



CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.

Please print legibly.

1. **HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT:** (if known)
Concordia Historic District - Wgema Campus (Former Concordia Campus) Wgettha (Albrecht Hall & Library)
ADDRESS OF PROPERTY:
3138 W. Kilbourn Ave., Milwaukee, WI 53203

2. **NAME AND ADDRESS OF OWNER:**
Name(s): Forest County Potawatomi Community c/o: Wgema Leasing
Address: 3215 West State St., Suite 300
City: Milwaukee State: WI ZIP: 53233
Email: tdevine@potawatomibdc.com
Telephone number (area code & number) Daytime: (414) 290-9400 Evening: (414) 290-9400

3. **APPLICANT, AGENT OR CONTRACTOR:** (if different from owner)
Name(s): Quorum Architects, Inc.
Address: 3112 W. Highland Blvd.
City: Milwaukee State: WI ZIP Code: 53208
Email: chris@quorumarchitects.com
Telephone number (area code & number) Daytime: (414) 265-9265 Evening: (414) 265-9465

4. **ATTACHMENTS:** (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)
 - A. **REQUIRED FOR MAJOR PROJECTS:**
 - Photographs of affected areas & all sides of the building (annotated photos recommended)
 - Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")
A digital copy of the photos and drawings is also requested.
 - Material and Design Specifications (see next page)

 - B. **NEW CONSTRUCTION ALSO REQUIRES:**
 - Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")
 - Site Plan showing location of project and adjoining structures and fences

PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED AND SIGNED.

5. DESCRIPTION OF PROJECT:

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached.

See attached project description dated 8/20/2015.

6. SIGNATURE OF APPLICANT:

Chris Hau

Signature

Chris Hau, Quorum Architects, Inc.

Please print or type name

8/20/2015

Date

This form and all supporting documentation **MUST** arrive by 12:00 noon on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Hand Deliver or Mail Form to:
Historic Preservation Commission
City Clerk's Office
200 E. Wells St. Room B-4
Milwaukee, WI 53202

PHONE: (414) 286-5722

FAX: (414) 286-3004

www.milwaukee.gov/hpc

Or click the SUBMIT button to automatically email this form for submission.

SUBMIT

8/20/2015

Attention: City of Milwaukee Historic Preservation Commission

RE: Project Name: Wgema Campus - Wgetthta Buildings
Concordia Historic District (Former Concordia Campus)
3138 W. Kilbourn Ave., Milwaukee, WI 53203
Quorum Architect's Project Number: 05015.01



Quorum Architects, Inc.

Description of Project:

The project consists of exterior envelop restoration and the insertion of a new entry and elevator pavilion to provide accessibility to both buildings. The Library addition was built approximately eight feet from Albrecht Hall, with independent floor levels and connected to Albrecht Hall with a stair and entry vestibule. We propose demolishing the stair and vestibule/greenhouse to provide a new stair and elevator to make both buildings accessible. This location is the only place where an elevator can access both buildings, simplifying the accessibility and minimizing the effect to the two historic structures (versus two elevator additions). The new entry vestibule pavilion is similar in detailing to the previously approved accessible addition to Wunder Hall (now Bgmagen). At the same time, we will be rehabilitating and/or replacing the doors and windows in both buildings:

The majority of Albrecht Hall Windows were replaced with aluminum single glazed glass window systems. At that time, the large, arched topped wood windows were infilled with brick masonry, and the original cast-iron columns between the windows were encased in aluminum as well. Historic photographs and investigative demolition were used to propose new window detailing to restore the windows as closely as possible to the original detailing. The brick infill and aluminum replacement systems will be removed, and new aluminum clad wood windows will be installed in the majority of the openings (north and south facades). The existing wood doors with wood true-divided-lite transoms above on the north and south facades (existing historic entry and exit doors) will be restored and repainted.

On the east façade, a stained-glass true divided lite arch top window caps three existing double-hung wood windows. To meet exiting codes, a new door needs to be added into this stair. We propose to restore the stained glass true divided light arched top window, and remove the three double hung wood windows, as both the window glazing compound and the caulk contain asbestos. The two end double hung windows will be replaced with aluminum clad wood windows with detailing as similar as possible to the existing, flanking a new wood door, similar in detailing to the existing historic north exit door.

Similarly in the former "chapel" space on the second floor, a stained-glass true divided lite arch top window caps two mullied wood triple sash windows separated by a fluted pilaster (typical of five bays). There are large stained glass panels in each bay, similar in motif to that of the arches above. These may or may not have been original to the building, and are deteriorated. The wood windows are deteriorated and will be removed. We propose to restore the stained glass true divided light arched top windows, and document, remove and store the stained glass windows from the lower sashes. We will then replace these window units with aluminum clad wood windows with detailing as similar as possible to the historic units, including the fluted pilaster mullion between.

