884 block through a connector that was built as part of the 1888 block and contains the central stair. The corridor then continues up four wood steps to the level of the 1888 block. At the center of the block the corridor widens to form a rectangular space with doorways on each wall. All classroom and cloakroom doorways retain original trim with rosettes, glazed paneled doors, and transoms (all are covered). The main corridor is finished with wood floors, plaster walls, and acoustic tile ceilings. Classrooms are similar in design and finish to those in the 1884 block. All have wood floors, plaster walls, chalkboards, built-in cabinets, and acoustic tile ceilings with fluorescent light fixtures. Cloakrooms are typically finished with wood floors, v-groove wainscoting and plaster upper walls, and tongue and groove board ceilings. The wainscoting in most cloakrooms features a low row of cast iron hooks. Some cloakrooms also have built-in closets.

At the western end of the building is the 1898 block, which oriented from north to south. The central corridor connects to the block and forms a "T" with a perpendicular north-south oriented corridor. The north and south ends hold two classrooms, while there are also two classrooms that are flanked by twin stairwells along the west side. The main corridor has rows of windows that overlook the two internal courtyards between the 1888 and 1898 blocks. Finishes in the corridors are similar to those in other blocks. Floors are finished with tongue and groove wood flooring, walls are clad in plaster, and ceilings have acoustic tiles. Doorways and windows have original wood trim with rosettes. Decorative plaster arches anchor the ends of the corridor. At the corridor's northern end there is an early glazed partition that encloses a small office in the northeast corner of the block. All classrooms in the 1898 block are finished with wood floors, plaster walls with chalkboards, built-in closets, and acoustic tile ceilings. Some rooms, especially the southwest classroom have significant plaster loss due to water infiltration in the west wall. Some rooms have carpeting covering original wood floors.

Second Floor

The second floor is similar to the first floor. It is organized into groups of rooms that are connected between the three 1884, 1888, and 1898 blocks. A central double-loaded corridor connects the 1884 and 1888 blocks, while a doorway links the 1888 and 1898 blocks.

The second floor of the 1884 block has a similar layout to the first floor, with three classrooms to the north and one to the south. All classrooms retain adjoining narrow cloakrooms. The east stairwell opens into the central corridor through a reduced and partially in-filled doorway. The main corridor forms a rectangular space at the center of the 1884 block. It is finished with tongue and groove wood floors, plaster walls, and plaster ceilings with acoustic tiles. Classroom doorways retain original molding with rosettes, glazed wood paneled doors, and transoms (all are covered). The cloakrooms have corridor doors that are recessed from the corridor by three feet. The south half of the corridor is partially obscured by a non-historic drywall partition that encloses a narrow secondary corridor.

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Moving west, the corridor narrows and extends to the 1888 connector portion and central stair. A bank of built-in painted wood cabinets or lockers stands along the north side of the corridor.

All classrooms in the 1884 block retain original finishes that include wood floors, plaster walls, chalkboards, built-in cabinets with flat panel wood doors and internal wood shelving, and door and window trim. Ceilings are typically covered with acoustic tiles and have attached fluorescent lighting fixtures. The southeast classroom was converted during the late-20th century into a teachers' lounge. It has a small non-historic partition enclosing a break room space. Several classroom windows are boarded from the interior. A small office in the southeast corner of the floor retain original wood built-in cabinets and shelves.

The second floor of the 1888 block is accessed by a flight of five wood steps that rise up from the floor level of the 1884 block. A non-historic metal doorway set in a non-historic drywall partition divides the corridor from the central stairwell. At the top of the stairs, the corridor continues westward to a small rectangular space that leads to north and south classrooms and the school's large assembly hall. The classrooms retain typical finishes, such as wood floors, plaster walls, chalkboards, wood trim, and acoustic tile ceilings. The assembly hall is a large undivided space with a raised stage at the north end of the room that is accessed by short flight of wood stairs. Two wood truss beams supported by decorative brackets cross the room from east to west. The room has wood floors, wood wainscoting with plaster clad upper walls, and acoustic tile ceilings. The upper third of the room's four walls are angled to meet the slope of the roof. An arched doorway set in a plastered opening on the west side of the room accesses the 1898 block. The doorway is composed of a series of panels, suggesting sidelights and transoms, with original wood trim. Aside from the doorway's lower beadboard panels, the upper panels may have contained glass or retain glass that has been painted.

The second floor of the 1898 block is similar in layout to the block's first floor. A central double-loaded corridor is oriented from north to south, with two classrooms along the west side and classrooms at the north and south ends. The corridor retains finishes similar to the first floor. Classroom doorways are mostly non-historic replacement slab doors set in modern frames. Some historic doorways with transoms and original trim remain at the north and south ends of the block. Doorways to both west stairwells were added during the late-20th century. Originally, the stairwells and corridor were connected without partitions; however, changes in fire code prompted the installation of non-historic drywall partitions with fire rated metal double doors in metal frames. Between the west classrooms there is a narrow east-west extension of the corridor continues to the west wall and is lined by built-in wood bookcases. Classrooms retain typical finishes found in the first floor. The southern classroom is subdivided into smaller non-historic offices with drop ceilings and acoustic tile above.

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Attic

The attic of the McKinley School's 1884 and 1888 blocks is a largely utilitarian space that was used historically primarily for storage. The spaces are finished with wood floors and have exposed wood beams and roof rafters. Insulated ductwork, cast iron plumbing vent stacks, and conduit are attached from the roof structure. Small wood stairs in both attics lead to non-historic doorways in drywall partitions that are set within enclosed gable end, arched brick window openings. No significant architectural features are found in the attic.

Summary of Alterations and Integrity

McKinley School retains excellent exterior and interior integrity and continues to convey its Criterion C significance in the area of Architecture. The most prominent building additions from 1888 and 1898 are designed in high architectural styles that blend well with the existing 1884 building and contribute to the significance of the school. The school's historic setting is largely preserved within the immediate surroundings of the building, including paved play areas to the south. The addition of the 1915 boiler room and 1958 one-story classroom buildings do not negatively affect eligibility. The 1915 and 1958 additions are at the rear of the historic building and do not impact primary, historic views of the school. The 1958 addition is also lower in height than the original 1884 school building and the significant 1888 and 1898 additions.

Minor exterior changes to the school include the 1915 and 1958 building additions outside the period of significance, new door infill, security grates installed over window openings and some infilled window openings. The exterior elevations remain largely as constructed at the end of the 19th century.

The historic interior layout of the school is very well preserved, both in plan and finishes. The historic, wide corridors are retained with perimeter classrooms flanking the corridors. Some historic cloakrooms remain adjacent to classrooms. Historic finishes are legible and include wood floors, wood wall, door, and window trim, wood beadboard on the walls, wood built-ins in many classrooms, and historic stair rails and newel posts. In the second floor auditorium, the overall plan and finishes also remain, including decorative molding on the wood trusses. Minor alterations include installation of dropped acoustic ceiling tiles and few non-historic drywall partitions. These alterations do not significantly impact the interior's reflection of the building's historic function as a school.

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Summary Statement

McKinley School, located at 2001 W. Vliet Street in Milwaukee, WI, is locally significant under National Register Criterion C in the area of Architecture as an excellent and early example of a distinctive property type, the modern graded school, showcasing two distinct school architectural styles, Romanesque Revival and High Victorian Italianate, within the city of Milwaukee prior to the turn of the 20th Century. The school was constructed in four significant campaigns at the end of the 19th Century, reflecting the population growth of school-age children and the value Milwaukee residents placed on schooling in the late 19th Century. The design of the school in the earliest two sections of the school from 1884 and 1888, reflects the one of the earliest applications of the Romanesque Revival style, to be quickly adopted by the Milwaukee Public School architects as the standard for school design. Adoption of the style was done in a characteristically cost-conscious fashion by the school board, while still allowing signatures of the style to remain. The school featured restrained features of the style including grouped window openings set within round arches, gabled wall dormers, and tall pyramidal roofs. The second school addition (third portion of the building), completed in 1898, is a rare example of a Milwaukee public school building designed in the High Victorian Italianate style. Features include tall and narrow windows, some of which are topped by transoms; an entrance flanked by Doric pilasters with a bow window above; prominent metal roofline cornice with modillions; and a low hip roof with polygonal cupola. Very few Milwaukee Public School buildings were constructed in this ornate style.

The building retains excellent overall integrity, with very minor alterations to the exterior and the first and second floors of the interior, despite nearly a decade of vacancy. McKinley School remains as a physical illustration of the rapid population expansion in the west side neighborhood in the last three decades of the 19th century, when this area held the highest concentration of educational institutions in the city, both public and private.¹ The architectural styles of the school additions also reflect both the common (Romanesque Revival) and unique (High Victorian Italianate) styles of Milwaukee Public School construction, demonstrating the vernacular application of these styles in Wisconsin school buildings.

¹ City of Milwaukee, Historic Designation Study Report for William McKinley School, September 2014.

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Land Acknowledgement

This nomination recognizes the depth of human presence here, the ancestral homeland of American Indians for millennia, including the Kickapoo tribe. From as early as the 17th century, Euro-American exploration and settlement, and ensuing military campaigns, all had the effect of repeated displacement of Indians of many tribal affiliations. This continuous tribal movement resulted in Wisconsin being home to many tribes who originated from other parts of the country, generating a pattern of immigration, relocation, and formation of a new homeland. Some of these tribes remain in Wisconsin; others may not, but numerous count Wisconsin as home: Brotherton, Dakota, Ho-Chunk, Kickapoo, Menominee, Meswakie, Miami, Munsee, Odawa, Ojibwa, Oneida, Potawatomi, Stockbridge, Sauk, and Wyandot tribes. We acknowledge that the property that is the subject of this nomination is located on land long occupied by American Indians.

