

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
NATIONAL PARK SERVICE  
CONDITIONS**

Property Name	Horlick Malted Milk Company Industrial Complex	Project Number	39482
Property Address	2100, 2102, 2200 Northwestern Avenue; 1450 1500 Summit Racine, WI 53404-2517		

**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 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. Cleaning of 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.
3. 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. You must also include further information about the finish of the windows and the proposed glazing.
4. Infilling 75% of the large historic volume titled, "2 Stories and Clerestory Space 2" is not enough to retain the identity of this character-defining space. At a minimum 50% of this volume must be retained. To ensure compliance, submit revised drawings for review.
5. Exposed ductwork and piping must be sized and located to minimize its impact. No equipment can be installed within 5'0" of exterior windows and doors. New utilities shall not crowd the newly created hallways. Ducts and equipment servicing the units shall be located on the unit side of the corridors limiting the installations in the corridors to those items that specifically service the corridor. In order to ensure the installation of the systems meets the Standards, submit reflected ceiling plans showing the new mechanical, electrical and plumbing systems for review and approval.
6. Interior finishes must be appropriate to the building's age and historic use. Installing LVT where wood was the historic finish is not appropriate and not approved. To ensure compliance submit a proposed finish schedule, containing floor, wall and ceiling finishes for review.

7. The industrial character of the site and buildings must be maintained; therefore all new site work and landscaping must be minimal, appear random and must not be decorative or ornate. To ensure compliance with the Standards, you must submit detailed landscaping and site drawings for review.
8. Any outdoor dining furniture at ground level must be temporary in nature and cannot be permanently attached to the sidewalk or building. Any fencing must be as minimal as possible and should not be solid or opaque. To ensure compliance with the Standards, you must submit further information regarding any outdoor furniture.
9. Lighting on the site must be compatible with the historic character and installation must not damage any historic materials. To ensure compliance with the Standards you must submit detailed specifications for lighting for review and approval. This includes both landscape and building mounted lighting.
10. Signage information must be submitted as soon as it is available. Signs must be compatible with the historic character of the building. To ensure compliance submit detailed drawings for review.

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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.

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Date

State Historic Preservation Office Signature

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**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.**

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Date

National Park Service Signature