

12/12/2017

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



RE: **Certificate of Appropriateness from City of Milwaukee Historic Preservation Committee**
Project Name: Wgema Campus – Wgemas Building (former Refectory)
Concordia Historic District (former Concordia College campus)
3136 W. Kilbourn Ave., Milwaukee, WI 53208
Quorum Architect's Project Number: 15014.04

Description of Project:

The project consists of exterior stabilization and interior renovation of systems and spaces in the former Refectory building located on the former Concordia College Campus, now known as the Wgema campus. The Refectory building has been renamed Wgemas (*Wig-ga-mas*; Potawatomi for 'Little Chief') by the Forest County Potawatomi Community. The intent of this scope of work is to stabilize the exterior of the building, update the building systems, and renovate the interior spaces for new programmed uses as identified in the drawings dated 12/12/2017. This work consists of:

Exterior:

- Tuckpointing and repair of exterior brick masonry and Indiana Limestone.
- Cleaning of masonry to remove grime and efflorescence.
- Replacement of steel lintels that are severely corroded and show signs of rust-jacking .
- Removal and rebuilding of damaged parapets and stone coping with salvaged materials.
- Existing roof covering removal and replacement with new insulated membrane roof.
- Removal of the existing structurally compromised chimney.
- Replacement of existing deteriorated roof skylight.
- Installation of new condensing units at roof to support the new mechanical system.
- Replacement of the existing exterior windows with historically replicated aluminum windows.
- Replacement of existing non-original exterior door and frame assemblies.
- Removal restoration of non-historic handicapped ramp at the west entrance.
- Restoration of existing exterior stairs and landings at west main building entrance and the northwest, southeast and southwest stair entrances.
- Removal of the existing non-original coal-loading/basement access addition at the northeast corner.
- Restoration of the loading access deck.

Interior:

- Replacement of existing non-functioning elevator with new accessible elevator.
- Remodeling of existing refectory kitchen to accommodate new equipment as required for modern food service.
- Remodeling and restoration of existing dining room on first floor, including main building lobby and toilet rooms.
- Restoration of existing stairwells.



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- Grey box alteration to second floor to allow for updated systems. Second floor to remain unfinished at this time.
- Installation of new automatic sprinkler system throughout the building.
- Installation of new heating and cooling mechanical systems throughout.
- Upgrade existing plumbing, electrical and communications systems within the building.

The restoration and alteration work proposed above will be done on phased construction approach, with the work spread across 2-3 years. The initial phase will include the exterior envelope stabilization, re-roofing and base building systems, including sprinklering the entire structure and providing temporary & permanent mechanical systems. The first phase will also include remodeling of the kitchen area on the first floor to accommodate a catering tenant. Window replacement at the basement and ground floors will be done during this phase. The second phase will include completion of the window installation at the second floor, address accessibility and remodel of the ground floor dining room and accessory areas. The basement will be altered to accommodate new building systems and utilities, but will remain as mechanical and storage space. The second floor will be altered at this time to remove un-needed walls, raised flooring at bathrooms, and deteriorated ceilings. It will have temporary heating and lighting installed until a use is programmed in the future.

The building is listed as a contributing structure to the nationally registered Concordia Historic District. The Owners will not be submitting the renovation work on the building to the National Park Service for federal or state tax credits as it is owned by the Forest County Potawatomi nation, but the work will be reviewed by the United States Department of the Interior – Bureau of Indian Affairs for compliance with The Secretary of the Interior’s “Standards for Rehabilitation of Historic Buildings.”

Detailed Descriptions of Project Work:

Masonry: The existing exterior masonry consists of a red face brick in a wide color range including dark highlights, laid in a common running bond pattern with rowlock coursing every 6th course, soldier coursing above a stone belt course, and basket weave detail panels between the first and second floor windows. The majority of the second floor windows have true masonry arch lintels with rowlock coursing. The back-up masonry wall is primarily terra-cotta structural clay tiles interlocked with the face brick veneer by rowlock courses. The existing brick units are in predominately good condition with the exception of spot areas of spalling and staining as noted on the drawings. Repointing defective mortar will be accomplished by duplicating the original in composition, color, aggregate, joint style, tooling profile, texture and strength. Field construction mock-ups are required for mortar repointing.

Portions of the exterior brick veneer wythe are showing signs of bulging and displacement from the exterior plane of the building as noted on the drawings – especially in areas above deteriorated steel lintels. The existing brick will be removed as required to assess the condition of the lintels. Severely deteriorated or rust-jacked lintels will be replaced. The salvaged brick will be reinstalled with appropriate flashings, weeps and structural ties back to the masonry back-up wall. Replacement mortar will duplicate the original mortar in composition, color, aggregate, joint style, tooling profile, texture and strength.

