



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 5/8/2017
Ald. Khalif Rainey District: 7
Staff reviewer: Tim Askin
PTS #114242 CCF #161672

Property	3360 N. SHERMAN BL. Sherman Boulevard Historic District	
Owner/Applicant	MILWAUKEE PUBLIC SCHOOLS 5225 W VLIET ST MILWAUKEE, WI 53208	Ms. Juliana Pascucci Milwaukee Public Schools Facilities & Maintenance 1124 N 11th Street P.O. Box 05259 Milwaukee, WI 53205 Phone: (414) 283-4710 Fax: (414) 283-4682
Proposal	MPS proposes to replace all exterior doors at Townsend Elementary on Sherman Boulevard.	
Staff comments	<p>Townsend is one of three copies of the first design produced by MPS first in-house architect, Guy Wiley in 1926-1927. It opened in 1927.</p> <p>HPC Staff were invited to the site to examine conditions. HPC Staff concur with MPS that all of the remaining historic wood doors are beyond repair.</p> <p>Unlike Washington High School, this is a highly visible corner property with no real rear facade. Therefore, Washington sets a limited precedent, although staffs of HPC and MPS have come to a verbal consensus on appropriate door treatments.</p> <p>All doors will use the sandstone finish rather than the pebble grain.</p> <p>Raised main entries (4) All four raised entrances will have a 12-pane divided lite upper with a paneled lower and a rounded metal handles. Dentil molding will be salvaged and reused or replicated for these entries above the replacement doors. The one stained glass transom will be retained and the other three entries will have a three-pane transom created to fit within the existing stone trim.</p> <p>Grade level doors will have a simple rectangular 4"x 26" vertical lite or no lite. Most of these lites will have security screens. These doors will have recessed ADA-compliant pulls for security, as they are difficult to remove and not perceived as worth removing.</p> <p>The ash doors at the boiler face Sherman boulevard and no longer serve a purpose. Applicant proposes infill with a flat FRP panel. Staff recommends that a door-like appearance be retained. This should be achievable with FRP panels, as existing trim on the current doors is an applied rather than recessed.</p>	
Recommendation	Recommend HPC Approval with conditions	

Conditions

Staff recommends approval with the following conditions. Most have been verbally agreed to between the various staffs, but are not part of the written application.

1. Retention or replication of dentil molding at four main entries is required.
2. Use sandstone finish on all doors
3. On the four main pairs of doors, be bronze toned, have pairs of handles and have them be all be 12-light
4. Work with manufacturer to investigate some sort of infill around the trim of the aluminum muntins to fill the depressed space around the outer edge (sample will be available at meeting)
5. At grade doors can be bronze, beige, or brick-toned as appropriate to the surrounding material at MPS staff discretion
6. Ash doors should retain a door-like appearance, but this can be done with FRP panels and does not have to be operable.
7. North small panel door should be brick-toned.

Previous HPC action

MPS' unusual security concerns with above-average vandalism issues have prompted the allowance of FRP doors at other MPS facilities by this commission. This precedent has only applied to MPS.

HPC previously approved shortening of the smokestack at this school. This work has been completed.

Previous Council action