



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

Property

3136 W. STATE ST

Concordia HD

Description of work

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. This work consists of:

- 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. (approved conceptually, but further documentation is required)
- 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 (not approved at this time, further documentation is required; however, all existing exterior doors may be removed and discarded).
- 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.

Items noted as “not approved at this time,” will be addressed by HPC staff as amendments to this document, upon submission of further documentation

Date issued

1/24/2018

PTS ID 114440 COA: overall rehab and window replacement

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:

- 1. Skylight replacement is only conceptually approved; submit details to staff for approval under amendment to this document.**
- 2. Present final shop drawings of doors to staff for approval. COA will be amended upon staff approval of doors. Replacement doors may be metal, but all must have partial glazing.**
- 3. Standard masonry conditions:**

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. New brick must match as closely as possible the color texture, size, and finish of the original brick. A sample panel of brick and mortar must be reviewed and approved by HPC staff prior to general installation of the material.

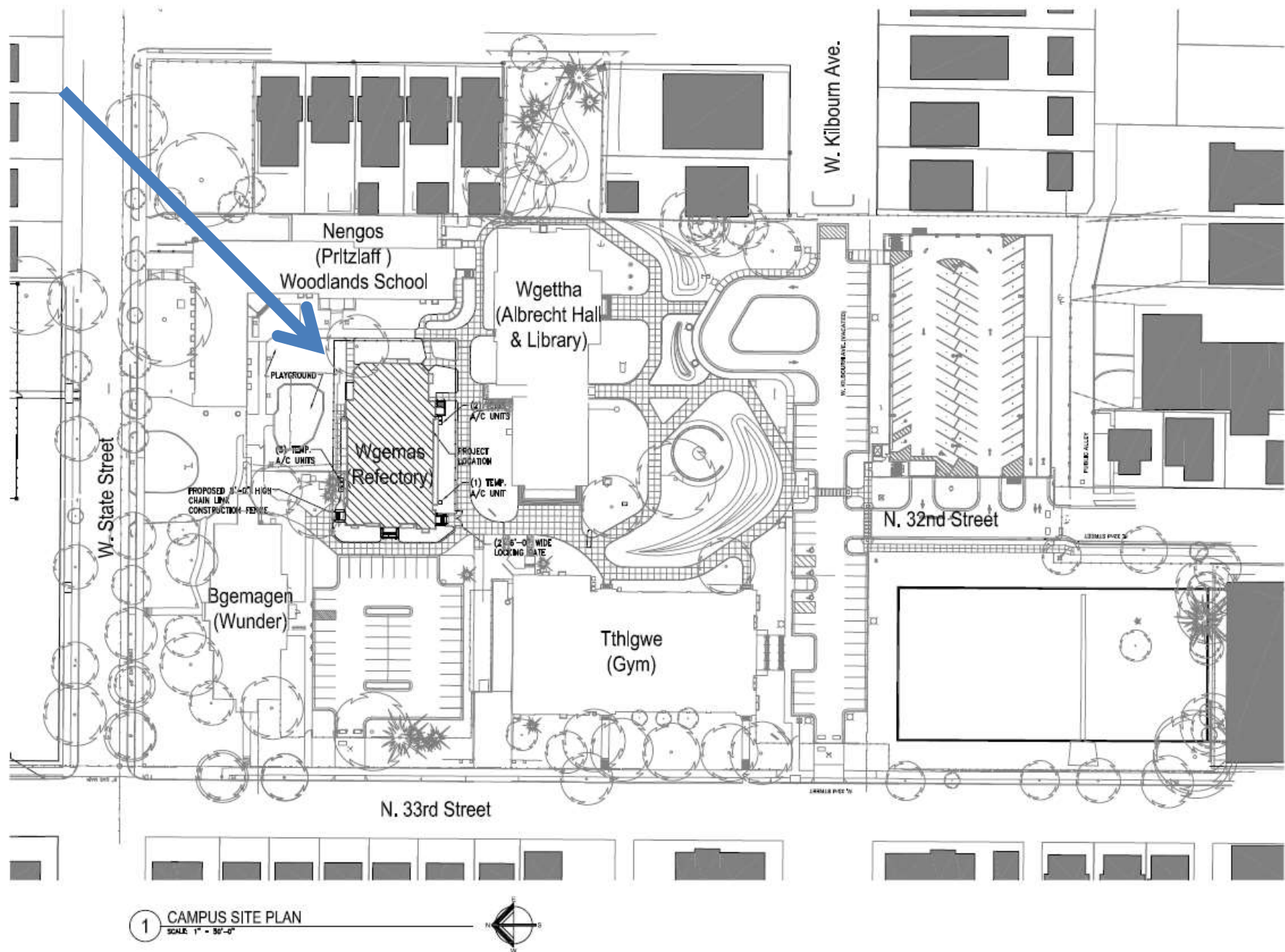
All work must be done in a craftsman-like manner, and must be completed within three years of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: HPC@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.

