



CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.

Please print legibly.

1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)

Germania Building

ADDRESS OF PROPERTY:

135 West Wells Street

2. NAME AND ADDRESS OF OWNER:

Name(s): Mark Klann

Address: 901 S. 70th Street

City: West Allis

State: WI

ZIP: 53214

Email: mklann@cardinalcapital.us

Telephone number (area code & number) Daytime: 414.727.9902

Evening:

3. APPLICANT, AGENT OR CONTRACTOR: (if different from owner)

Name(s): Jason Korb

Address: 648 n. Plankinton Avenue, Suite 240

City: Milwaukee

State: WI

ZIP Code: 53023

Email: jkorb@kaa-arch.com

Telephone number (area code & number) Daytime: 414.988.7692

Evening:

4. ATTACHMENTS: (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

A. REQUIRED FOR MAJOR PROJECTS:

☒ Photographs of affected areas & all sides of the building (annotated photos recommended)

☒ Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")
A digital copy of the photos and drawings is also requested.

☒ Material and Design Specifications (see next page)

B. NEW CONSTRUCTION ALSO REQUIRES:

Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

Site Plan showing location of project and adjoining structures and fences

**PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS
BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED
AND SIGNED.**

5. DESCRIPTION OF PROJECT:


Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached.

This project will rehabilitate the building for retail use on the first floor and apartments on the 2nd through 8th floors. A total of 90 apartment units are proposed along with club and fitness rooms (of the 90 units, 44 will be low-moderate income). Although existing office areas universally feature modern finishes, the project proposes to retain those historic interior elements that do exist, including the marble lobby and stairways. As well, in the elevator lobby areas on the 2nd through 8th floors, the property owner will attempt to expose the original tile floor, which is currently covered in layers of carpeting and vinyl composite tile. Similarly covered original wood flooring will be salvaged and reinstalled in apartment entrance foyers and other interior spaces.

Prior alterations to the building exterior are fewer in number than those seen on the interior and include replacement of the entrance doors. The project will maintain the historic architectural elements and appearance of the exterior including retaining the original wooden sash windows.

For further description please reference the attached Part 2 submitted to the National Parks Service (NPS) and the signed approval from the NPS verifying the scope of work will meet the Secretary of the Interior's Standards for Rehabilitation.

6. SIGNATURE OF APPLICANT:

Signature 

Please print or type name Jason Korb

Date 2.01.16

This form and all supporting documentation **MUST** arrive by 12:00 noon on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Hand Deliver or Mail Form to:
Historic Preservation Commission
City Clerk's Office
200 E. Wells St. Room B-4
Milwaukee, WI 53202

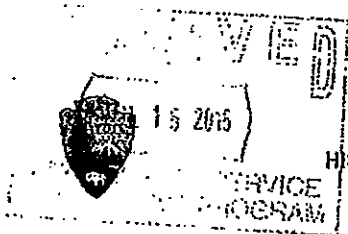
PHONE: (414) 286-5722

FAX: (414) 286-3004

www.milwaukee.gov/hpc

Or click the SUBMIT button to automatically email this form for submission.

SUBMIT



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 -- DESCRIPTION OF REHABILITATION

RECEIVED
MAY 20 2015
DIV HIST PRES
OMB Approved
No. 2010-0002
Form 10-100
Rev. 2014

NPS Project Number 32603

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name Germania Building
Street 136 West Wells Street
City Milwaukee County Milwaukee State WI Zip 53203-1800
Name of Historic District _____
☒ Listed Individually in the National Register of Historic Places; date of listing July 7, 1983
☐ Located in a Registered Historic District; name of district _____
☐ Part 1 -- Evaluation of Significance submitted? Date submitted _____ Date of certification _____
2. Project Data
Date of building 1896 Estimated rehabilitation costs (GRE) \$13,000,000
Number of buildings in project 1 Floor area before / after rehabilitation 129,500 / 129,500 sq ft
Start date (estimated) 12/01/2015 Use(s) before / after rehabilitation Office / Apartment
Completion date (estimated) 12/01/2016 Number of housing units before / after rehabilitation 0 / 90
Number of phases in project 1 Number of low/moderate income housing units before / after rehabilitation 0 / 44
3. Project Contact (if different from applicant)
Name Michael McQuillen, M.S. Company Heritage Research, Ltd.
Street N89 W16785 Appleton Avenue City Menomonee Falls State WI
Zip 53051-2071 Telephone (262) 251-7792 Email Address mquillen@hr ltd.org
4. Applicant
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that (check one or both boxes, as applicable) (1) ☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) ☐ I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (1) either is attached to this application form and incorporated herein, or has been previously submitted, and (2) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 5 years.
Name Dan O'Connell, V.P./Partner Signature [Signature] Date 5-18-15
Applicant Entity Germania Real Estate Venture II, LLC SSN _____ or TIN 47-2554493
Street 901 S. 70th Street City West Allis State WI
Zip 53214-3100 Telephone (414) 727-9902 Email Address doconnell@cardinalcapital.us
☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 2 for the above-named property and has determined that:

- ☐ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
- ☒ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
- ☐ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date 5-17-15 National Park Service Authorized Signature [Signature]

☒ NPS conditions or comments attached

2 sheets

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

CONDITIONS SHEET

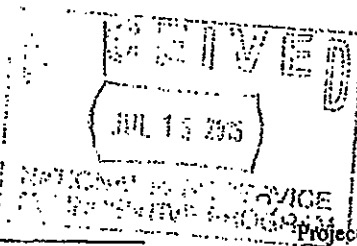
Historic Preservation Certification Application

Property name: The Germania Building

Property address: 135 West Wells Street

Milwaukee, WI 53203-1800

(Milwaukee County)



Project Number: 32603

The project will meet the standards assuming the following conditions are met:

1. Cleaning of interior and exterior masonry must be accomplished using the gentlest means possible without damaging the surface of the masonry. This work must be accomplished in accordance with the guidance provided in Preservation Brief 1, *Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*. Specifications and test cleaning samples should be reviewed and approved by the State Historic Preservation Office before proceeding with this work. Good quality overall and close-up color photographs of the masonry both before and after cleaning must be submitted with the Request for Certification of Completed Work.
2. Repointing mortar must match the color, composition, texture, strength, joint width and joint profile of the existing historic masonry. Specifications and repointing samples should be reviewed and approved by the State Historic Preservation Office before proceeding with this work. Good quality overall and close-up color photographs of the masonry both before and after repointing must be submitted with the Request for Certification of Completed Work.
3. If storm windows, inside or outside, are to be considered for the project they should be submitted for review and approval prior to ordering. Provide vertical and horizontal sections through the historic windows and the proposed storms for side by side comparison.

page 1 of 2

07. July, 2015

Date

State Official Signature

608-264-6491

State Contact Telephone Number

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

8-17-15

Date

National Park Service Signature

Telephone Number

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

CONDITIONS SHEET

Historic Preservation Certification Application

Property name: Germania Building

Project Number: 32603

Property address: 135 West Wells Street, Milwaukee, WI

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

1. Windows in new openings should be placed in the same location within the wall as the historic windows on the rest of the building. The windows should be differentiated through the use of simplified sills and lintels.

