

**City of Milwaukee
Historic Designation Application Instructions
Site or Structure**

To be considered for designation by the Milwaukee Historic Preservation Commission, it is necessary for an applicant to complete the enclosed application form and return it. The application is designed so that it can be completed without professional assistance. Although most of the items are self-explanatory, some may be unfamiliar to you. The following instructions explain the most frequently misunderstood items. If you have further questions, do not hesitate to contact the Historic Preservation Commission staff at (414) 286-5722.

1. **Historic Name:** This is ordinarily the first name given to the building or the name of the original owner. A name associated with a site at a later date may also be used if it can be demonstrated to have more historic validity than the name by which it was first known.

Common Name: This is usually the name by which a site is currently popularly identified. It may be the same as the historic name.
5. **Representation in Existing Surveys:** If you know whether or not your property has been included in the City of Milwaukee Historic Building Inventory or some other inventory or has been previously historically designated by either the former Milwaukee Landmarks Commission or the National Register of Historic Places, please indicate this information. If you do not know, just write "unknown."
6. **DESCRIPTION Written Description:** Describe the structure's shape, building materials, and exterior features in paragraph form. Specify types and colors of materials, the design or pattern of decorative ornament, and the arrangement of architectural elements. Also describe other features on the site such as outbuildings, decorative fences, sculpture, fountains, or landscape treatments that may add to the significance or historic character of the site. Briefly describe additions or alterations and non-historic features. Use continuation sheets, if necessary.
7. **SIGNIFICANCE Written Statement of Significance:** In a brief opening paragraph, enumerate the areas of significance previously checked and explain specifically why the site is important in each of these categories. In subsequent paragraphs, and on continuation sheets, if necessary, detail the history of the site and the people or events that have contributed to its significance. You may want to attach photocopies of documentation to support and further amplify your research.
8. **Major Bibliographical References:** Include major references. Use continuation sheets if necessary. Be sure to include publisher, city, and publication dates for books and edition dates for newspapers and periodicals.
9. **Property Description:** Indicate the acreage of the nominated property (if less than one acre, just say "less than one acre") and the legal property description from the deed or tax assessor's records.

Return the form to: Historic Preservation
City Clerk's Office
200 E. Wells St.
Room B-4
Milwaukee, WI 53202
(414) 286-5722



HISTORIC SITE DESIGNATION APPLICATION

1. Name

Historic: 15th District School / Cold Spring Avenue School / William McKinley School / 20th District School

and/or Common: V. E. Carter Human Resources Center

2. Location

Street & number 2001 West Vliet Street / 2014 West McKinley Avenue (SCHOOL) and 1255 North 20th Street (PLAYGROUND)

Aldersperson: Robert Bauman

District(s): 4th

3. Classification

Category	Ownership	Present Use			
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> public	<input type="checkbox"/> agricultural	<input type="checkbox"/> park	<input type="checkbox"/> government	<input type="checkbox"/> transportation
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commercial	<input type="checkbox"/> cemetery	<input type="checkbox"/> industrial	<input checked="" type="checkbox"/> other
<input type="checkbox"/> object	<input type="checkbox"/> both	<input checked="" type="checkbox"/> educational	<input type="checkbox"/> religious	<input type="checkbox"/> military	<u>playground</u>
<input checked="" type="checkbox"/> site		<input type="checkbox"/> entertainment	<input type="checkbox"/> private-residence	<input type="checkbox"/> museum	

4. Owner of Property

Name: V. E. Carter Development Group Inc. (school site) and City of Milwaukee Playground (playground)

Street & number: 2001 West Vliet Street (school site) 5225 West Vliet Street (playground)

City: Milwaukee

State WI

Zip 53205

5. Representation Existing Surveys

Inventory: Milwaukee West Side Intensive Survey

Date: 1984

federal state county local

Depository for survey records:

Organization City of Milwaukee Historic Preservation

Street & number 200 East Wells Street Room B-4

City Milwaukee

State WI

Zip 53202

Previous historic designation:

National Register Date _____ Name _____
 City of Milwaukee Landmark Date _____ Name _____
 Other
Name of Program _____ Date designated _____

6. DESCRIPTION

Condition:

Check one:

- excellent
- good
- fair
- deteriorated
- ruins

- original site
- moved date
- altered
- unaltered

Building form:

Number of stories 2

Foundation:

- stone
- brick
- concrete block
- concrete
- other _____

Roof:

- gable (flank end cross)
- gambrel (flank end cross)
- hip
- mansard
- flat
- other _____

Walls:

- clapboard
- brick
- stucco
- stone
- wood shingle
- slate
- terra cotta
- asphalt siding
- asbestos tile
- aluminum siding
- artificial stone
- other _____

Written description: (Continue on a separate sheet, if necessary)

The 15th District School / V. E. Carter Human Resources Center appears to have been built in three stages. It is thought that the first portion was constructed at the northwest corner of North 20th Street and West McKinley Avenue (then known as Cold Spring Avenue). The second portion was built to the rear or west and the third portion, connected to the second, was built fronting North 21st Street. Originally the school hugged W. McKinley Avenue because there were houses and commercial buildings to the north to Vliet Street.

Each of the three sections was built with cream color brick, now painted. All three are two stories high with raised basements and hip roofs. All three have chimneys (some altered) and either louvered lanterns or a cupola. All three are predominantly rectangular in footprint with the first two segments having slight offsets on their south elevations. This creates a shallow "u" shaped configuration. The third segment is also a shallow "u" in footprint to enable it to fit around the second segment.

The original main entrance fronted North 20th Street and is the most articulated of the original two portions. The entry bay projects from the body of the building and is crowned with a large gable in which is set a three-part Diocletian window. On the second story below the Diocletian windows is centered a rectangular plaque which once might have held the school's name. Below the plaque is a grouping of three tall windows. To either side are single narrow windows. The actual entry doors at the first story are concealed by a one-story enclosed porch. Openings are located on the north and south sides of the porch and are not visible when facing the school and a grouping of four windows in the porch fronts the sidewalk.

For the first segments, the foundation consists of rusticated stone above which are the rectangular openings of the basement windows. A dressed stone beltcourse/watertable forms the lintels above the windows. Second story and third stories are each delineated with brick beltcourses that serve as a continuous sill for the windows. Windows consist of two-over four sash and are grouped either in threes or arranged singly across the elevations. Windows are stacked above one another on the facades. Modest corbeling defines the cornice area. There are two smaller and one large dormer on the south slope of the roof. The smaller dormers have three fixed windows. The large dormer once matched, but now has metal louvers in place of the windows.

The second portion of the building is located to the west of the original school and is connected by a two story hyphen with windows. It repeats much of the scale and detailing of the original portion of the building including roof ventilators, chimney (here original), delineation of stories with banding and fenestration.

The third segment of the school fronts onto North 21st Street. It was built in 1898. It is of modified Classical Revival style. The Classical revival style can be found in the use of a modillion cornice and two-story tall pilasters and pilasters that frame the entrance. The building nevertheless is generally of the same scale and height of the earlier two portions of the school. This addition features a hip roof, a raised basement story and tall windows stacked vertically across the facades. Windows are grouped into pairs and divided from one another by the simple brick pilasters. The pilasters rest on the beltcourse or watertable that defines the basement story. The pilasters terminate in simple caps below the cornice. In keeping with the Classical Revival vocabulary, the brick basement story features penciled rustication

The main elevation fronts North 21st Street and deviates from the other elevations. A seven-bay shallow "wing" extends from the main body of the building and features the paired windows, pilasters and main entrance. The entrance is centered on the façade and is demarcated by an arched opening framed by simple pilasters. The entry itself is recessed in the arch and features an arched transom. The pilasters that frame the entrance support a simplified cornice above which appears a plaque, once again, possibly an area that held the name of the school. At the second story, above the plaque, is a three-part bay window.