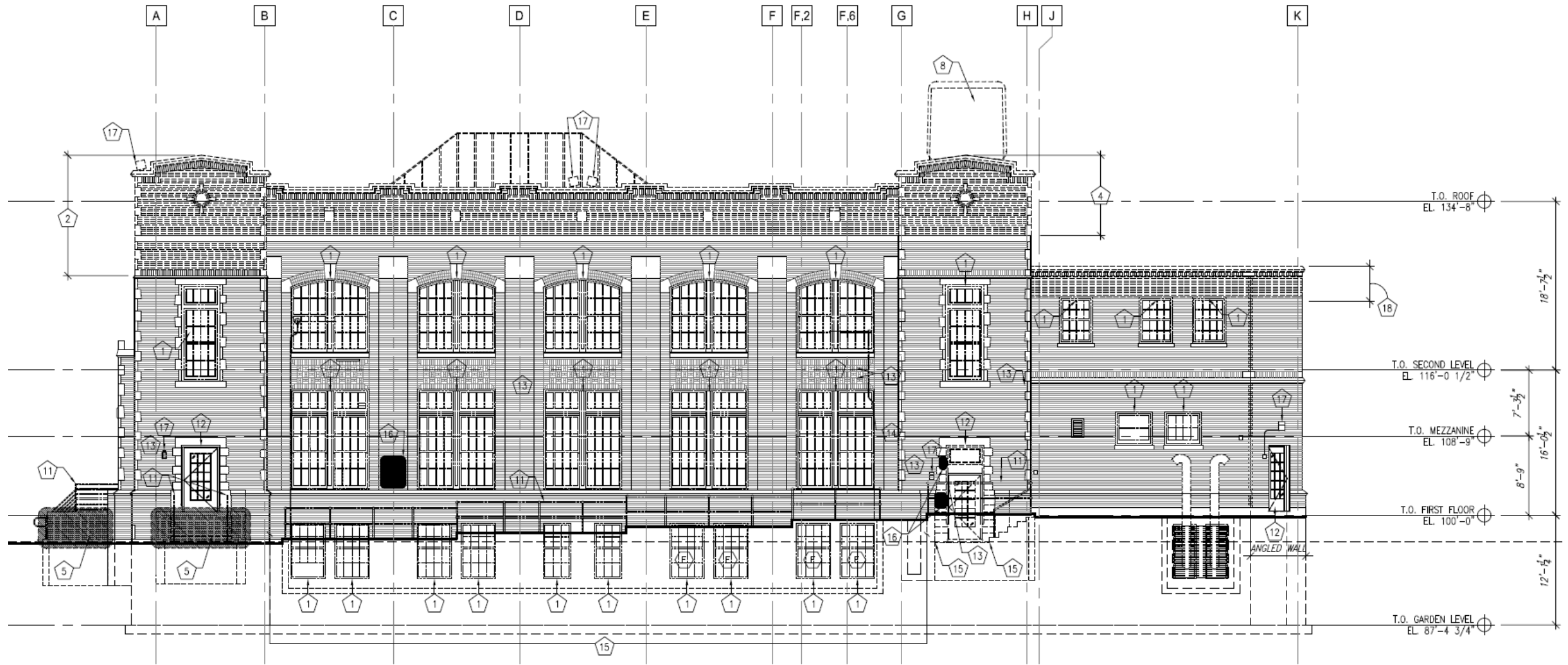


City of Milwaukee Historic Preservation Staff

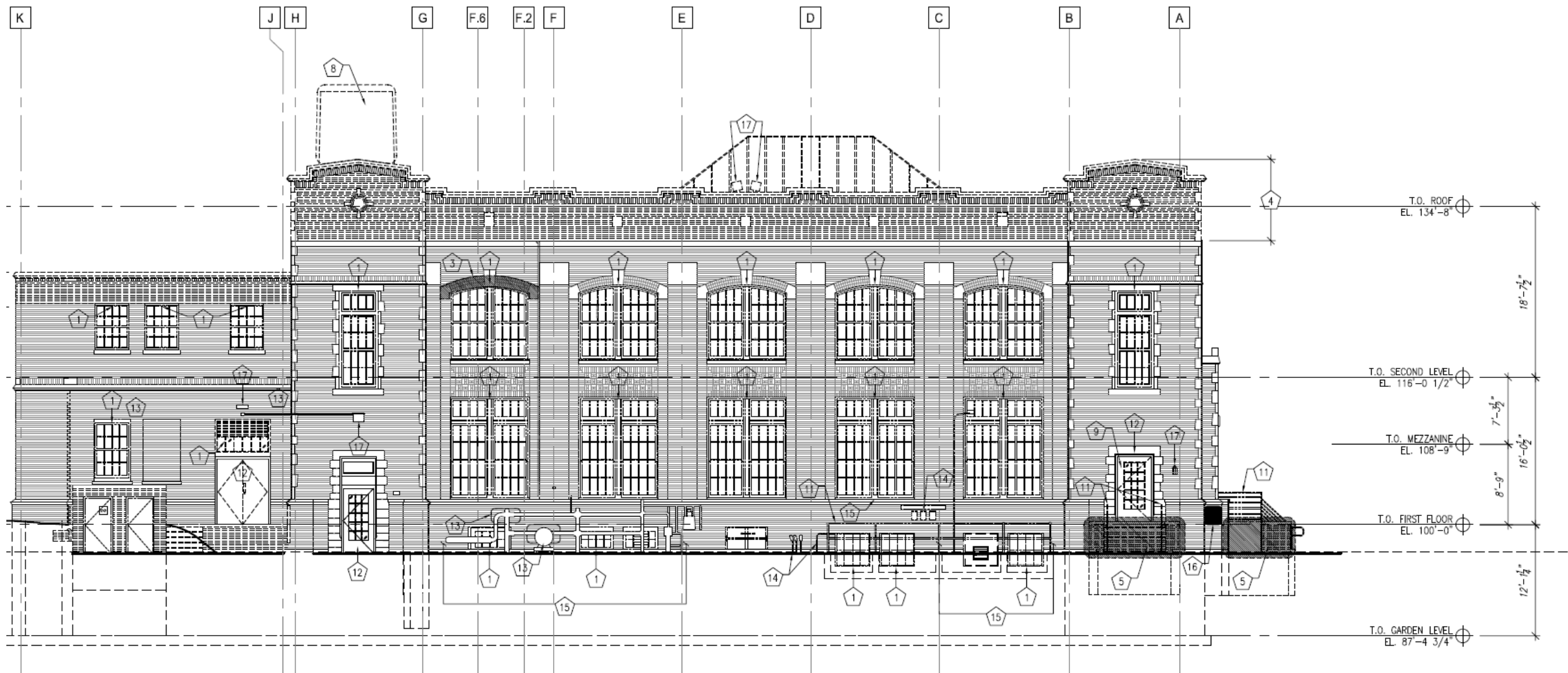
Copies to: Development Center, Ald. Robert Bauman, Contractor, Inspector Dave Pedersen (286-2540)