History of Milwaukee Public School Architecture

McKinley School, constructed in three major campaigns in 1884, 1888, and 1898, reflects the physical plan design dictated by modern, progressive developments in public education. Such developments influenced the design of public school buildings in Milwaukee and other cities throughout the country in the late 19th and early 20th centuries, including the introduction of age-grading, the separation of primary and secondary grades into separate buildings, the inclusion of kindergarten in primary school education, and the modernization of school buildings to include specialized spaces and amenities such as central heating, ventilation, and indoor plumbing.

In the mid-19th century, most public-school buildings in Milwaukee combined primary and secondary grades into a single building. While rural schools were generally one room schoolhouses that combined primary and secondary students into a single classroom led by one teacher, schools in urban areas like Milwaukee were generally “larger, more substantial buildings that tended to be better equipped than rural schools, largely because of the broader tax base that supported city schools.”² Instead of a single room, schools in Milwaukee included an early form of age-grading, with separate rooms or floors for primary and secondary students within the same building. Typical of these early school buildings was the Fourth Ward School, built in 1857 at the corner of Eighth Street and Michigan Avenue. The first floor of the building featured a single room for its primary department, designed to hold 200 children; the intermediary department was located on the second floor, with

² Barbara Wyatt, editor. *Cultural Resources Management in Wisconsin*, State Historical Society of Wisconsin (1986), p. 3-5

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space for 150 children; and the third story was reserved for the “principal” or secondary department, and could hold 130 pupils.

In 1846, with the incorporation of the City of Milwaukee, the Milwaukee Public School system was established. As the city grew and demand for new facilities increased through the second half of the 19th century, there was a growing recognition that younger children and older children had distinctly different educational and developmental needs that could be best served through separate, specialized facilities.³ The push for secondary education led to the creation in Milwaukee and other cities throughout the state of separate public high schools. The first high school opened in the city in 1868, a full seven years before the Free High School Law, which provided state aid to fund public high schools in Wisconsin, was passed in 1875.⁴ By 1898, there were three high schools in the city.

At the other end of the spectrum, educational reformers were also advocating for the incorporation of early childhood development programs that would bring younger children into the public school system. In 1856, German immigrant Margaret Meyer Schurz established the first kindergarten in the United States in Watertown, Wisconsin (National Register-listed). The kindergarten model, which was designed to teach social interaction and engagement through arts, crafts, and music, gained widespread acceptance in the early 20th century. The first public kindergarten program in Wisconsin opened in Manitowoc in 1873 and by the turn of the century kindergarten was “seen as a vital part of the public education system of progressive cities” like Milwaukee.⁵

At the same time that schools in Milwaukee and other urban areas were turning toward a graded system that separated primary and secondary education, concerns about the healthfulness of enclosed indoor air and the benefits of improving the illumination of classrooms led to further changes in the design of school buildings in the late 19th and early 20th century. The genesis of these changes could be traced to guides for school building design published in the mid-19th century. One of the best-known of these guides was *School Architecture; or Contributions to the Improvement of School-houses in the United States*, published by Henry Barnard in 1848. Barnard, who served as commissioner of the public schools of Providence, Rhode Island, proposed a series of standards for the location of schools, the size and layout of classrooms, and the size and position of windows for light and ventilation. Barnard’s morality-driven enthusiasm for the purpose and design of public-school buildings helped slowly propel changes in American school design. The influence of Barnard could be seen in Milwaukee School design in the late 19th century—in the Milwaukee school board’s 1898 annual

³ University of Wisconsin Milwaukee, Milwaukee Public Schools: Architectural and Historical Intensive Survey Report, August 2019, 2.

⁴ William George Bruce, *History of Milwaukee County* (Milwaukee: The S. J. Clarke Publishing Company, 1922) p. 635.

⁵ National Register of Historic Places, West Side School, Rhinelander, Oneida County, Wisconsin, National Register #09000124.

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report, Superintendent Henry Siefert praised the new school buildings on Ring Street and Brown Street as models of school design: “We may be justly proud of these last two buildings. They contain every desirable feature of a modern schoolhouse: proper size of rooms, correct lighting, steam heating regulated automatically, artificial ventilation and water closets on every floor.”⁶

Milwaukee school board member William George Bruce was also a nationally-known figure in the area of school design who influenced the design of schools in Milwaukee and throughout the country at the turn of the century. In 1891 he founded the *American School Board Journal* to share “progressive curriculum advances and design responses with school districts across the nation.”⁷ His 1910 publication, *School Architecture: A Handy Manual for the Use of Architects and School Authorities*, provided a succinct but detailed summary of the requirements of a modern school building, ranging from the soil and drainage requirements of the site down to minute details such as wall color and the height and location of blackboards. In general, Bruce considered the fundamental elements of a modern elementary school to be: classrooms, cloakrooms, a principal’s room, toilet rooms, boiler rooms, a kindergarten, a playroom, and an assembly hall. Desirable but not necessary additions were a waiting room, teacher’s room, gymnasium, janitor’s rooms, storeroom, and library.⁸

McKinley School was built during the administration of William E. Anderson, who served as Superintendent from 1883 to 1892, previously working as a Milwaukee principal. He was a progressive in curriculum revision and instituted mandatory German language classes as well as experimental physics and cooking classes. Anderson built two dozen schools to accommodate Milwaukee’s rapid population growth during his nine-year tenure. In addition to McKinley School’s original block (1884) and its adjacent addition (1888), these included schools at Clybourn Street, Dover Street, East High School, Eighth Street, Fourth Street, Garfield Avenue, Highland Avenue, Hopkins Street, Lee Street, Longfellow, Madison Street, Maryland Avenue, Fifth Street, Mineral Street, Mound Street, Palmer Street, Park Street, Prairie Street, 17th Avenue, Third Street, Trowbridge Street, Walnut Street and Windlake Avenue.⁹

Many of Milwaukee’s public schools were designed by the city’s most respected architects, especially Henry Koch, with others designed by Herman Schnetzky and Eugene Liebert. However, Anderson objected to the process by which architects for school buildings were selected by the City Council,

⁶ Robert Tanzilo, *Historic Milwaukee Public Schoolhouses* (Charleston, SC: The History Press, 2012), 28

⁷ National Register of Historic Places, Grand Avenue Elementary School, Milwaukee, Milwaukee County, Wisconsin, National Register #100002236, Sec. 8 p 11.

⁸ Wm. Geo. Bruce, *School Architecture, A Handy Manual for the Use of Architects and School Authorities*, 4th ed. (Milwaukee: American School Board Journal, 1910), 29.

⁹ William Lamers, *Our Roots Grow Deep, 1836-1974*, Second Ed. (Milwaukee: Milwaukee Public Schools, 1974) 9.

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arguing that the responsibility of selecting sites and plans should be transferred to the Board of Education, something that wouldn't occur until 1905. The spurt of new construction during Anderson's tenure could barely keep up with enrollment growth. In the first weeks of 1893, Superintendent George Peckham told the *Milwaukee Journal* that 26 barracks were in use to house an overflow of students.¹⁰ Additionally, space had been rented by the school board to use as classrooms in the Sixth, Ninth, Thirteenth and Eighteenth Districts. Despite the need for additional school buildings during the 1890s, construction slowed later in this decade due to a nationwide depression in 1893 and an ensuing recession. In 1898, McKinley School received a large new west addition facing 21st Street, designed by the architecture firm Mollerus and Lotter in the High Victorian Italianate style.

Several new buildings and additions were erected in the early 1900s. In 1906, the Board of Education created an Architectural Division and hired D.C. Otteson—who had supervised the construction of Ferry & Clas's 1898 Milwaukee Public Library—to run it. In 1912, the board appointed Milwaukee architectural firm Van Ryn & DeGelleke as Milwaukee Public School (MPS) architects on a half-time basis. For the next 12 years, the firm helped construct a number of buildings. In the same year, the school board abandoned the old district numbering system due to changes to ward boundaries that followed expansion of the city. Instead the board voted to name schools according to the streets upon which they were located.¹¹

In the early 1910s, MPS created an extension department, which opened social centers and playgrounds in a number of schools. During this period, the school board adopted a policy of creating larger and better equipped school grounds; larger school buildings, rather than an increased number of smaller buildings; and a new type of school building with modern facilities and large assembly halls on the ground floor, rather than on the upper levels. "Many older schools had been built on small sites—'quarter squares'—and a program to provide adequate playgrounds for them in the 1920s and for decades thereafter demanded the purchase and demolition of groups of houses," wrote William Lamers in *Our Roots Grow Deep*.¹² The larger playgrounds were an acknowledgement not only of the importance to children of physical activity but also of the greater role schools played in neighborhoods. As is evidenced by the Sanborn maps, McKinley largely missed out on this expansion of play yards, and had to work within its more narrow footprint, at the center of a residential block.

Otteson died in 1922 and in this same year the Milwaukee Public Schools reorganized the Architectural Division, creating the Bureau of Buildings and Grounds. Minneapolis architect Guy E.

¹⁰ Quote found in: Robert Tanzilo, *Historic Milwaukee Public Schoolhouses* (Charleston: The History Press, 2012) 27.

¹¹ Robert Tanzilo, *Historic Milwaukee Public Schoolhouses* (Charleston: The History Press, 2012).

