



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 4/10/2012
Ald. Robert Bauman District: 4
Staff reviewer: Paul Jakubovich
PTS #79121

Property	3136 W. KILBOURN Concordia Historic District	
Owner/Applicant	THE USA IN TRUST FOR FOREST COUNTY POTAWATOMI COMMUNITY C/O GREENFIRE MGMT SERVICE 320 E BUFFALO ST STE 607 MILWAUKEE WI 53202	Kubala Washatko Architect Harold Frank W61 N617 Mequon Ave Cedarburg, WI 53012 Phone: (262) 377-6039 Fax: (262) 377-2954
Proposal	Restore and repair the exteriors of the former Albrecht Hall and the Rincker Library. Demolish a small green house addition from the south elevation of Albrecht hall.	
Staff comments	<p>Albrecht Hall and the Rincker Library attached to it are the two most outstanding buildings on the former Concordia College Campus now owned by the Forest County Potawatomi. The proposal is to restore and repair the existing exterior features of both buildings.</p> <p>Albrecht Hall, constructed in 1900, is a symmetrical building featuring a large central, hip- roofed block flanked on either side by smaller hip-roofed wings. Attached to the west elevation of Albrecht hall is the former Rincker Library constructed in 1941 and designed in a Federal Revival style.</p> <p>The small greenhouse at the southwest corner of Albrecht Hall is a post World War II addition that will be removed to make way for a new accessible entrance in the gangway between Albrecht Hall and Rincker Library. The greenhouse is in very deteriorated condition and it is not known to have architectural or historical significance. Its removal is acceptable.</p> <p>All the remaining, original wood windows and doors in both buildings will be restored. The existing stainless steel replacement windows in Albrecht Hall, probably of 1950s vintage, will be retained and restored. The brick infill in the window arches of the main elevation of Albrecht Hall will remain as is.</p> <p>Albrecht Hall will be tuckpointed 100 percent. A careful, laboratory analysis of the original mortar has been performed and specifications have been provided for new mortar that will match the original in terms of color, texture and hardness. It will be very important that the tuckpointing is done in a manner that will preserve the very narrow mortar joints. The parapet wall on Rincker Library will be completely rebuilt. Any new brick used in the rebuilding process should match the originals as closely as possible. Corroded steel lintels throughout the building will be replaced. Limestone trim on the Library building, which is its most outstanding feature, will be chemically cleaned where stoned has completely spalled or broken off, new Indiana limestone Dutchman patches will be installed.</p> <p>The flat roof on Rincker Library will be replaced. The two distinctive ventilators atop Albrecht Hall will be repaired and repainted.</p> <p>The work meets preservation guidelines for the district and the complete renovation of the buildings is a very positive development for the Concordia Historic District and the City of Milwaukee.</p>	

Recommendation

Recommend HPC Approval

Conditions

A sample of tuckpointing on both buildings must be reviewed and approved by HPC staff prior to general commencement of the work. Any new brick for rebuilding the parapet walls of the Rincker library must match the originals as closely as possible in terms of color, texture and size. All new mortar for tuckpointing must match the original in terms of color, texture, joint width and finish.

Previous HPC action**Previous Council action**