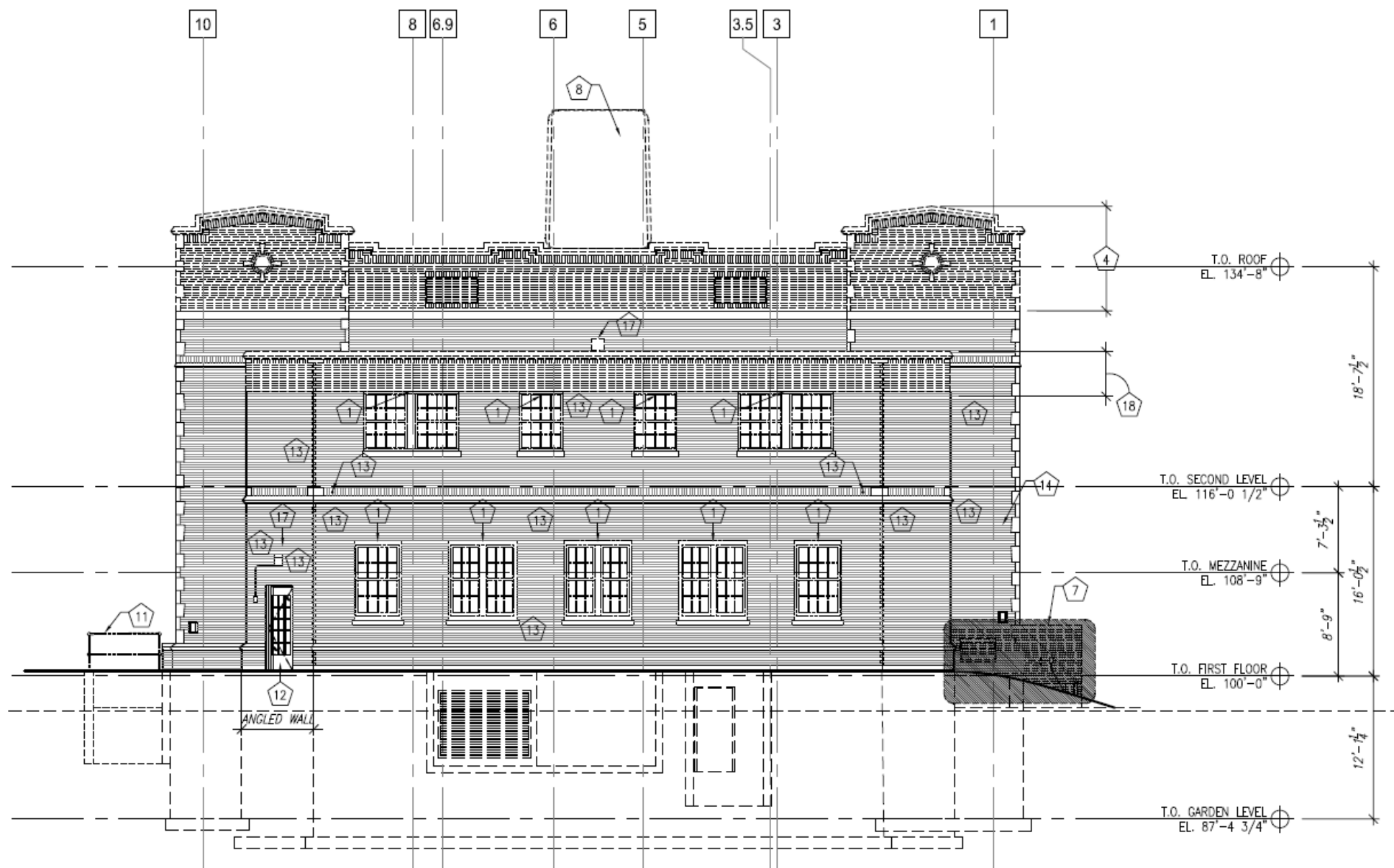
Subject building is cross-hatched at center left and labeled "Wgemas (Refectory)"



