



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

OMB Approved  
No. 1024-0009  
Form 10-168  
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION

NPS Project Number

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 Maschauer & Frankfurth Hardware

Street 213-15 S. 2nd Street

City Milwaukee County Milwaukee State WI Zip 53204-1412

Name of Historic District Walker's Point

Listed individually in the National Register of Historic Places; date of listing 11-30-1987

Located in a Registered Historic District; name of district Walker's Point

Part 1 – Evaluation of Significance submitted? Date submitted 4-20-2016 Date of certification \_\_\_\_\_

2. Project Data

Date of building 1866 Estimated rehabilitation costs (QRE) \$700,000

Number of buildings in project 1 Floor area before / after rehabilitation 7,500 / 7,500 sq ft

Start date (estimated) ASAP Use(s) before / after rehabilitation Vacant / Mixed Use

Completion date (estimated) 01/01/2017 Number of housing units before / after rehabilitation 0 / 2

Number of phases in project 1 Number of low-moderate income housing units before / after rehabilitation 0 / 0

3. Project Contact (if different from applicant)

Name Dr. Lori Gensch Company \_\_\_\_\_

Street 16000 Sky Cliff Drive City Brookfield State WI

Zip 53005-2870 Telephone (414) 510-8943 Email Address lgensch@yahoo.com

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)  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 Dr. Lori Gensch Signature \_\_\_\_\_ Date 04/20/2016

Applicant Entity 213-15 S. 2nd Street SSN \_\_\_\_\_ or TIN 47-1768941

Street 16000 Sky Cliff Drive City Brookfield State WI

Zip 53005-2870 Telephone (414) 510-8943 Email Address lgensch@yahoo.com

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  
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Property name Maschauer & Frankfurth Hardware NPS Project Number \_\_\_\_\_  
Property address 213-15 S. 2nd Street Milwaukee Milwaukee WI 53204-1412

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information.  
Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number 1 Feature East Facade Brick Date of Feature 1866

Describe existing feature and its condition

The east facade has a faded patina over the cream city brick. There will be some minor tuck-pointing needed.

Photo numbers 1-2 Drawing numbers \_\_\_\_\_

Describe work and impact on feature

The tuck-pointing will match existing mortar lines (width) and color with care being given to retain the patina on the brick work.

Number 2 Feature North Facade Brick Date of Feature 1866

Describe existing feature and its condition

The north facade will require tuck-pointing.

Photo numbers 3 Drawing numbers \_\_\_\_\_

Describe work and impact on feature

The tuck-pointing will match existing mortar lines (width) and color.