Indiana limestone comprises the quoins, coping, sills, miscellaneous trim and ornament. These are predominantly in good condition with the exceptions of spot areas of spalling or fractured limestone noted on the drawings. All original Indiana limestone coping units and decorative



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stone will be carefully stored during the work and reinstalled at their original locations. Spalled limestone will be patched using restoration mortars to repair spalled units as noted on the drawings. Field construction mock-ups are required for stone patching with stone repair mortar.

The limestone wall caps at the stair abutments are in fair to poor conditions. The proposal course of action is to remove and salvage the existing caps while the brick abutments below are rebuilt. If the limestone caps are salvageable, they will be reinstalled to match the original construction or be replaced with new cut limestone or cast stone replacement pieces that match the color and texture of the original (cleaned) stone.

The existing masonry will be cleaned utilizing the gentlest method possible. On-site testing in small areas will validate product selection. Efflorescence will be neutralized.

Roof / Parapet: The existing flat roof on the Rectory will be replaced. The existing flat roof membrane and substrate is past its serviceable life and will be removed down to the existing concrete topping over the structural clay tile roof planks. The existing roofing systems run up the inside face of the parapet. The new roof will match the old flat roof in size and shape. The new flat roof material proposed is a .080 inch thick white reinforced TPO (Thermoplastic Polyolefin) roofing material that will be installed over new rigid insulation that will slope to the existing roof drain locations.

The existing stone parapet copings all have open skyward joints and are in fair to poor condition. The existing masonry parapets at both roof levels are unstable and require rebuilding down to the top limestone belt course at the upper level, and to the head of the second floor windows on the lower level. The proposal is to replace these segments of the parapet that are leaning, twisted or heaved in kind to match the existing construction of the adjacent parapets. The reconstruction will include new flashing above the stone belt course and new concrete masonry unit back-up construction. The face brick detailing will be documented and replicated in the reconstruction (coursing, details, height, spacing, etc.) Brick from the existing parapets will be salvaged for reuse on the exterior sides of the parapets. Any new brick required (if salvaged units from the building are insufficient) will consist of matching brick. Brick mortar will match the original in composition, color, aggregate, joint style, tooling profile, texture and strength. All original Indiana limestone coping units and decorative stone will be carefully stored during the work and reinstalled at their original locations. Various limestone coping requires replacement in kind as the segments are fractured and spalled beyond repair, see drawings for specific locations.

Chimney Removal: The original exposed clay structural tile chimney has already been shortened from its original height at some time in the past. The remaining portion above the roof has been open to the elements for many years. The hollow clay tiles have been spalling, allowing additional water into the cores and furthering the deterioration of the structural integrity of the masonry. There are areas where complete clay tiles have deteriorated, allowing daylight to come through the side of the chimney. The existing chimney structure will be removed through the roof and all the way down to the floor of the basement level. The resulting shaft will be reused to run mechanical ducting from the air handlers in the basement to the first and second floors and refrigerant piping from the rooftop condensers to the air handlers.

Roof Skylight: The existing steel and wired glass roof skylight with ventilator is structurally compromised by rust and deterioration. The existing skylight will be removed and replaced with a new thermally-efficient aluminum-framed skylight unit in the same hipped-roof configuration. The existing curb will either be re-used or replaced in kind depending on conditions found when the skylight and roofing is removed.



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Windows: The existing painted wood windows are 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 building would need to be re-glazed. The wood sashes and sills are largely deteriorated, as they have not been repainted or re-glazed with window glazing compound for the last 30+ years. The replacement windows would match the quality of the recently replaced windows on the Wgetthta building to the south. All windows would have a painted exterior finish and will not have an anodized finish. Refer to the existing window versus the proposed replacement window comparisons on submittal drawings sheets A6.1 – A6.6.

Exterior Doors: All of the original exterior doors have been replaced with hollow metal frames and doors over the years. These doors and frames are rusting and binding and require replacement. As the exterior door frames are fully grouted to the wall and could damage the surrounding masonry when removed, the frames will remain in place and will be capped with an aluminum retrofit frame to prepare the entry for new doors. The exterior doors will be replaced with insulated aluminum wide-stile and rail doors with full- or half-glazing. The glazed portions will have simulated divided light muntins to match the design of the original doors. Doors will have a painted finish to match the windows and will not be anodized. The original fixed wood and glass transom above the west main entry doors will remain in place and will be cleaned, re-glazed and repainted. The glazed transom above the kitchen service entry at the northeast corner has been altered with vent openings and is in poor condition. This transom will be replaced with painted aluminum framing and insulated glazing as part of the door and frame replacement below. Simulated divided light muntins will be provided in a pattern to match the original.

West Entry/Accessibility Ramp: The original concrete stairs and stoop with brick masonry abutments at the west building entrance were reconfigured at some point to allow for a concrete handicapped accessibility ramp from the north. The ramp structure is severely deteriorated, with the supports for the railing completely corroded through and the concrete walkway edges spalling. The existing ramp structure will be completely removed and a new accessible entrance will be developed. The existing deteriorated concrete stairs and landing will be removed and replaced with new concrete stairs. The existing masonry abutments at each side of the original stair will be dismantled and rebuilt with salvaged materials to correct the shifting brick and foundation issues.

