



CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.

Please print legibly.

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

North Downer Avenue Commercial District: Mulkern's Building

ADDRESS OF PROPERTY:

2632, 2634, 2636 North Downer Avenue, Milwaukee, WI 53211

2. NAME AND ADDRESS OF OWNER:

Name(s): Downer Delaware, LLC

Address: 788 N. Jefferson Street, Suite 800

City: Milwaukee

State: WI

ZIP 53202

Email: rrinzel@vanburenmanagement.com

Telephone number (area code & number) Daytime: (414) 225-5010

Evening: _____

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

Name(s): Matt Rinka, AIA NCARB - Rinka Chung Architecture Inc.

Address: 756 N Milwaukee Street, Suite 200

City: Milwaukee

State: WI

ZIP Code: 53202

Email: mrinka@rinkachung.com

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

Evening: _____

4. ATTACHMENTS

A. REQUIRED FOR ALL PROJECTS:

_____ Photographs of affected areas & all sides of the building (annotated photos recommended)

_____ Sketches and Elevation Drawings (1 full size and 2 reduced to 11" x 17" or 8 1/2" x 11")

_____ Material and Design Specifications (see next page)

B. NEW CONSTRUCTION/DEMOLITION ALSO REQUIRES:

_____ Floor Plans (1 full size and 1 reduced to 11" x 17")

_____ Site Plan showing location of project and adjoining structures and fences

_____ Other (explain):

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

5. DESCRIPTION OF PROJECT:

Describe all existing features that will be affected by proposed work. Please specify the condition of materials, design, and dimensions of each feature (additional pages may be attached)

1- Storefronts- The 1930's storefronts consists of large panes of plate glass and a metal mullion system. The existing storefront is in a dilapidated state. Large gaps are present between the mullions and the single pane plate glass. In addition, the metal mullion system has corroded severely. The large plate glass window are primarily held in by sealant. The wood base is also in a deteriorated condition.

COA-A02, COA-A11 (2 sheets)

Photo No. _____ Drawing No. _____

B. Describe all proposed work, materials, design, dimensions and construction technique to be employed (additional pages may be attached)

1- Storefronts- The storefronts will be replaced with an aluminum storefront system with insulated glass. The mullion thickness will be similar to the existing 2 inch mullion. In addition, the base will be replaced with a granite base and stone sill. Finally the doors will be replaced with wood doors similar to the existing. The work occurring will match the work completed on the 'Olive Organic' storefronts completed in April 2011.

COA-A01, COA-A03, COA-A04, COA-A05, COA-A06, COA-A07, COA-A08, COA-A09, COA-A10 (9 sheets)

Photo No. _____ Drawing No. _____

6. SIGNATURE OF APPLICANT:


Signature

Matthew Rinka 04/16/2012
Print or type name 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

PHONE: (414) 286-5722

FAX: (414) 286-3004

www.milwaukee.gov/hpc

TRANSMITTAL

DATE: 4/17/2012

TO: Mr. Paul Jakubovich, Preservation Planner
Historic Preservation Division
City of Milwaukee, DCD
809 N. Broadway -1st Floor
Milwaukee, WI 53202

FROM: Bradley Hoffmann
Rinka Chung Architecture

PROJECT: N. Downer Avenue Commercial District: Mulkern's Building
PROJECT NO.: 120302

RE: Certificate of Appropriateness Application Update

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>
Prints	COA APPLICATION 2632, 2634 & 2636 N Downer Avenue	1

Thank you.