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing prior to execution to ensure that the proposed project continues to meet the Standards.

page 2 of 2

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

08/17/2015

Date

Liz Petrella
National Park Service Signature

Liz Petrella
HPS 202.354.2040

Telephone Number

CONTINUATION SHEET

Historic Preservation Certification Application – Part 2

Germania Building

135 W. Wells Street, Milwaukee, Wisconsin

NPS Project Number: Not yet assigned

Features List:

- | | |
|---|------------------------------------|
| 1. Site | 13. Corridors/marble wainscoting |
| 2. Exterior masonry & decorative features | 14. Interior doors |
| 3. Roof & copper domes w/ finial | 15. Floor plan – new/removed walls |
| 4. Window openings & windows | 16. Vaults |
| 5. Building entrances/exterior doors | 17. Bathrooms |
| 6. Light court | 18. Electrical system & lighting |
| 7. Frame | 19. Heating & cooling system |
| 8. Stairs | 20. Plumbing system & fixtures |
| 9. Lobby | 21. Fire suppression |
| 10. Elevators & Mail Chute | 22. Handicap accessibility |
| 11. Wall/ceiling surfaces | 23. Lower level & vaulted sidewalk |
| 12. Flooring | |

The Germania Building was built in 1896 by George Brumder for his publishing company, which produced German-language periodicals and other publications. The Germania Publishing Company occupied a portion of the first floor and the seventh and eighth floors of the building, as well as the lower level where its printing presses were located. The other floors in the building contained rented office space. George Brumder died in 1910. His publishing company and its presses were removed from the building in 1925 and the Brumder family sold the Germania Building in 1946. It was individually listed in the National Register of Historic Places on July 7, 1983 with an 1896-1925 Period of Significance.

The building continues to contain office space and the National Register nomination indicates, “the office areas have undergone the predictable and recurring alterations and replacements typical of a commercial office structure... inasmuch as all interior walls are non-bearing, most exhibit the effects of accumulated change.” A significant remodeling occurred in the early 1980s when “all lavatories and offices were remodeled” (Germania Building, Historic Designation Study Report, February 2014). In the 32 years that have passed since the National Register nomination was prepared, alterations to the office spaces and corridors continued in order to satisfy the changing needs of building office tenants.

This project will rehabilitate the building for retail use on the first floor and apartments on the 2nd through 8th floors. A total of 90 apartment units are proposed along with club and fitness rooms (of the 90 units, 44 will be low-moderate income). Although existing office areas universally

CONTINUATION SHEET

Historic Preservation Certification Application – Part 2

Germania Building

135 W. Wells Street, Milwaukee, Wisconsin

NPS Project Number: Not yet assigned

feature modern finishes, the project proposes to retain those historic interior elements that do exist, including the marble lobby and stairways. As well, in the elevator lobby areas on the 2nd through 8th floors, the property owner will attempt to expose the original tile floor, which is currently covered in layers of carpeting and vinyl composite tile. Similarly covered original wood flooring will be salvaged and reinstalled in apartment entrance foyers and other interior spaces.

Prior alterations to the building exterior are fewer in number than those seen on the interior and include replacement of the entrance doors. The project will maintain the historic architectural elements and appearance of the exterior including retaining the original wooden sash windows.

Both the federal and state historic tax credits will be important components of project financing. Indeed, project viability depends upon them.

Interior photographs that accompany this application are keyed to demolition plan sheets with direction of view indicated. Exterior photographs begin with a context view of the building from the Wells Street Bridge. The exterior views then show the N. Plankinton Avenue elevation and proceed counterclockwise around the building. Also included with this application are copies of the original (1896) architectural plans for the building and copies of the plans produced by *renner design-architecture* for the early-1980s interior remodeling. These drawings illustrate some of the interior changes that have occurred over time. A historic photograph of the Germania Building is included at the end of this application.

1. Architectural feature: site

Approximate date of feature: n/a

Describe existing feature and its condition: Located in Milwaukee, Wisconsin, the Germania Building is bordered on the west by North 2nd Street, on the east by North Plankinton Avenue and on the north by West Wells Street. Constructed in 1896, the building occupies its entire lot. Its primary (north), west and east elevations abut the sidewalk, while an asphalt parking lot is found immediately to the south. As late as the mid-1980s, a two-story building occupied this lot and abutted the Germania Building's south/southeast (rear) elevation (the orientation of the rear elevation is both south and southeast due to the fact that the Germania Building has a pentagonal shape).

Describe work and impact on existing feature: Site work will be limited. Existing iron fencing surrounding the lower level well located to the east of the primary elevation entrance will be

CONTINUATION SHEET

Historic Preservation Certification Application – Part 2

Germania Building

135 W. Wells Street, Milwaukee, Wisconsin

NPS Project Number: Not yet assigned

repaired and its missing elements replaced (photos #11 & 16). The sidewalk along the west elevation is a hollow vaulted sidewalk (see discussion *architectural feature: lower level & hollow vaulted sidewalk*). This sidewalk will be infilled during the project and a new concrete sidewalk will be poured to existing dimensions. Mechanical equipment will be placed on the roof. Trash collection will be internal with receptacles located in the lower level. Signage will be adhered to the building and also likely consist of lettering on existing windows. Proposed signage will be submitted to WHS/NPS for approval prior to installation.

Photo no: 1-3, 10-12, 14-21, 27, 28, 30, 31

Drawing no: A201-A204

2. Architectural feature: exterior masonry and decorative features

Approximate date of feature: 1896

Describe existing feature and its condition: Street-facing facades feature cut limestone on the first two stories and pressed brick on the upper floors. Common brick is utilized on the rear elevation, which has had a painted parge coating applied on the first and second stories (i.e. where a two-story building formerly abutted the Germania Building). The building exhibits numerous decorative terra cotta and carved stone architectural elements including cornices, block modillions, dentils, rosettes, cartouches and pilaster/column capitals. The primary entrance is framed by a three-story pedimented pavilion featuring granite columns supporting an open balcony exhibiting carved limestone lions, columns and a pediment containing a cartouche flanked by cherubs. Building masonry and exterior decorative features are in good condition. Decorative features removed from the building over time include the statue of Germania formerly located atop the pediment in between the lion statues; the eagles that formerly rested atop the spheres found at the base of the rooftop copper domes; and the raised stone “GERMANIA” lettering over the primary entrance (see historic photograph of the building included with this application).