¹² Lamers, 15.

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Wiley was named Assistant Chief of the department and served as full-time architect for MPS during his nearly 39 year tenure. Wiley directed the construction of new school buildings starting in the 1920s and by 1943 the Milwaukee Public School District comprised 118 buildings.¹³ New construction was halted during World War II, commencing again in the late 1940s. In the post-war era, many properties adjacent to schools were purchased to expand playgrounds. The postwar baby boom forced MPS to contract the services of local architectural firms for new school designs, with its construction division performing a supervisory role.

The final addition of McKinley School was constructed in 1958 during a postwar spurt of new construction. In 1951, voters approved a \$10 million school bond referendum, which was intended to help fund \$18.2 million in work needed to erase what a report called “a critical housing shortage” for MPS. This demand for new schools resulted from an increasing birth rate, substantial growth in city population, and aging school buildings. In 1962 the *Milwaukee Sentinel* reported that voters approved a \$29 million bond offering to fund a five year facilities plan.¹⁴ New additions constructed onto existing schools during this period were modernistic in style, often featuring horizontal strips of windows, smooth wall planes, and flat roofs.

The Milwaukee public school system experienced great changes since the 1960s as desegregation was followed by the emergence of magnet specialty schools and resurgence in the popularity of neighborhood schools. The establishment of School Choice and Charter Schools as well as a declining population of school age children and an aging infrastructure have all impacted Milwaukee’s collection of public educational buildings. As the number of students decreases, more school buildings are closed. Since 2004, at least 32 buildings have closed; about half of these remain vacant, while others have been repurposed, either for educational purposes or for adaptive use as housing.

Development of the West Side Neighborhood

McKinley School is situated within the present-day Midtown neighborhood on Milwaukee’s near west side, approximately one and a half miles from the Central Business District. The west side of Milwaukee experienced rapid growth in the late nineteenth century as new residential subdivisions were carved out of its original large estates. A grid street plan was laid to follow developments to the east. Eventually, this manner would become the only legally acceptable way to create residential lots

¹³ Ibid, 31.

¹⁴ Ibid, 36

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from city land.¹⁵

By 1885 all the land west to 27th Street had been platted and public transportation services were established to cater to the growing west side. The area was served by the West Side Railway Company, which established its Wells Street horse car line in 1874 that terminated at today's 35th Street. A second route was added on Juneau Avenue between 12th and 27th streets in 1879, and in 1890 the west side received its first electric trolley. Cold Spring Avenue, as McKinley Avenue was originally known, was named for Cold Spring Park at the western terminus of the street. This sprawling greenspace—comprising the equivalent of sixteen city blocks—was accessible by plank roads early on, and later by the street railway system.¹⁶ The large Cold Spring Park served as the home to a race track and the second annual State Fair. The land within the park was eventually divided for separate lots in 1891, the same period the school-age population was booming at McKinley.

The first families migrating to the Midtown neighborhood in the late 19th Century included mostly German working class people in search of land to build modest frame houses near their places of employment. Large neighborhood employers included the Schlitz Brewery, tanneries, and factories. Later in the 19th Century, wealthier residents would migrate to the area, constructing large houses along McKinley Avenue. The primary population remained German immigrants. Gradually the area attracted a more diverse population and a larger commercial strip developed along Lisbon Avenue.¹⁷

Construction of McKinley School

William McKinley School was originally called Fifteenth District School. Its name was changed to Cold Spring Avenue School in 1912, when the Milwaukee School Board voted to name schools according to the streets where they were located. In 1926, the portion of Cold Spring Avenue east of 27th Street was renamed McKinley Avenue in honor of U.S. President William McKinley who was assassinated in 1901. Cold Spring Avenue School was subsequently renamed McKinley School. (The portion of Cold Spring Avenue west of 27th Street had previously been renamed McKinley Boulevard in 1902.)

The 1880s was a decade that saw great overcrowding in Milwaukee's existing public schools due to rapid population growth. Residents of the near west side called for a new school building in the

¹⁵ City of Milwaukee, Historic Designation Study Report for William McKinley School, September 2014, 6.

¹⁶ West Side Neighborhood Historic Resources Survey, City of Milwaukee, September 1984, 6-12.

¹⁷ Milwaukee Neighborhoods, "Midtown," accessed at <http://www.neighborhoodsinmilwaukee.org/> on October 23, 2020.

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Second Ward, which at that time encompassed all of the city lying west of the Milwaukee River between Kilbourn (formerly Cedar) Avenue and Vliet Streets. At that time, the 14th District (later 16th District) School—built in 1877 and located on Kilbourn Avenue between 18th and 19th streets—was the only elementary school in the vicinity of the present-day McKinley School site.

On September 17, 1883, the Board of Public Works asked the Common Council for additional funds not to exceed \$20,000 in order to erect a new school building on six lots located on Cold Spring Avenue (now McKinley Avenue) between 21st and 22nd streets. This amount was approved by the Common Council on October 1, 1883. By December, an authorization for the Board of Public Works to procure plans and specifications was sent to the committee on schools. On January 2, 1884, the school board approved the construction of a building on the present-day site of McKinley School to have eight rooms, and to be built to accommodate an addition. In July 1884 Charles Kraatz was awarded the general contract for the new Second Ward School. The building was completed by December 1884 and inspected by the Board of Public Works in mid-January 1885. Classes began with the official opening of the school on January 19, 1885.¹⁸

The first section of McKinley School—initially called the Second District Branch School and, beginning in 1885, the Fifteenth District School—was built at the northwest corner of 20th Street and Cold Spring Avenue. It was designed by Milwaukee architect Henry C. Koch & Company. The City of Milwaukee paid Koch a total of \$244 between September and December 1884 for his architectural services in designing the school.¹⁹ In addition, the steam heating contractors Sloteman & Krause installed heating systems both in the school and in Koch's home in 1884.²⁰ The school building was expected to cost \$23,000, but the final total increased to \$31,366.²¹

The two-story brick-sheathed edifice had a raised basement, double-hung wood-sash windows, and a pyramidal roof with wood dormers and a cupola. Its front elevation faced east toward 20th Street and featured a projecting central pavilion with entrance porch and a gabled wall dormer. Romanesque Revival detailing was restrained and included a broad belt course, brick corbelling at the roofline, and

¹⁸ City of Milwaukee, Historic Designation Study Report for William McKinley School, September 1914: 10-11.

¹⁹ "Annual Report of the City Comptroller of the City of Milwaukee for the Year Ending January 5th, 1885. Ferdinand Kuehn, Comptroller," in *Department Reports (Consolidated). City of Milwaukee* (Milwaukee: Ed. Keogh, Printer, 1885) 41; "Annual Report of the Board of Public Works For the Year 1884," in *Department Reports (Consolidated). City of Milwaukee* (Milwaukee: Ed. Keogh, Printer, 1885) 13.

²⁰ "Notes," *The Sanitary Engineer*, October 30, 1884: 513.

²¹ "Annual Report of the Board of Public Works For the Year 1884," 13; *Milwaukee Public Schools Twenty-Sixth Annual Report of the School Board of the City of Milwaukee, For the Year Ending August 31, 1885* (Milwaukee: Standard Printing Co., 1886: 143.

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round-arch window grouping within the gabled wall dormer.

Within two years of opening, the new school was overcrowded. In 1887, the *Milwaukee Sentinel* reported that almost 200 students were seated in the basement and in a poorly ventilated office.²² Many children within the district were required to travel long distances to attend other schools since Fifteenth District School (McKinley) was out of space. The school was built with enlargement in mind and a two-story six-classroom addition with exhibition hall was completed in 1888, which comprises the central block of the present-day school building. Architect Koch was again engaged to design the addition and was paid \$300 in march 1888 for his services.²³ He earned over \$800 for the completed school addition.²⁴ The addition was compatible with the design of the original block, featuring the same brick cladding, fenestration pattern, and pyramidal roof with hip dormers and cupola. The two sections were connected by a two-story hyphen that featured both a stairwell and an entrance facing Cold Spring Avenue.

McKinley School received a third addition in 1898, which was designed by Mollerus & Lotter in the High Victorian Italianate style. The two-story eight-classroom edifice was internally connected to the 1888 central block and faced west onto 21st Street. Upon completion of the 1898 addition, McKinley School extended from 20th to 21st Streets and had entrances opening onto each street, with a third opening onto McKinley Boulevard, then called Cold Spring Avenue. A third and final addition was built in 1958 adjacent to the northwest corner of the original block. The one-story, flat-roofed structure was designed by Lefevre-Wiggins and contained six classrooms and two bathrooms.

It wasn't until after 1951 that the single family houses fronting Vliet Street, north of the school parcel, were razed for a school parking lot. At some point after 1969 McKinley Avenue was vacated between 20th and 21st streets and all of the houses on the block southward to Chestnut Street were razed, presumably to accommodate more recreational space. McKinley School was closed in 1979, having outlived its usefulness as a neighborhood school. In January 1980 the building was reopened as the V.E. Carter Child Development Center, operated by Lorraine and Veledis Carter. The day-care center, which enrolled children from six weeks to 10 years of age, had been at 1831 W. Juneau Avenue. The Carters then leased the McKinley building from the Milwaukee School Board for \$1 a year. Since they used only part of McKinley's 1,300 square feet for the day-care center, the Carters have sublet other

²² *Milwaukee Sentinel*, February 18, 1887.

²³ *Annual Reports of the Comptroller, Police Department, Fire Department and the Board of Public Works, of the City of Milwaukee, for the Year Endings January 2, 1889* (Milwaukee: Ed. Keogh, Printer, 1889) 62.