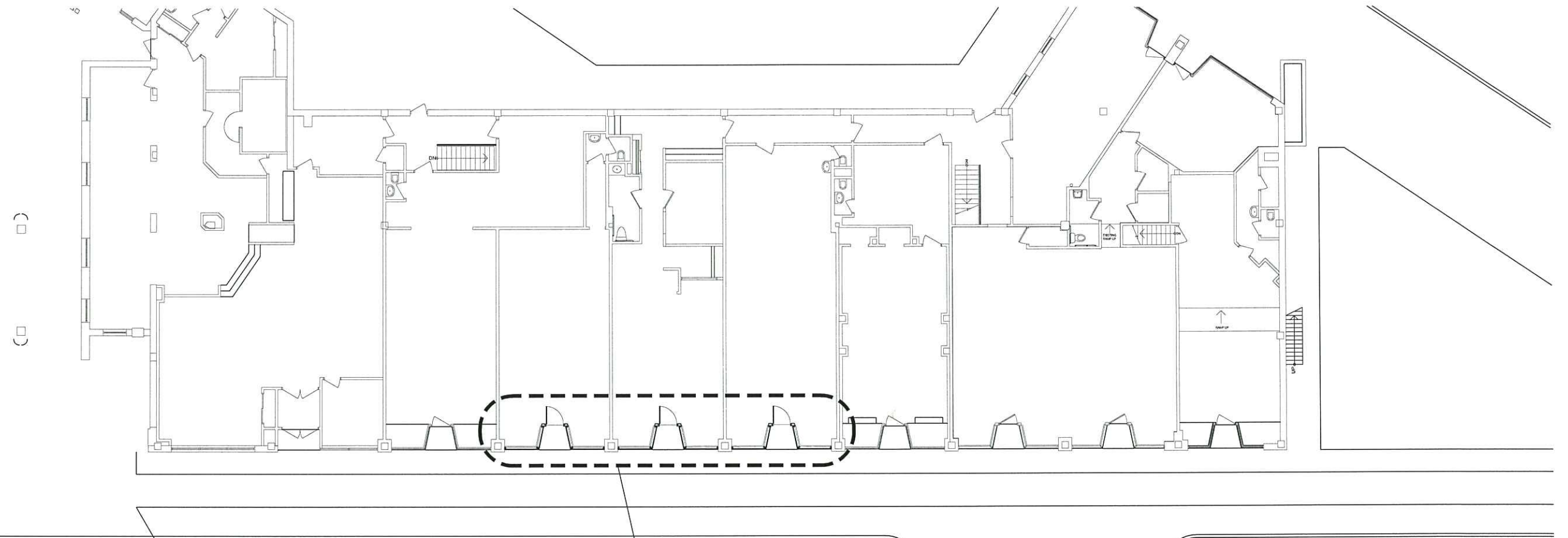
Sincerely,

Bradley Hoffmann

RINKA CHUNG ARCHITECTURE INC

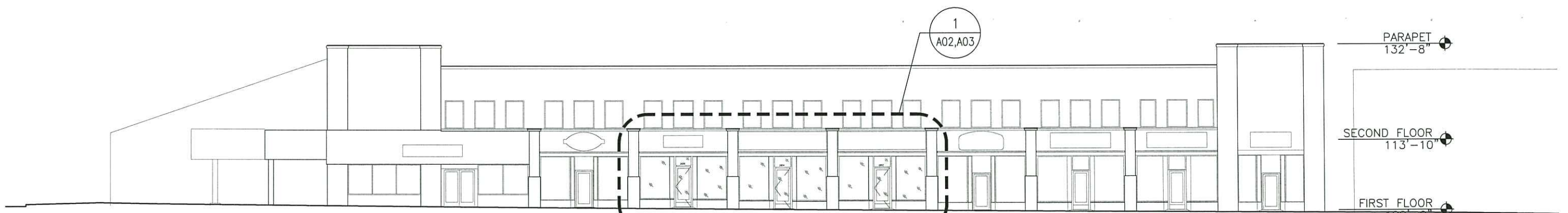
756 north milwaukee street suite 250
milwaukee, wisconsin 53202
414 431 8101 phone
bhoffmann@rinkachung.com
www.rinkachung.com

