



MILWAUKEE
HISTORIC
PRESERVATION
COMMISSION

LIVING WITH HISTORY

Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

Property

3215 W. STATE ST. Concordia Historic District

Description of work

This project involves two major modifications to the existing building of the former Concordia College campus: the removal of the stair and entry vestibule located between Albrecht Hall and the Rincker Library addition to the west, and the repair/replacement of all windows. Other proposed activities include the reconstruction of the concrete stair on the west elevation of the Library and the installation of mechanical equipment on the roof set back from the south elevation.

Date issued

9/18/2015 (Amended 10/29) PTS ID 105811 COA

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

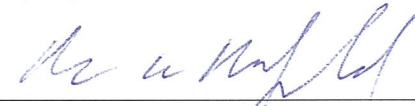
The Historic Preservation Commission approved the installation of Marvin, aluminum-clad, wood windows with simulated divided lites at its 15 September 2015 meeting. The installation of these windows is restricted to the replacement of existing aluminum windows in Albrecht Hall. This condition is amended (09/24/2015) to include the replacement of all windows in Albrecht Hall with the above specified type. An additional amendment to the original COA (10/29/2015) allows for repair, replacement in kind, or replacement of select windows in the Rincker Library. Coordination with staff has shown that several sash in the library are beyond rehabilitation and merit replacement. Generally, arched-top sash will be repaired and reinstalled or replaced in kind; furthermore, the transom on the west elevation of the library will be replaced in kind. Based on discussions at the 15 September 2015 meeting of the Historic Preservation Commission, all replacement windows will be of the same manufacturer, type, and style as those indicated above.

Final details for reconstructed concrete steps including any handrails shall be submitted to staff for approval.

Final details on type and location of rooftop mechanicals shall be submitted to staff for approval.

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Dean Doerrfeld of the Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: Dean.Doerrfeld@milwaukee.gov.

If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/build, or call (414) 286-8210.



City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Robert Bauman, Contractor , Inspector John Cunningham (286-2538)