



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

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 Library, has been renamed Whetthta by the Forest County Potawatomi Community.

Albrecht Hall 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 paint. Minor roof repair and patching of existing red asphalt shingles to match adjacent is planned. Cracks in the masonry, efflorescence and failing jack arches will be repaired.

The 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.

Date issued

7/14/2015

PTS ID 104166 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:

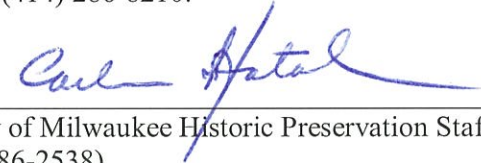
For masonry cleaning on-site testing is to occur to validate product selection and is to be approved by HPC staff.

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.

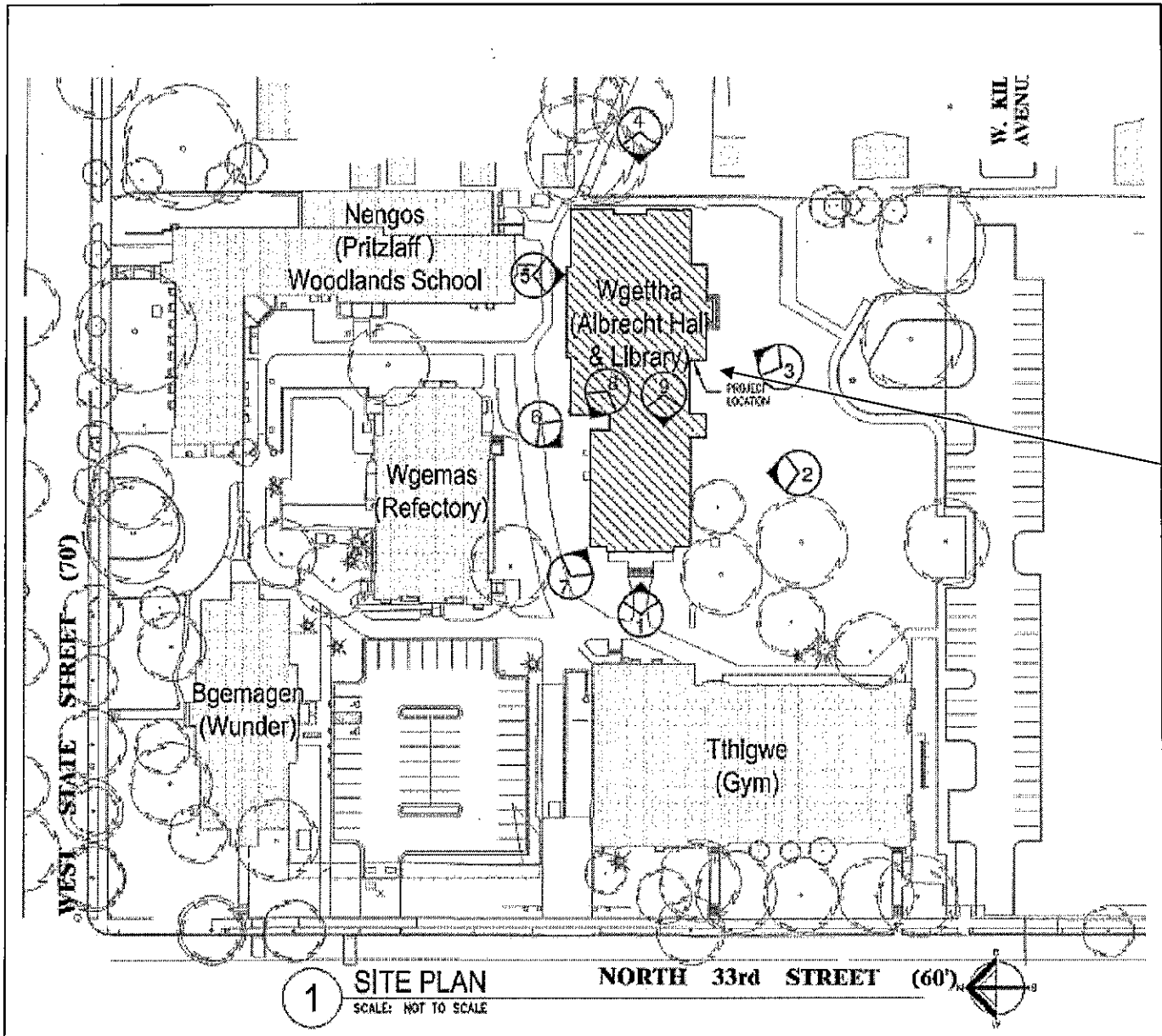
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5722 Fax: (414) 286-3004 E-mail: chatal@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)