CONCEPTUAL - NOT FOR CONSTRUCTION



2
A02,A03

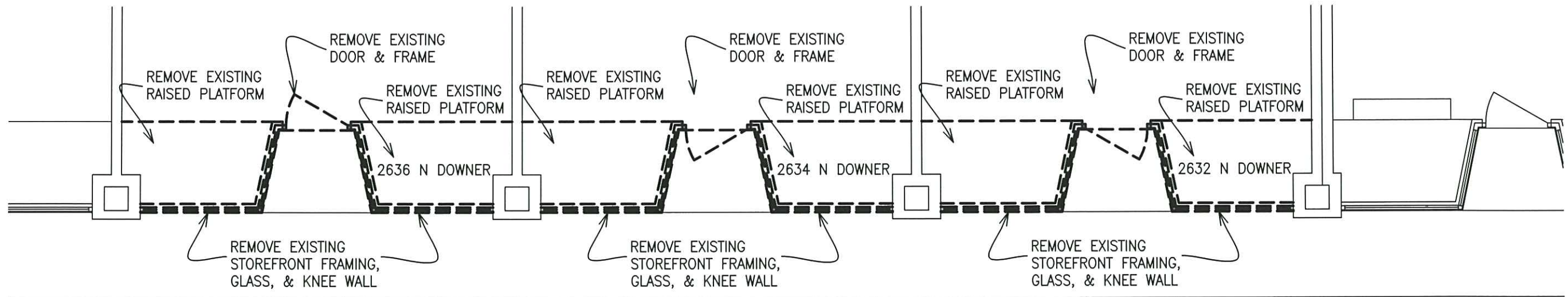
2 LEVEL 1 KEY PLAN
NTS



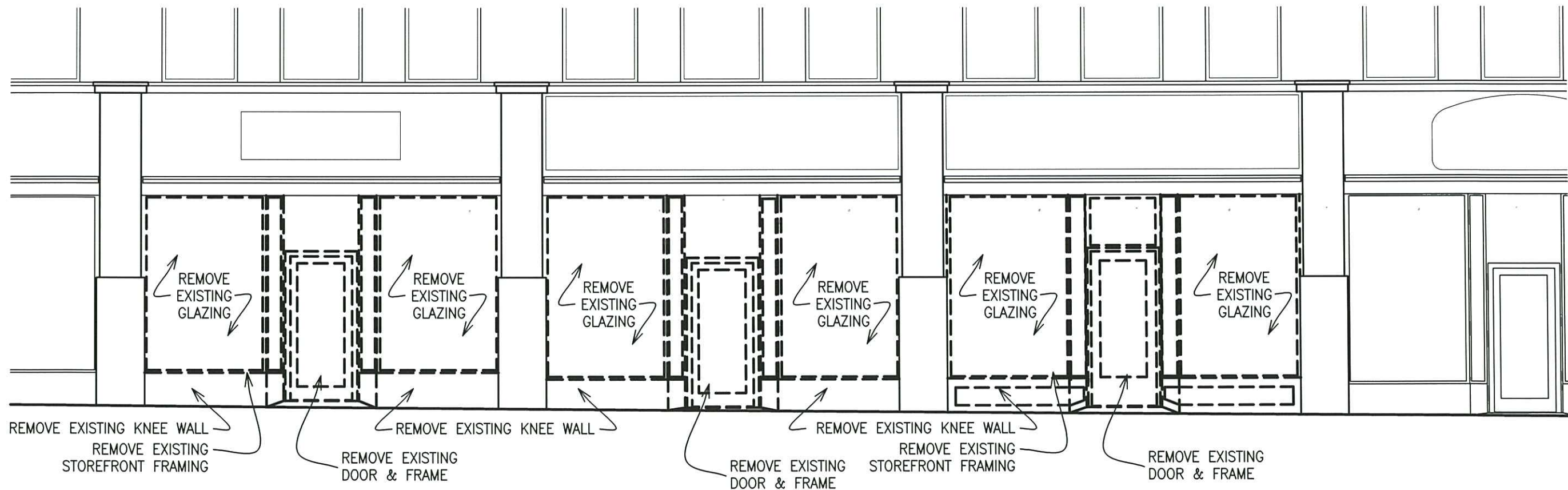
1
A02,A03

1 KEY ELEVATION
NTS

CERTIFICATE OF APPROPRIATENESS APPLICATION | ARCHITECTURAL CONSTRUCTION DRAWINGS



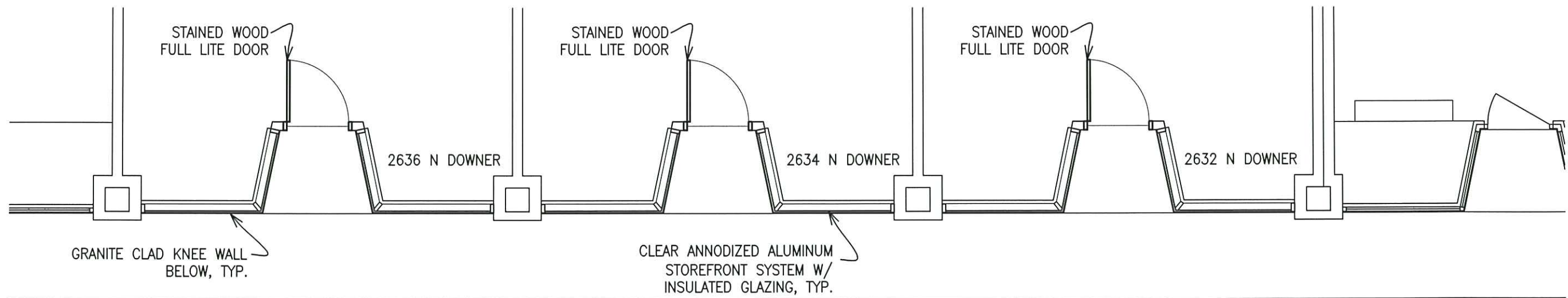
2 LEVEL 1 DEMOLITION PLAN
 $\frac{3}{16}'' = 1'-0''$



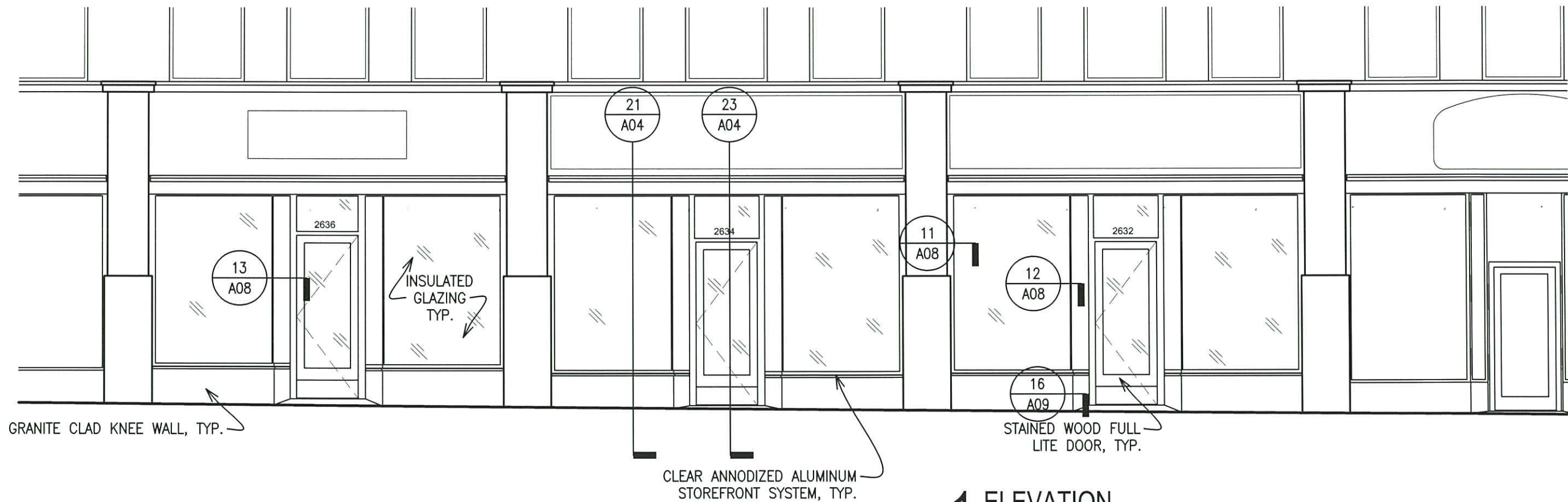
1 DEMOLITION ELEVATION
 $\frac{3}{16}'' = 1'-0''$

