



12/13/2021

Attention: **City of Milwaukee Historic Preservation Commission**

RE: **Certificate of Appropriateness from City of Milwaukee Historic Preservation Committee**  
Project Name: Wgema Campus – Tthigwe Building (former Gymnasium)  
Concordia Historic District (former Concordia College campus)  
3138 W. Kilbourn Ave., Milwaukee, WI 53208  
Quorum Architect's Project Number: 15014.02

### **Description of Project:**

#### Proposed Scope:

We are proposing to demolish the Recreation Center, return the North façade of the Gymnasium back to its original design, and add a new entry addition to the Northeast corner of the Gym with an accessible entrance, as well as exterior stabilization of the Gym Building.

#### History:

The Gymnasium and Recreation Center Buildings are located on the former Concordia College Campus, now known as the Wgema Campus. The buildings have collectively been renamed Tthigwe (Chig-we; Potawatomi for 'Thunderbird') by the Forest County Potawatomi Community. The Gymnasium Building was constructed in 1930, and the Recreation Center (Pool Addition) was added in 1954/1955 to the North of the Gym. The buildings were listed as contributing structures to the nationally registered Concordia Historic District in 1985. In 1994, the Pool Addition was converted into a Recreation Center with a multi-purpose room. At that time, the pool was infilled and abandoned.

#### Site/Access:

On the Wgema Campus, the Gym Building and Rec Center/Pool Addition sits at the South-West portion of the campus along North 33<sup>rd</sup> Street. The Gym Building is one story plus a basement with a seating mezzanine in the main space. The original historic main entryway into the gym is accessed by a large central staircase which is located at the South elevation. The East and West elevations are one half level above grade and accessible via stairs. The Rec Center/Pool Addition is connected to the Gym Building along the North end with a ramped North-East entrance into the building. The North end has a recessed loading dock and gated drive with a ramp to the basement level with an access door. The Rec Center/Pool Addition is one story plus a basement.

#### Masonry:

The exterior masonry of the Gym Building consists of a wide color range of dark red face brick laid in a common running bond pattern with rowlock coursing every 5<sup>th</sup> course. The backup masonry wall is primarily terra-cotta structural clay tiles interlocked with the face brick veneer by rowlock courses. Indiana limestone comprises the quoins, coping, sills, miscellaneous trim and ornament. The Rec Center/Pool Addition exterior is also dark red face brick with load bearing CMU backup with brick patterns and limestone accents to match the Gym Building.



Masonry Conditions:

Recreation Center (Pool Addition):

The masonry on the Rec Center/Pool Addition is in poor condition overall. There are several movement cracks at the parapets, corners, and interior surfaces of the building. The exterior face brick is severely spalled and de-laminated above and below the windows and at the upper quarter of the facade. The brick parapets are bowed and have severe cracks at the corners. The deterioration is due to years of excessive movement and water infiltration.

Gymnasium:

The masonry on the Gym building needs significant repair to preserve the building. The damaged parapets and stone coping from the horizontal limestone band up and need to be removed and rebuilt with salvaged materials. Tuckpointing of all facades will also be done, following the Secretary of the Interior's "Standard for Rehabilitation of Historic Buildings." The mortar will be sent out for testing to match makeup and color. The tooling of the mortar will be similar to the original. A fair number of the stone scuppers at the parapet are missing extension pieces causing further water damage. The interior of the Gym Building is displaying evidence of white dust constantly falling from the clerestories due to moisture in the walls.

Respectively submitted,

A handwritten signature in black ink that reads 'Chris Hau'.

Chris Hau, Associate AIA  
Project Manger  
**Quorum Architects, Inc.**

Attached: COA Overall Photos