



# Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

**HPC meeting date: 4/4/2022**  
**Ald. Robert Bauman District: 4**  
**Staff reviewer: Tim Askin**  
**PTS #115251 CCF #211826**

|                            |  |
|----------------------------|--|
| <b>Property</b>            | 3138 W. KILBOURN AV. Tthigwe/Gymnasium   |
| <b>Owner/Applicant</b>     | THE USA IN TRUST FOR FOREST<br>COUNTY POTAWATOMI COMMUNITY<br>WGEMA LEASING LLC<br>3215 W STATE ST #300<br>MILWAUKEE WI 53208<br>Quorum  |
| <b>Proposal</b>            | <ol style="list-style-type: none"><li>1. Complete window and door replacement. Owners request to use aluminum clad windows and doors as approved for other buildings on the campus.</li><li>2. Rooftop solar and mechanical</li></ol> <p>Demolition of north wing and a new site plan have been separately and previously approved.</p>  |
| <b>Staff comments</b>      | <p>1. Applicant's determination on the infeasibility of repair of the windows is accurate. Deterioration is unclear in photos because of paint. Severe water damage, rot, inappropriate glazing compound, poor quality wood, non-original glass, and misguided prior carpentry repairs abound. Most exterior doors appear to be non-original. The clad windows will be equivalent to those used on the Refectory and Library, but closer to the street prior than those prior projects.</p> <p>They ask the commission's direction on textured vs. clear glass. Historical records are unclear. Most of the present glass is textured, but appears to be non-original. Selected locations on the ground level elevation require textured glass. Staff leans toward clear glass where privacy is not needed, as most windows do not provide any exterior sightlines to interior activity spaces. Staff has provided a 1923 glass catalog to the architects from which to select period-appropriate textured glass. Many of those period patterns remain readily available. (Current glass is equivalent to "Factrolite" of the 1923 PPG catalog.<sup>1</sup>)</p> <p>2. All proposed solar panels are compliant with our guidelines for staff approval on flat roofs. There should be zero street level visibility of the panels. Mechanicals will be sited such to minimize visibility; it is likely that no mechanicals will be visible from ground level. Staff has no concerns.</p> <p>Significant masonry repairs are planned, but there is insufficient information to review them at this time. It is likely that they can be handled by staff review at a later date.</p> |
| <b>Recommendation</b>      | Recommend HPC Approval   |
| <b>Conditions</b>          | Glass should meet WHS standard of $VLT \geq 0.72$ . <sup>2</sup> Select period-appropriate textured glass for locations requiring it.  |
| <b>Previous HPC action</b> |  |

<sup>1</sup> <https://archive.org/details/GlassPaintsVarnishesAndBrushesTheirHistoryManufactureAndUse/>

<sup>2</sup> <https://www.wisconsinhistory.org/pdfs/hp/HPR-Guidelines-Tax-Credit-Projects-for-Income-Producing-Properties.pdf>

**Previous Council action**