The basement windows are existing painted wood double hung or basement hopper windows. In many cases, these windows have a variety of surface-applied security screens that have been



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affixed to the sash, and screwed in place. Many of the sashes are severely deteriorated or missing entirely. These windows will be replaced with aluminum clad wood windows with detailing as similar as possible to the existing. The attic windows are similar wood windows, with copper flashing returning over the jamb and sills. These windows also contain asbestos glazing compound and the sashes will be replaced with aluminum clad wood windows matching the profiles of the existing as closely as possible. The existing steel ventilator caps will be refurbished, primed and painted.



Library Windows are existing painted wood windows, in varying states of deterioration. The glazing compound in all of these window units has been tested and determined to contain asbestos, and all windows in the library would need to be re-glazed. The wood is largely deteriorated, especially on the south façade, and will make this re-glazing futile in most cases. The financial cost of re-glazing and restoring is more than the cost of replacing these units with new, aluminum clad wood windows with insulated glass and simulated true divided lite, profiles matching the existing as closely as possible.

Library (West) Entry: The original library entry steps were removed prior to the Potawatomi beginning their preservation of the Campus. Historic photographs indicate that there was a cascading concrete stair with decorative metal handrail. This entry stair will be restored to the historic configuration and detailing. The historic wood entry doors and transom will be rehabilitated, primed and painted. The historic signage ("Concordia College" and "Library") will remain. New mechanical systems will be located on the roof, set back as far as possible from the south (primary) façade.

Interior detailing of the vestibule/elevator pavilion addition seeks to look "of its time", yet takes cues from the architecture of both buildings it serves to connect. Masonry detailing of west façade of Albrecht, and east façade of the Library have been rehabilitated (under separate earlier COA), and will be exposed where possible. The window into Albrecht Hall from the vestibule also currently contains ACM but will be recreated, using new painted wood windows matching the profiles and sizes of the existing. The railing details of the floor landings and new stairs is a more organic interpretation of the mezzanine railing in the library.

This project is also subject to review of the Tribal Preservation Office, submitted separately.

Sincerely,

A handwritten signature in black ink that reads "Chris Hau". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Chris Hau, Associate AIA
Project Manager
Quorum Architects, Inc.

Attached: Delahey Testing Report indicating asbestos containing material (highlighted)
Please note: Protocol for analysis is once they found material to be ACM, contiguous materials were no longer analyzed.



Rickner Library, Milwaukee, WI

Delahey Industries Project #11107

Sampled on November 14, 2011

John Hey Inspector I.D. #AII-2512; David A. Muhar Inspector I.D. #AII-156

Room #/Location	Sample I.D. #	Material Description	Results
Green house	L-08B	Drywall	Negative
Green house	L-08B JC	Joint compound	Negative
Green house	L-08C	Drywall	Negative
Green house	L-08C JC	Joint compound	Negative
Exterior library	L-09A	Brick mortar	Negative
Exterior library	L-09B	Brick mortar	Negative
Exterior library	L-09C	Brick mortar	Negative
Exterior basement windows	L-10A	Window glazing on brick/windows	POSITIVE
Exterior basement windows	L-10B	Window glazing on brick/windows	Not analyzed
Exterior 1 st level windows	L-10C	Window glazing on brick/windows	Not analyzed
Exterior library	L-11A	Gray stone caulk	POSITIVE
Exterior library	L-11B	Gray stone caulk	Not analyzed
Exterior library	L-11C	Gray stone caulk	Not analyzed
Exterior library	L-12A	Gray window frame caulk on brick	POSITIVE
Exterior library	L-12B	Gray window frame caulk on brick	Not analyzed
Exterior library	L-12C	Gray window frame caulk on brick	Not analyzed
Exterior library	L-13A	Gray tuck point brick patch	POSITIVE
Exterior library	L-13B	Gray tuck point brick patch	Not analyzed
Exterior library	L-13C	Gray tuck point brick patch	Not analyzed
Exterior library	L-14A	Exterior white window glazing	Negative
Exterior library	L-14B	Exterior white window glazing	Trace ¹
Exterior library	L-14C	Exterior white window glazing	Negative
2 nd floor corridor	L-15A	Black ceiling vapor barrier	Negative
2 nd floor corridor	L-15B	Black ceiling vapor barrier	Negative
2 nd floor corridor	L-15C	Black ceiling vapor barrier	Negative
2 nd floor room 204	L-16A	Gold carpet adhesive	Negative
2 nd floor room 205	L-16B	Gold carpet adhesive	Negative
2 nd floor room 203	L-16C	Gold carpet adhesive	Negative
2 nd floor room 205	L-17A	Metal frame caulk	Negative
2 nd floor metal partition	L-17B	Metal frame caulk	Negative
2 nd floor meta partition	L-17C	Metal frame caulk	Negative
Mezzanine M-10	L-18A	Drywall	Negative
Mezzanine M-10	L-18A JC	Joint compound	Negative
Mezzanine M-11	L-18B	Drywall	Negative
Mezzanine M-11	L-18B JC	Joint compound	Negative
Mezzanine M-13	L-18C	Drywall	Negative
Mezzanine M-13	L-18C JC	Joint compound	Negative

¹Sample additionally analyzed via EPA 400 point count method.

