



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 6/12/2017
Ald. Khalif Rainey District: 7
Staff reviewer: Tim Askin
PTS #114242 CCF #170100

Property	3360 N. SHERMAN BL. Townsend Elementary School	Sherman Boulevard Historic District
Owner/Applicant	MILWAUKEE PUBLIC SCHOOLS 5225 W VLIET ST MILWAUKEE, WI 53208	Ms. Juliana Pascucci Milwaukee Public Schools Facilities & Maintenance 1124 N 11th Street P.O. Box 05259 Milwaukee, WI 53205 Phone: (414) 283-4710

Proposal Applicant proposes repairing the maximum feasible number of existing windows on the Sherman Boulevard frontage and replicating some in all wood as needed. All glazing will be replaced.

Applicant will replace all other windows, except glass block, with an aluminum replica that matches dimensions, muntins, and brickmold. These aluminum windows will be double-glazed with applied muntins on both sides and a dark spacer bar. Selected windows on the first two levels of the south and east elevations will have security grates due to their proximity to the playgrounds and the limited visibility these elevations have in evenings.

Staff comments The Townsend Street School is part of the North Sherman Boulevard Local and National Register Historic District. It is one of three copies of the first design produced by MPS first in-house architect, Guy Wiley in 1926-1927.

The exterior of the school has changed little since it was built in the 1920s and all of the impressive, multi-pane, true divided-lite windows appear to be original to the building. The windows give the building a substantial part of its character. The guideline for all the buildings in the district is to consider restoration before replacement. In the event replacement is necessary, the new windows must then duplicate the originals exactly including the original material.

However, given the precedent at Washington High School and the applicant's willingness to compromise with staff on the door issue last month, staff is willing to accept metal windows on two of the three elevations proposed for replacement. Staff finds that the large north-facing windows are a major character-defining feature of the building. Their size gives them an exceptional visibility and therefore they should not be replaced with a metal window. MPS reports that the north windows are some of those in the worst condition on the building, so all-wood replicas will be acceptable.

Staff therefore recommends that the Sherman Boulevard windows be restored to the maximum extent feasible and that the north windows be either repaired or replicated in an all-wood window. Staff is willing to accept the aluminum replica windows on the south and east elevations of the school. South and east elevations may also have security grates on the first two levels as determined necessary by MPS staff.

Recommendation Recommend HPC Approval with conditions

Conditions

1. North windows to be repaired or replicated in all wood.
2. Final shop drawings of the aluminum windows should be presented to staff for approval before issuance of the Certificate of Appropriateness
3. Shop drawings of any replacement wood windows should be presented to staff for approval before installation.
4. Low-E coatings, if used, must be clear and untinted

Previous HPC action

HPC approved replacement of all doors at last month's meeting. In 2013, a proposal to replace all windows with a metal window product was held until it was withdrawn.

Previous Council action