1 SOUTH BUILDING ELEVATION - DEMOLITION
SCALE: 1/8" = 1'-0"



1 NORTH BUILDING ELEVATION - DEMOLITION
SCALE: 1/8" = 1'-0"

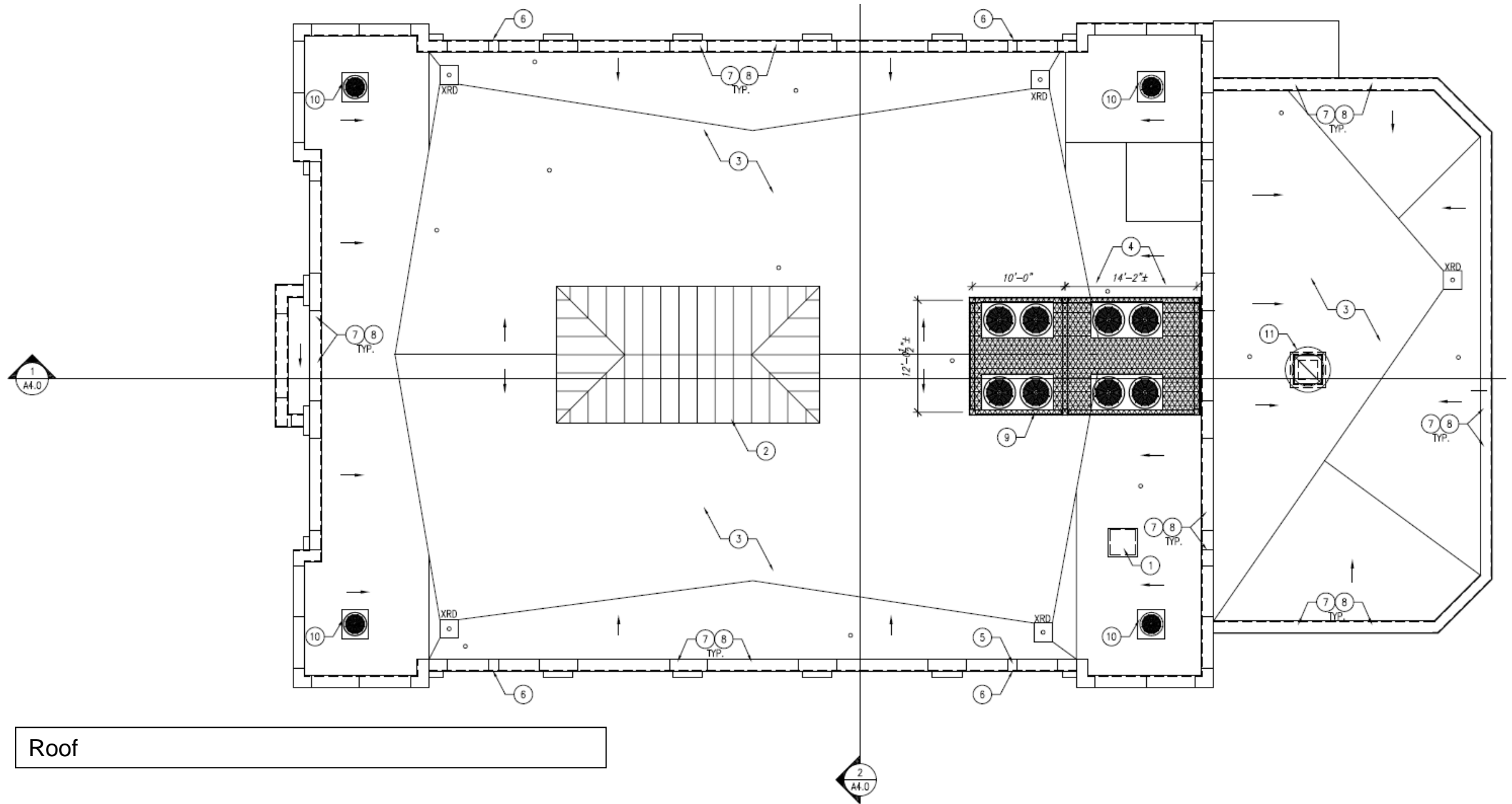


1 EAST BUILDING ELEVATION - DEMOLITION
SCALE: 1/8" = 1'-0"



DEMOLITION NOTES

- 1 REMOVE WOOD WINDOW.
- 2 DISMANTLE CORNER PARAPET AND WALL FROM SECOND FLOOR WINDOW HEAD UP TO THE COPING. EVALUATE BACKUP MASONRY AND EMBEDDED STEEL FOR POTENTIAL REPAIR/STRUCTURAL REINFORCING.
- 3 DISMANTLE BRICK ARCH.
- 4 DISMANTLE EXISTING PARAPET DOWN TO LIMESTONE BANDING. SALVAGE INTACT MASONRY FOR REUSE AND REBUILDING. PROTECT AND STORE MATERIAL FOR REUSE. SPALLED AND FRACTURED BRICK SHALL NOT BE REUSED. EVALUATE STEEL FOR POTENTIAL STRUCTURAL REINFORCING ONCE EXPOSED AND CLEANED.
- 5 DISMANTLE CONCRETE STAIR, METAL HANDRAILS, MASONRY SIDE WALLS AND ALL RELATED FOOTINGS. SALVAGE INTACT MASONRY FOR REUSE AND REBUILDING. PROTECT AND STORE MATERIAL FOR REUSE. SPALLED AND FRACTURED BRICK SHALL NOT BE REUSED. SEVERELY SPALLED LIMESTONE SHALL NOT BE REUSED.
- 6 DISMANTLE CONCRETE RAMP, METAL HANDRAILS AND ALL RELATED FOOTINGS.
- 7 DEMOLISH BRICK SHED ADDITION IN ITS ENTIRETY. REMOVE FOOTINGS AND FOUNDATIONS BACK TO THE EXISTING BUILDINGS. PROVIDE TEMPORARY SUPPORT AT OPENING IN EXISTING MASONRY WALL AS NEEDED.
- 8 DEMOLISH CHIMNEY IN ITS ENTIRETY.
- 9 REMOVE METAL DOOR AND FRAME AND LIMESTONE SURROUND TO ALIGN NEW DOOR OPENING WITH EXISTING. SALVAGE INTACT MASONRY FOR REUSE AND REBUILDING. PROTECT AND STORE MATERIAL FOR REUSE. SPALLED AND FRACTURED BRICK SHALL NOT BE REUSED.
- 10 NOT USED.
- 11 REMOVE METAL GUARDRAILS AND HANDRAILS TO BE REPLACED.
- 12 REMOVE CORRODED STEEL DOOR FRAME AND DOOR TO BE REPLACED.
- 13 REMOVE ALL NON-ESSENTIAL HARDWARE AND ANCHOR BOLTS FROM MASONRY SURFACES. REPLACE DAMAGED BRICK.
- 14 REMOVE ELECTRICAL CONDUIT AND ASSOCIATED WIRES BACK TO SOURCE. REPLACE DAMAGED BRICK. SEE ELECTRICAL.
- 15 REMOVE PLANT OVERGROWTH FROM BUILDING FACADE AND WINDOW WELLS.
