



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

Property Description of work

2001 W. Vliet Street McKinley School
Remove and board majority of windows. Work per plans on file.

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

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

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

Date issued

1/15/2021

PTS ID N/A

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

This approval is specific to removal and boarding of existing windows. Replacement specifications will be reviewed separately at a full meeting of the Historic Preservation Commission.

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: hpc@milwaukee.gov.

If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/permits, or call (414) 286-8210.



City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. J. Zamarripa