Describe work and impact on existing feature: The last façade examination of the building occurred in October 2010 with a report issued to the previous property owner. Overall, the exterior was found to be in good repair with only two conditions requiring immediate attention: re-glazing windows to hold glass in place and cracks evident in some first floor limestone lintels. Based solely on a visual inspection, it appears that cracks in the limestone lintels were patched. The 2010 report does note that parapets had been repointed and joints in the cornice also had been repointed at some point following a 2004 façade examination. Exterior masonry will be inspected as part of the project. If any repointing is needed, mortar will match existing in

CONTINUATION SHEET

Historic Preservation Certification Application – Part 2

Germania Building

135 W. Wells Street, Milwaukee, Wisconsin

NPS Project Number: Not yet assigned

composition, color, joint width and profile. Samples of existing mortar will be analyzed to investigate their composition. This analysis will dictate the composition of mortar used for repointing; however, based on the age of the building (1896), mortar would roughly consist of two parts lime to one part cement. Loose and deteriorated mortar will be carefully removed by a mason experienced in working on historic buildings so as to not damage surrounding brick. Repointing test patches will be performed, photographed and submitted to WHS/NPS prior to overall repointing work. The exterior masonry will be cleaned using a chemical solvent and/or water wash (no abrasive blasting or high pressure water blasting will be performed). Cleaning specifications will be submitted to WHS/NPS for approval prior to commencing with this work and test patches will be performed prior to general cleaning with photographs taken of the test patch areas before and after cleaning. The parge coating on the rear elevation will be repainted. A louvered vent to serve as an exhaust for a proposed interior generator will be added on the first floor of the rear elevation.

Photo no: 2-9, 11-15, 17-21, 23-32 Drawing no: A201-A204

3. Architectural feature: roof & copper domes w/ finial

Approximate date of feature: unknown (roof), 1896 (copper domes)

Describe existing feature and its condition: The building features a built-up roof. Copper domes are in good condition, although one is missing its finial (photos #2 & 31-32). The copper finial on the paired dome (northeast corner) was relatively recently installed by a previous building owner. A metal vent stack is found on the roof by the rear elevation (photos #28-31). Finally, passenger and freight elevator enclosures and a stair enclosure are located on the roof.

Describe work and impact on existing feature: The existing roof will be stripped, insulation added and a new EPDM roof will be installed. Proposed mechanical equipment to be placed on the roof will not be visible from the immediately surrounding sidewalks. Indeed, the property owner will attempt to minimize the visibility of rooftop equipment and, pending the final sizing of this equipment, a sight line study will be conducted. Elevator and stair enclosures will be retained and likely painted. The metal vent stack will be truncated and capped. A new copper finial to match existing will be fabricated and installed on the dome missing its finial.

Photo no: 2, 10, 17, 27, 29, 31, 32, 305-311 Drawing no: A105, A108, A201-A204, G111

CONTINUATION SHEET

Historic Preservation Certification Application – Part 2

Germania Building

135 W. Wells Street, Milwaukee, Wisconsin

NPS Project Number: Not yet assigned

4. Architectural feature: window openings & windows

Approximate date of feature: 1896

Describe existing feature and its condition: The building predominantly features original one-over-one, double-hung, wooden sash windows, although some two-over-two, double-hung, steel sash windows are evident on the rear elevation. Sash are painted on the exterior and predominantly painted on the interior, although many have been given a stain finish instead of painting. Most interior window trim has been painted, although unpainted interior window trim is also evident.

Describe work and impact on existing feature: Both wooden and steel sash windows will be refurbished. Wooden sash will be spot repaired where needed, re-glazed and their counterweights will be re-established. Windows will be repainted on the exterior. On the interior, painted sash will be repainted and unpainted sash will remain unpainted. The same treatment will be used for interior window trim excepting those examples where the trim is painted above the dropped ceiling and unpainted below it (or vice versa), then it will be entirely repainted (photos #218, 219 & 223). Wood sills predominate on the interior, although a few marble sills of undetermined age are also evident (photos #145-146). New solid surface interior sills will be installed during the project (material not yet determined). Windows will remain operable (or, in cases where they have been painted shut, they will be made operable again). Stops will be installed to limit how high lower sash can be opened. The property owner is investigating installing a combination of interior storms and exterior screens. Storm and screen frames will match the stiles and top, bottom and meeting rails of the historic windows so as to maintain the exterior visual appearance of the building's fenestration. Drawings and specifications on the storm and screen units will be submitted to WHS/NPS prior to installation. Additional window openings will be added on the rear (south/southeast) elevation (see rear elevation plan sheets and photos #27-31). On the south elevation, two bricked-in window openings will be reopened. On the southeast elevation, a row of window openings will be installed on the second floor. To make these discernable as new openings, they will feature steel lintels and fenestration will be projected forward in the window opening (i.e. closer to the exterior wall plane) more so than the historic windows on this elevation. Fenestration in new window openings will consist of one-over-one, aluminum-frame windows that will feature a baked-on finish (i.e. not anodized). First floor fenestration will be retained in its existing condition.

Photo no: 3, 5-7, 9, 13, 18-20, 25-31

Drawing no: A201-A205, G111

CONTINUATION SHEET

Historic Preservation Certification Application – Part 2

Germania Building

135 W. Wells Street, Milwaukee, Wisconsin

NPS Project Number: Not yet assigned

5. Architectural feature: building entrances/exterior doors

Approximate date of feature: modern

Describe existing feature and its condition: The Germania Building features modern entrances on the primary (W. Wells Street) and east (N. Plankinton Avenue) elevations (photos #12 & 14 and #3-4, respectively). Two entrances dating to after the Period of Significance are found on the west (N. 2nd Street) elevation (photos #20-24). The entrance in the middle of the N. 2nd Street elevation was added when a Postal Sub Station was located in the building in 1937 (Germania Building, Historic Designation Study Report, February 2014).

Describe work and impact on existing feature: The primary and east elevation entrances will be retained. The entrance in the middle of the N. 2nd Street elevation will be removed and this bay will be returned to its original condition (i.e. containing fenestration – see historic photograph of the building included in this application). The other modern entrance on the west elevation will be removed and new entrance doors will be installed. No awnings or canopies are planned to be introduced over building entrances. A building resident directory will be installed by the primary entrance.

Photo no: 2-4, 10-12, 14, 15, 18, 20-24

Drawing no: A201-A204

6. Architectural feature: light court

Approximate date of feature: 1896, modern additions

Describe existing feature and its condition: The light court roof has been modified with the addition of a steeply-pitched roof slope (photos #60-63). As well, an array of modern mechanical equipment has been installed within the light court.

Describe work and impact on existing feature: The light court roof will be rebuilt to be pitched to drain and given a ballasted roof. All mechanical equipment and condensing lines will be removed. Existing galvanized downspouts will remain, although rusted sections of the downspouts will be replaced.

Photo no: 60-63, 310 Drawing no: AD101-AD108, A102-A104

7. Architectural feature: frame

Approximate date of feature: 1896

Describe existing feature and its condition: The building structure consists of a plaster-encased steel frame that is in good condition. The type of plaster was referred to as “adamant” in the newspaper articles from the period that reported on the construction of the Germania Building.

CONTINUATION SHEET

Historic Preservation Certification Application – Part 2

Germania Building

135 W. Wells Street, Milwaukee, Wisconsin

NPS Project Number: Not yet assigned

Describe work and impact on existing feature: Work proposed on the building frame consists of installing additional framing to the roof structure as may be needed to support the mechanical equipment proposed to be placed on the roof. Also, framing will be installed to allow for the proposed floor penetrations on the 4th, 6th & 8th floors for the two-level units identified as 305, 505 & 705 (note these units are adjacent to the interior light court and not any of the exterior elevations).