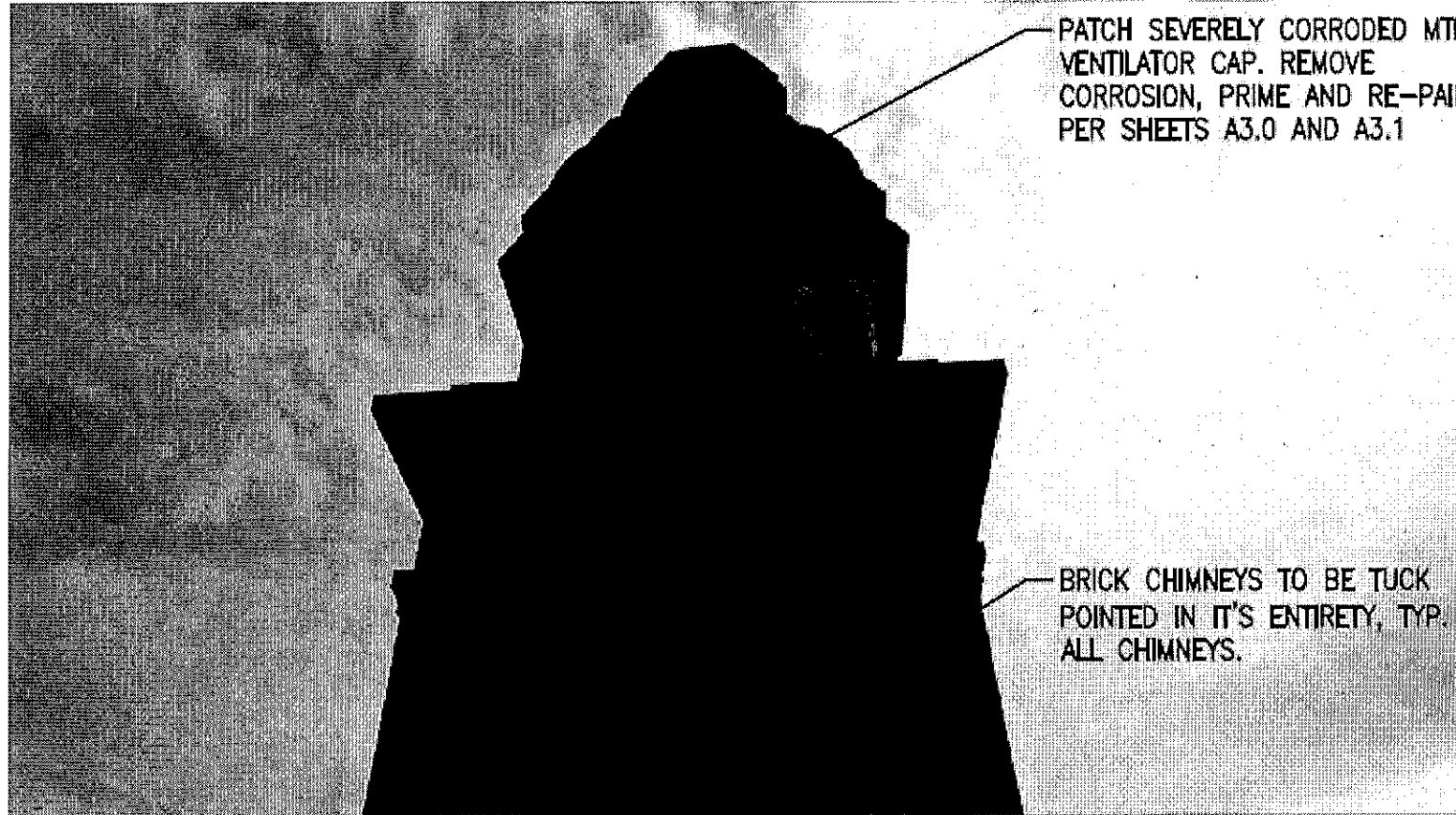


1 SITE PLAN
SCALE: NOT TO SCALE

Work will take place at the former Albrecht Hall and the Library



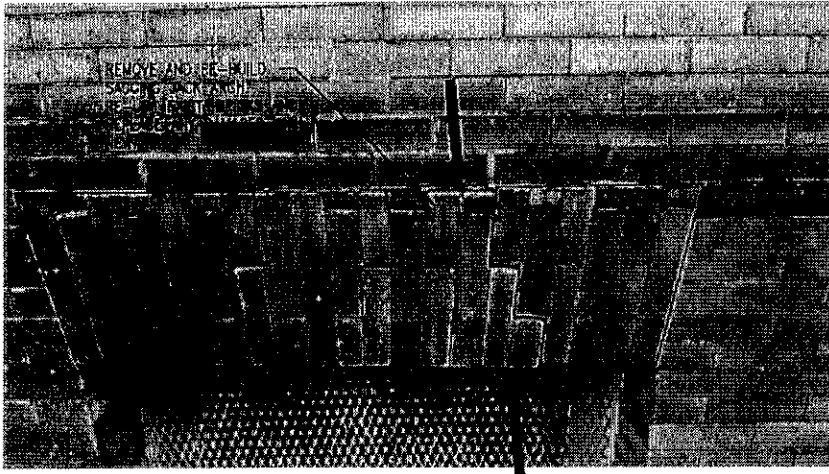
Albrecht Hall



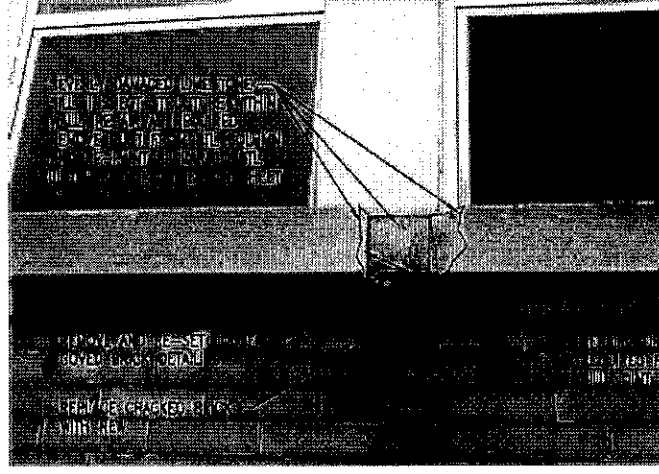
PATCH SEVERELY CORRODED MTL
VENTILATOR CAP. REMOVE
CORROSION, PRIME AND RE-PAIN