CERTIFICATE OF APPROPRIATENESS APPLICATION | ARCHITECTURAL CONSTRUCTION DRAWINGS

CONCEPTUAL - NOT FOR CONSTRUCTION

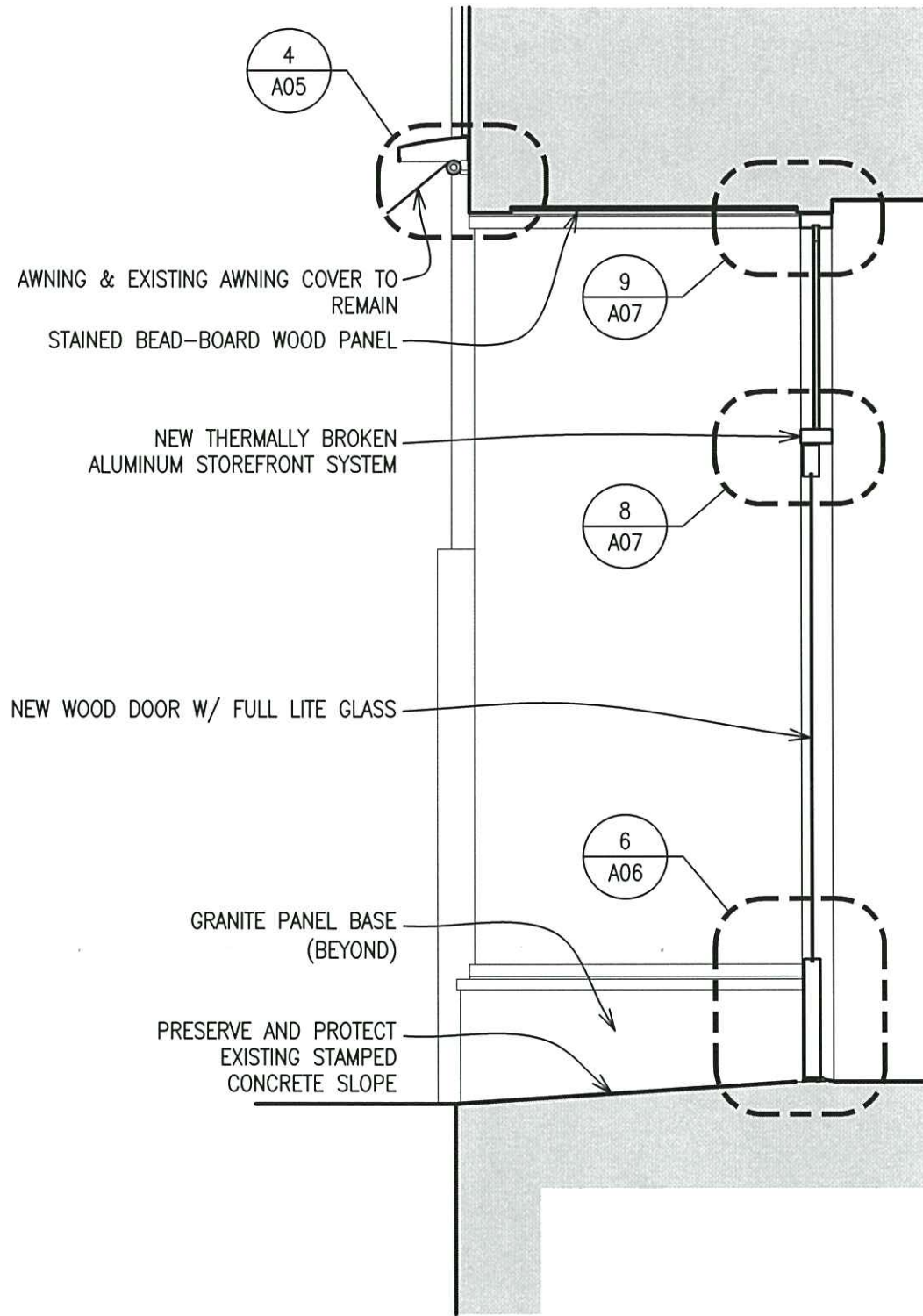