Photo no: - -

Drawing no: S100

8. Architectural feature: stairs

Approximate date of feature: 1896

Describe existing feature and its condition: The main stairs is access from the lobby and features marble treads and a decorative balustrade topped with a wooden handrail (photos #43-48). Originally open on each floor, the main staircase was enclosed by the mid-1970s (Germania Building, Historic Designation Study Report, February 2014). The rear stairs features metal treads and a less ornate decorative balustrade topped with a wooden handrail (photos #49-53). The rear stairs accesses the 2nd through 8th floors, while a separate stairway leads from the N. 2nd Street entrance to the 2nd floor (photos #54-57). This stair exhibits its own unique balusters topped with a wooden handrail and treads covered with modern linoleum. Finally, a marble-lined stairway with copper-pipe handrails provides access to the lower level from the 1st floor (photos #58-59).

Describe work and impact on existing feature: The property owner understands that these stairways are character-defining elements within the building and intends to retain the historic stairway components. Wooden handrails will be added on the outer wall of the main and rear stairs. For fire suppression, sprinkler heads will protrude from the upper walls of the stairs. As well, emergency response annunciation panels will be installed on each landing of the main stairway. Additional lighting in the form of wall sconces along the stairs and suspended fixtures at landings will be installed. Finally, plans are still being developed regarding standpipes and standpipe connections in the main and rear stairways. It is known that existing standpipe connections on the main stairs will be removed and escutcheon plates will cover the openings.

Photo no: 43-59

Drawing no: A101-A104

CONTINUATION SHEET

Historic Preservation Certification Application – Part 2

Germania Building

135 W. Wells Street, Milwaukee, Wisconsin

NPS Project Number: Not yet assigned

9. Architectural feature: lobby

Approximate date of feature: 1896

Describe existing feature and its condition: The marble-lined lobby is the premier character-defining interior space within the building. First floor tenant spaces are accessed from the lobby.

Describe work and impact on existing feature: The lobby will be largely retained in its existing condition. For fire suppression, sprinklers need to be installed in the lobby and will protrude from the upper walls. A mail room for future building residents will be accessed from the lobby through a proposed opening in the north wall by the eastern tenant space (photos #41-42). A ramp will be built to provide access to the western tenant space since it currently features steps to enter this space (photos #38-39). Existing lighting fixtures in the lobby will be retained excepting those modern fixtures by tenant entrances, which may be replaced.

Photo no: 33, 34, 37-42

Drawing no: AD101, A101, A111

10. Architectural feature: elevators and mail chute

Approximate date of feature: unknown

Describe existing feature and its condition: The building currently features two passenger elevators and a freight elevator. Passenger elevator cabs are modern. As well, elevator doors are likely modern and perhaps added during the early-1980s building remodeling. A mail chute is found between the passenger elevators. The building originally had additional freight elevators that ran between the composing/book rooms to the press room below and between the lower level and first floor (Germania Building, Historic Designation Study Report, February 2014).

Describe work and impact on existing feature: The passenger elevators will be kept in their existing location. Exterior doors will be retained. New passenger cabs and new elevator mechanicals will be installed. Cabs will feature greater height and ADA-compliant controls. Additionally, elevator cabs may be rebuilt with greater depth with the elevator shaft expanded into the vault space behind the elevators. For fire protection, linear boxes containing a fire protection film that will be released in a fire emergency will be installed over each passenger elevator opening. The mail chute will be retained in its existing condition. The freight elevator likely will be removed and its elevator shaft abandoned. Recycling and trash chutes will be installed in the existing abandoned shaft next to the freight elevator and will empty in the termination room on the lower level.

Photo no: 33, 37, 38, 69-70, 72, 90, 130, 161, 184, 226, 257, 281

Drawing no: AD100-AD108, A100-A104, G101, G112

CONTINUATION SHEET

Historic Preservation Certification Application – Part 2

Germania Building

135 W. Wells Street, Milwaukee, Wisconsin

NPS Project Number: Not yet assigned

11. Architectural feature: wall/ceiling surfaces

Approximate date of feature: modern & historic period (first floor plaster ceiling moldings)

Describe existing feature and its condition: *WALLS* – Modern gypsum-board walls on metal studs are found in offices and corridors throughout the building. Walls are painted or wallpapered. *CEILINGS* – Modern drop-ceilings are predominantly found in offices and corridors. Exceptions include areas on the 1st and 3rd floors that feature modest plaster moldings (1st floor ceilings – photos #75-78 & 80-85; 3rd floor ceiling moldings were installed during the early-1980s remodeling – photos #150-151). Select offices with gypsum-board ceilings are found on the 3rd, 6th and 8th floors (photos #147-148, 238-241 & 288-289). Wooden grids containing decorative plaster moldings with light fixtures are found in the elevator lobby of the upper floors and were installed during the early-1980s remodeling (photo #185).

Describe work and impact on existing feature: Existing drop-ceilings will be removed. Gypsum board walls and ceilings will be installed throughout the building excepting on the first floor where the ceilings with plaster moldings will be retained. In order to accommodate needed plumbing lines, plaster-molded beams will be widened with their molding profile replicated (see photos #80-84 to see referenced beams). As well, the existing wood grid and plaster molding ceiling feature within the elevator lobbies will be retained, although that portion extending within the 3rd floor office space will be removed (photos #131 & 160). Proposed ceiling height will be universally increased throughout the building compared to existing. Additionally, unlike the existing condition, all ceilings will be placed above the windows. Walls will be furred out approximately three inches. Around windows, trim will be removed and reapplied to new walls. Kitchen and bathroom walls may be tiled.

Photo no: 75-78, 80-85, 147-148, 150-151, 238-241, 288-289 and additional interior photos of each floor **Drawing no:** A010, AD100-AD108, A100-A104, G112

12. Architectural feature: flooring

Approximate date of feature: 1896, modern

Describe existing feature and its condition: The building predominantly features modern carpeting in the offices and corridors. Other modern flooring materials include wood laminate in offices on the 5th and 8th floors (photos #214-216 & 285-289) and linoleum tile in areas of the 5th floor and a 7th floor kitchen (photos #201-205 & 272). Exercise mats cover the floors in the 1st floor fitness club (photos #81 & 84-85), while modern ceramic tile is evident in an office on the 3rd floor (photos #155 & 158-160). Wooden floor boards are found in a 3rd floor office and a 6th

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floor office (photos #144 & 241). Wooden floor boards also have been exposed on the 5th floor where modern flooring materials have been removed (photos #196, 200 & 220-222).

