3/7/2022

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

Quorum Architects, Inc.

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:

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.

Proposed Scope:

In addition to the previously approved COA for removal of the Recreation Center/Pool Building, masonry restoration, and re-building of existing parapets on the Gymnasium building. (Approved by previous COA). We are proposing to replace all the existing windows on the Gymnasium building to match the new windows in the restored north façade, add solar and mechanical equipment to the roof.

Over the last eight years we have been working with the Forest County Potawatomi Community and have advocated for replacement of the windows on the Wgema (Refectory Building) and Wgechda (Albrecht Hall & Library buildings). You will find before and after photos in the submittal to illustrate the level of restoration these buildings have undergone. It is our intent to renovate this building up to those standards.

Window Assessment Summary:

We began our rehabilitation process with an overall building condition assessment, followed by a more in-depth survey of the existing windows, as we continue to strive to pair preservation practice with the sustainable design goals of the Forest County Potawatomi. Our window assessment ascertained that most of the windows on the building are in fair to poor condition. All windows show signs of having been scraped or sanded down, reprimed and repainted at an unknown earlier time. Most of the sashes have some patterned glass panes with many panes broken, cracked or replaced by plexiglass. Muntin grids on the windows are typically in good shape at the interior with the exterior side in various conditions due to overzealous removal of the original putty or mild decay from deteriorated putty in the past. As noted previously, all glazed panes were "reputtied" with a tooled sealant in lieu of traditional glazing compound putty. It is unknown how easily the sealant/caulk-like putty can be removed if panes require reglazing. Many of the patterned panes have been victims of overspray of the adjacent frame paint or poor putty installation and paint trimming. The lowest portion of the vertical muntins at the bottom sash and the bottom sash rail were typically the areas that showed the most decay and rot, with some meeting rails showing signs of decay or damage as noted. Many of the rail to stile corner connections as the bottom sash rail showed signs of checking and starting to separate, and a few were being held together by metal angle hardware to address this failure. There were many indications of previous repairs with putty or dutchmen. There was one lower sash that was turned around (inside to outside). Window sills at the second floor along the south elevation and the 3rd floor clerestory windows throughout typically show the serious decay and/or checking, likely due to moisture infiltration through the parapets, headers, or the windows themselves.

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Similar to the Wgema and Wgechda buildings, the Gymnasium also has serious masonry and building envelope issues. The skyward joints of the parapets have let water into the building cavity and behind and into the wood window system. As part of the project we are planning to complete remove the parapets on the upper clerestory and lower gymnasium roof. The steel lintels around the building will also be re-placed, requiring the windows to be reinstalled or replaced following masonry restoration.

We have performed a window survey of the existing windows. Below is a summary of our findings:

	Good	Fair	Poor	Very Poor	Missing
SUBTOTAL	14	70	36	4	12
TOTAL WINDOWS	136				
% TOTAL	10%	51%	26%	3%	9%

Of the 136 existing opening, only 10% are in good condition. The vast majority of the window are in fair to poor condition. While studying the option for replacement we considered the following:

1. The existing parapets have allowed water to get into the window cavity behind the window heads, jambs and sills. The existing windows have been re-painted and we are concerned that the amount of rot and decay is not visually nor inspectable by a probe used to test the strength of the wood.
2. When we remove and rebuild the parapets the window heads and jambs will be exposed during the restoration process and window replacement/reinstallation is inevitable.
3. It appears that the windows have been repainted many times over the past 90 plus years. The wood mullions have been aggressively sanded and the true divided lite windows have been puttied in place with a sealant in lieu of a more traditional window putty. It is our opinion that the sealant used will be extremely hard to remove and additional sanding will need to be done to reglaze the windows.
4. Many of the windows do not currently seal or operate.
5. The north elevation was covered by the gymnasium addition and window where removed and bricked in. We will need to remove the infill and provide new windows along that façade (approximately 10% of the windows will then be new). We desire to have all the windows match at all facades of the building.

<u>Window Replacement Design Intent:</u>
The proposed replacement windows will be single hung aluminum clad wood windows to match historic profiles without exterior screens (Marvin Ultimate or Equal). We are planning to follow the Secretary of the Interior's "Standard for Rehabilitation of Historic Buildings" for window replacement. We will match the historic sightlines and profiles of the existing windows.

Respectively submitted,

Chris Hau, Associate AIA
Principal / Project Manger
Quorum Architects, Inc.

Attached: COA Overall Photos