



Milwaukee Historic Preservation Commission Staff Report

Living with History

HPC meeting date: 07-14-2015
Ald. Robert Bauman District: 4
Staff reviewer: Carlen Hatala
PTS #104166

Property 3215 W. STATE ST. 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

Quorum Architects Inc.
3112 West Highland Boulevard
Milwaukee, WI 53208
Phone: (414) 265-9265

Proposal The former Concordia College Campus has been renamed as Wgema campus. The two buildings slated for exterior rehabilitation, originally known as Albrecht Hall and the Rinker Library, have been renamed Whetttha by the Forest County Potawatomi Community.

Albrecht Hall (1900) is clad with tan iron-spot brick and will be 100% repointed. Spalled Indiana limestone trim will be patched using restoration mortars and the masonry will be cleaned. Steel ventilator caps on the roof will be patched to match the adjacent material, construction, and detailing. Corrosion will be removed by soda blasting the entire metal unit. The metal will then be primed and finished with a rust inhibitive primer and painted. Minor roof repair and patching of existing red asphalt shingles to match adjacent is planned.

Rinker Library (is built of red face brick laid in a common bond pattern. Repointing will take place at areas of severely decomposed mortar joints, below the window sills, some window heads and the replaced steel lintels. Spot areas of spalling on the Indiana limestone trim will be repaired using restoration mortars. Masonry will be cleaned. The existing flat roof will be replaced with white Thermoplastic Polyolefin roofing material. The existing south and east parapets are unstable and will be rebuilt down to the top limestone belt course. The original construction of the parapets will be documented and replicated using brick from the deconstruction or else new, matching brick will be as needed. All the original Indiana limestone coping units and decorative stone will be stored and reinstalled. Damaged and spalled coping units will be replaced with matching stone.

Staff comments

Recommendation Recommend HPC Approval

Conditions For masonry cleaning, on-site testing is to occur to validate product selection and is to be approved by HPC staff.

New mortar will match the original in composition, color, aggregate, joint style, tooling, profile, texture and strength. Test samples will be produced before work begins and is to be approved by HPC staff.

Any new brick and Indiana limestone required will be reviewed and approved by HPC staff before work begins.

Previous HPC action Similar proposal submitted to HPC April 10, 2012 meeting and approved but not executed

Previous Council action