



## Milwaukee Historic Preservation Commission Staff Report—Revised

### LIVING WITH HISTORY

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

<b>Property</b>	3360 N. SHERMAN BL. Sherman Boulevard Historic District	
<b>Owner/Applicant</b>	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.

Sherman Boulevard raised main entries (2): The two raised entrances will have a 12-pane faux divided lite upper with a paneled lower and 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 entry will have a three-pane transom created to fit within the existing stone trim.

Rear raised entries (2): Plain doors with simple rectangular 4" x 26" vertical lite, security screen, pebble texture finish, and recessed ADA handles. A three-pane transom will be created to fit within the existing stone trim at each entry.

Grade-level doors will have a simple rectangular 4"x 26" vertical lite or no lite and be flat with no panels. Most of these lites will have security screens and all will have a pebble texture finish. These doors will have recessed ADA-compliant pulls for security, as they are difficult to remove and not perceived as worth removing.

The ash doors at the boiler face Sherman Boulevard and no longer serve a purpose. Applicant proposes infill with a flat FRP panel in a manufacturer's standard color of HPC's choosing.

**Staff comments** 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.

Unlike Washington High School, this is a highly visible corner property with no real rear facade. Therefore, Washington sets a limited precedent. 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 and that other doors are not worth retaining. Staffs of HPC and MPS have come to a verbal consensus only on the raised entrances facing Sherman Boulevard.

HPC Staff would recommend that all doors facing west (Sherman Boulevard) and north have the sandstone finish and that all four raised entries have the sandstone finish. The Commission may consider granting the use of the shinier pebble texture finish on other doors. The south and east elevations face playgrounds and are subject to high levels of vandalism and accidental damage from play.

HPC Staff would prefer to see 12-pane, smoother sandstone texture doors at all four raised entries, but recognizes MPS' security concerns with the limited night visibility at the rear doors, due to a large playground and parking lot. If security screens are feasible over the large pane, that should be considered. These doors should also have rounded metal surface-mount handles. This is suggested, but not included in the recommended conditions of approval.

Recessed ADA pulls on the at-grade doors are acceptable.

HPC Staff would prefer if the ash door retained a doorlike appearance. The current doors match the original drawings and yet have applied metal trim creating a panel effect. This likely can be easily replicated on an FRP panel (smoother sandstone texture preferred).

Applicant is currently working with the manufacturer and internal resources to see if the edge around the surface muntins can be somehow infilled to create a cleaner appearance.

**Recommendation**

Recommend HPC Approval with conditions

**Conditions**

Staff recommends approval with the following conditions.

1. Retention or replication of dentil molding at all four raised entries.
2. Retain one stained glass transom in existing location, create three-pane transom at other three raised entries
3. Require the smoother, less reflective sandstone finish along north and west elevations.
4. Sherman Boulevard raised doors should be 12-lite, bronze tone with a rounded loop metal handle on each door and recessed panel below.
5. At grade doors can be bronze, beige, or brick-toned as appropriate to the surrounding material at MPS staff discretion with recessed pulls.
6. Ash doors should retain a door-like appearance with applied trim. A sandstone finish FRP panel with anodized aluminum trim is acceptable.
7. North small panel door should be brick-toned.
8. If the Commission grants the small lite at the raised rear doors, the recessed pull should also be granted rather than a surface mount handle.

**Previous HPC action**

MPS' unusual security concerns and 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**