To either side of the seven bay entry "wing" are small side entrances at the raised basement level. Three tall and nine square windows are grouped above the side entrances. Completing these wings are blank walls articulated only with large framed rectangles at the second story, framed by two-story pilasters.

The north elevation was always meant to be the rear or unseen portion of the school. A one story boiler house and coal house with tall smokestack was built at the junction of the second portion and third portions of the school in 1915.

A one-story addition was built to the rear of the first segment of the school in 1958, designed by Lefevre-Wiggins, and costing \$125,000. This addition contained six classrooms and two toilet rooms. It was of contemporary design and essentially a box attached onto to the north elevation. Today, all windows have been boarded up.

Alterations to the building include the blocking up of some windows with brick, the boarding up of some window openings. Virtually all windows have heavy wire mesh screening over the openings. Modifications to two of the chimneys and the conversion of two of the dormers into ventilating units has also taken place but is not documented in the permit records. Otherwise the building is in a good state of preservation.

The adjacent playground is located to the south of the school building and features some playground equipment in a grassy area. It is fenced off with chain link fencing that matches the school property. The only access appears to be from the school property.

7. SIGNIFICANCE

Areas of significance:

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input checked="" type="checkbox"/> architecture | <input checked="" type="checkbox"/> education | <input type="checkbox"/> literature | <input type="checkbox"/> social/humanitarian |
| <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> military | <input type="checkbox"/> theater |
| <input type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> music | <input type="checkbox"/> transportation |
| <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> philosophy | <input type="checkbox"/> other (specify) |
| <input type="checkbox"/> community planning | <input type="checkbox"/> invention | <input type="checkbox"/> politics/government | |
| <input type="checkbox"/> conservation | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion | |

Date built or altered: c. 1885, 1898

Builder/architect: Walter Holbrook (1885) Mollerus and Lotter (1898)

Written statement of significance: (continue on a separate sheet, if necessary)

The 15th District school is significant as a very good example of the evolution of architectural styles in educational buildings in Milwaukee. Its first two portions adhere to the more cubic, vertical form with hip roof that was popular through the 1880s and into the 1890s. Elements from the Romanesque revival can be seen in this period. This was replaced by the Classical Revival in the late 1890s with shallower and less dramatic roof lines. The Classical Revival utilized elements from classicism such as modillion cornices, pilasters both plain and fluted, and ornament from the classical vocabulary.

Most of the public school buildings were enlarged with additions during the course of their educational life. The Fifteenth District School / McKinley School was one of the few whose major additions were kept in scale with the original building. The building is in a good state of preservation with many of its details intact including the wood ventilator, dormers, window openings. The brick had been painted and is currently peeling but the building can be cleaned.

The building is one of the earlier surviving schools in the MPS system.

The adjacent playground, separately addressed as 1255 North 20th Street, visually appears as an extension of the school property and most likely was created when McKinley Avenue was closed off between North 20th and North 21st Streets.

8. Major Bibliographical References

Milwaukee City Directories

Tanzilo, Bobby. Former McKinley School faces demolition. OnMilwaukee.com. Accessed August 1, 2014

Hatala, Carlen. Chapter on Education. West Side Neighborhood Historic Resources Survey. City of Milwaukee, 1984.

Map Milwaukee

9. Property Description

Acreage: 2.87 (school) .7745 (play)

Legal property description:

SCHOOL:

LYNDE'S ADD'N in SW 1/4 SEC 19-7-22 BLOCK 1 LOTS 1 to 22 INCL & N 1/2 VAC W MCKINLEY AVE ADJ

PLAYGROUND:

LYNDE'S ADD'N IN SW 1/4 SEC 19-7-22 BLOCK 2 LOTS 1-2 THAT PART LOTS 17-18 COM NE COR SD LOT 18 TH S 100'-TH W 135'-TH N 0.98' TH NELY 7 NWLY ALG ARC OF CUR (RAD-50' CH BEARING N 0DEG 10MIN 30SEC E 97.98') 128.22'-TH N 1.04'-TH E 135' TO BEG & S 1/2 VAC W MCKINLEY AVE ADJ SD LOTS 1 & 18

10. Form Prepared By

Name/Title: Carlen Hatala Historic Preservation Planner on behalf of Ald. Robert Bauman

Organization: City of Milwaukee

Street: 200 East Wells Street

City: Milwaukee

State: WI

Zip: 53202

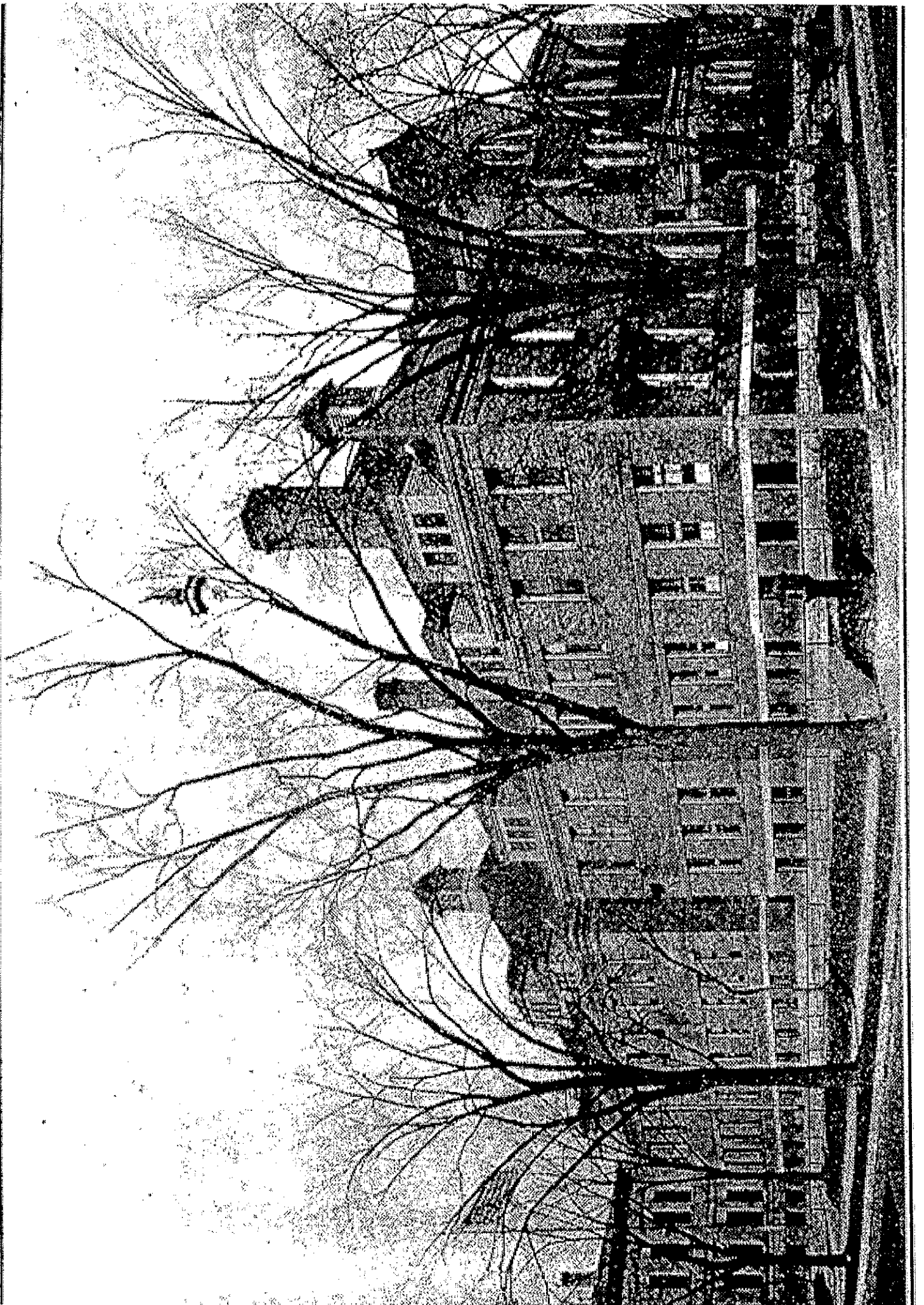
Telephone (days) (414) 286-5722

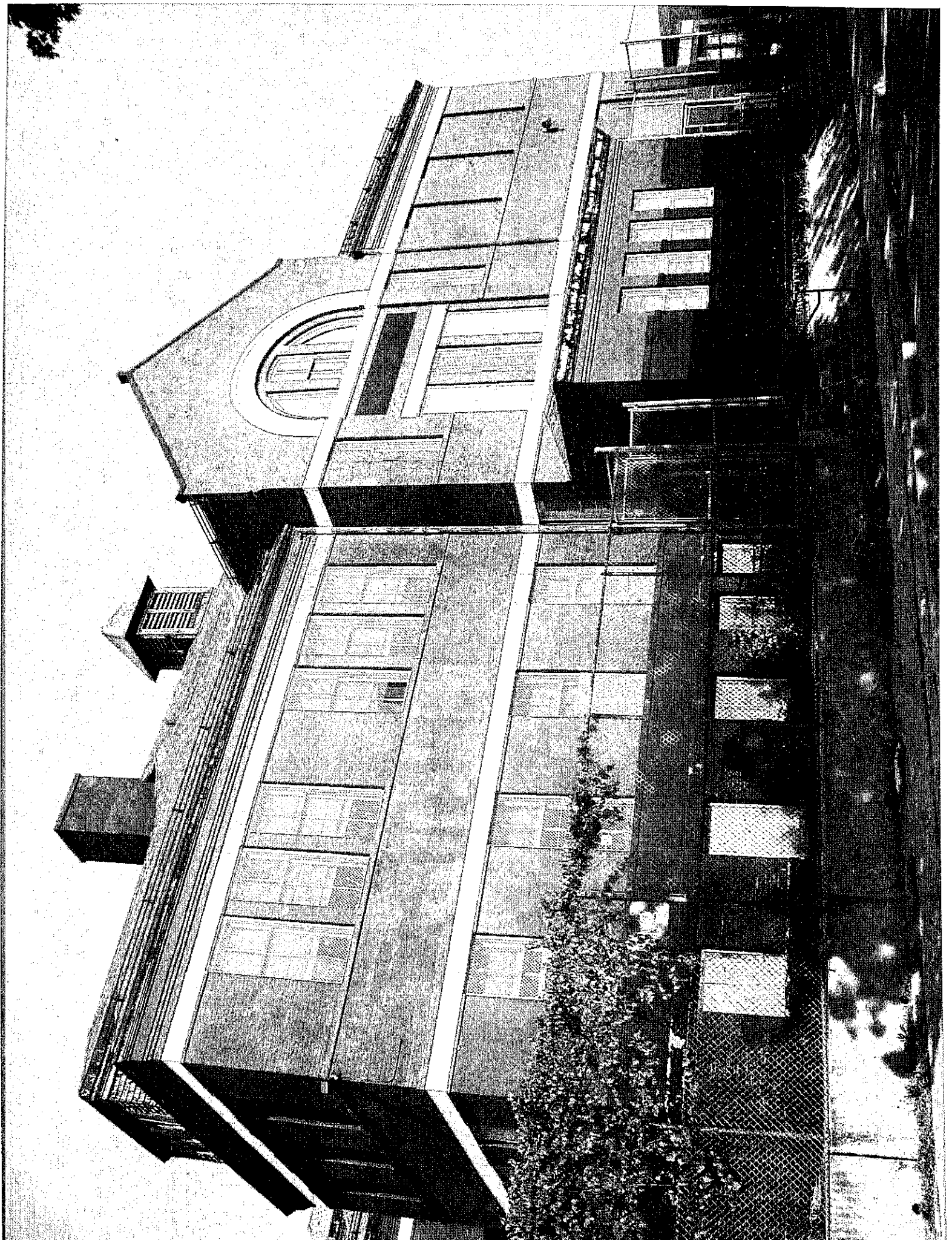
(evenings) _____

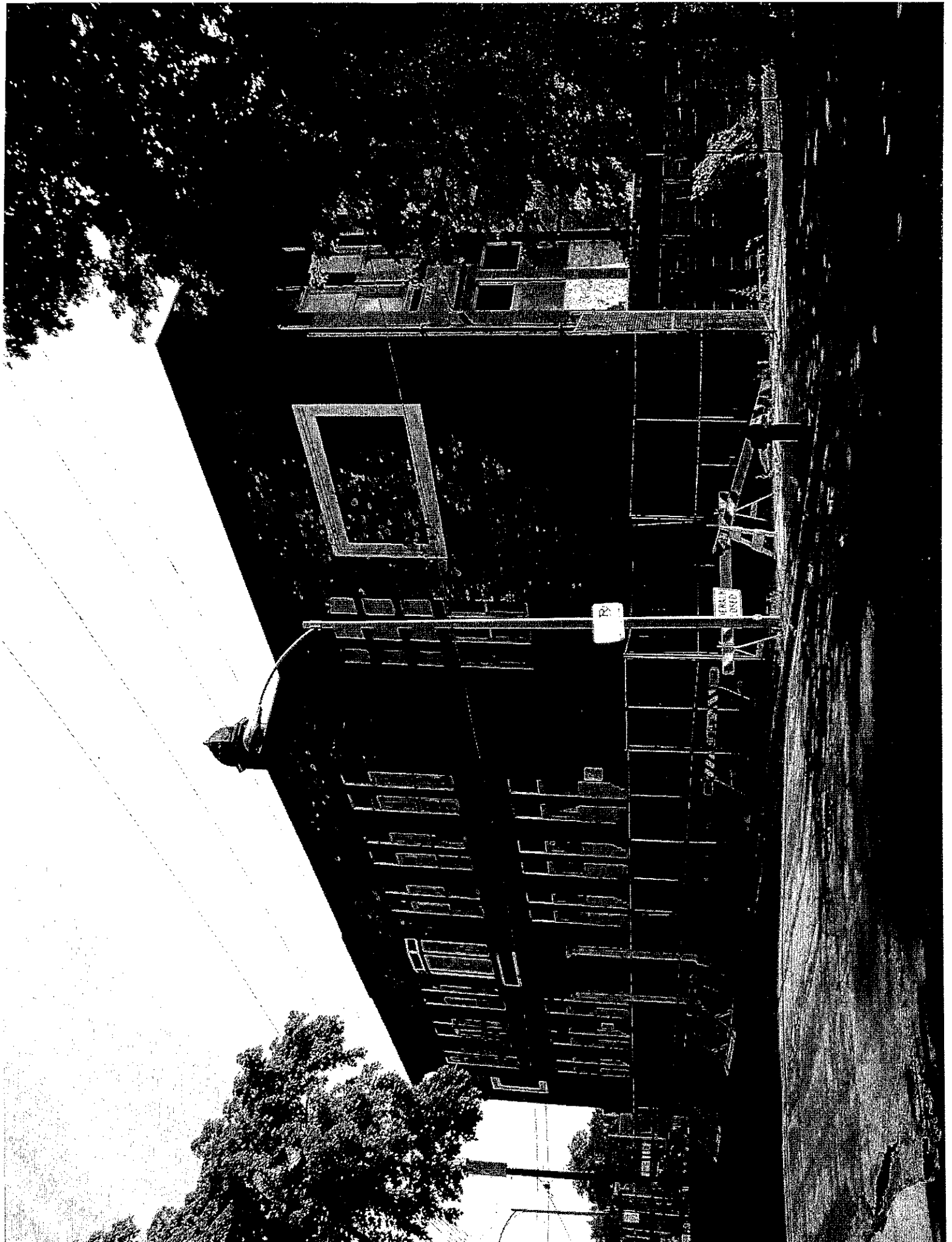
Date: August 12, 2014

Return to: Historic Preservation
City Clerk's Office
200 E. Wells St.
Room B-4
Milwaukee, WI 53202

(414) 286-5722