2 LEVEL 1 FLOOR PLAN
 3/16"=1'-0"

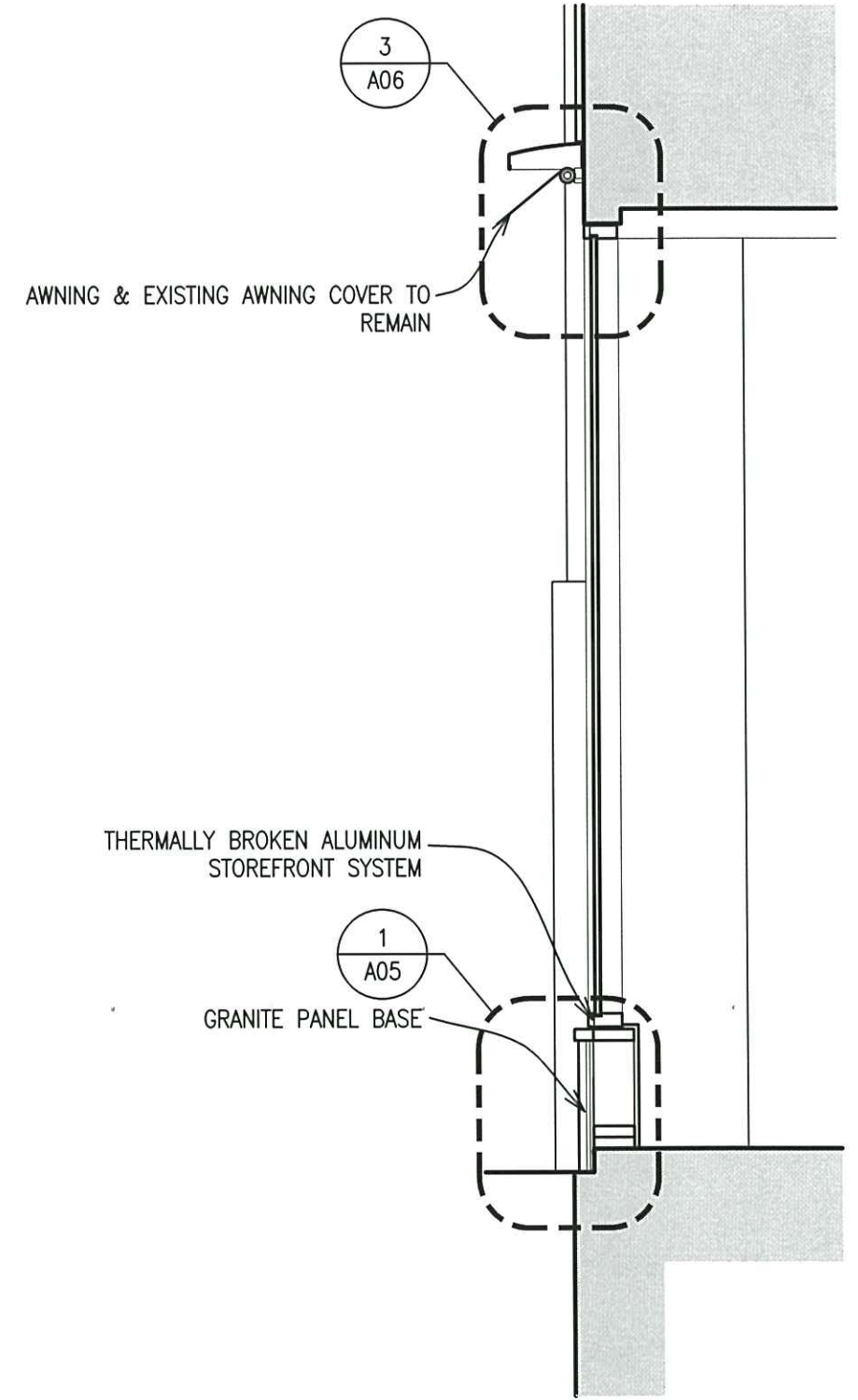


1 ELEVATION
 3/16"=1'-0"