²⁴ "Annual Report of the Board of Public Works For the Year 1888," in *Annual Reports of the Comptroller, Police Department, Fire Department and the Board of Public Works, of the City of Milwaukee, for the Year Endings January 2, 1889* (Milwaukee: Ed. Keogh, Printer, 1889) 14-15.

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rooms to 10 organizations.²⁵ Over the years, the Center operated a K-5 charter school and offered social services. Veledis Carter died in 1984 and Lorraine Carter died in 2007. By 2012, the Carter Center and other organizations who leased space had moved out of the building and it has been vacant since that time.

The Romanesque Revival and High Victorian Italianate Styles of Architecture

McKinley School's original block was completed by December 1884 and stands as the second oldest public elementary school building in Milwaukee designed in the Romanesque Revival style. The style would quickly become widely used in the design of Milwaukee public schools during the 1880s and 1890s. The 1888 central block, also designed in the Romanesque Revival style, blends seamlessly with the original block. Additionally, McKinley School's 1898 west block is the only late 19th Century public school building in Milwaukee to be designed in the High Victorian Italianate style, popular from the 1870s through the 1890s. This was a more ornate version of the earlier Italianate style and was rarely used for public school architecture in Milwaukee. Unique not only for being among the first and only of the Romanesque Revival and High Victorian Italianate styles respectively, McKinley School retains significant, character-defining features of each style today.

Romanesque Revival Style

Early in William E. Anderson's tenure as MPS Superintendent, the Milwaukee Common Council passed a resolution adopted on April 17, 1883 that would require all future school buildings to use the same plans. It was thought that this would be cost efficient and eliminate the need for requesting plans for each new edifice. The Milwaukee Sentinel reported that local architects "unanimously agreed to send in no bids, declaring that the scheme was exceedingly impractical, as schoolhouses of one design cannot be adapted to every locality. The matter, therefore, remains in abeyance, and the cost of schoolhouses remains undetermined."²⁶ While no evidence was found that the MPS subsequently adhered to a "model school" design, many late 19th-century Milwaukee public elementary schools shared similar features in terms of their appearance and design.

Many Milwaukee Public Schools were designed in the popular Romanesque Revival style. Constructed in 1884, McKinley serves as a very early example of this application of Romanesque Revival in Milwaukee. Qualities of the style include usually monolithic masonry structures, often imposing in form via heavy masonry piers, featuring tall, pyramidal roofs, dormers and/or cupolas, and arched window and door detailing. Schools of this period typically had basement cafeterias and gymnasiums or auditoriums on the upper floor.²⁷

²⁵ Eva Rumpi, "Groups breathe new life into McKinley School," *Milwaukee Journal*, September 9, 1980.

²⁶ *Milwaukee Sentinel*, September 21, 1883.

²⁷ University of Wisconsin Milwaukee, Milwaukee Public Schools: Architectural and Historical Intensive Survey Report,

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The period of McKinley's construction coincided with the revival of the round-arched medieval style that preceded the pointed-arch Gothic. Common characteristics include the use of semicircular arches for door and window openings, sometimes in series as a form of wall ornament. The round arch form is sometimes repeated in miniature beneath stringcourses and or in the raking eaves of gables. Buildings in the style often feature steeply pitched gable or pyramidal roofs. Massing may be symmetrical or asymmetrical. The later "Richardsonian Romanesque" derivation of the style also included such hallmarks as squat columns, deeply recessed windows within rough-faced masonry walls, and pressed metal bays and turrets. Romanesque Revival was initially used for churches and public buildings and by the 1880s it became a popular style for schools, houses, and commercial buildings. Its popularity waned by the late 1890s.

McKinley School's 1884 block was designed in a restrained version of the Romanesque Revival style, likely reflecting cost concerns of the school board, and can be considered a vernacular application of the style, native to a building sited on the west side of Milwaukee. It features hallmarks of this style that would quickly become ubiquitous with Milwaukee public school design in the 1880s: gabled wall dormers, windows grouped beneath broad arches, brick corbelling at the roofline, and tall pyramidal roofs with dormers and cupolas. As such, it served as a model for subsequent schools. Other contemporary schools showing similar restrained detailing include the Brown Street School at 2029 N. 20th Street (1882, extant); Mound Street School at 2147 S. Winchester (1885, extant); and 8th Street School at 609 8th Street (1885, extant).

By the late-1880s, Romanesque Revival public school buildings in Milwaukee began to feature a greater degree of decorative detailing, especially those designed by Henry Koch, who received many public-school commissions. Cost-saving measures undertaken by the Milwaukee school board by the late 1890s resulted in buildings with less elaborate detailing.

High Victorian Italianate Style

McKinley School's 1898 west block is a noteworthy, and rare, example of a Milwaukee public school building designed in the High Victorian Italianate style, a more ornate version of the earlier Italianate style. The later version of this style was popular throughout the nation, and in Wisconsin, from the 1870s through the 1890s. In general, the Italianate style—in both the original and High Victorian versions—is characterized by bracketed eaves, gently-sloping hipped or gabled roofs, and, frequently, a polygonal or square cupola atop the roof. Frequently, this type of style is considered quintessential of early schoolhouses throughout the country. Windows are tall and narrow and often feature hoodmolds

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or even pediments, which are sometimes round-headed. Bay windows are common, as are balconies with balustrades. Italianate was popular for buildings of all types, and in commercial, public, or educational buildings, detailing such as the cornice, brackets and hoodmolds are often executed in iron. Substantial portions of commercial areas in Stoughton, Ripon, Janesville, Brodhead, and a number of other cities are composed of Italianate stock.

The publication titled, *Cultural Resource Management in Wisconsin*, edited by Barbara Wyatt, notes that the High Victorian Italianate style was popular in the state from 1865 to 1900. "During the High Victorian period, eclecticism was the order of the day. Features of Gothic Revival, Italianate, Romanesque, or Second Empire were often combined, resulting in picturesque facades. Two dominant strains of the period were High Victorian Gothic and High Victorian Italianate."²⁸ In the latter style, Classical detailing is heavier than that found in earlier Italianate structures, cornice brackets are over-scaled, and window moldings are highly articulated. The style was particularly popular for commercial structures, examples of which abound in the older business districts of Wisconsin's cities and small towns. Excellent examples of High Victorian Italianate buildings include the McClurg Building (NRHP 1977) in Racine and 15 S. Main Street (1876) in Fond du Lac.

The Wisconsin Architecture and History Inventory (AHI) identifies McKinley School's west addition as an Italianate building, and it is a High Victorian example of the style. Hallmarks include its tall and narrow windows, some of which are topped by transoms; an entrance flanked by Doric pilasters with a bow window above; prominent iron roofline cornice with modillions; and a low hip roof with polygonal cupola. Classical elements include its symmetrical massing attained through a projecting central pavilion and the use of two-story brick pilasters dividing the front elevation into a series of regular bays with paired windows on each floor.

Architect Henry C. Koch

Architect Henry C. Koch (1841-1910) designed both the original 1884 block of the McKinley School and the school's first addition in 1888. Both blocks are very similar in design and reflect Koch's favored architectural style, the Romanesque Revival.

²⁸ Barbara Wyatt, ed. *Cultural Resource Management in Wisconsin* (Madison, State Historical Society of Wisconsin: 1986).

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Koch was born in the Kingdom of Hanover in modern day Germany. He came to Milwaukee in 1843 as a child with his family. In 1856, he started his architectural career as an apprentice with Milwaukee architect G. W. Mygatt. After serving during the United States Civil War he returned to Milwaukee and partnered with Mygatt until 1870, when he briefly opened a firm with Julius Hess.²⁹ One of his first works in 1870 was the Calvary Presbyterian Church at 628 N. 10th Street (NR #86000098). Within a year, he opened his own firm. Koch is reported to have designed nearly all public school buildings in Milwaukee between 1873 and 1881.³⁰ Koch continued to design public school buildings through the end of the century, including the McKinley School's earliest blocks, and the Golda Meir School in 1890 at 1515 N. Martin Luther King Jr. Drive (NR #84003720).

Koch designed several large works in downtown Milwaukee. In 1895, he designed the soaring Milwaukee City Hall building at 200 E. Wells Street. He also designed the Pfister Hotel (1890- 1893) at 424 E. Wisconsin Avenue (part of the East Side Commercial Historic District, #86002325). Outside of Milwaukee, Koch designed churches, courthouses, and schools across the Midwest, and even designed The Roosevelt New Orleans Hotel in New Orleans in 1908.³¹ Koch continued to design a variety of buildings until his death in 1910.

Architects Mollerus and Lotter

Architects Henry P. Mollerus Jr. and Henry G. Lotter constructed the second addition to McKinley School in 1898. The addition connects to the north of the 1888 addition, and, as noted throughout this document, was constructed in the High Victorian Italianate style, which departed noticeably from the Romanesque Revival style of the building to that point.

Mollerus started working as a draftsman for architects Rau and Kirsch in 1891 and for Charles A. Fink in 1893. He is listed as an architect in the 1895 Milwaukee directory. Lotter was also a draftsman early in his career working with H. C. Koch and Company beginning in 1889 and later with Edward V. Koch. Mollerus and Lotter formed a partnership in 1896 and are listed as having an office on the seventh floor of the prestigious Pabst Building. Both men were influenced by and practiced in the Classical Revival styles of the period. Although their partnership together was brief, they worked on several school buildings in Milwaukee, including the Brown Street School (1898), now the Brown

²⁹ "Death of Pioneer Milwaukee Architect," *The Improvement Bulletin*, May 28, 1910: 18.

