



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 4/10/2017
Ald. Nik Kovac District: 3
Staff reviewer: Tim Askin
PTS #114226 CCF #161593

Property	2581 N. DOWNER AV. , Downer Avenue Historic District
Owner/Applicant	CSFB 2006-C4 N DOWNER AVE LLC-III Nova Beschta ASSET MGMT LLC Salon Nova ATTN MARK CONTRERAS 1437 E Brady St 5221 N O'CONNOR BLVD STE 600 Milwaukee, WI 53202 IRVING TX 75039 (Liz Collins, local representative)
Proposal	Replace existing single-thickness silicone-seamed storefront with double-paned system with thermally broken aluminum frame.
Staff comments	<p>The storefront is part of the original Downer Theatre building. The building had three original storefronts in addition to the theater entrance, along with apartments above the storefronts. One is the subject storefront facing Downer, a second is the corner entry at the intersection of Belleview now occupied as Pizza Man, and the third faces Belleview. All three of the original storefronts have been heavily altered since construction with this one and the Belleview storefront retaining some limited original elements. This one, however, has had very large, effectively seamless storefronts continuously since 1915, although in the current installation both large openings consist of two sheets that are butt-jointed with silicone.</p> <p>The proposed system is the TubeLite E14000, which has a 4.5" thickness with 1" glass at center. In no other instance has this been found approvable, however, with changes in building code, it may be the only option for a glazing area this large.</p> <p>Staff reluctantly recommends approval. An alternative system that could meet code for both strength and energy efficiency was not found in two months of negotiations and research. However, as this is an unusually large storefront and smaller storefronts have been successful at meeting code with different, more historically appropriate systems, staff would request that this be approved without setting precedent.</p>
Recommendation	Recommend HPC Approval with conditions
Conditions	<p>Approve with condition of not setting precedent due to conflict with building code in both windload capacity and energy efficiency ("thermal performance values not to exceed $U = .45$ per MCO 200-26-1-e-1"; cf. emails from plan exam, architect, and calculations by architect in this file).</p> <p>Bronze/copper trim at bottom of storefront windows must be retained and reproduced as needed, as it matches that on the Belleview storefront and therefore appears to be the only bulkhead on the building intact to the date of construction. Works with staff to select a standard manufacturer's finish that will best hide the framing or match those used by the other two storefronts within the building.</p>
Previous HPC action	Applicant has previously been approved by staff for minor storefront renovations to reflect a change in tenancy and occupancy type. They have been primarily composed of minor repairs and changes in signage.
Previous Council action	