

**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

41208

1. Property Name Milwaukee Journal BuildingStreet 333 West State StreetCity MilwaukeeCounty MilwaukeeState WIZip 532031305Name of Historic District N/A☐ Listed individually in the National Register of Historic Places; date of listing _____☐ Located in a Registered Historic District; name of district _____☒ Part 1 - Evaluation of Significance submitted?Date submitted 9/30/2019Date of certification 11/19/2019**2. Project Data**Date of building 1924; 1962Estimated rehabilitation costs (QRE) \$42,208,532Number of buildings in project 2Floor area before / after rehabilitation 306,421 / 283933 sq ftStart date (estimated) 06/01/2020Use(s) before / after rehabilitation Office / ResidentialCompletion date (estimated) 05/31/2025Number of housing units before / after rehabilitation 0 / 170Number of phases in project 3Number of low-moderate income housing units before / after rehabilitation 0 / 87**3. Project Contact (if different from applicant)**Name John M. Tess, PresidentCompany Heritage Consulting GroupStreet 1120 NW Northrup StreetCity PortlandState ORZip 97209-2852Telephone (503) 228-0272Email Address jmtesse@heritage-consulting.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]:

☒ 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 Joshua Jeffers

Signature (Sign in ink)

Date 2/16/2020Applicant Entity JS 1924, LLC

SSN _____

or TIN 84-3098343Street c/o J. Jeffers & Co., 225 E. Michigan Street, Suite 300City MilwaukeeState WIZip 53202-4900Telephone (414) 501-5610Email 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 6-26-2020

National Park Service Authorized Signature (Sign in ink)

☒ NPS conditions or comments attached 2 pgs

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

CONDITIONS SHEET
Historic Preservation Certification Application

Property name: Milwaukee Journal Complex

Project Number: 41208

Property address: 333 West State Street, 918 N 4th 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. **Cleaning of exterior masonry** must be accomplished using the gentlest means possible to avoid damaging the surface of the masonry, in accordance with Standard 7. 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 Part 3 - Request for Certification of Completed Work application. Preservation Brief 1, Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings, provides additional information on the proper cleaning of masonry building.
2. **Repointing mortar** must match the color, 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. Where existing louvers are to be replaced with windows, **replacement windows** must match the appearance, size, design, proportions, and profiles of the existing windows and must have clear glazing. In order to ensure the proposed windows meet the Standards, detailed dimensioned drawings of both the existing and any proposed replacement windows, showing them in relationship to the wall assembly must be submitted for review. The sections of the existing windows provided in the drawing submission are not sufficient for review—they are hard to read and it is unclear whether dimensions are included. You must provide legible, measured sections of the existing windows for comparison to the proposed to ensure compliance with the Standards. All new windows must match the historic window finish of brushed aluminum.
4. Any extant **historic doors** must be repaired and reused. New **interior doors** must be compatible with the historic character of the interior. To ensure compliance with the Standards you must submit a door survey with photos for review and details of any proposed new doors.
5. **Interior finishes:** Interior finishes must be compatible with the historic character of the building. Where original materials are intact, they must be retained and repaired. The current proposal to remove or conceal the historic wood and concrete floors and historic wall tiles is not acceptable. Original wall tile in the press room, hallway, and stair hall must be retained and left exposed. Floors 2 and below historically had an industrial character expressed by exposed structure and wood and concrete flooring and these must be retained and left exposed to a greater degree. Specifically, the hallways must retain the original flooring and must **not** have dropped acoustical tile ceilings (ACT) concealing the concrete structure and columns. Wood and concrete flooring must be exposed in units to a greater degree. Floors 3, 4, & 5 appear to have been historically offices and did not have an industrial character. It is **not** acceptable to leave the structural ceilings exposed on floors 3-5. These floors must have a compatible ceiling finish throughout such as drywall or ACT. To ensure compliance with the Standards you must submit a revised finish schedule (floor, wall, ceiling- existing and proposed) and reflected ceiling plans with ceiling heights for review and approval.
6. **Mechanical, electrical, and plumbing (MEP)** treatments must be compatible with the specific character of the individual spaces. New systems must be sympathetically placed without adversely impacting the interior of the building. Due to the historic industrial character of floors 2 and below, ductwork may be left exposed. It must not

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drop below window heads or intersect windows. Mechanical ductwork (and other utilities) must not crowd newly created public corridors, rather it should be sensitively distributed. Floors 3-5 historically had a finished character and therefore MEP systems must be concealed in walls, floors, ceilings or soffits. In order to ensure the installation of the systems meets the *Standards*, details of the location, size, and concealment or finish of the ductwork and utility lines must be submitted for review. You must also include information on where exterior HVAC units will be located by providing roof and/or site plans indicating the location and size of proposed units for review.

7. New **plumbing** lines installed to service residential units on the upper floors must not project down or otherwise adversely impact public or private spaces below. The project team must coordinate with sub-contractors to ensure this does not occur. We recommend evaluating the installation of new systems vertically, as opposed to horizontally, by inserting vertical chases that limit travel distances of piping and other utilities. Exposed plumbing pipes are **not** acceptable and this treatment does not meet the Standards.
8. All new **signage** must be compatible with the historic character of the building and site. To ensure compliance with the Standards you must submit detailed drawings for review.
9. This approval does not extend to **future phases**, 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.

All requested information must be submitted as an amendment in duplicate to the SHPO.

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.

6.26.2020

Date

Elizabeth K. Little

National Park Service Signature

Liz Petrella

HPS 202.354.2040

Telephone Number