³⁰ Testimony of H. C. Koch, *Transcript of Testimony Taken at the Capital Disaster Inquest*, Richard W. Comly stenographer (Madison: Democrat Printing Co., 1885) 620-621.

³¹ "Milwaukee, Wisconsin. *The Cream City. Its Unexampled Growth and Brilliant Prospects* (Milwaukee: Cramer, Aikens & Cramer, 1891) 93.

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Street Academy and the Ninth District Primary School (2029 N. 20th Street, 1897) and other community buildings, including additions to the Turner Hall (1034 North Fourth Street, 1899).

Mollerus and Lotter ended their partnership in 1900. Mollerus went on to participate in his family's paint, oils, and varnish business, titled Henry Mollerus Co. In 1904, Mollerus opened his own factory and office business, Milwaukee Varnish Company. Lotter continued to practice architecture and had various residential and commercial commissions throughout the city, including 946 North Van Buren Street (1922) and a commercial garage at 311 East Juneau Avenue (1926), both extant, although heavily altered. Gradually, Mollerus's practice turned to the design and construction of dairy buildings and feed barns and he specialized in the construction of such buildings.³²

Comparable School Buildings

McKinley School in Milwaukee is an excellent and well-preserved example of two distinct styles of architecture, Romanesque Revival and High Victorian Italianate, expressed within the form of the modern graded school. The building has good exterior integrity, including intact historic rooflines with iconic steeply-pitched gables with dormer windows and cupulas on the 1884 and 1888 portions and a rectilinear roofline with over-sized dentilled cornice on the 1898 addition. Historic fenestration patterns remain across all elevations, many containing historic wood windows. Window openings are grouped within arched openings on the oldest portions of the building. The non-contributing 1915 boiler room addition and the 1958 classroom addition lie outside the period of significance and do not detract from the building. The interior of McKinley retains many historic features, including overall plan and layout of corridors and perimeter classrooms with flanking, smaller cloakrooms, and the second-floor auditorium and gymnasium. Finishes include wood floors, historic wood beadboard, wood built-in cabinets, and decorative wood door and window trim.

The Wisconsin History and Architecture Inventory identifies a total of 45 schools in Milwaukee built in the 1880s and 1890s, 18 of which were designed in the Romanesque Revival style. Three extant Koch-designed schools in this more elaborate Romanesque mode are Garfield Avenue School (2215 N. Fourth Street, 1887); Golda Meir School (1542 N. Fourth Street, 1890); and Albert E. Kagel School (1210 W. Mineral Avenue, 1890). The Koch-designed schools combine steeply pitched pyramidal roofs with multiple gabled pavilions and wall dormers. Two of them—the Golda Meir and Kagel schools—are distinguished by rusticated limestone cladding at the first floor. Entrances and upper story windows are grouped beneath broad, round arches. The Garfield Avenue School features spandrels with decorative brickwork and a roofline with two pyramidal-roofed cupolas. Extant

³² City of Milwaukee, Historic Designation Study Report for William McKinley School, September 2014, 15-16.

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examples of more restrained applications of Romanesque Revival, similar to McKinley's appointment, include: Victor L. Berger School (3275 N. 3rd Street, 1894 with Van Ryn & DeGelleke) and the Alexander Mitchell School (1728 S. 23rd Street, 1894). These schools are similar in scale and massing to the above-mentioned elaborate Romanesque Revival-style schools, however, their corner pavilions lack the gabled parapets and wall dormers that create a more complex roofline at the Koch-designed schools. The use of round arches is limited to their first floor entrance pavilions, although both schools feature some rusticated stonework at the basement level as well as cupola ventilators. The Robert M. Lafollette School (3239 N. 9th Street, 1898; H.S. Van Ryn) has modest Classical detailing, such as gabled window pediments and dentil molding.

The Wisconsin Architecture and History Inventory (AHI) identifies a total of only six educational buildings in Milwaukee County designed in the Italianate style. Of these, five were built as small, parochial or private schools and are therefore not on the same scale of building volume or architectural expression as McKinley. These include: Holy Trinity School (621 S. 4th Street, 1867); South Side German and English Academy (900 S. 4th Street, 1874); Saint Peter's Evangelical Luther Church and School (1204 S. 8th Street, 1879); St. Hedwig (1703 N. Franklin Place., 1889); and 400 Block W. Brown St. (historic name unknown, 1889). One public school, Phyllis Wheatley School (2442 N. 20th Street, 1902), is included among the Italianate-styled schools, specifically, High Victorian Italianate. Like McKinley, it has tall, narrow windows with transoms, a low hip roof, an iron cornice detailed with modillions, and a polygonal cupola. However, McKinley has a more classical appearance due to its symmetrical massing with central pavilion and brick pilasters dividing its front elevation into regular bays. In contrast, Wheatley has a more picturesque and eclectic appearance due to its decorative use of Romanesque arches, semicircular window bay, and somewhat irregular placement of windows throughout the front elevation.

Conclusion

McKinley School is locally significant under National Register Criterion C in the area of Architecture as an excellent and well-preserved example of a distinctive property type, the modern graded school, as one of the earliest examples constructed in the later ubiquitous Romanesque Revival style and the only late-19th century public school building to be designed in the High Victorian Italianate style. The period of significance for Criterion C begins in 1884 with the construction of the original building and ends in 1898, when the third addition was added to the west. The 1958 addition does not detract from the overall historic significance of the building. The later expansion of the school's paved hard surfaces and play areas to include surrounding lots does not detract from the building's historic setting.

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The building retains excellent overall integrity, with only minor alterations to the exterior including boarded over or infilled door and window openings and the addition of a boiler room (1915) and one-story classroom (1958). Minor interior alterations include installation of modern finishes including acoustic ceiling tiles and select drywall partitions. The school remains a rare example of an intact Milwaukee Public School modern graded school from the late 19th century showcasing one of the first Romanesque Revival style schools and the only High Victorian Italianate style school.

Preservation Activities

McKinley School remained open until the late 1970s when declining enrollment forced Milwaukee Public Schools to sell the building. V.E. Carter Child Development Corporation took over the building around 1985. The V.E. Carter Development Group operated a day care, a K-5 charter school, and provided social service programs in the building. It is estimated that the Carter's services touched approximately 400 children annually.³³ The building was hastily vacated after a 2013 fire. The building is currently owned by the City of Milwaukee, but plans are underway to transfer ownership of the building to Gorman and Company, which will utilize state and federal historic tax credits to preserve the historic character-defining features of the school while converting it into affordable housing. The rehabilitated building is expected to be completed by 2022.

³³ City of Milwaukee, Historic Designation Study Report for William McKinley School, September 2014.

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Verbal Boundary Description

McKinley School is situated at the center of a 1.82-acre rectangular parcel that is defined by the legal parcel boundary as follows: Lynde's Add'n in SW 1/4 SEC 19-7-22. Block 1 lots 1 to 22 incl. and N 1/2 vac W McKinley Ave adj. Tax key number: 3641201111

The boundary is shown on the accompanying Site Map in Figure 1.

Boundary Justification

The National Register boundary encompasses the entire building and grounds associated with the McKinley School during the period of significance, 1884 through 1898. The boundary does not encompass the paved area to the north or the grassy area to the south. As shown in the enclosed Sanborn maps, the land to the north and south were both occupied by residential houses until at least the mid-1950s. The northernmost boundary was selected at the location of pavement delineation from darker-colored asphalt pavement to the transition to lighter-colored gravel pavement. The boundary to the south was selected at the north side of where McKinley Avenue (previously named Cold Spring Avenue) bisected the block between North 21st Street and North 20th Street. The east and west boundaries are based on the extent of the school grounds abutting the public sidewalks.

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Fifteenth District School / William McKinley School
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Photo Log

Name of Property: Fifteenth District School / William McKinley School

City or Vicinity: Milwaukee

County: Milwaukee **State:** Wisconsin

Photographer: Rachel Firgens

Date Photographed: October 2020

Location of Original Digital Files: State Historic Preservation Office, Wisconsin Historical Society

Photo 1

South elevation of 1884 block
Camera facing northeast

Photo 2

South elevation of 1884, 1888, and 1898 block elevations
Camera facing northwest

Photo 3

West elevation of 1898 elevation
Camera facing northeast

Photo 4

West elevation of 1898 elevation, entrance detail
Camera facing southeast

Photo 5

North elevation
Camera facing southeast

Photo 6

North elevation of 1884 block
Camera facing southeast

Photo 7

North and west side of 1915 boiler room addition, chimney detail
Camera facing southeast

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Photo 8

West elevation of 1958 classroom addition
Camera facing east

Photo 9

Interior, first floor, corridor in 1884 block
Camera facing northeast

Photo 10

Interior, first floor, typical classroom in 1884 block
Camera facing east

Photo 11

Interior, first floor, central stair in 1888 block
Camera facing northeast

Photo 12

Interior, first floor, corridor, 1888 block
Camera facing east

Photo 13

Interior, first floor, typical classroom in 1888 block
Camera facing southwest

Photo 14

Interior, first floor, typical classroom in 1888 block
Camera facing southeast

Photo 15

Interior, first floor, typical cloakroom in 1888 block
Camera facing south

Photo 16

Interior, first floor, corridor in 1898 block
Camera facing south

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Photo 17

Interior, first floor, typical classroom in 1898 block
Camera facing southwest

Photo 18

Interior, second floor, east stair in 1884 block
Camera facing east

Photo 19

Interior, second floor, corridor in 1884 block
Camera facing northwest

Photo 20

Interior, second floor, typical classroom in 1884 block
Camera facing southeast

Photo 21

Interior, second floor, typical cloakroom in 1884 block
Camera facing north

Photo 22

Interior, second floor, assembly hall in 1888 block
Camera facing southwest

Photo 23

Interior, second floor, corridor in 1898 block
Camera facing south

Photo 24

Interior, second floor, northwest stair in 1898 block
Camera facing west

Photo 25

Interior, second floor, typical classroom in 1898 block
Camera facing northeast

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Figure 2. McKinley School, Basement – Current Floorplan and Photo Key

