



Milwaukee Historic Preservation Commission Staff Report—Amended

LIVING WITH HISTORY

HPC meeting date: 1/8/2018
Ald. Robert Bauman District: 4
Staff reviewer: Tim Askin
PTS #114440 CCF # 171370

Property	3136 W. STATE	Concordia HD
Owner/Applicant	THE USA IN TRUST FOR FOREST COUNTY POTAWATOMI COMMUNITY WGEMA LEASING LLC 3215 W STATE ST #300 MILWAUKEE WI 53208	Chris Hau Quorum Architects, Inc. 3112 W. Highland Blvd. Milwaukee, WI 53208 Phone: (414) 265-9265 Fax: (414) 265-9465

Proposal 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.

Requests 3 years for completion rather than the standard one year.
For further details, refer to applicant's project narrative in this file.

Staff comments Chimney demolition; new membrane roof; masonry work; demolition of addition; door removal and conceptual replacement; rooftop condensing units; removal of accessibility ramp and restoration of area; restoration of stairs; and all other repairs are acceptable as proposed, with some minor caveats of staff on-site approval of replacement masonry units and mortars and issues with the designs of replacement doors.

The doors should be permitted to be removed and replaced with new metal or wood doors, including the one transom proposed for replacement, as it was previously infilled with kitchen vents. Staff has concerns about the style of one replacement and would like to see final drawings for all replacements.

**Staff comments
(cont.)**

It is to be acknowledged that the Forest County Potawatomi have engaged in a number of recent rehabilitations on this campus and have conducted them all in a responsible and appropriate manner. The Commission's long standing position on the replacement of original windows is a matter of record. Given the Commission's willingness to grant Certificates of Appropriateness replacements to the Forest County Potawatomi under certain conditions, it seemed prudent to repose the decision on this matter to the Commission's discretion.

Should the Potawatomi wish to consider the option of retaining the windows, staff will happily furnish a list of window restoration contractors capable of a project of this scale and scope.

Recommendation Recommend HPC Approval with conditions

Conditions

1. Delegate design of replacement of skylight to staff. No specific design has been proposed at this point.
 2. Deny the one pair of flat-panel doors and delegate design issue to staff. These doors should be glazed in a similar manner. Staff prefers never to approve this type of door unless absolutely necessary; there are invariably other ways to solve fire code issues and as this is a highly visible doorway, some sort of glazing should be provided to complement the transom.
 3. Present final shop drawings of doors to staff for approval
 4. Standard masonry conditions including staff inspection of mortar samples
- New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar shall contain approximately the same ingredient proportions of the original mortar. Mortar that is too hard is subject to premature failure and could damage the masonry. In most cases, this means a lime mortar with natural hydraulic cement rather than Portland cement. No joint of a width less than 3/8" may be cleaned of damaged/decomposed mortar with power disc grinders. No over-cutting of the joints is permitted. Remove decomposed mortar back into the wall 2.5 times the height of the joint before tuckpointing.

**Previous HPC
action**

CCF 150851, October 2015 addressed rehab at other buildings on the campus

**Previous Council
action**