PER SHEETS A3.0 AND A3.1

BRICK CHIMNEYS TO BE TUCK
POINTED IN IT'S ENTIRETY, TYP.
ALL CHIMNEYS.

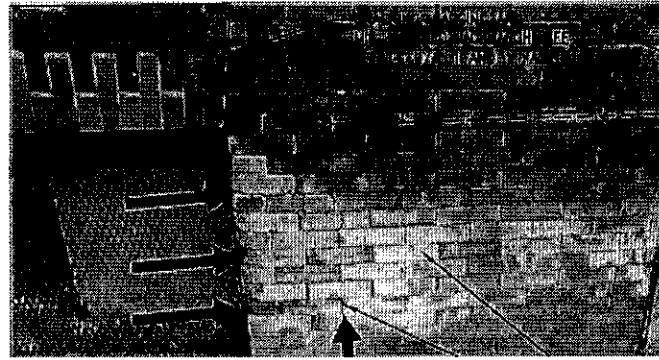
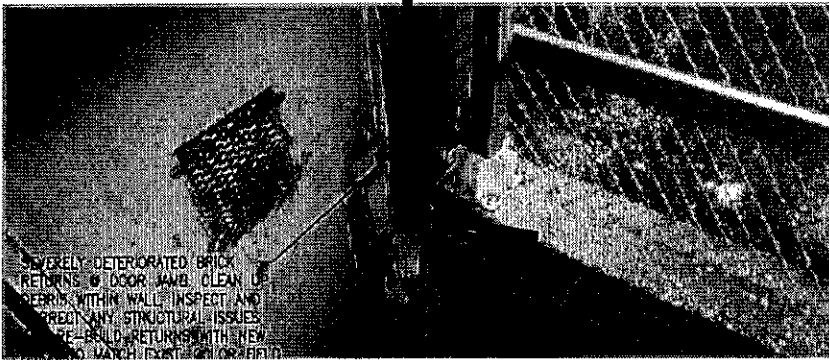
The ventilator caps on the former Albrecht Hall are very distinctive and will be repaired, treated for rust and repainted.



