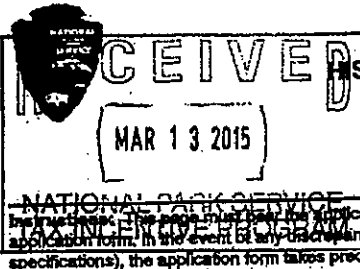


UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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



HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 - DESCRIPTION OF REHABILITATION

NPS Project Number 31932

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 Mackie Building  
 Street 225 East Michigan Street  
 City Milwaukee County Milwaukee State WI Zip 53202  
 Name of Historic District East Commercial District  
 Listed individually in the National Register of Historic Places; date of listing April 1973  
 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 1875 Estimated rehabilitation costs (QRE) \$10,000,000  
 Number of buildings in project 1 Floor area before / after rehabilitation 66,000 / 66,000 sq ft  
 Start date (estimated) 07/01/2015 Use(s) before / after rehabilitation Mixed use / Mixed use  
 Completion date (estimated) 06/30/2017 Number of housing units before / after rehabilitation 0 / 25  
 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 Falamak Nourzad Company Continuum Architects and Planners  
 Street P.O. Box 510663 City Milwaukee State WI  
 Zip 53203 Telephone (414) 220-9640 Email Address Falamak.nourzad@continuumarchitects.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 38 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural whenever 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 Joshua Jeffers Signature \_\_\_\_\_ Date 01/31/2015  
 Applicant Entity 225 East Michigan Street LLC. SSN \_\_\_\_\_ or TIN 47-1145742  
 Street P.O. box 305 City Milwaukee State WI  
 Zip 53201-030 Telephone (262) 764-5787 Email Address joshua@jjeffers.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 4.8.15 National Park Service Authorized Signature Elizabeth Petrella

NPS conditions or comments attached

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**CONDITIONS SHEET**  
**Historic Preservation Certification Application**

Property name: Mackie Building

Project Number: 31932

Property address: 225 East Michigan 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. The new stair in the north east corner of the building is not compatible with the historic character of the building—specifically it's placement and subsequent destruction of historic fabric. It appears that the new stair will be built within the existing hallway/lobby that currently contains a decorative ceiling. This hallway/lobby is a primary space within the building and therefore should be minimally altered. In addition, the stair landings cross in front of windows, and though a wall is proposed between the two, this has a negative effect on the historic fenestration. The location and design of this stair should be modified so that it does not destroy the historic ceiling and does not cross in front of the windows at such a close distance.
2. New mechanical, electrical, and plumbing systems must be installed in a manner that has minimal effect on the historic character of the building. Systems must be enclosed and set back from the windows and storefront. Enclosures should be held to a minimal size and be installed tight to walls and ceilings. Systems must be kept above the ceiling and the ceiling must not be lowered below the top of the windows or storefront transom.

Please provide additional information about the proposed electric heaters in the entry areas and the electric fin tube heaters at the perimeter of the first floor walls. This should include, size, mounting, and finish, as well as what existing features may be covered by the newly installed units. Any new HVAC units must be compatible with the character of the space, and exposed equipment that is out of character with the finished space may not be installed.

3. As this was historically a finished building and remains finished with historic and modern finishes, the exposure of brick is not appropriate and must not be undertaken. Existing plaster must be repaired or replaced to match, or where not possible, replaced with drywall.
4. 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. To ensure compliance with the Standards you must submit a section drawing showing the additional layers of furring and indicating the full depth of the newly extended wall. Photographs showing the historic trim in context with the new wall surfaces must be submitted with the Request for Certification of Completed Work.
5. The visual impact of adding storm windows must be kept to a minimum. The division of the storm windows, if any, must align with the meeting rail of the historic window, the frames must not be excessively bulky, and the color of the storm windows must match that of the window sash or frame.

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.

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.

04/08/2015  
Date

  
National Park Service Signature

Liz Petrella  
HPS 202.354.2040  
Telephone Number



**CERTIFICATE OF APPROPRIATENESS APPLICATION FORM**  
Incomplete applications will not be processed for Commission review.  
Please print legibly.