Describe work and impact on existing feature: The original 1896 plans indicate tile was utilized for the corridor floors, while offices featured wood floors. Currently covered with carpeting over a layer of vinyl composite tile, small portions of the original tile floor have been recently exposed on the fifth floor (photos #194 & 195). The property owner intends to expose and clean the original tile floor in the elevator lobbies on the 2nd through 8th floors. If further investigation reveals that original tile is too damaged, the amount of exposed tile will be limited to a border around the elevator lobbies. Corridors beyond the elevator lobbies will be carpeted. Sections of original wood flooring, which appears to be quarter-sawn oak, have been exposed on the 5th floor (photos #220 & 221). The intention is to salvage as much original wood flooring as possible and to refinish and install it within the apartment entrance foyers and club room. If not enough can be salvaged, new wood flooring to match would be laid in these areas. Small sections of the floor plate will be removed to allow for the proposed floor penetrations on the 4th, 6th & 8th floors for the two-level apartment units identified as 305, 505 & 705 (note these units are adjacent to the interior light court and not any of the exterior elevations). New flooring materials proposed to be installed include carpeting in the bedrooms & living rooms and luxury vinyl tile in the bathrooms & kitchens.

Photo no: 81, 84-85, 144, 155, 158-160, 196, 200-205, 214-216, 220-222, 285-289 and additional interior photos of each floor **Drawing no:** AD100-AD108, A100-A104, G112

13. Architectural feature: corridors/marble wainscoting

Approximate date of feature: modern configuration w/ 1896 wainscoting

Describe existing feature and its condition: Similar to office partitions, the locations and layout of corridor walls have been modified over time. Original floor plans show a generally uniform corridor layout and width on the 2nd through 7th floors. Existing corridor widths vary on each floor (see measurements table contained within the project plans) and the eastern corridor has been truncated to varying degrees, or even eliminated as on the 7th and 8th floors, to provide for more office space. As well, the original regular and repeating pattern of office entrances from the corridor has been significantly altered over time with the existing configuration of entrances bearing no semblance to the original. Office entrance doors and trim date to the early-1980s remodeling (see discussion *architectural feature: interior doors*). A decorative wood grid and plaster molding feature within the elevator lobbies also dates to the early-1980s remodeling

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(photo #185). Historic elements maintained within the corridors include the vault doors and marble wainscoting (the National Register nomination states that “recently remodeled interior hallways are wainscoted in the original Tennessee marble, removed, cleaned and replaced”).

Describe work and impact on existing feature: The project will retain the vault doors and marble wainscoting within the corridors. Wainscoting will be carefully removed and reinstalled. Existing carpeting and vinyl composite tile underneath this carpeting will be removed. Original floor tile will be cleaned and, depending on condition, left exposed within elevator lobbies (see discussion *architectural feature: flooring*). Corridors will be carpeted. The drop ceiling will be removed and a gypsum-board ceiling installed. By removing the drop ceiling and placing mechanicals within the apartment units there will be a notable restoration of corridor ceiling height with an approximate 8-to-10-inch gain compared to existing. Wall sconces will be added within the corridors. The existing wood grid and plaster molding feature within the elevator lobbies will be retained, although that portion extending within the 3rd floor office space will be removed (photos #131 & 160).

Photo no: 90-97, 130-135, 161-165, 183, 184-190, 226-232, 257-260, 281-284

Drawing no: AD100-AD108, A100-A104, A401, G112

14. Architectural feature: interior doors

Approximate date of feature: modern

Describe existing feature and its condition: Doors within the corridors and office spaces do not date to the 1896-1925 Period of Significance. The early-1980s remodeling plans indicate that corridor doors would feature new trim (“new pediment, frame & casing”) and doors would be “prefinished by others” (see *renner design-architecture* plans dating to 1982, specifically plan sheet #8 and photos #135, 187-188 & 191-193). The majority of existing corridor doors feature the five-paneled-door appearance illustrated in the *renner design-architecture* drawings, while the original 1896 plans show four-paneled-doors, two-paneled doors with large panes of glass or five-paneled-doors with different panel proportions than seen with existing doors.

Describe work and impact on existing feature: Existing interior doors will not be retained. Apartment unit entrance doors are proposed to be a raised panel door that will reference those seen in the original 1896 plans.

Photo no: 91, 135, 165, 183, 187-188, 191-193, 227, 230, 257, 281, 283

Drawing no: AD100-AD108, A100-A104, A110-A112, A120-A124, A401, A601, G111

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15. Architectural feature: floor plan – new/removed walls

Approximate date of feature: - -

Describe existing feature and its condition: As evident from the original 1896 plans (and even the early-1980s remodeling plans), the configuration of interior walls has evolved over time as the tenants occupying these spaces have changed. Indeed, the National Register nomination states “the office areas have undergone the predictable and recurring alterations and replacements typical of a commercial office structure... inasmuch as all interior walls are non-bearing, most exhibit the effects of accumulated change.”

Describe work and impact on existing feature: The project proposes to construct 90 apartment units along with club and fitness rooms on the 2nd through 8th floors of the building. The first floor will be left as a “white box” for future retail tenants. The interior was designed to ensure that interior partition walls would not intersect windows.

Photo no: - - Drawing no: A010, AD100-AD108, A100-A104, A110-A112, A120-A124, A601, G111-G112

16. Architectural feature: vaults

Approximate date of feature: 1896

Describe existing feature and its condition: Given its historic function and emphasis on fireproof qualities, it is unsurprising that the Germania Building was constructed containing 42 vaults and 75 vault safes (Germania Building, Historic Designation Study Report, February 2014). Although many have been removed, the building retains a number of vaults of various sizes. The 2nd through 8th floors feature a vault behind the passenger elevators with the vault door facing the corridor (photos #95-96, 194, 229 & 261). Vault doors are universally utilitarian and lack decorative painting or other embellishment.

Describe work and impact on existing feature: Large vaults on the 2nd and 3rd floors will be retained (photos #112-114 and 155-158, respectively). The 2nd floor vault will be located in the proposed club room with its use still to be determined. On the 3rd floor, the vault will be utilized as a walk-in closet. All vault doors within the corridors will be retained. The smaller, ancillary vaults will be removed during the project (photos #169, 173 & 244).

Photo no: 95-96, 112-114, 155-158, 169, 173, 194, 229, 244, 261

Drawing no: AD102-AD108, A102-A104, A112

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17. Architectural feature: bathrooms

Approximate date of feature: modern

Describe existing feature and its condition: Modern restroom facilities are located on each floor and accessed from the corridor.

Describe work and impact on existing feature: Existing restroom facilities will be removed and new bathroom fixtures will be installed in each apartment unit. Apartments will feature unified bathroom exhaust shafts that will be vented through the roof and vent-less electric dryers.

Photo no: 101-102 Drawing no: AD101-AD108, A102-A104, A112, A120-A124, G112

18. Architectural feature: electrical system & lighting

Approximate date of feature: modern

Describe existing feature and its condition: Modern light fixtures are found throughout the building.