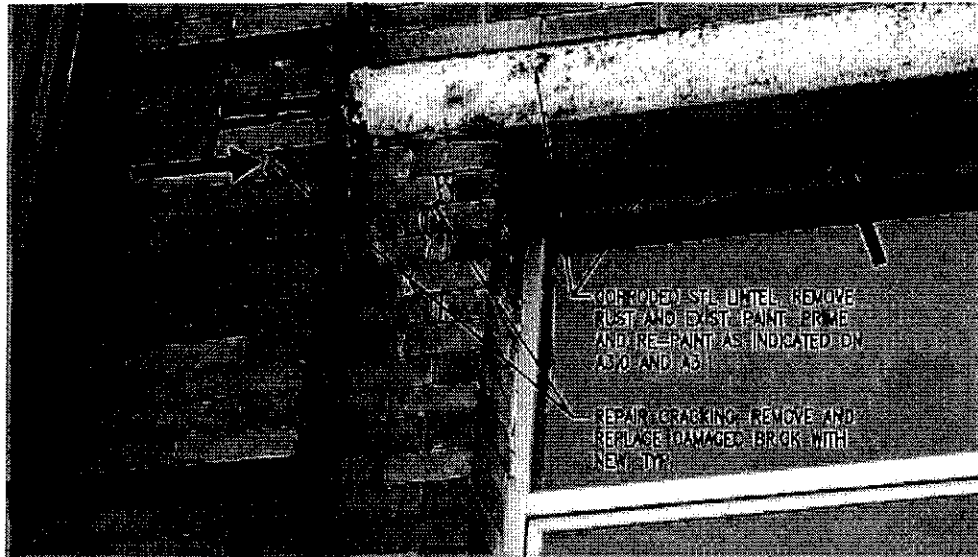
9 JACK ARCH SAGGING
SCALE: N.T.S.



10 SEVERELY DAMAGED LIMESTONE SILL
SCALE: N.T.S.



Various repairs are required around the building.



11 CORRODED STEEL LINTEL, TYP.
SCALE: N.T.S.

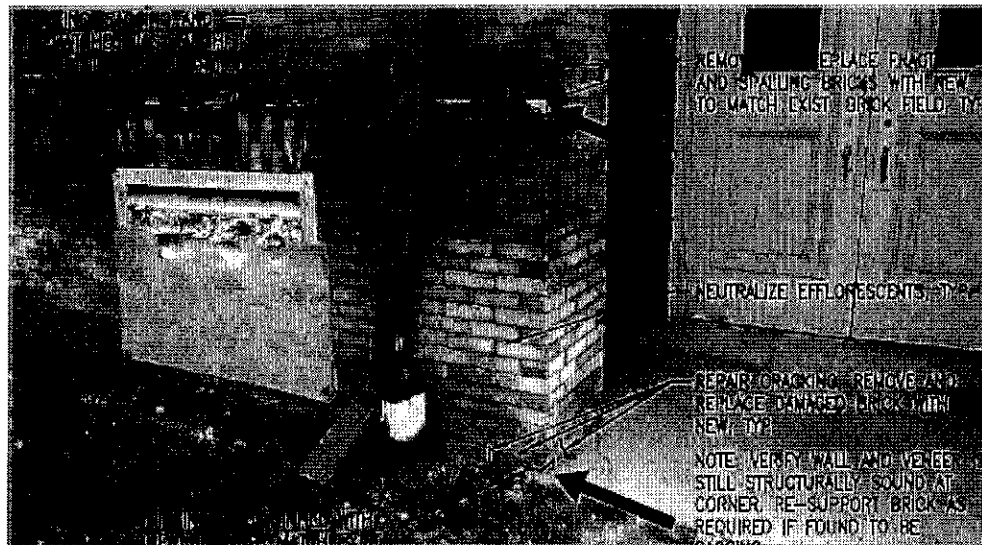




Photo 1 – West elevation of Library

The masonry on the former Library will be repointed in areas, spalling Indiana limestone will be repaired using restoration mortars and the masonry will be cleaned.