CERTIFICATE OF APPROPRIATENESS APPLICATION | ARCHITECTURAL CONSTRUCTION DRAWINGS



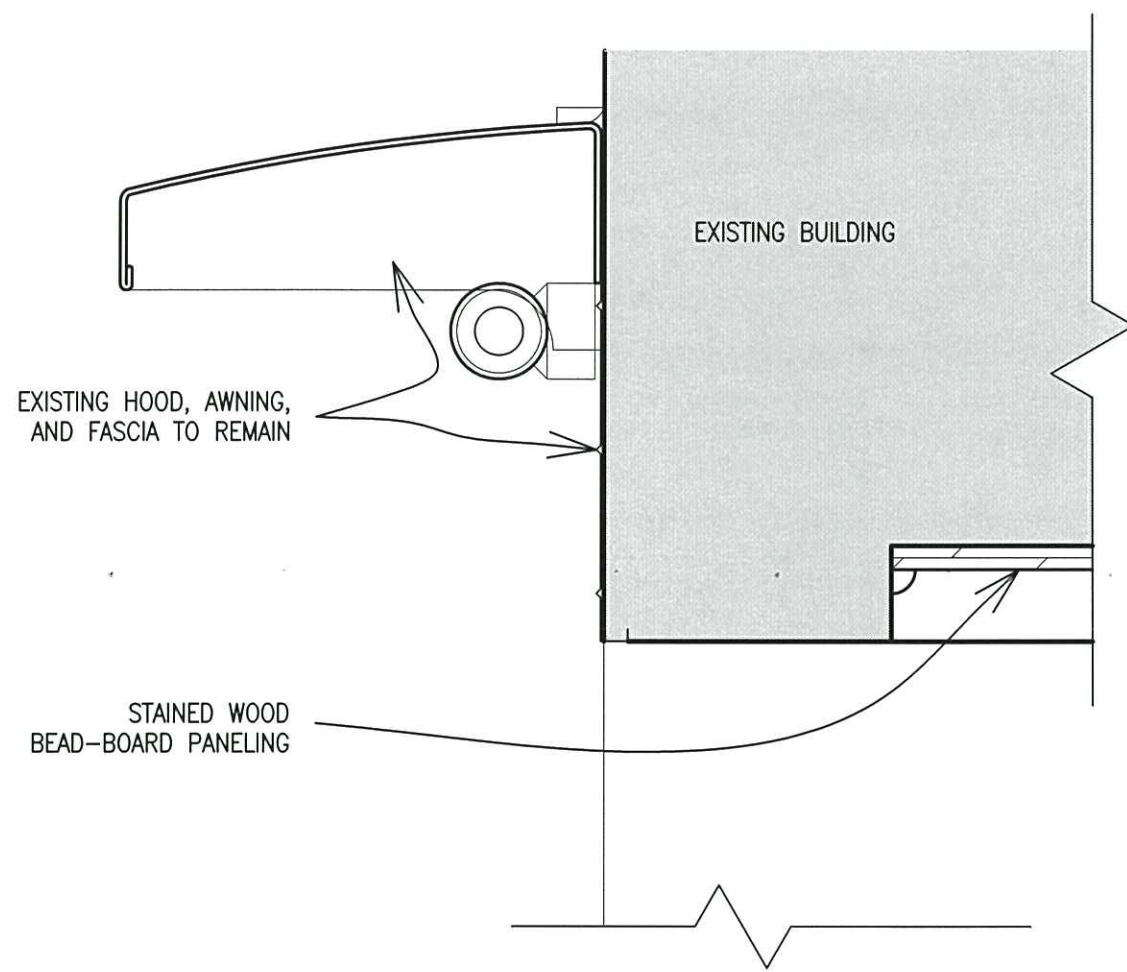
23 STOREFRONT SECTION
1/2" = 1'-0"