The screenshot displays the 'Map Milwaukee: Property Information' web application. At the top left, the title 'Map Milwaukee: Property Information' is visible. A search bar at the top right contains the text 'Search for map features...'. On the left side, a sidebar shows search results for 'Results (1)'. The selected result is 'Address: 2001 W VLIET ST', with 'Taxkey: 3641201111' and 'Owner Name: V E CARTER DEVELOPMENT'. The main map area shows a street grid with a yellow highlight on a parcel at the intersection of W Kinley Av and N 20th St. A popup window for this parcel displays the following information: 'Address: 2001 W VLIET ST', 'Taxkey: 3641201111', and 'Owner Name: V E CARTER DEVELOPMENT'. It also includes a link to 'Master Property File (MPROP) documentation'. At the bottom left, there is a scale bar showing 500 feet and 100 meters, and a north arrow.

Map Milwaukee: Property Information

Search for map features...

Results (1)

View History View Selected

Refine Results | Table View | Select All | Select None

Address: 2001 W VLIET ST
Taxkey: 3641201111
Owner Name: V E CARTER DEVELOPMENT

I want to...

Reference map with parcels

Address: 1255 N 20TH ST

Taxkey: 3641211110
Owner Name: CITY OF MILWAUKEE PLAYGROUND
For detailed definitions of attribute data, please refer to the [Master Property File \(MPROP\) documentation](#), which is available in Word format.

Add To Selected | View Additional Details

500 ft
100 m

Map labels: W VLIET ST, W CHERRY ST, W KINLEY AV, W JUNEAU AV, W HIGHLAND AV, W STATE ST, N 20TH ST, N 21ST ST, N 22ND ST, N 23RD ST, N 24TH ST, N 25TH ST, N 26TH ST, N 