Number 3 Feature West Facade Brick Date of Feature 1866

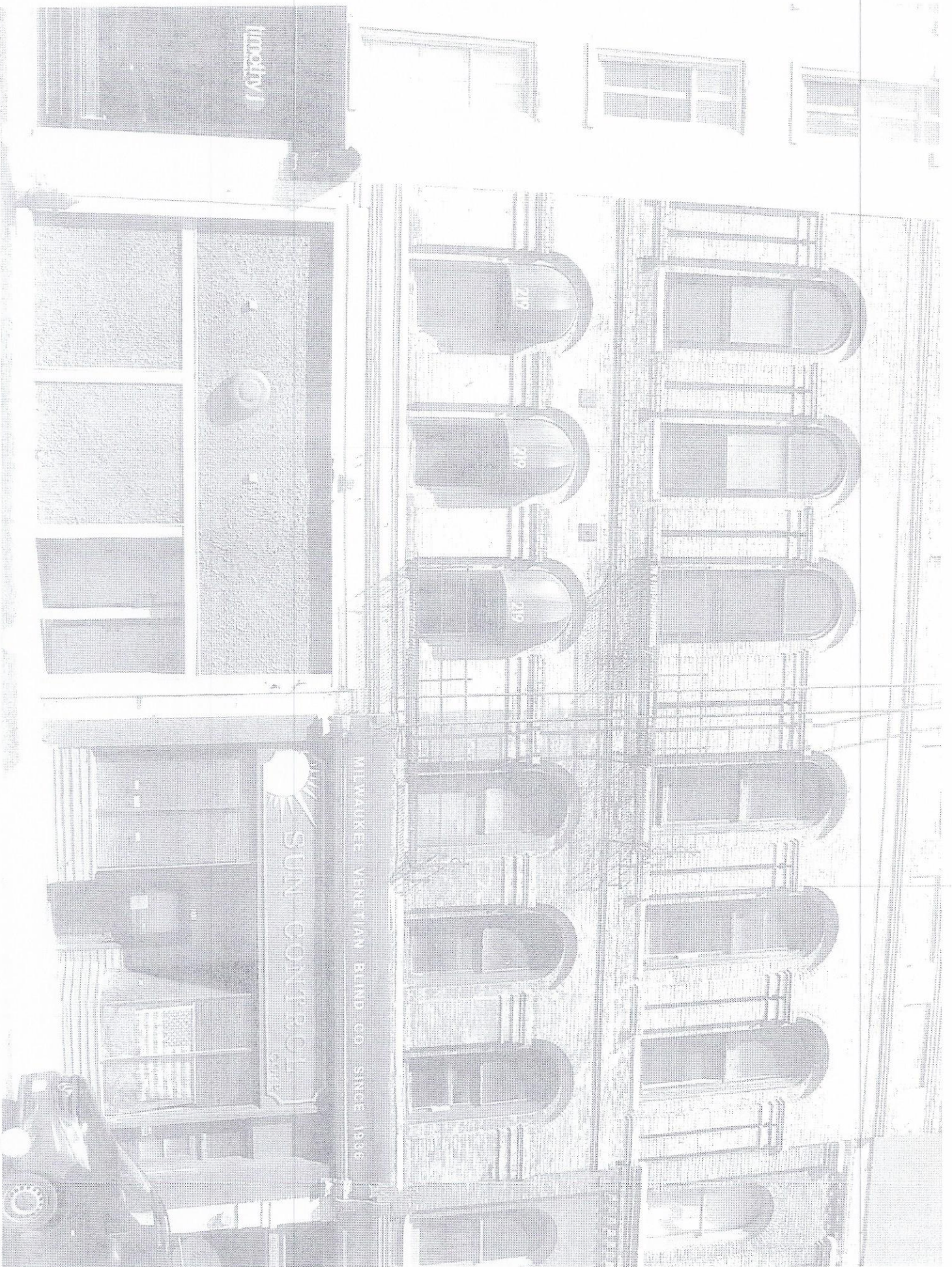
Describe existing feature and its condition

The west facade which was partially covered by the 1950's construction garage which was removed due to deterioration and subsequent contractor damage, concealed original windows and doorway.

Photo numbers 4-9 Drawing numbers \_\_\_\_\_

Describe work and impact on feature

The entire west side will require tuck-pointing and minor reconstruction of jack arches above windows and doorway.