Describe work and impact on existing feature: Existing fixtures will be removed excepting in the lobby (see discussion *architectural feature: lobby*). New fixtures will be installed in the building and generally consist of wall sconces in corridors and stairs; suspended fixtures at stair landings; ceiling fixtures in bedrooms; and recessed lighting units in kitchens and bathrooms. No exterior lighting is planned at this time; however, should that change, proposed exterior fixtures and installation plans would be submitted to WHS/NPS for approval prior to installation. The electrical system will be upgraded to meet the new residential use of the building. Mechanical, electrical and plumbing drawings will be submitted to WHS/NPS for approval upon their completion.

Photo no: 33-34, 37-42, 76-77, 80-82, 128, 140, 150, 159, 174, 214, 262, 276, 286, 289, 296

Drawing no: A120-A124, G113

19. Architectural feature: heating & cooling system

Approximate date of feature: unknown/modern

Describe existing feature and its condition: The building utilizes steam heat and predominantly contains modern baseboard heaters (photos #103, 146, 215, 222, 225, 250 & 267), although a few utilitarian radiators also are evident (photo #105). Air conditioning has been cobbled into the building and a number of condensers are located within the light court.

Describe work and impact on existing feature: New perimeter baseboard heaters will be installed. Air-conditioning will feature suspended mechanical units above the ceiling in

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bathrooms (refer to ceiling plan). Project plans have been formulated to keep mechanical lines out of the corridors as much as possible. Plumbing lines, including the hot water loop for base board heaters and the chilled water loop serving unit air handlers, will be located above the gypsum board ceiling inside the apartment units. Mechanical, electrical and plumbing drawings will be submitted to WHS/NPS for approval upon their completion.

Photo no: 103, 105, 146, 215, 222, 225, 250 & 267 Drawing no: A112, G113

20. Architectural feature: plumbing system & fixtures

Approximate date of feature: modern

Describe existing feature and its condition: Some offices feature modern kitchens or simply sinks. Original building plans show sinks within the offices; however, these sinks are no longer extant.

Describe work and impact on existing feature: The plumbing system will be upgraded to serve the new residential use of the building and each apartment will feature its own laundry, kitchen and bathroom facilities. Mechanical, electrical and plumbing drawings will be submitted to WHS/NPS for approval upon their completion.

Photo no: 126, 217, 272, 280, 301 Drawing no: A111-A112, A120-A124, G113

21. Architectural feature: fire suppression

Approximate date of feature: n/a

Describe existing feature and its condition: - -

Describe work and impact on existing feature: Given the proposed change in use of the building, a fire protection consultant has been advising the development of fire suppression plans. As these plans continue to be developed, known work will include installing sprinkler lines, which will be concealed behind ceilings. Within the lobby and stairs, sprinkler heads will protrude from the upper walls. Existing standpipes and standpipe connections within the main and rear stairways may be reconfigured. Linear boxes containing a fire protection film that will be released in a fire emergency will be installed over each passenger elevator opening.

Photo no: 48, 52-53 Drawing no: G101, G111, G112

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22. Architectural feature: handicap accessibility

Approximate date of feature: n/a

Describe existing feature and its condition: The building is handicap accessible via a lift located inside the primary entrance.

Describe work and impact on existing feature: The location of the existing lift will remain, although the lift itself may be replaced. A wheelchair ramp is proposed for access to the first floor space in the western portion of the building, which is currently accessible by ascending two steps. Existing elevator cabs are not ADA-compliant in terms of their controls. New elevator cabs will be ADA-compliant.

Photo no: 35, 36, 40, 72 **Drawing no:** G101

23. Architectural feature: lower level & hollow vaulted sidewalk

Approximate date of feature: 1896

Describe existing feature and its condition: After the printing presses were removed, the lower level was converted into an underground parking facility in 1927. Vehicular access to the lower level is gained through the property to the south (existing easement agreement). A barber shop was originally located on the lower level (Germania Building, Historic Designation Study Report, February 2014). A hollow vaulted sidewalk is found along the west elevation (N. 2nd Street).

Describe work and impact on existing feature: The hollow vaulted sidewalk will be infilled and a new concrete sidewalk poured. Approximately 70+ storage units will be installed in the lower level for apartment unit residents (an additional 18-to-20 storage units will be added on the first floor). It is undecided whether any parking will be maintained in the lower level considering that multiple parking structures are located in the immediate area.

Photo no: 64-68

Drawing no: AD100, A100, A110

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Photo of the Germania Building taken a few years after its construction (Zimmermann, Germania Building, pg. 15)