*paid @ HPC  
5/27/2015*

1. **HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT:** (if known)  
Mackie Building in East downtown Historic District  
**ADDRESS OF PROPERTY:**  
225 E. Michigan street, Milwaukee, WI 53202
  
2. **NAME AND ADDRESS OF OWNER:**  
Name(s): Josh Jeffers, J. Jeffers Co.  
Address: P.O. Box 305  
City: Milwaukee State: WI ZIP: 53202  
Email: Joshua@JJeffers.com  
Telephone number (area code & number) Daytime: 262-764-5787 Evening:
  
3. **APPLICANT, AGENT OR CONTRACTOR:** (if different from owner)  
Name(s): Falamak Nourzad / Continuum Architects + Planners  
Address: P.O. Box 510663  
City: Milwaukee State: WI ZIP Code: 53203  
Email: falamak.nourzad@continuumarchitects.com  
Telephone number (area code & number) Daytime: 414-220-9640 Evening: 414-303-4422
  
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

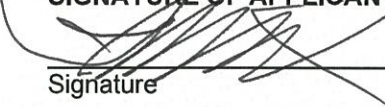
**PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED AND SIGNED.**

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.

The project is a mixed use development. 99% of work is remodeling of interior spaces. All information is submitted to WI SHPO & WPS & has received approval. As part of exiting needs for grain exchange room we are adding an exit tower on southwest corner of building. ~~Along~~ Along with the stair addition there will be an elevator to accommodate the kitchen needs of the grain exchange hospitality function. Project is being submitted to the city of Milwaukee for permit. The review of this committee & approval of this addition to bldg will accommodate the perm. process.

6. SIGNATURE OF APPLICANT:

  
Signature

Fatemeh Nourzad  
Please print or type name

5/26/2015  
Date

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](http://www.milwaukee.gov/hpc)

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

SUBMIT

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION**

Property name: **Mackie Building**

**NPS Project Number**

Property address: **225 E. Michigan Street Milwaukee, WI 53202**

**Detailed description of rehabilitation work** Reproduce this page as needed to describe all work or create a comparable format with this information.

**Feature No. 06: New Stair Tower Addition**

**Date of feature:** proposed construction

**Describe feature and its condition:**

Currently the assembly space, the Grain Exchange Room located on Level 1, has only one set of double doors to the lobby for occupancy of 450 people. Since this space does not have sprinklers, it creates a tremendous life safety hazard. A variance will be sought for the Grain Exchange Room to not receive sprinkler system due to ornate detailing of the interior space and the historical nature of the room, in exchange for additional public exiting from this assembly space.

**Photo numbers:** 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63

**Drawing numbers:** A100, A101, A400, A201, A202, A203, A600, A601, a704

**Describe work and impact on feature:**

The new exiting is provided via a new stair tower on the south facade at the southwest corner of the building. This project will incorporate a new three-story exclusive exit stair shaft for the Grain Exchange Room that serves both the room on the second floor and the mezzanine within the room on the third floor creating exit access directly at grade.

The new stair tower will be of block masonry construction, painted the same color as the current paint on the south façade of original one story carriage house. To access the stair exit from inside of the Grain Exchange room and its mezzanine, two windows on the farthest southwest corner of the room present on the south façade will be removed (one each on Level 1 and Level 2). The window openings will be further cut along existing jambs up to the floor to create a new opening in lieu of the arched window openings. The new opening will then be plastered over and painted to match the existing adjacent finish. The upper arched portion and window sash will remain to maintain historic continuity. The new opening will be concealed from the outside as it is encapsulated within the new stair shaft. A new gypsum board wall and door will be built inside the new stair shaft in order to access the fire rated stair shaft beyond historical opening.

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION

Property name: **THE MACKIE BUILDING**  
Property address: **225 E. MICHIGAN ST. MILWAUKEE, WI 53202**

NPS Project Number:



Photo No. 49: Algae built-up along entire Entablature over entry door



**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION**

Property name: **Mackie Building**

**NPS Project Number**

Property address: **225 E. Michigan Street Milwaukee, WI 53202**

**Detailed description of rehabilitation work** Reproduce this page as needed to describe all work or create a comparable format with this information.

**Feature No. 07: New Freight Elevator**

**Date of feature:** proposed construction

**Describe feature and its condition:**

At the southwest corner of the building, there is an existing two story historical structure made of brick. The lower portion is totally in-filled with wood panels, CMU block, and metal panels and the corner brick pier is painted. Above and adjacent to this structure is a system of metal platforms and metal stairs that hold the exterior HVAC rooftops and provide access to the upper kitchen of the Grain Exchange. The entire metal platform and stair assembly is non-historic. Originally, the space on Level 1, which opens to Grain Exchange, was used as the men's toilet. In the 1980s, a non-historical remodeling gave the men's room new finishes and addressed ADA accessibility. A new privacy wall was built below mezzanine on the inside of the room. The brick addition is in good condition with a few isolated cracks but there is fair amount of environmental build up. Just outside this structure on the southwest corner of the building is an arched window opening that has been infilled with concrete masonry units and wood boards. The opening appears to be original and intact.

