



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 2/13/2017
Ald. Russell Stamper II District: 15
Staff reviewer: Carlen Hatala
PTS #114210

Property	2525 N. SHERMAN BL. Sherman Boulevard Historic District	
Owner/Applicant	CITY OF MILWAUKEE SCHOOL SITE WASHINGTON HIGH SCHOOL 5225 W VLIET ST MILWAUKEE WI 53208	Julianna Pascucci Phone: (414) 283-4605
Proposal	<p>The original chimney at Washington High School is still in use but the appliances venting into the stack do so mechanically. The stack no longer needs to be 107 feet tall.</p> <p>The proposal is to reduce the height of the stack in order to reduce future maintenance costs caused by condensation that is causing masonry damage.</p>	
Staff comments	<p>The top 36 feet of the chimney will be removed leaving a 71 foot tall structure that will still allow proper drafting. An additional 12 feet of outer wythe masonry brick will also be removed and any inner wythe masonry will be repaired. The existing top 12 feet of the chimney including the cap, Bedford stone bands and masonry brick will be reconstructed in kind at the lower height. Bedford stone will be salvaged from the original top to use at the new location. The procedure will be identical to that followed at Townsend Elementary School, also in the Sherman Boulevard Historic District, approved by the HPC on January 12, 2016.</p> <p>The remainder of the chimney will be 100% repointed using mortar to match in composition, color, hardness and joint profile.</p> <p>Milwaukee Public Schools is also studying the costs associated with lining the chimney interior with a gunite flash coat or stainless steel sleeve to protect from flue gases condensing.</p> <p>Staff feels this is a good compromise. The chimney will still remain a character-defining feature of the school although not as tall.</p>	
Recommendation	Recommend HPC Approval	
Conditions	The rebuilt portion of the chimney must match the original in color and size of brick, color and size and type of stone, and mortar that will match the original in terms of color, strength, texture and finish.	
Previous HPC action		
Previous Council action		