



11/17/2020

Attention: **City of Milwaukee Historic Preservation Commission**

RE: **Certificate of Appropriateness from City of Milwaukee Historic Preservation Committee**  
Project Name: McKinley School Renovation  
2001 West Vliet Street, Milwaukee, WI 53208  
Quorum Architect's Project Number: 10031.06

### **Description of Project:**

The project consists of exterior stabilization, site redevelopment and interior renovation of systems and spaces in the former Fifteenth District School/McKinley Center School building. It is located in Milwaukee's Near West Side between 20<sup>th</sup> and 21<sup>st</sup> Streets south of W. Vliet Street. The school building was built as a Milwaukee Public School in five stages over a period of 75 years, beginning in 1884 with the original structure on the east end of the site along 20<sup>th</sup> street and concluding in 1958 with the North Annex. The first addition was the two-story central block with partially exposed lower level structure built directly to the west in 1888. The second addition was the west block, built in 1898. The third addition – a connector addition with central flanking stairs – was built in 1926 to link the original school building and the center block at the lower, first and second levels. The fourth addition was built in 1915 to serve as the boiler house for the school. The final addition to the campus, built in 1958, was the North Annex to the north of the east block. This single-story-on-grade addition was built in an entirely different style than the other structures – flat-roofed with laminated exposed wood beams, and exposed tongue-and-groove decking roof/ceiling boards – therefore making this addition non-contributing to the building's period of significance.

The intent of this scope of work is to stabilize the exterior of the building, update the building systems, and renovate the interior spaces for new programmed uses as identified in the drawings dated 11/17/2020. The work consists of:

### **Exterior Stabilization:**

#### **Masonry:**

The original building and early additions were all cream city brick and common brick back up bearing walls. The base of the original building was rusticated stone and/or brick base. In the early 1970s – as identified in historic photos – MPS painted the exterior of the building red and black. The exterior brick will be painted a color that closely represents the original cream city brick shade. The attached drawing set indicates areas of exterior brick masonry and stone base in need of tuckpointing and repairing. All existing steel lintels and masonry arches will be cleaned and repainted.

#### **Roofing:**

The roof shingles are long past their expected lifespan and the numerous holes in the roof have allowed water into the building, therefore, all existing roof coverings will be removed and replaced. The existing flat roofs will have new TPO-adhered membrane systems to replace the deteriorated built-up asphalt roofs. The asphalt shingles at existing sloped roofs of the main building will be removed down to deck. They will have new OSB sheathing as a new nailing





surface, recovered with underlayment, and new 50-year asphalt shingles as approved by the National Parks Service. Existing tile coping at the boiler house roof parapet will be restored. The original building and the 1888 addition have built-in wood gutters lined with terne-coated steel. The existing cornice will be cleaned and repainted, as well as relined with an EPDM membrane. The 1898 addition has extended cornices with built-in gutters and exposed dentils. The existing cornice will be cleaned and repainted as well as relined with an EPDM membrane.

#### Cupolas/Dormers:

All existing vent openings on cupolas and dormers are to be refurbished and repainted. Existing shingles on pyramidal roofs are to be replaced. The bases and exposed sides are currently deteriorated cedar shake shingles. They are to be removed and replaced with new painted shingles. The metal cupola on the west building is to be cleaned, refurbished and repainted to be retained in its current form.

#### Windows:

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

#### Doors:

All existing doors to the school have been severely damaged over time due to vandalism and neglect. The existing style and rail entry doors at the east vestibule to the 1884 building block will be restored and repainted. The west exterior doors will be replaced with new style and rail composite material doors to replicate the style of the assumed original doors. The non-historic doors from the 1958 addition will be replaced with new hollow metal doors with glass lights and hollow metal frames to match the existing design. At the new entry addition on the north side, we will be adding new aluminum storefront doors. This portion of the building does not contribute to the building's period of significance.

#### General/Other:



- The unused and deteriorated semi-below grade coal bins and boiler house chimney are to be removed. The boiler house chimney is structurally unsound and exhibits severe cracking at the corners, as well as displacement of masonry.
- New condensing units will be installed at the roof and grade to support the new mechanical system. Condensing units on the roof of the Boiler House will be partially shielded by the existing parapet. Condensing units on the upper roof of the west addition will be mounted on a rack on the interior light court side of the sloped roof and will not be readily visible from the ground. The units mounted at grade on the east end of the building will be shielded by fencing and plantings.

### Site Redevelopment:

#### Site/Landscaping:

The redevelopment of the site will consist of new parking, bioswales, and landscaping as required per zoning. Two parking areas are proposed for the multi-family school building, one to the north of the existing building and one to the south. The existing playground to the south of the building is to be redeveloped into parking and fire access lanes adjacent to the school building. The remaining area to the south will be separated off as a public park under ownership of the City. The north parking lot will be adjacent to an entry courtyard and the remaining space to the north will serve as a tot lot.

#### Single Family Housing:

We propose to construct (4) new single-family residences along W. Vliet Street per the approved Planned Unit Development zoning designation approved by the City of Milwaukee. Each of the new single-family residences along W. Vliet Street will be two stories with a basement and will have three bedrooms. Traditional building materials will include brick and cement board siding. Behind each of the proposed new single-family residences is a detached, one-car garage separated from the main building by a fenced-in backyard. These garages are to be accessed through a private alleyway bisecting the site to separate the school building renovation from development of the new single-family housing.

### Interior Renovation:

#### Residential Units:

There will be an addition of 39 apartment units, designed according to Secretary of the Interior's Standards for Rehabilitation design standards, and under the auspices of the State of Wisconsin Historical Society and National Parks Service. The units will keep original wood flooring, wood bead board ceilings and replicated interior window trims.

#### Corridors and Stairwells:

The existing interior main corridors and stairwells will be rehabilitated to historic finishes per the period of significance. Original wood flooring will remain, and existing wood bead board ceiling and wall plaster finishes will be restored. Existing borrowed lights will be retained and restored on the corridor side. Existing finishes will be maintained at the east and west stairwells. Existing wood windows will be refurbished.

Please contact me if you have any questions.



Respectively submitted,



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