**Photo numbers:** 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63

**Drawing numbers:** A100, A101, A201, A202, A203, A601, A602

**Describe work and impact on feature:**

The historical addition will function as the shaft for the new two-stop freight elevator for the Grain Exchange Room and kitchen. This allows the existing north elevator to be dedicated to passengers. The project will maintain all historic walls of the addition. The roof will need to be raised in order to provide the required clearance and headroom for the new elevator. However, the increase in height will not be visible from the outside because of the raised parapet wall. The men's bathroom on Level 1 will be gutted and new bathrooms will be built elsewhere. This shorter two-story addition will be engulfed into the configuration of the new stair exit detailed in Feature No. 06 and will not be visible from outside. The historical brick walls on the west and south sides will not be removed; in fact, these walls will be exposed inside the new stair shaft to be viewed along the new path of egress. The infills at the existing opening in the southwest corner will be removed and replaced with painted, two-hour rated concrete masonry units. The rating is required to maintain the fire rating of the new stair shaft. The CMU infill will be distinct from the brick alluding to an existing opening that is infilled. This infill will not be visible from the outside since it is encapsulated within the freight elevator vestibule. All non-historic metal landings, stairs, and platforms will be removed from around the addition. New floor slab is needed at grade along with new foundations to address the requirements of the freight elevator pit and operation.

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NPS Project Number:



Photo No. 50: Exterior - Level 4 - East facade corner- paint peeling and environmental built-up



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NPS Project Number:



Photo No. 51: Southwest corner of building - location for new two-story addition

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
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NPS Project Number:



Photo No. 52: Looking northeast - showing southwest corner of building



HISTORIC PRESERVATION CERTIFICATION APPLICATION  
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NPS Project Number:



Photo No. 53: South facade location of new structure engulfing addition and three historic windows



HISTORIC PRESERVATION CERTIFICATION APPLICATION  
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NPS Project Number:



Photo No. 54: Looking east at southwest corner of building



Photo No. 55: Looking up at steel platforms



HISTORIC PRESERVATION CERTIFICATION APPLICATION  
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NPS Project Number:



Photo No. 56: Looking north at lower level southwest corner of building



Photo No. 57: Level 1 southwest view gridline A & 10 - Window becomes opening to new stair exit

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION

Property name: **THE MACKIE BUILDING**  
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NPS Project Number:



Photo No. 58: Level 1 southwest view of window - access to new stair addition - gridline A & 10



HISTORIC PRESERVATION CERTIFICATION APPLICATION  
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NPS Project Number:



Photo No. 59: Level 1 sill and window detail



Photo No. 60: Level 2 View south gridline 10 window opening and sill cut down to access stair exit



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NPS Project Number:

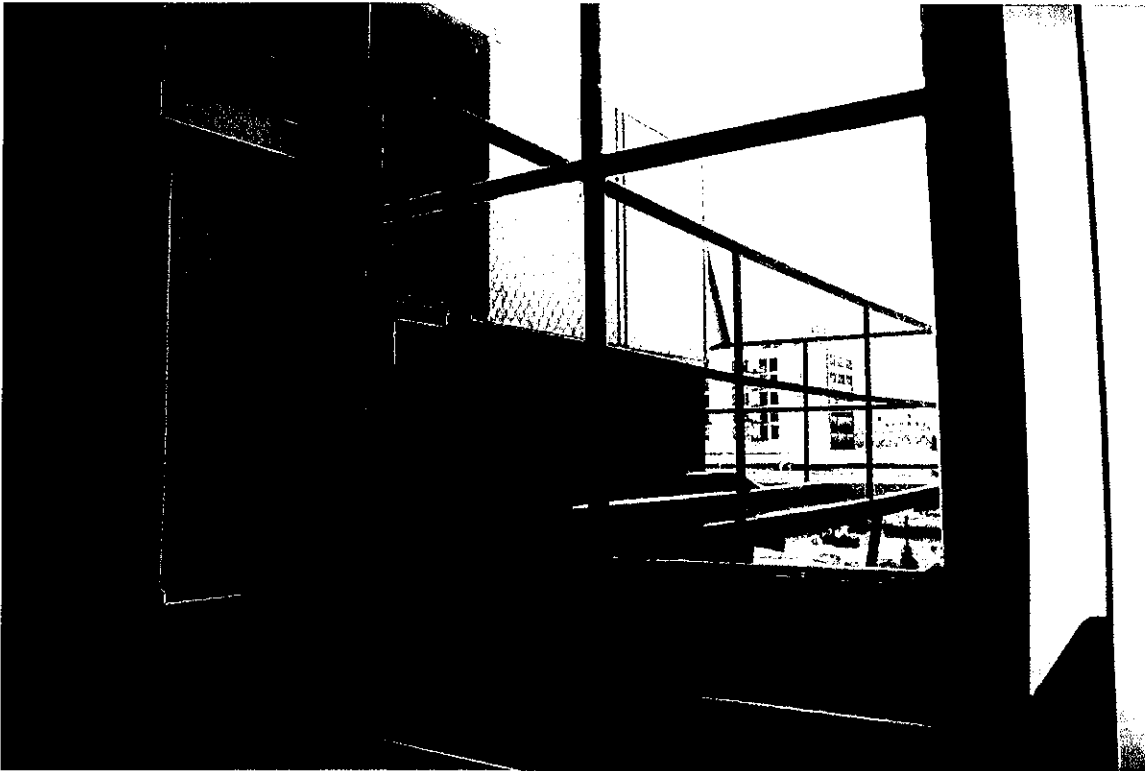


Photo No. 61: Level 2 view outside looking southeast - side casing detail to r be protected.

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
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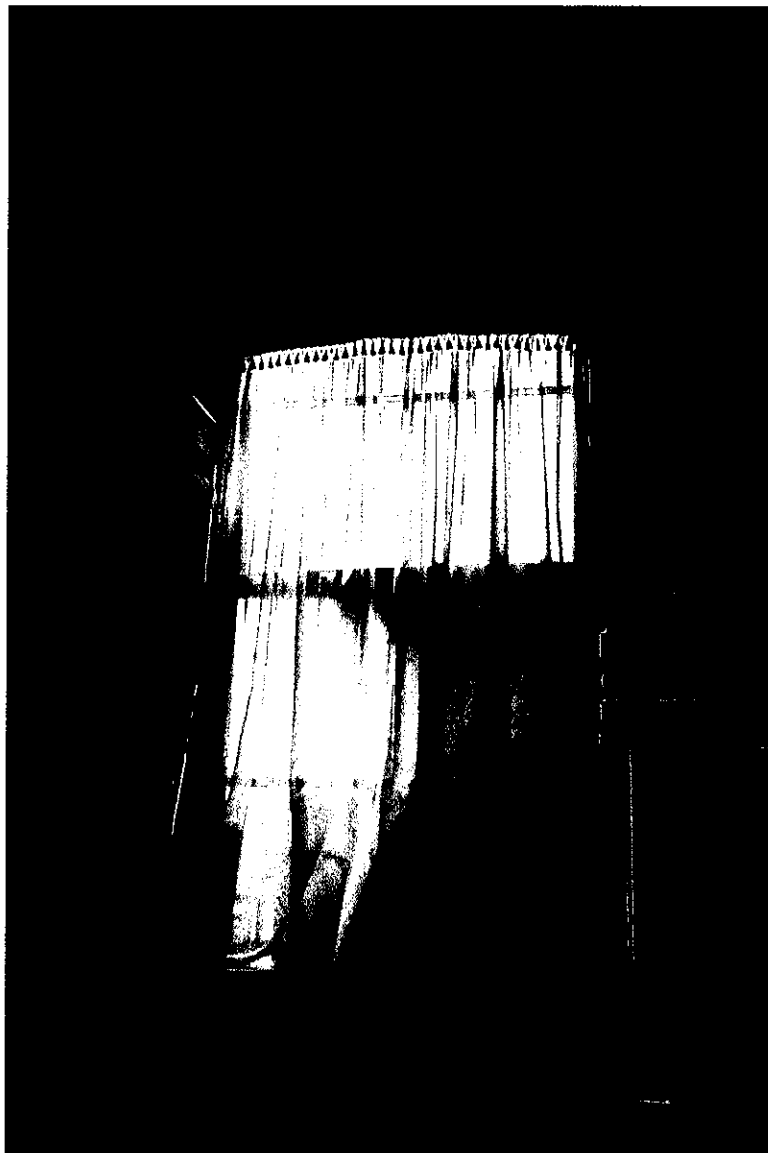


Photo No. 62: View towards south - window remaining in place

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION

Property name: **THE MACKIE BUILDING**  
Property address: **225 E. MICHIGAN ST. MILWAUKEE, WI 53202**

NPS Project Number:



Photo No. 63: Window opening revised to access stair exit - Side wall details to be protected