- 16 REMOVE REMNANTS OF PREVIOUSLY REMOVED VINES THAT ARE STILL ATTACHED TO THE BUILDING FACADE.
- 17 REMOVE LIGHT FIXTURE. SEE ELECTRICAL FOR NEW FIXTURE.
- 18 DISMANTLE EXISTING PARAPET DOWN TO HEAD OF SECOND FLOOR WINDOWS. SALVAGE INTACT MASONRY FOR REUSE AND REBUILDING. PROTECT AND STORE MATERIAL FOR REUSE. SPALLED AND FRACTURED BRICK SHALL NOT BE REUSED. EVALUATE STEEL FOR POTENTIAL STRUCTURAL REINFORCING ONCE EXPOSED AND CLEANED.

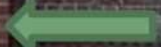


ROOF CONSTRUCTION NOTES

- ① ROOF ACCESS HATCH
- ~~② REPLACE GLASS AND STEEL SKYLIGHT WITH NEW POLYCARBONATE GLAZED, ALUMINUM-FRAMED SKYLIGHT SYSTEM ON AN INSULATED CURB. QUADWALL HONEYCOMB 2-PANEL GLAZED SYSTEM AS BASIS OF DESIGN.~~
- ③ REMOVE EXISTING ROOFING AND INSULATION. INSTALL NEW TAPERED RIGID INSULATION (MIN. R-32) AND ROOF MEMBRANE. PITCH MINIMUM 1/8" PER FOOT TO ROOF DRAIN LOCATIONS IN THE PROPOSED CONFIGURATION SHOWN ON THE PLAN. PROVIDE NEW 2 PIECE COUNTER-FLASHING AT ALL PARAPET AND MASONRY WALLS A MINIMUM OF 1'-0" ABOVE FINISHED ROOF SURFACE. PROVIDE NEW FLASHING AT ALL NEW ROOF TOP EQUIPMENT AND PENETRATIONS.
- ④ FILL-IN ROOF OPENING WHERE CHIMNEY AND VENTILATION SHAFTS WERE REMOVED. NEW ROOF CONSTRUCTION TO MATCH ADJACENT.
- ⑤ RE-OPEN PREVIOUS SCUPPER LOCATION.
- ⑥ NEW DECORATIVE COPPER SCUPPER TO MATCH EXISTING.
- ⑦ REBUILD MASONRY PARAPET AND LIMESTONE COPING.
- ⑧ FINISH ALL SKY JOINTS AT COPINGS AND TRIM WITH APPROPRIATE SEALANT (I.E. SONNEBORN NP-1 COLORED TO MATCH THE STONE, FINISHED WITH SAND.)
- ⑨ (4) NEW 25-TON CONDENSING UNITS ON PLATFORM ELEVATED ABOVE THE ROOF.
- ⑩ NEW RESIDENTIAL-TYPE ROOF-MOUNTED CONDENSING UNIT.
- ⑪ NEW KITCHEN HOOD EXHAUST.

Skylight work not approved at this time. More information is required.

Replace door and transom with metal replicas due to kitchen vent insertion. Staff prefers a better door, but is otherwise satisfied with metal here.



Demo box-
like
addition



Remove Chimney

Western portion of North Elevation