



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 12/14/2020
Ald. Robert Bauman District: 4
Staff reviewer: Tim Askin
PTS #115057 CCF #201074

Property 2001 W. VLIET ST. McKinley School Complex and Playground

Owner/Applicant CITY OF MILW Quorum Architects on behalf of
809 N BROADWAY Gorman & Co.
MILWAUKEE WI 53202

Proposal Gorman and Quorum propose a very comprehensive rehabilitation of the school complex. The school has been neglected for a long time and substantial work is necessary to make it habitable and attractive. I will summarize their submission's main points.

Masonry. Painted in the 1970s and in need of substantial repair now. It is unclear whether the paint contributed to the decay. Applicants propose overall repointing and repainting with a color that will restore the cream city look color. While we do permit painting of previously painted brick buildings, care should be taken to test permeability of existing conditions and with the selection of new paint based on its permeability to mitigate future damage. Mortar will have to be the softest possible (Type K) for the brick to withstand multiple layers of paint.

Roof. Current roofing is a severely deteriorated 3-tab shingle on peaked roofs and various membranes on flat areas. Per historic maps, the original roof was classed combustible and therefore likely wood shingle. Modern architectural composition shingles are proposed in a wood tone along with new membranes. This is acceptable as proposed.

Gutters: The oldest portion of the building complex has built-in gutters lined with plated steel. Coating with EPDM is proposed. While this is allowable, it is preferable to replace with galvanized steel gutters. Membrane lining is a fix that generally can only be performed once or twice before built-in gutters become too shallow to function.

Cupolas/Dormers: repair to original conditions (albeit with architectural shingle roofs)

Doors: As we have come to expect from school properties, few exterior doors are original. Openings in the 1884 building will have one set of exterior doors repaired while replicas based on this set will be installed where necessary.

North Entry: A new north entry will be created in alcove presently filled in by a connector to the 1950s edition. Both NPS and this body have determined that nothing related to the 1950s addition is significant. The proposed new entry is line with other connector features approved at other sites, including the Concordia campus.

Windows: The terms of the designation specifically require all wood windows. Most windows are proposed to be replaced with aluminum replicas. There are services that can provide full lead abatement on existing wood windows to HUD standards while restoring them to complete functionality. Complete obliteration of historic material is neither recommended nor required in HUD's lead abatement standards for historic buildings. Above and beyond paint removal, encapsulation also qualifies as abatement. "HUD recommends that all lead-based paint professionals and housing agencies should consider interim controls on historic properties instead of abatement if feasible and permissible" (<https://www.hud.gov/sites/documents/LBPH-06.PDF>). Replica wood windows can be accepted in locations where windows can be demonstrated to be beyond repair. A cost comparison should also be provided if aluminum windows are to be pursued in any original openings. (<https://www.fcgov.com/historicpreservation/costcalculator> or equivalent)

Demolition: The boiler chimney and substantial portions of the boiler room and coal bins will be demolished. These demolitions appear to meet the criteria for demolition in the designation.

Staff comments

Recommendation Recommend HPC Approval with conditions

Conditions

Previous HPC action

Previous Council action