



Milwaukee Historic Preservation Commission Staff Report

Living with History

HPC meeting date: 5/13/2013
Ald. Willie Wade District: 7
Staff reviewer: Paul Jakubovich
PTS #87258

Property 3360 N. SHERMAN BL.

Owner/Applicant CITY OF MILWAUKEE
5225 W VLIET ST
MILWAUKEE WI 53208
Milwaukee Public School
1124 N 11th St
Milwaukee, WI 53233
Phone: (414) 283-4789

Proposal Remove all existing multiple pane wood windows and replace them with all metal units with divided lite grids.

Staff comments The Commission at its May 2013 meeting decided to hold over the proposal in order to encourage more dialogue with the applicants about restoring rather than replacing all the original wood, divided-lite windows in the building with new metal windows.

Since then HPC has contacted the MPS architect in charge of the project and investigation into restoration is on-going. At this point the Commission need take no action although staff does request that in the event restoration is agreed upon, the work could then be reviewed and approved by HPC staff and save the applicants a trip back before the full commission.

To briefly recap, the Townsend Street School is part of the North Sherman Boulevard Local and National Register Historic District. 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.

Recommendation Recommend HPC Hold

Conditions

Previous HPC action

Previous Council action