Figure 3. McKinley School, First Floor – Current Floorplan and Photo Key

Figure 4. McKinley School, Second Floor – Current Floorplan and Photo Key

Figure 5. McKinley School, USGS Map and UTM Coordinates

Figure 6. 1894 Sanborn Fire Insurance Map showing McKinley School. Source: Milwaukee County GIS

Figure 7. 1910 Sanborn Fire Insurance Map showing McKinley School. **Source: Milwaukee County GIS**

Figure 8. 1952 Sanborn Fire Insurance Map showing McKinley School

Figure 9. 1969 Sanborn Fire Insurance Map showing McKinley School

Figure 10. McKinley School ca. 1927. *Where We Go To School: Sixty-Eight Annual Report of the Superintendent of Schools* (June 1927).

Figure 11: McKinley School, looking north, 1984. Source: Wisconsin Architecture and History Inventory.

Figure 12: McKinley School, looking southwest, 1984. Source: Wisconsin Architecture and History Inventory.

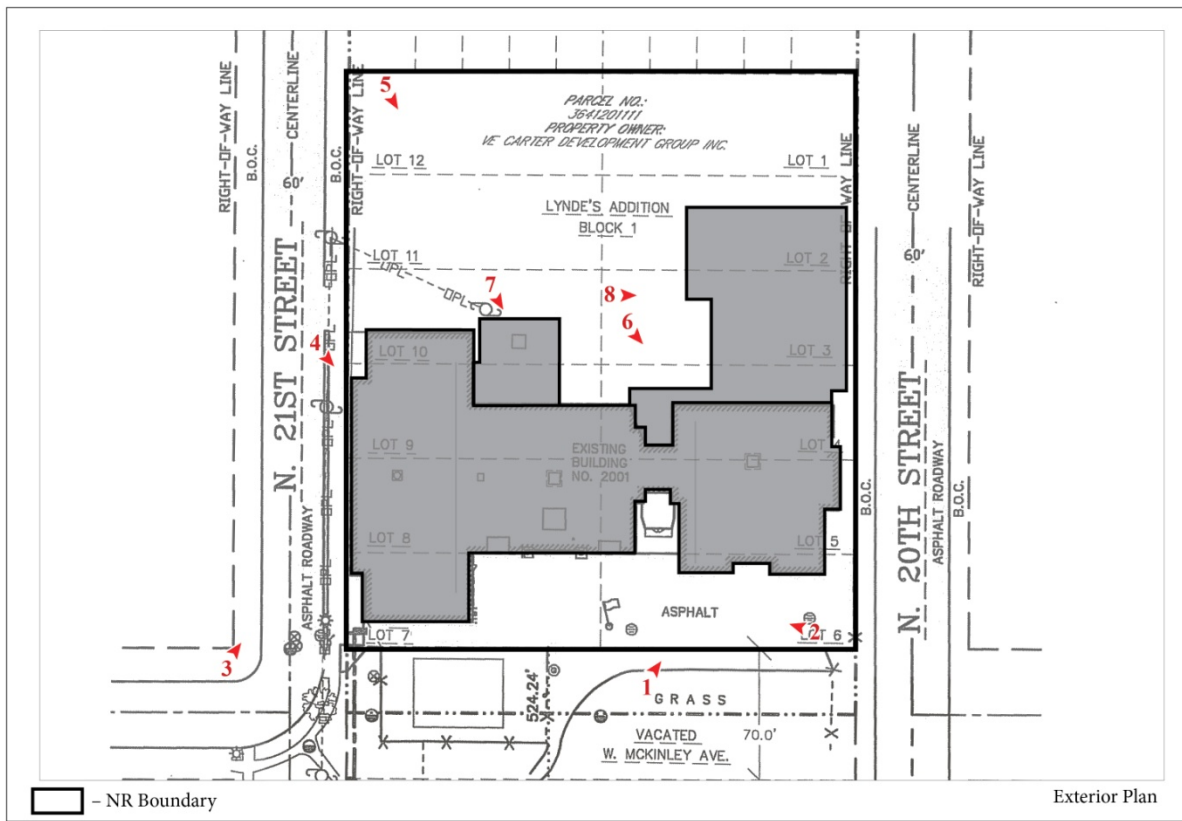
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Figure 1. McKinley School Site Map and Exterior Photo Key
Zone: 16T, Easting: 423572.23, Northing: 4766537.40



McKinley School
2001 W. Vliet Street
Milwaukee, WI

National Park Service
NR Photo Keys
Not to Scale



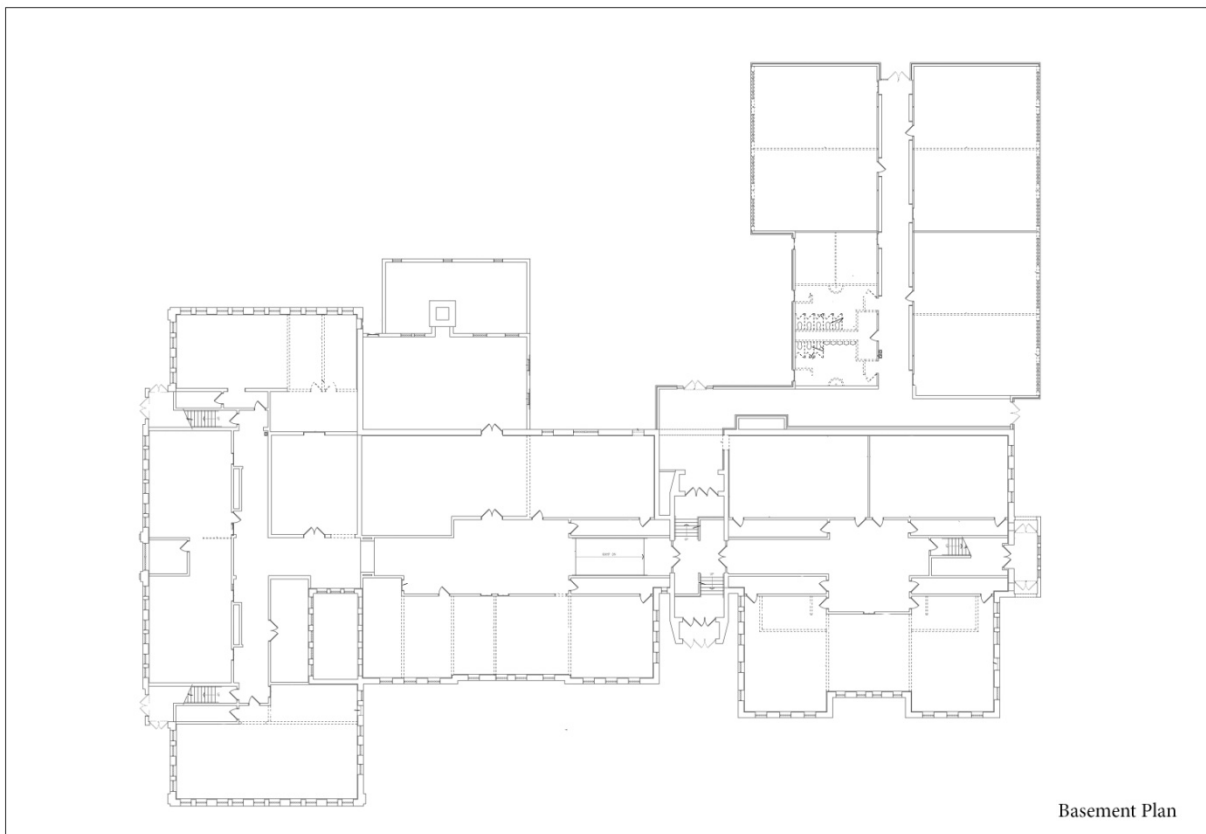
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Figure 2. 37th Street School, Basement – Current Floorplan and Photo Key



