



Milwaukee Historic Preservation Commission Staff Report

Living with History

HPC meeting date: 03-09-2015

Ald. Russell Stamper II District: 15

Staff reviewer:

PTS #100937

Property

2525 N. SHERMAN BL.

Owner/Applicant

CITY OF MILWAUKEE SCHOOL
SITE WASHINGTON HIGH
SCHOOL
5225 W VLIET ST
MILWAUKEE WI 53208

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Proposal

MPS proposes to replace all of the historic wood windows at Washington High School. MPS also proposes to replace all of the existing doors, historic and non historic with new metal doors.

Staff comments

Washington High School was built between 1914 and 1916 and designed by Milwaukee architects Van Ryn & De Gelleke. Additions were constructed in 1969 (north end) and 1982 (south end). The original portion of the school has remained virtually intact except for the additions and some modifications at the former main entrance and selected window openings. Various doors have been altered or replaced over time. It has remained one of the most prominent school buildings in the entire MPS system.

The first part of the project consists of window replacement. MPS will remove all of the existing historic windows that consist of double hung, fixed and hopper style windows. Reasons given for the replacement include: rot at window sash and sill, broken glass, broken weigh and pulley systems and latches, air leakage, water leakage, failing exterior paint, likelihood of hazardous materials (lead and asbestos), desire for no maintenance and desire to have entire project completed all at once while school is in session.

FRONT GROUND FLOOR, FLOORS 1, 2, 3

The windows on the front elevation / Sherman Boulevard will be replaced with wood windows to match the existing. They will consist of single hung and fixed units, double glazed with laminated and tempered low-e, clear non-tinted glass that have black-finish spacers. They will be true divided lights. They will be made of preservative-treated pine and have a K-Kron finish. The interiors will be stained to match existing interior trim.

FRONT ELEVATION BASEMENT

The windows at the front basement will be single hung aluminum alloy with applied muntins to match originals. Glass will be clear laminated and Arctic Snow (white) finish laminated. Spacers will be black. They will have torsion spring balance systems. Insect Screens will have multi-strand vinyl coated polyester mesh with an aluminum frame in a color to match the prime windows.

REAR ELEVATION WINDOWS 44TH STREET

Original rear windows fronting 44th Street are of various designs including wood double hung, wood hopper units, fixed wood windows and fixed aluminum windows. MPS will install single hung and fixed units made of aluminum alloy with applied muntins to match originals, with torsion spring balances, and tempered glass with clear low-e coating. Spacers will be black. Insect screens will be installed made of multi-strand vinyl coated polyester mesh with aluminum frames. Factory finish to be selected by MPS.

BATHROOMS

Aluminum alloy windows will be installed at the 44th Street elevation bathrooms. They will have applied muntins and double glazing with laminated glass and black spacers. The inner pane will have an Arctic Snow (white) finish for privacy.

DOORS

The former main entrance on Sherman Boulevard will be reconfigured to more closely resemble the original. The metal door design will match as shown and there will be insulated glass consisting of tempered interior and laminated exterior. Spacers will be black. There will be a Kynar exterior finish in a color selected by MPS. The transom will be reconfigured to more closely resemble the original.

The current main entrance dates to 1969 and is located at the north end of the school where the addition meets the original building. New aluminum doors with insulated glass (tempered interior, laminated exterior) will be installed.

The remainder of the doors on the school will be replaced with flush aluminum doors and feature either a narrow slit window or a peephole.

Recommendation

Recommend HPC approval with provision that this not set precedent for other window replacement projects

Conditions

Windows fronting Sherman Boulevard will be of wood with true divided lights and black spacers. Low-e glass must be clear. The new windows will match both the square and radius upper sash windows.

It would be preferable for the basement windows that front Sherman Boulevard to match those of the upper floors. Since they are not visible from the street they can be aluminum with black spacers, applied muntins that match the originals in profile and have clear low-e coating.

Windows at rear and as indicated on the drawings can be aluminum as proposed with applied muntins that match originals in profile and have black spacers and clear low-e coating. Muntins should be permanently fixed to the windows to avoid falling off or being removed.

Doors can be replaced as detailed in attached drawings.

Previous HPC action**Previous Council action**