



# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.  
Please print legibly.

2600 NORTH DOWNER AVENUE

**1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)**

North Downer Avenue Commercial District: Mulkern's Building

**ADDRESS OF PROPERTY:**

2605 East Park Place

**2. NAME AND ADDRESS OF OWNER:**

Name(s): Downer Avenue Development, LLC

Address: 788 N. Jefferson St. Suite 800

City: Milwaukee

State: WI

ZIP: 53202

Email: rrinzel@vanburenmanagement.com

Telephone number (area code & number) Daytime: 414 224-5010

Evening: \_\_\_\_\_

**3. APPLICANT, AGENT OR CONTRACTOR: (if different from owner)**

Name(s): Agent - Bradley Hoffmann - Rinka Chung Architecture

Address: 756 N Milwaukee Street, Suite 250

City: Milwaukee

State: WI

ZIP Code: 53202

Email: bhoffmann@rinkachung.com

Telephone number (area code & number) Daytime: 414 431-8101

Evening: \_\_\_\_\_

**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

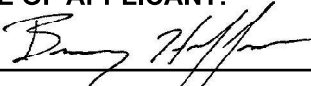
**PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED AND SIGNED.**

**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.

Repair existing concrete stair and column in disrepair to 2nd floor of the building. Remove spalling concrete and corrosion on exposed rebar. Reinforce and install new epoxy rebar anchored into existing column and stair structure. Paint existing rebar & apply new mortar to column and stair to match existing profile and finish. Paint repaired areas of stair to match existing adjacent finish. Remove temporary shoring.

**6. SIGNATURE OF APPLICANT:**

  
\_\_\_\_\_  
Signature

Bradley Hoffmann  
\_\_\_\_\_  
Please print or type name

10/11/2017  
\_\_\_\_\_  
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**

[hpc@milwaukee.gov](mailto:hpc@milwaukee.gov)

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

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

**SUBMIT**

October 4, 2017

Mr. Rod Rinzel  
Van Buren Management, Inc  
788 N Jefferson Street, Suite 800  
Milwaukee, WI 53202

**Re: 2650 N Downer Ave**

Mr. Rinzel:



At your request, Spire Engineering, Inc. ("Spire") performed a site visit to the above listed address on September 26, 2017 to review an existing stair that serves the second floor parking garage.

The stair is original to the building that is estimated to be 50 to 75 years old. The stair landing and risers consist of reinforced concrete slabs. The landing slab spans between the west wall of the building and an exterior concrete beam. The stair riser slab spans from grade to a concrete beam at the top. Both concrete beams span between walls of the building to a single concrete column. See photos "A" and "B" for the existing conditions.



**Photo 'A': West Elevation of Stairs**



**Photo 'B': West Elevation of Stairs**

The stairs are in very poor condition. The underside of the landing and stair slabs along with the edge beam have experienced substantial spalling and rebar corrosion as shown in photos "C" and "D". The concrete at the column to beam connection has completely spalled away and temporary steel shoring columns have been added to support the stairs.