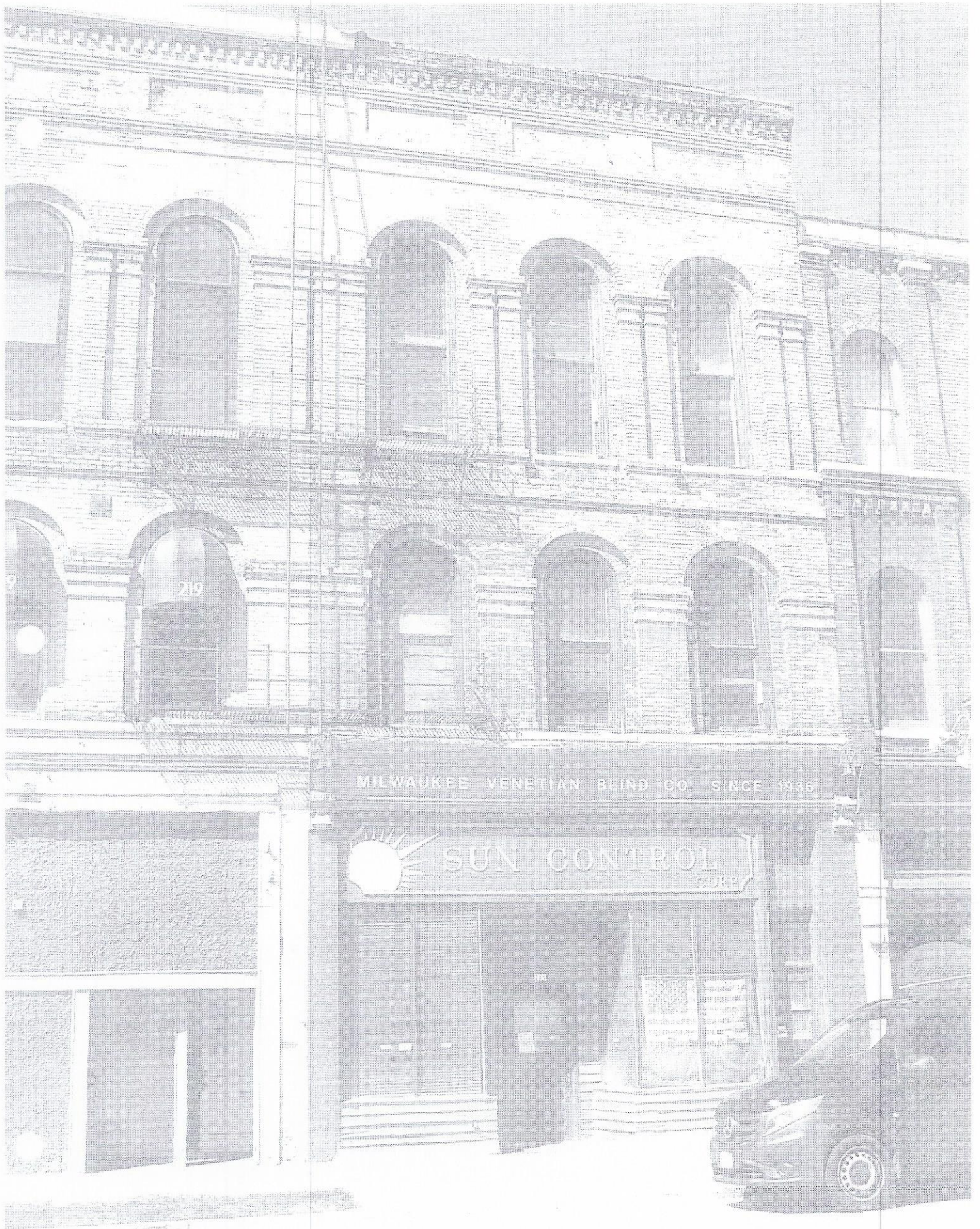


PROPERTY

MILWAUKEE VENETIAN BLIND CO. SINCE 1886

SUN CONTROL

212  
213  
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MILWAUKEE VENETIAN BLIND CO. SINCE 1936



SUN CONTROL

FACTORY

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HISTORIC PRESERVATION CERTIFICATION APPLICATION  
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Number <u>4</u>	Feature <u>East Facade - North Storefront</u>	Date of Feature <u>1866</u>
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Describe existing feature and its condition

As noted previously, there are two storefronts on this contiguous building however this rehabilitation project is applicable only to the north storefront. The north storefront may have had some modifications in the early 1920's but is still in good condition with enough original fabric to be utilized for replication purposes.

Photo numbers 10-13 Drawing numbers \_\_\_\_\_

Describe work and impact on feature

The north storefront will be re-constructed as found with large transom glass and center doorway. A second doorway will remain as original for access to the upper floors.

Number <u>5</u>	Feature <u>East Facade-Windows: 2nd, 3rd Flrs</u>	Date of Feature <u>1866</u>
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Describe existing feature and its condition

Existing windows are deteriorated to the point that most glass is missing and casings are rotted and in some instances gone. Some of the glass that remained was removed to prevent accidents/injury on public sidewalk below.

Photo numbers 14-17 Drawing numbers \_\_\_\_\_

Describe work and impact on feature

New windows will be installed to match original historic style with attention paid to details of mullion, sash, and sill.

Number <u>6</u>	Feature <u>West Facade-Windows: 1st, 2nd, 3rd</u>	Date of Feature <u>1866</u>
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Describe existing feature and its condition

Existing windows are deteriorated to the point that most glass is missing and casings are rotted and in some instances gone. Some of the glass that remained was removed to prevent accidents/injury on parking area below.

Photo numbers 18-21 Drawing numbers \_\_\_\_\_

Describe work and impact on feature

New windows will be installed to match original historic style with attention paid to details of mullion, sash, and sill.