Basement Plan



McKinley School
2001 W. Vliet Street
Milwaukee, WI

National Park Service
NR Photo Keys
Not to Scale



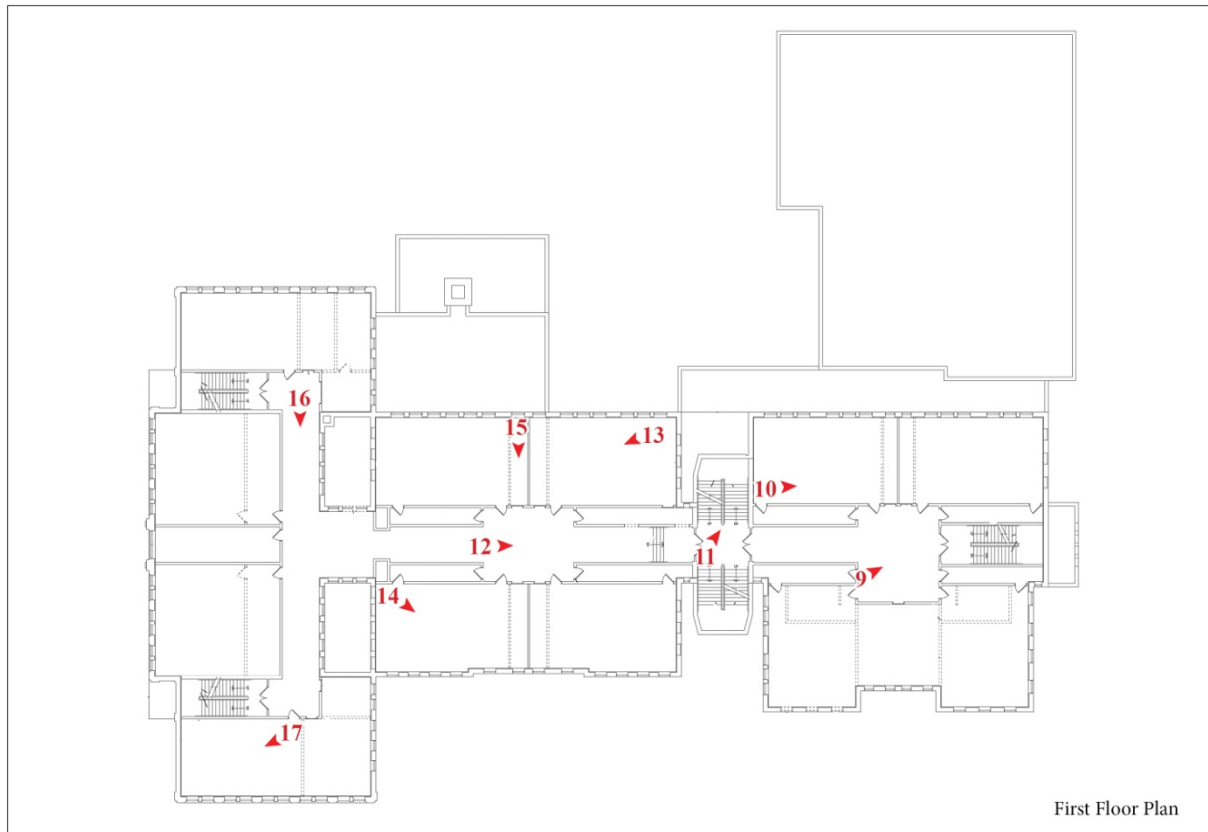
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Figure 3. 37th Street School, First Floor – Current Floorplan and Photo Key



McKinley School
2001 W. Vliet Street
Milwaukee, WI

National Park Service
NR Photo Keys
Not to Scale



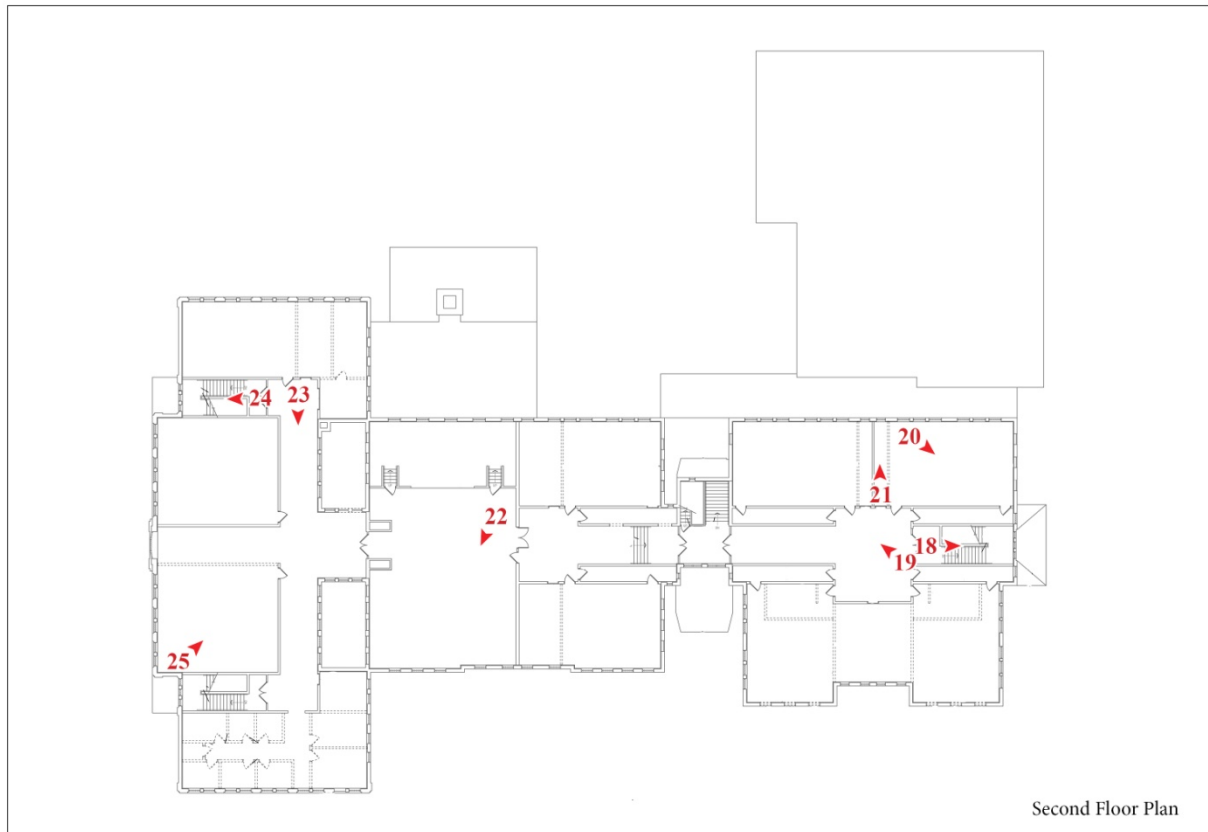
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Figure 4. 37th Street School, Second Floor – Current Floorplan and Photo Key



Second Floor Plan



McKinley School
2001 W. Vliet Street
Milwaukee, WI

National Park Service
NR Photo Keys
Not to Scale



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Figure 5. 37th Street School, USGS Map and UTM Coordinates
Zone: 16T Easting: 423572.23 Northing: 4766537.40



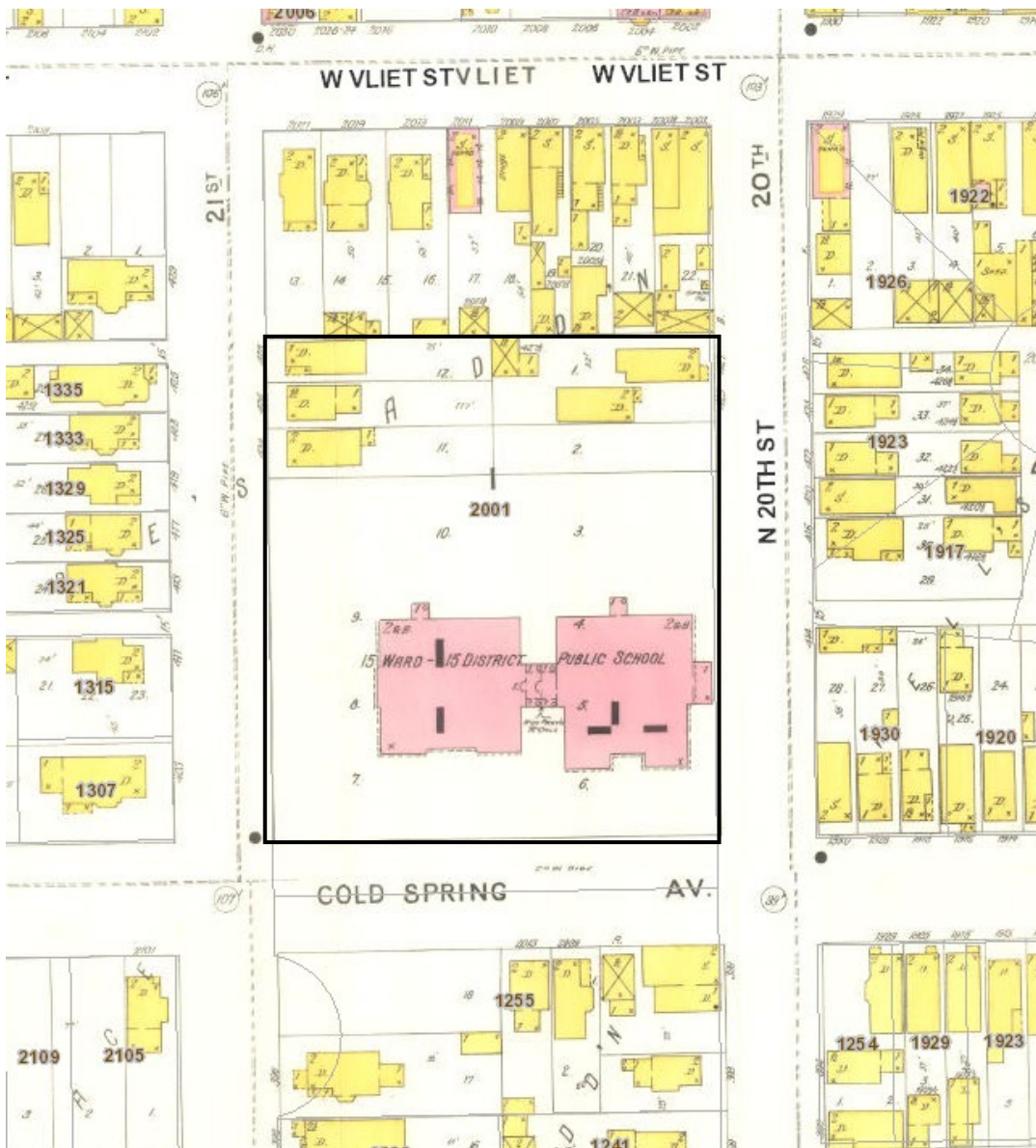
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Figure 6. 1894 Sanborn Fire Insurance Map showing McKinley School
Source: Milwaukee County GIS