Northwest and Southwest Stair Entry Stoops: The original concrete stairs and stoop with brick masonry abutments at both locations are severely deteriorated and require dismantling and rebuilding. The brick masonry abutments at both sides of the stairs will be rebuilt with salvaged material. The cracked and eroded stone caps will be replaced with new cast or cut stone caps to match the existing limestone coloring and texture. The concrete steps will be replaced with new concrete stairs and landing stoops. The new handrails will match the painted iron handrails installed at the west and south entrances to the Wgetthta buildings.

Southeast entry stair, retaining wall and window wells: The concrete retaining walls at the southeast entry stair and at the window wells are severely deteriorating and require some dismantling and rebuilding. The portion of the wall above grade will be removed and a new concrete wall will be constructed to the same height and configuration as the original. The existing metal guardrails are severely rusted and will be replaced with new metal guardrails.

North Entrance Accessibility/Loading Ramp: An earlier addition was added to the northwest corner of the building to provide a service entry and coal loading point to the basement. This structure is in poor condition and is no longer required. This addition will be removed down to



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grade, have the existing basement areas outside the main building filled with gravel, and will become the foundation for a new concrete ramp that will be used for loading materials into the kitchen through the existing loading dock doors and provide handicapped accessibility to the elevator lobby adjacent to the northeast stair. The existing loading entry stoop is in poor condition and leaking into the basement. The concrete deck will be removed and replaced with a new concrete deck. A new loading hatch will be located at the east end of the stoop to allow for future equipment removal and replacement from the basement. The ramp will have painted metal pipe handrails to meet accessibility requirements.

Elevator Replacement: The original freight elevator was abandoned in the existing shaft adjacent to the kitchen and northeast stairwell. The elevator originally opened up onto the landings within the stair enclosure. A modern, accessible replacement elevator cab and equipment will be installed in the original shaft location, but will utilize new hoistway openings that are not in the stairwell.

Dining Room Remodeling: The first floor of the Refectory building was originally the kitchen and dining hall for the old Concordia College. The dining hall was renovated over the years to have a forced air mechanical system, with an updated serving line. A suspended acoustic tile ceiling and grid system was installed below the original adhered tile ceiling to conceal the mechanical system and provide new lighting. The future use of the space is as a dining room and social gathering space for the local Potawatomi elderly social service. The remodeling will remove the existing suspended ceiling to expose the original ceiling and beam configuration, as well as expose the upper transoms of the north and south windows to the interior. The serving line will be relocated and updated. The plaster walls will be repainted, new lighting installed throughout, and the existing terrazzo floors will be patched and refinished. The overhead forced air mechanical system will be replaced with a new system that provides cooled/warmed air from the basement through perimeter baseboards.

Kitchen Remodeling: The existing kitchen equipment has either been removed or needs to be refurbished to be in usable condition. The kitchen will be renovated with the refurbished equipment, new equipment and systems so that it can function as the kitchen for the elderly food program as well as serving as a catering kitchen for a local catering service start-up.

Stairwell Renovation: The existing stairs will be cleaned, plaster walls patched, and repainted. The existing terrazzo stairs treads and risers will be patched and cleaned.

Second Floor Grey Box Alteration: The second floor was originally used as dorm rooms and infirmary. It has been vacant since the College left in the mid 90's. The plaster ceilings, walls and other building materials have been heavily damaged by water from roof leaks and lack of continuous maintenance. Until the Owner finds a programmed use for the second floor, it will be cleaned up and cleared to allow for installation of new sprinkler and mechanical systems. The existing failing plaster ceilings on metal lath will be removed to expose the steel trusses and ceramic decking tiles that form the roof structure.

Automatic Sprinkler System: The existing building is not sprinkled. A new automatic fire sprinkler system is being added to the entire structure to protect life and property and meet requirements of current building codes.

Mechanical Systems: The existing building was originally heated with steam radiators fed by a large steam boiler in the basement. The boiler system has not been in use for many years. The building is currently temporarily heated by gas furnaces located throughout that are un-ducted. New air handling unit separately serving the first floor and second floor levels will be installed in



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the basement in the old boiler room. New high-efficiency boiler units in the basement will provide heating for the new forced-air system. New rack-mounted condenser units will be located on the roof where the smokestack was removed to provide cooling for the building. The basement will continue to be heated and cooled by smaller forced-air furnace units.



As with other buildings on the Wgema campus that have been recently renovated, The Secretary of the Interior's "Standards for Rehabilitation of Historic Buildings will be followed and used as the standards/best practices for maintaining/repairing/replacing existing historic elements. Please contact me if you have any questions.

Respectively submitted,

A handwritten signature in black ink that reads "Chris Hau".

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

Attached: Wgemas Building Exterior Stabilization drawings dated 12-12-2017, Photos



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