27TH ST, N 28TH ST, N 29TH ST, N 30TH ST, N 31ST ST, N 32ND ST, N 33RD ST, N 34TH ST, N 35TH ST, N 36TH ST, N 37TH ST, N 38TH ST, N 39TH ST, N 40TH ST, N 41ST ST, N 42ND ST, N 43RD ST, N 44TH ST, N 45TH ST, N 46TH ST, N 47TH ST, N 48TH ST, N 49TH ST, N 50TH ST, N 51ST ST, N 52ND ST, N 53RD ST, N 54TH ST, N 55TH ST, N 56TH ST, N 57TH ST, N 58TH ST, N 59TH ST, N 60TH ST, N 61ST ST, N 62ND ST, N 63RD ST, N 64TH ST, N 65TH ST, N 66TH ST, N 67TH ST, N 68TH ST, N 69TH ST, N 70TH ST, N 71ST ST, N 72ND ST, N 73RD ST, N 74TH ST, N 75TH ST, N 76TH ST, N 77TH ST, N 78TH ST, N 79TH ST, N 80TH ST, N 81ST ST, N 82ND ST, N 83RD ST, N 84TH ST, N 85TH ST, N 86TH ST, N 87TH ST, N 88TH ST, N 89TH ST, N 90TH ST, N 91ST ST, N 92ND ST, N 93RD ST, N 94TH ST, N 95TH ST, N 96TH ST, N 97TH ST, N 98TH ST, N 99TH ST, N 100TH ST.