Photo 2 - South elevation of Library

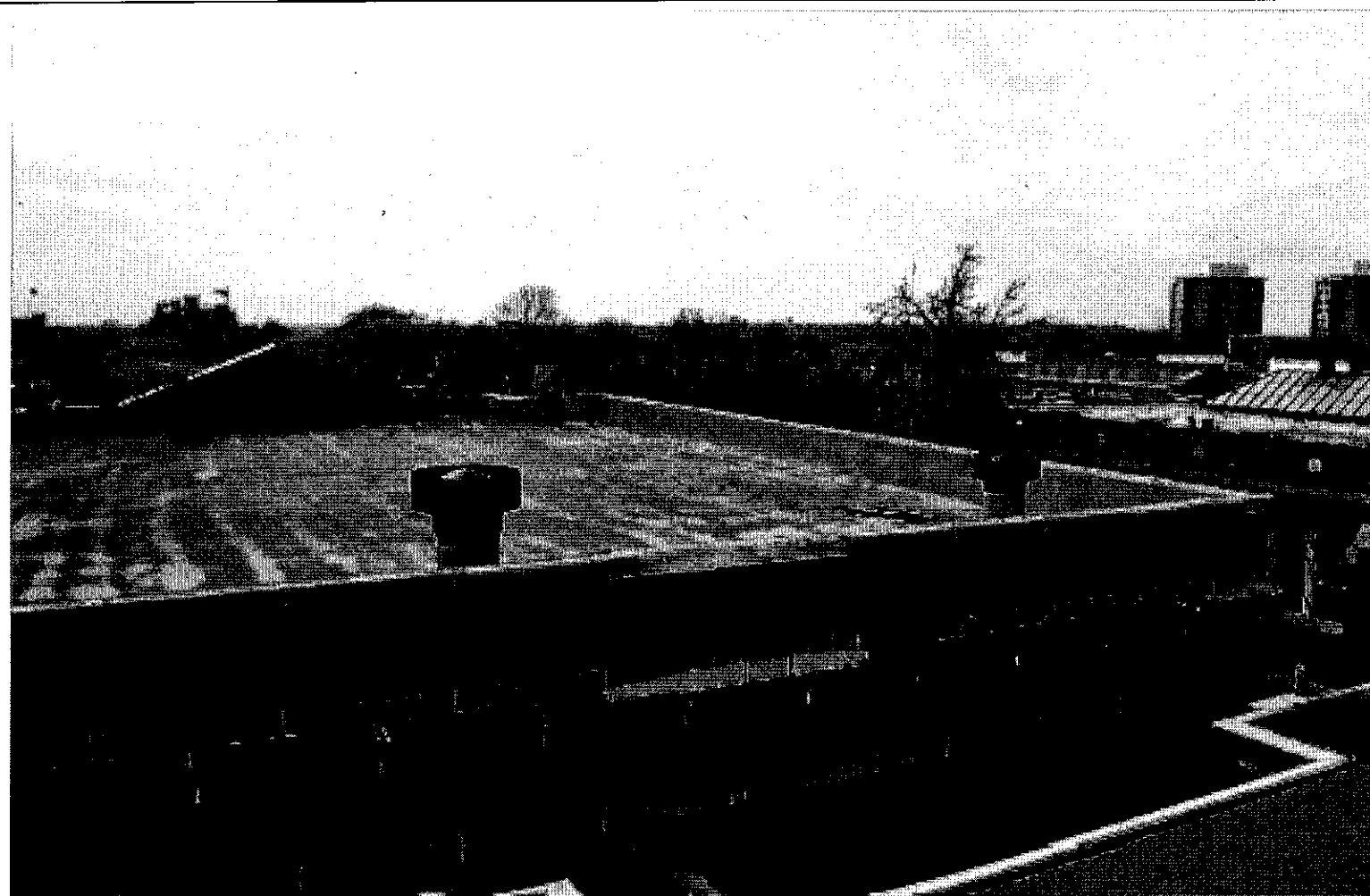


Photo 8 – Library Roof, looking northwest

South and east parapets will be rebuilt to the top of the limestone belt course. Existing brick will be re-used and new brick matched in as needed. Damaged limestone coping units will be replaced with matching stone.