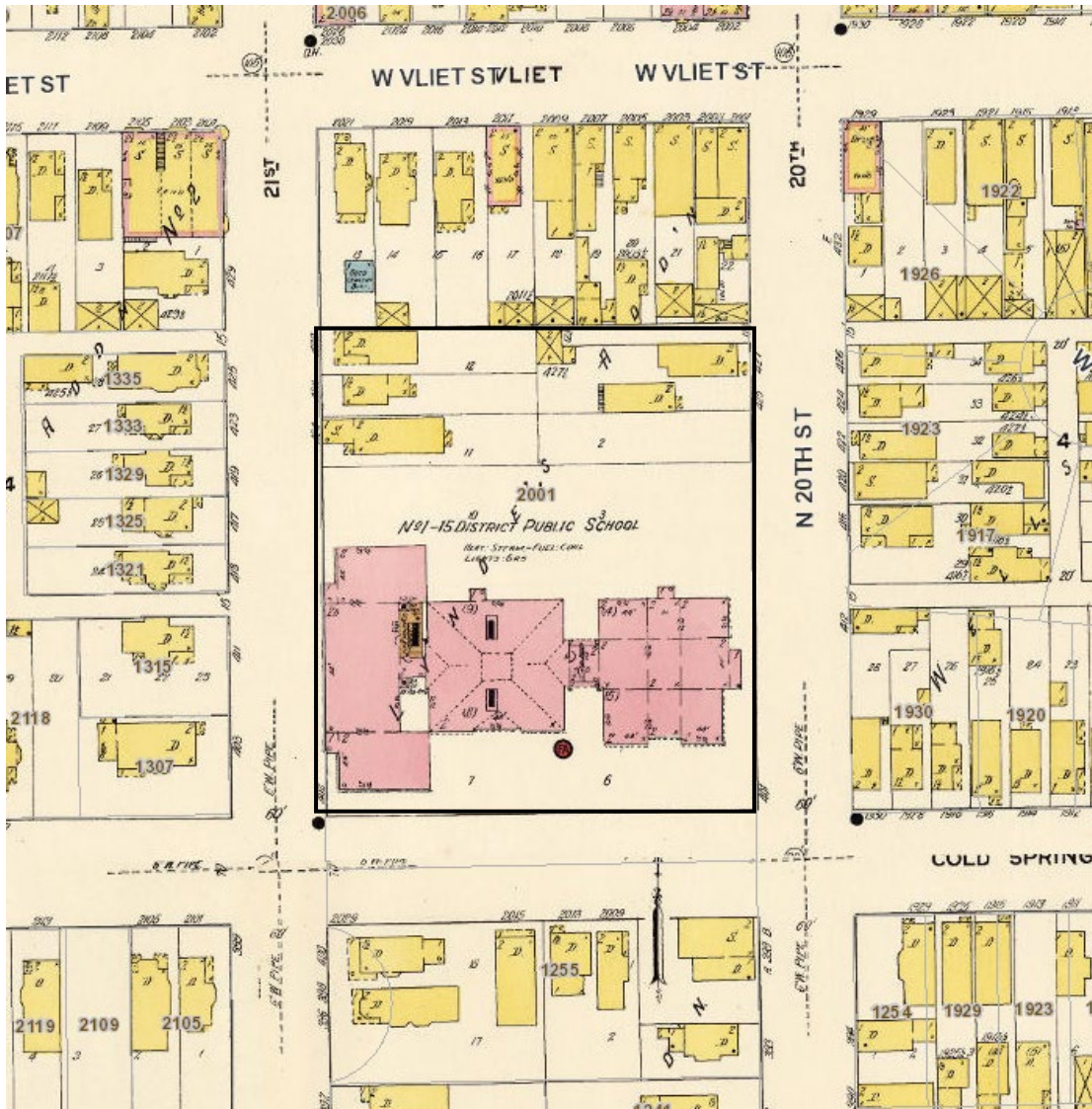
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Figure 7. 1910 Sanborn Fire Insurance Map showing McKinley School
Source: Milwaukee County GIS



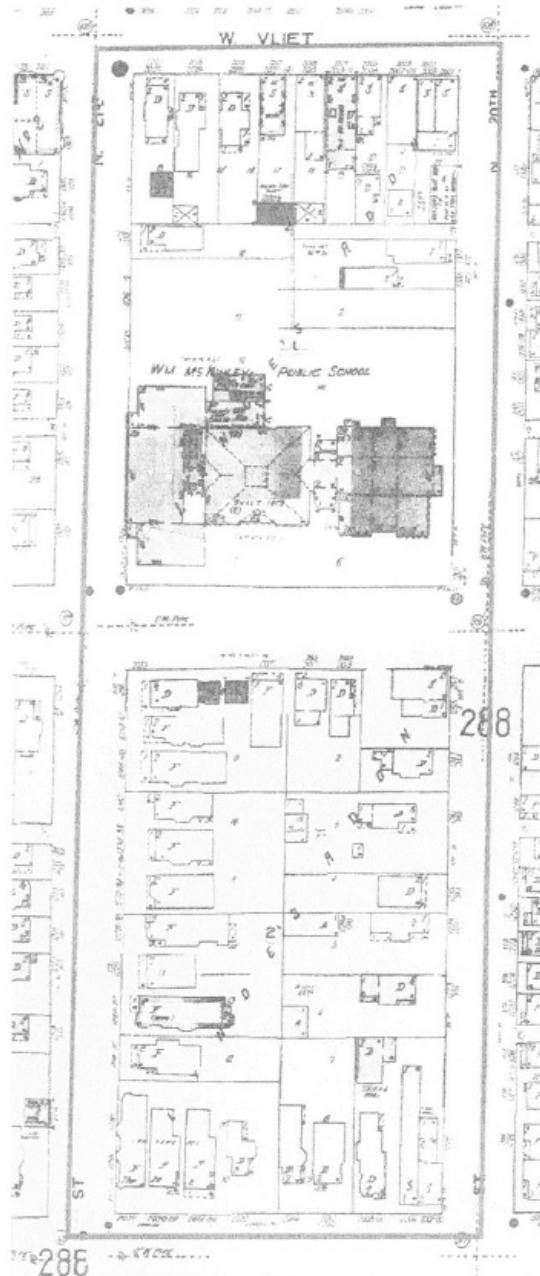
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Figure 8. 1951 Sanborn Fire Insurance Map showing McKinley School



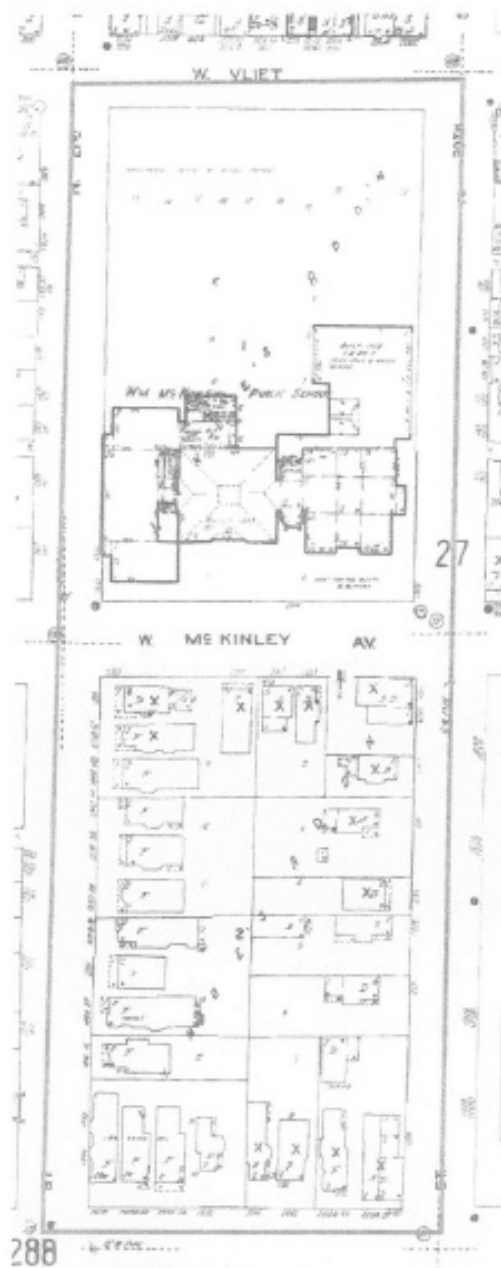
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Figure 9. 1969 Sanborn Fire Insurance Map showing McKinley School



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Figure 10. McKinley School ca. 1927. *Where We Go To School: Sixty-Eight Annual Report of the Superintendent of Schools* (June 1927).



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Figure 11: McKinley School, looking west, 1984.
Source: Wisconsin Architecture and History Inventory.



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Figure 12: McKinley School, looking southeast, 1984.
Source: Wisconsin Architecture and History Inventory.