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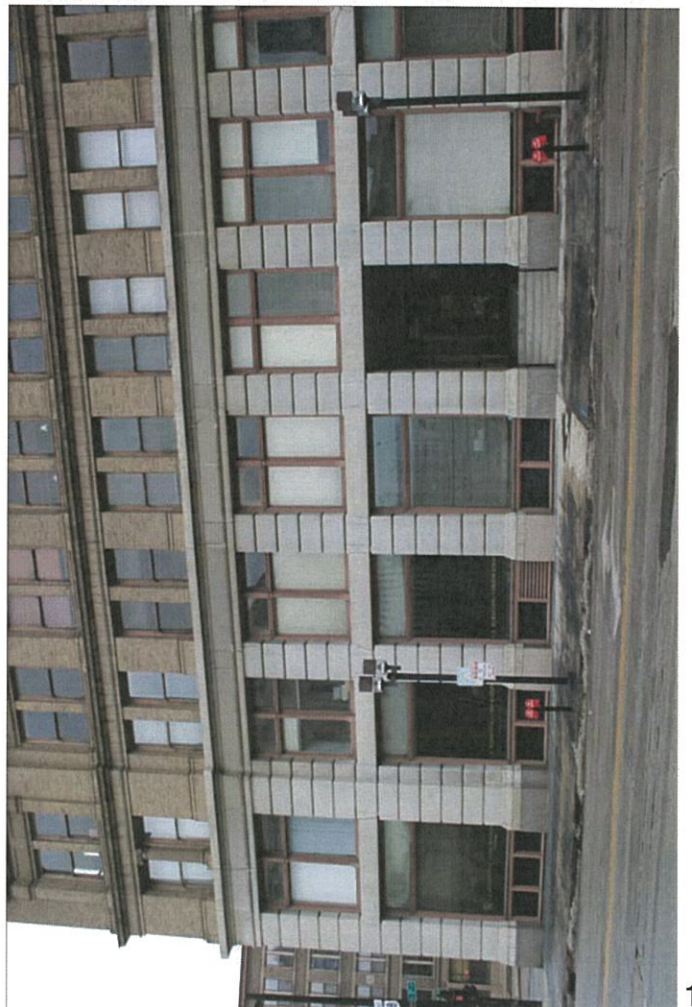
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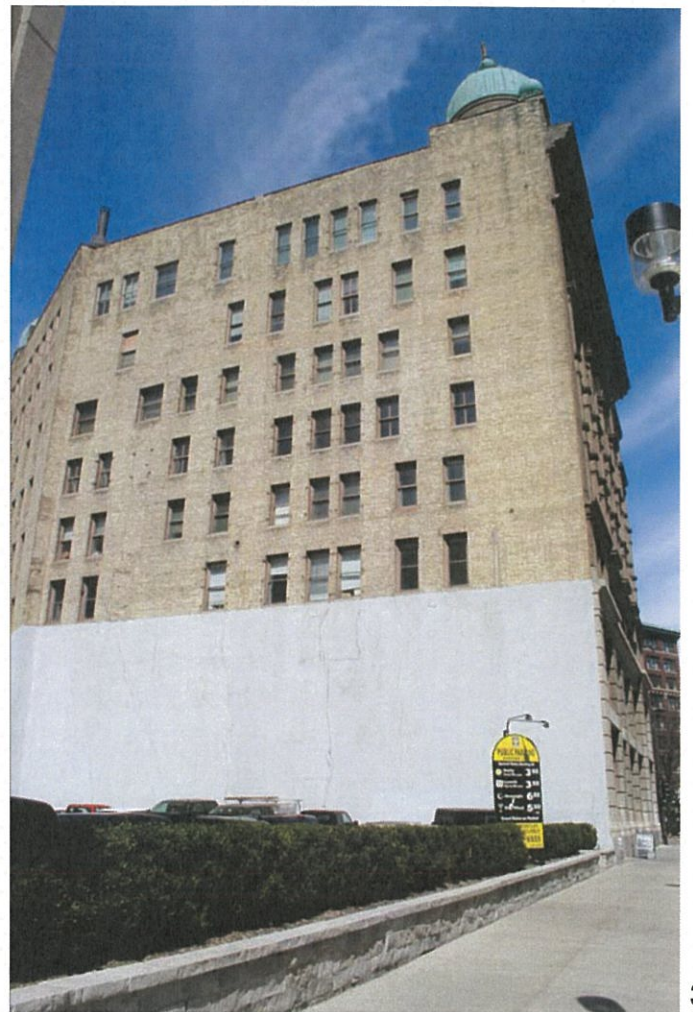
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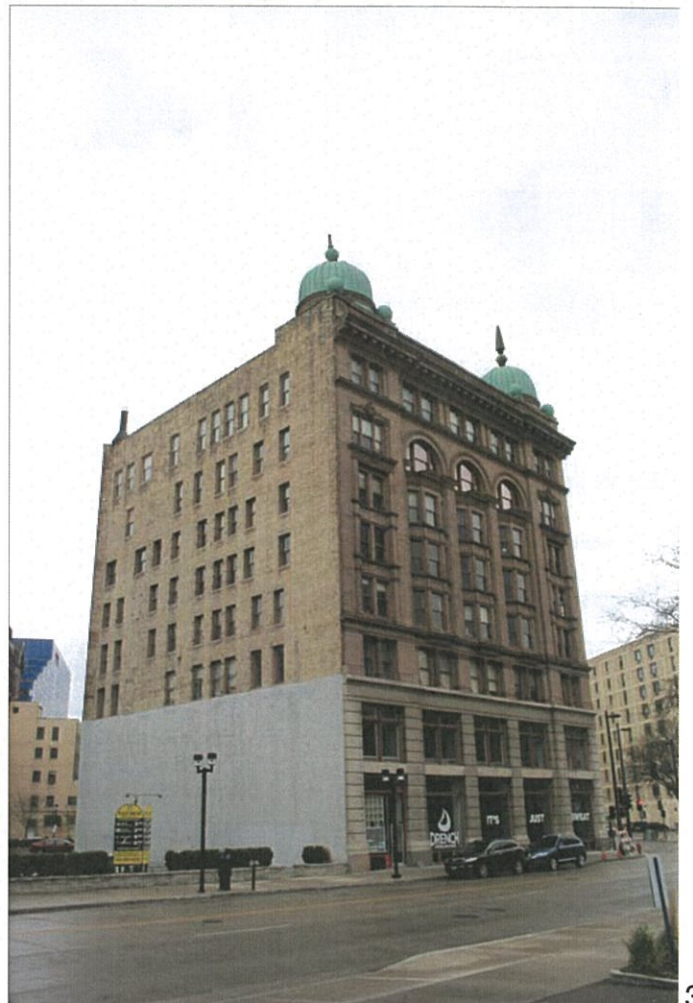
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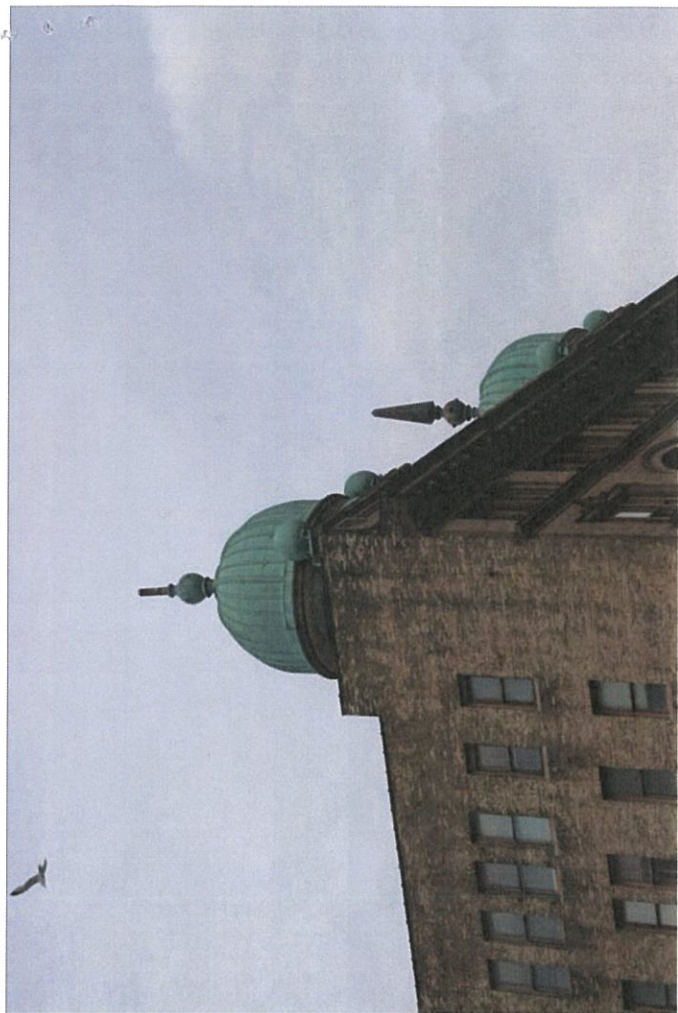