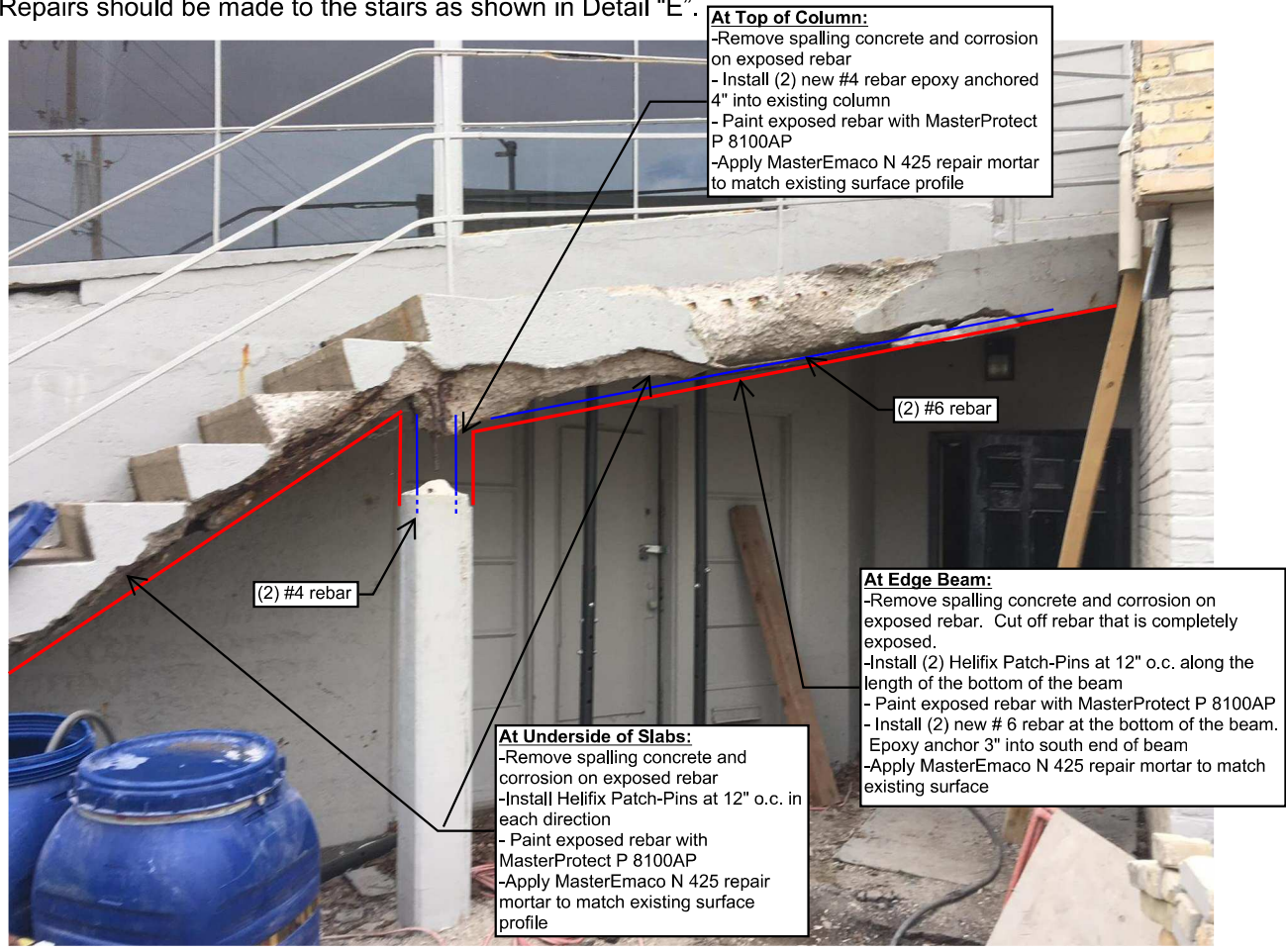


**Photo 'C': Top of Column**



**Photo 'D': Edge Beam of Landing**

While the stairs are in very poor condition, they can be repaired and reinforced to re-establish their structural integrity. For the concrete slabs and edge beam, the majority of the concrete that has spalled is the protective layer of concrete below the layer of reinforcing bars. This layer of concrete below the tensile reinforcement is not relied on for structural capacity, but none the less should be replaced. The concrete at the top of the column and at the edge beam are required for structural strength and stability. Repairs should be made to the stairs as shown in Detail "E".



**Detail "E"**

In summary, it is Spire's opinion that the stairs are in very poor condition, but can be repaired to make them structurally adequate for the code prescribed loading. The stairs should be monitored and reviewed annually for any required additional future repairs. Please let me know if you have any questions.

Sincerely,

**SPIRE ENGINEERING, INC.**

*Alan T. Rentmeester*

Alan T. Rentmeester, PE

600 W Virginia Street, Suite 102  
 Milwaukee, WI 53204  
 Phone: (414) 278-9200