Albrecht Hall, Milwaukee, WI

Delahey Industries Project #11065

Sampled on July-September, 2011

John Hey Inspector I.D. #AII-2512; David A. Muhar Inspector I.D. #AII-156; Karl Uthemann Inspector #AII-112735

Room #/Location	Sample I.D. #	Material Description	Results
Basement wood window	AH-01A	Gray window glazing	POSITIVE
Basement wood window	AH-01B	Gray window glazing	Not analyzed
Basement wood window	AH-01C	Gray window glazing	Not analyzed
Attic B	AH-02A	Black felt paper	Negative
Attic B	AH-02B	Black felt paper	Negative
Attic B	AH-02C	Black felt paper	Negative
Attic B	AH-03A	Terra cotta brown adhesive	POSITIVE
Attic B	AH-03B	Terra cotta brown adhesive	Not analyzed
Attic B	AH-03C	Terra cotta brown adhesive	Not analyzed
Attic D corridor	AH-04A	White/black duct insulation	Negative
Attic D corridor	AH-04B	White/black duct insulation	Negative
Attic D corridor	AH-04C	White/black duct insulation	Negative
C201	AH-05A	12" x 12" brown ceiling tile adhesive	Negative
C202	AH-05B	12" x 12" brown ceiling tile adhesive	Negative
C205	AH-05C	12" x 12" brown ceiling tile adhesive	Negative
C203	AH-06A	Orange carpet mastic	Negative
C204	AH-06B	Orange carpet mastic	Negative
C201	AH-06C	Orange carpet mastic	Negative
C203	AH-07A	Black felt floor paper	Negative
C201	AH-07B	Black felt floor paper	Negative
C204	AH-07C	Black felt floor paper	Negative
2 nd floor corridor	AH-08A	White/gray terrazzo	POSITIVE
2 nd floor corridor	AH-08B	White/gray terrazzo	Not analyzed
1 st floor corridor	AH-08C	White/gray terrazzo	Not analyzed
C203	AH-09A	Black floor tile mastic	Negative
C201	AH-09B	Black floor tile mastic	Negative
Chapel	AH-09C	Black floor tile mastic	Negative
C203	AH-10A	Black lab tops	Negative
C203	AH-10B	Black lab tops	Negative
C203	AH-10C	Black lab tops	Negative
C204	AH-11A	Chalkboard	Negative
C204	AH-11B	Chalkboard	Negative
C204	AH-11C	Chalkboard	Negative
C204	AH-12A	Chalkboard black adhesive	Negative
C204	AH-12B	Chalkboard black adhesive	Negative
C204	AH-12C	Chalkboard black adhesive	Negative
C206	AH-13A	Brown/white fiberboard	Negative



Date: 8/21/2015 Project Number: 14015.00
 Attention: Historic Preservation Commission Phone: 414-286-5712
 Company: City of Milwaukee Fax: _____
 Address: 200 E. Wells St., Room B-4
 City: Milwaukee State: WI Zip: 53208
 Regarding: Concordia Historic District

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Action Taken:

Copies:	No. of Pages:	Description:
<u>1</u>	<u>2</u>	<u>COA Application Form</u>
<u>1</u>	<u>4</u>	<u>Project Description and ACM Report</u>
<u>1</u>	<u>17</u>	<u>11x17 Drawings (Reduced)</u>
<u>1</u>	<u>3</u>	<u>11x17 Exterior Building Renderings</u>
<u>1</u>	<u>17</u>	<u>24x36 Drawings (Full Size)</u>
<u>1</u>	<u>10</u>	<u>Overall Photos</u>
<u>1</u>		<u>CD containing digital files of items above</u>

TRANSMITTAL

Comments:

Attached is the Certificate of Appropriateness Application for referenced project. Please review the attached and feel free to contact me with any questions or comments at (414) 265-9265.