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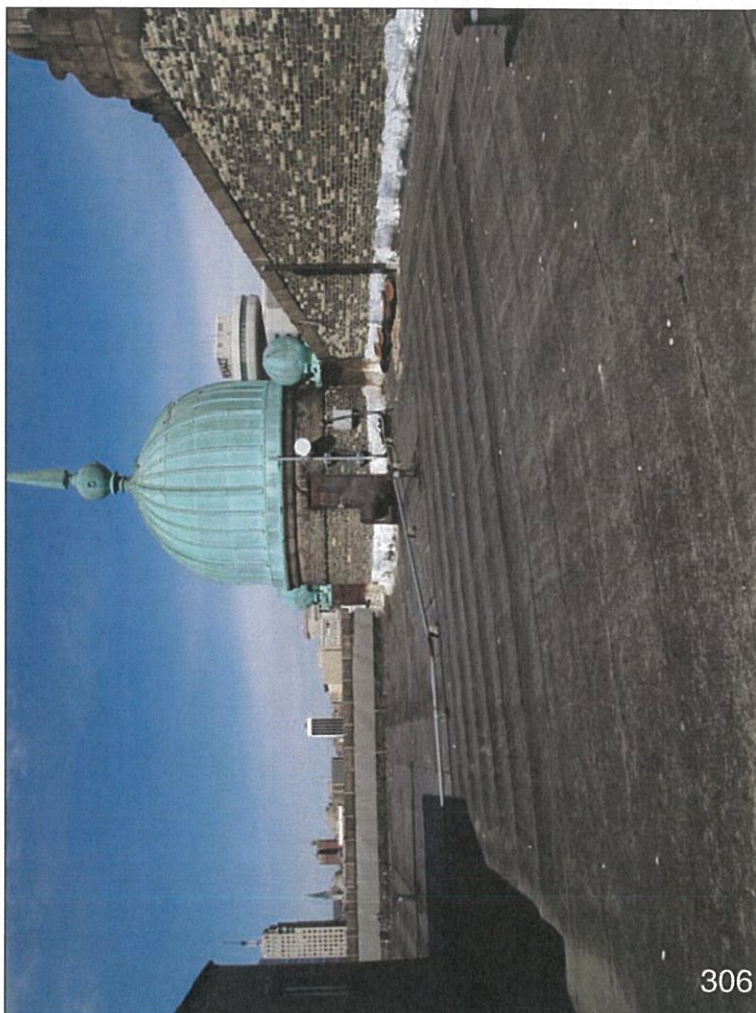
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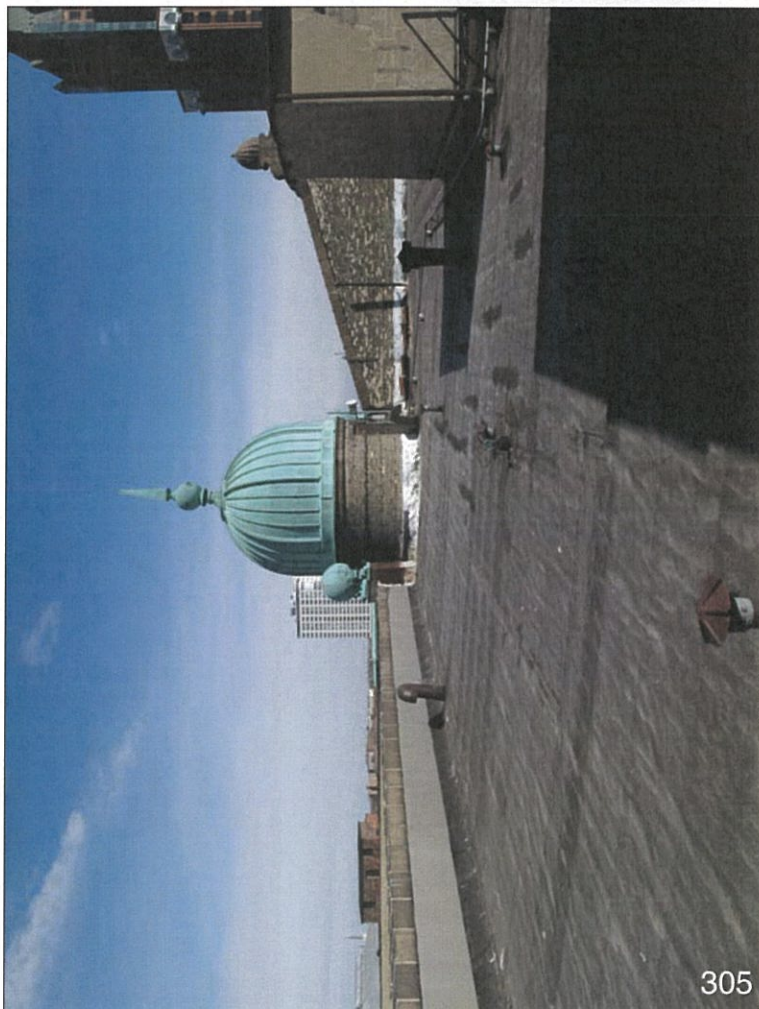
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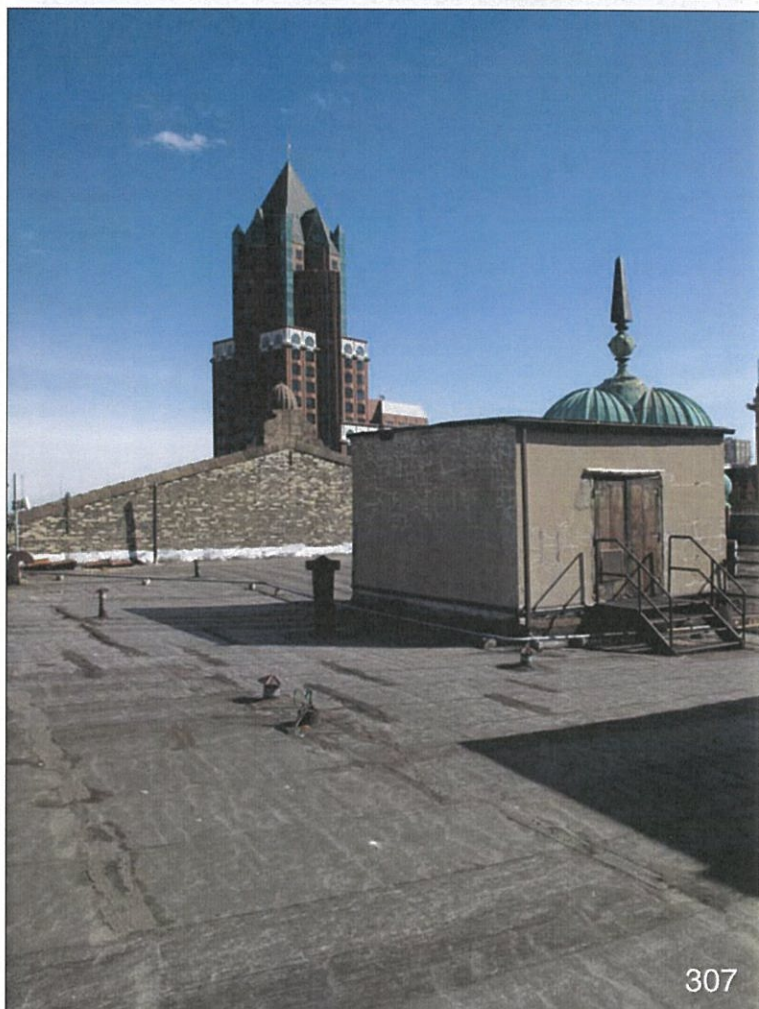
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