



HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

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.

NPS Project Number

1. Historic Property Name Theo. Lery Duplex (State St)

Street 2902-2904 W State St

City Milwaukee County Milwaukee State WI Zip 53208

Name of Historic District or National Register property Concordia Historic District

Listed individually in the National Register of Historic Places; date of listing _____

Located in a Registered Historic District; name of district Concordia Historic District

Part 1 – Evaluation of Significance submitted? Date submitted 09/08/2023 Date of certification _____

2. Project Data (for phased projects, data entered in this section must be totals for entire project)

Date of building 1895 Estimated total rehabilitation costs (QRE) \$374,000

Number of buildings in project 1 Floor area before / after rehabilitation 8,700 / 8,700 sq ft

Start date (estimated) 11/01/2023 Use(s) before / after rehabilitation Residential / Residential

Completion date (estimated) 08/01/2023 Number of housing units before / after rehabilitation 2 / 2

Application includes phase(s) 1 of 1 phases Number of low-moderate income housing units before / after rehabilitation 0 / 0

Intend to apply the IRS 60-month measuring period for the purposes of substantial rehabilitation

3. Project Contact (if different from applicant)

Name _____ Company _____

Street _____ City _____ State _____

Zip _____ Telephone _____ Email Address _____

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]:

I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or

if 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 (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) 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 8 years.

Name Alexander Cihla Signature AJ Cihla Digitally signed by AJ Cihla
Date: 2023.09.13 11:12:35 -05'00' Date 09/07/2023

Applicant Entity Redwood Investments LLC SSN 364-91-0914 or TIN _____

Street 2511 N Cramer St City Milwaukee State WI

Zip 53211 Telephone (408) 826-9366 Email Address aj@mke.homes

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

National Park Service Authorized Signature

NPS conditions or comments attached



HISTORIC PRESERVATION CERTIFICATION APPLICATION NATIONAL PARK SERVICE CONDITIONS

Historic Property Name Theo Lery Duplex Project Number 47067
Property Address, City, State 2902-2904 W State 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. **Repointing mortar** for the chimneys and foundation 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.
2. In carrying out **pointing** work, you must ensure that: 1) removal of the existing mortar does not damage the masonry; 2) the mortar color, appearance, and tooling of joints matches the original exactly; and 3) the new mortar is sufficiently soft to prevent damage to the original masonry. Unless lab testing reveals that the original mortar is unusually hard, the building should be pointed using mortar that is no harder than ASTM, Type N, which consists of 1 part Portland cement, 1 part hydrated lime and 6 parts sand. To match the color of the original mortar, the mason may need to use white, rather than gray, Portland cement tinted to match the existing.
3. **Front doors** must be retained and repaired. New stain finish must match that of the historic finish.
4. Existing **paint** must be removed from the house in a manner that does not cause damage, either physical or cosmetic, to the wood. Standard methods of removing existing exterior paint, such as scraping and sanding, are approved. Removal of paint using chemical cleaners or medium pressure water is also approved if you first test the paint removal method to ensure that no damage will ensue to the house's materials. Pressure should not be excessive when pressure washing. Excessive pressure can drive moisture behind the exterior materials and into the building damaging historic fabric both inside and out. Sandblasting, shaving, or other abrasive blasting techniques, either wet or dry, is prohibited. See information in Preservation Brief 10- Exterior Paint Problems on Historic Woodwork, and Preservation Brief 6- Dangers of Abrasive Cleaning to Historic Buildings for more information: <https://www.nps.gov/orgs/1739/preservation-briefs.htm>
5. If **repainting** the exterior facades, the paint color(s) and color scheme, if not proposed to match the existing, needs to preserve the historic character and appearance of the building, and a change in paint color(s) or color scheme should be submitted via an amendment for review and approval prior to undertaking any work to ensure compliance with the Standards. It is not acceptable to paint previously unpainted masonry.
6. Only those **porch** materials that have deteriorated beyond repair may be replaced and then only with materials that match the originals in material, dimension, design, and detail. All lumber used in



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construction must be painted or finished with an opaque stain. If a large amount of replacement is required, you must submit photographic evidence of the extent of the deterioration prior to commencing the work. The only exception to this requirement is that of the porch decking, which may be replaced in total if more than 1/3 of the original decking boards have deteriorated beyond repair.

7. Exterior and interior **light fixtures** must be compatible with the historic character of the building and their installation must not damage the historic fabric or features remaining. Exterior flood lights must be sized so that they do not draw attention to themselves or detract from the historic exterior character. To ensure compliance with the Standards you should submit flood lights for review and approval.
8. Existing **plaster ceiling medallions** must be retained and must not be damaged in the installation of any modern lighting fixtures.
9. The addition of **insulation** to existing open walls must not alter any historic fabric. Furring-out or resurfacing interior walls may not result in the loss of historic interior trim and must not change the historic relationship of trim and wall surface. This treatment should not be undertaken if the majority of the historic trim cannot be successfully removed and reinstalled atop the new surface. Any trim that is damaged in the process of removal must be replicated. In addition walls must not be thickened to the extent that it significantly alters the relationship of the windows to the wall surfaces. Photographs showing the historic trim in context with the new wall surfaces must be submitted with the Request for Certification of Completed Work.
10. Existing **wood trim** and **wood features** such as doors, stairs, and paneling must not be painted. Stained woodwork must remain stained. Where previously painted, woodwork may be repainted in a compatible color.
11. Existing **wood floors** contribute to the character of the interior and must be retained and repaired. If the wood floors are deteriorated beyond repair, that condition must be documented before replacement can be considered. Replacement flooring, where justified, must match the general characteristics of the historic wood floor, specifically the plank width, finish, color, texture, and direction laid. LVT/LVP is not an acceptable replacement material for the existing wood floors.
12. New **mechanical, electrical, and plumbing systems** must be installed in a manner that has minimal effect on the historic character of the building. The first choice is to locate systems within walls and ceilings or in attics and basements to minimize visibility. Because wall and ceiling surfaces are being replaced this should be readily achieved. Enclosures or lowered ceilings must be held well back from the windows. In order to ensure the handling of the systems meets the *Standards*, plans and, where necessary, sections detailing the location of ducts and utility lines, and the soffits or enclosures for them, must be submitted for review.



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13. New **vent piping** for the furnaces as well as the air conditioning condensers must not be on the front elevation or be visible from the public right of way. If a side wall must be used, the vents and/or condenser should be screened with landscaping or some other means, the vents should be painted out to match the wall.
14. Retaining the historic **windows** is essential to maintaining the historic appearance of the building. Sashes and frames must be repaired where possible. These can include wood epoxy for small areas of rot, or replacement of pieces of the sash or frame that are rotted through but are milled to match the original pieces. Stripping, priming, painting, glazing, restringing sash cords and replacing missing or damaged sash cord weights are eligible activities. Any replacement windows must match the historic and must be submitted for review and approval before installation.
15. This approval does not extend to **work not yet submitted**, details of which have not been submitted for review and approval to the State Historic Preservation Office and this office. Federal regulations governing this program require evaluation of the entire project. This approval may be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. Please submit for review the information regarding any additional work as soon as available to ensure conformance of the overall project with the Secretary's Standards.

Comments:

1. It is assumed that the plan is remaining the same and no walls are being demolished or new walls added as this was not described in the narrative and no proposed demolition or new plans were provided. If alterations to the plan are proposed they must be submitted for review and approval to ensure compliance with the Standards. If nothing is changing in the plan, you do not need to submit plans for review.

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, using the Amendment/Advisory Determination form, prior to execution to ensure that the proposed project continues to meet the Standards.

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

Date

National Park Service Signature