Respectfully Submitted,
Chris Hau

Signed: Chris Hau

Copies To: Wgema Leasing
Quorum Architects Project Team

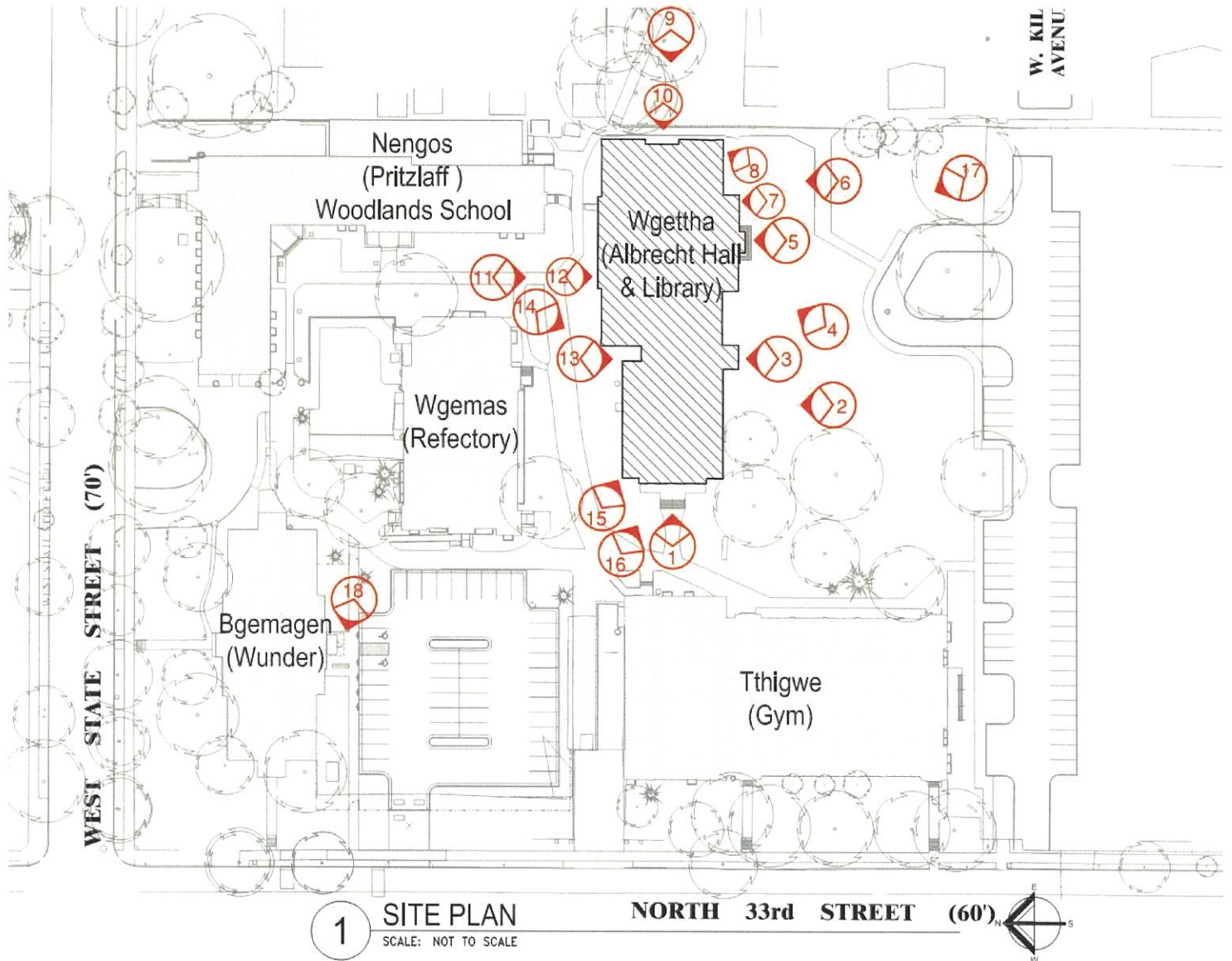




Photo 1 – West elevation of Library



Photo 2 - South elevation of Library



Photo 3 – South elevation of connection between Library and Albrecht Hall



Photo 4 – South elevation of Albrecht Hall



Photo 5 – Entrance on south elevation of Albrecht Hall



Photo 6 – Windows on south elevation of Albrecht Hall



Photo 7- Close-up of central window detailing on south facade



Photo 8 - Detail of window on east end of south facade



Photo 9 – East elevation of Albrecht Hall



Photo 10 - Window detail on the east elevation of Albrecht Hall



Photo 11 - North elevation of Albrecht Hall



Photo 12 - Archway entrance on north elevation of Albrecht Hall



Photo 13 - West elevation of connection between Albrecht Hall and Library



Photo 14 - North elevation of Albrecht Hall and Library, looking west



Photo 15 - Northwest corner of Library, looking east



Photo 16 – West facade of Rincker Library(from Concordia College archives)



Photo 17 - South facade of Albrecht Hall (from Concordia College archives)



Photo 18 - Bgemagen (Wunder Hall) Precedent