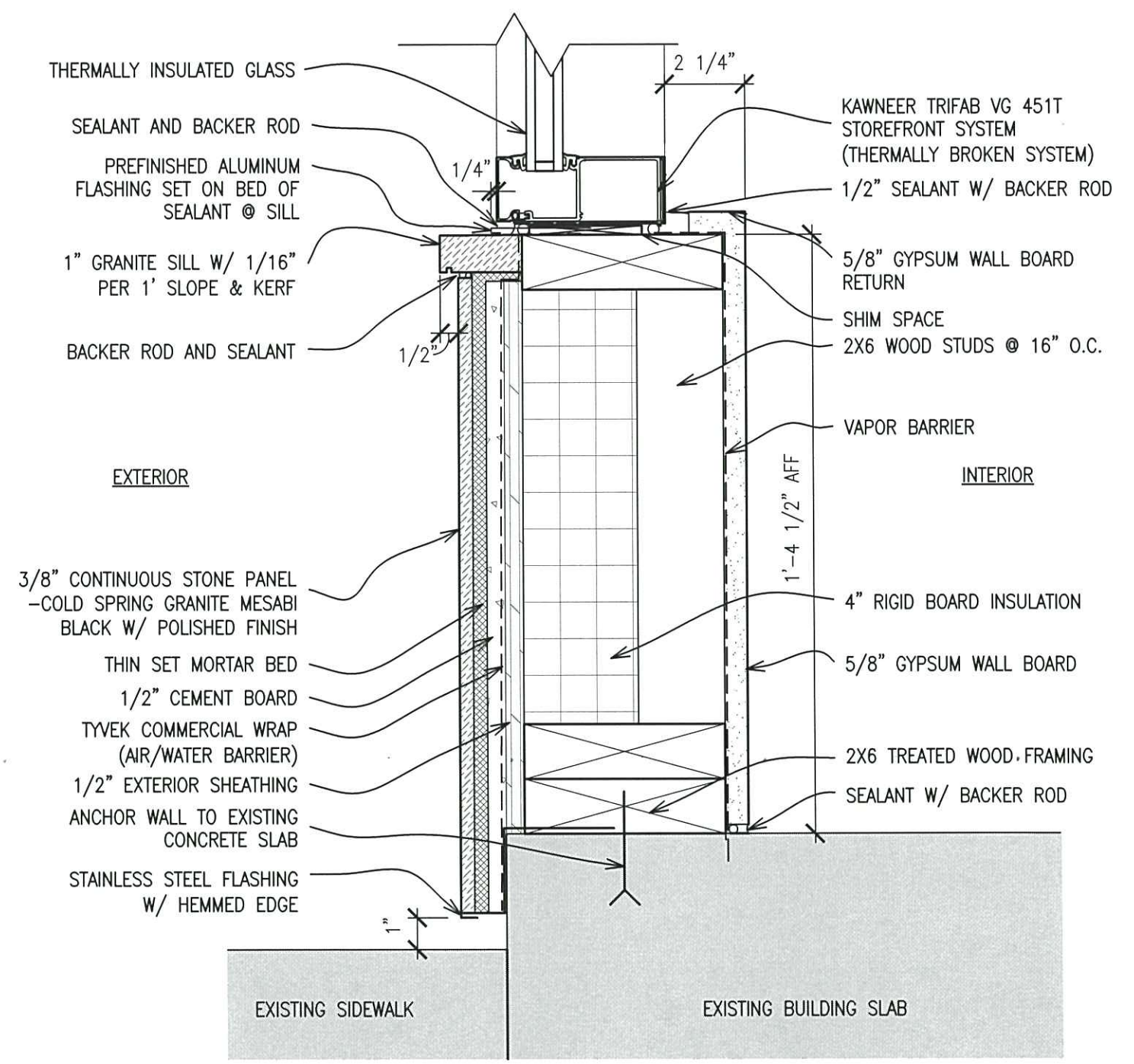
21 STOREFRONT SECTION
1/2" = 1'-0"

CONCEPTUAL - NOT FOR CONSTRUCTION

CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK.



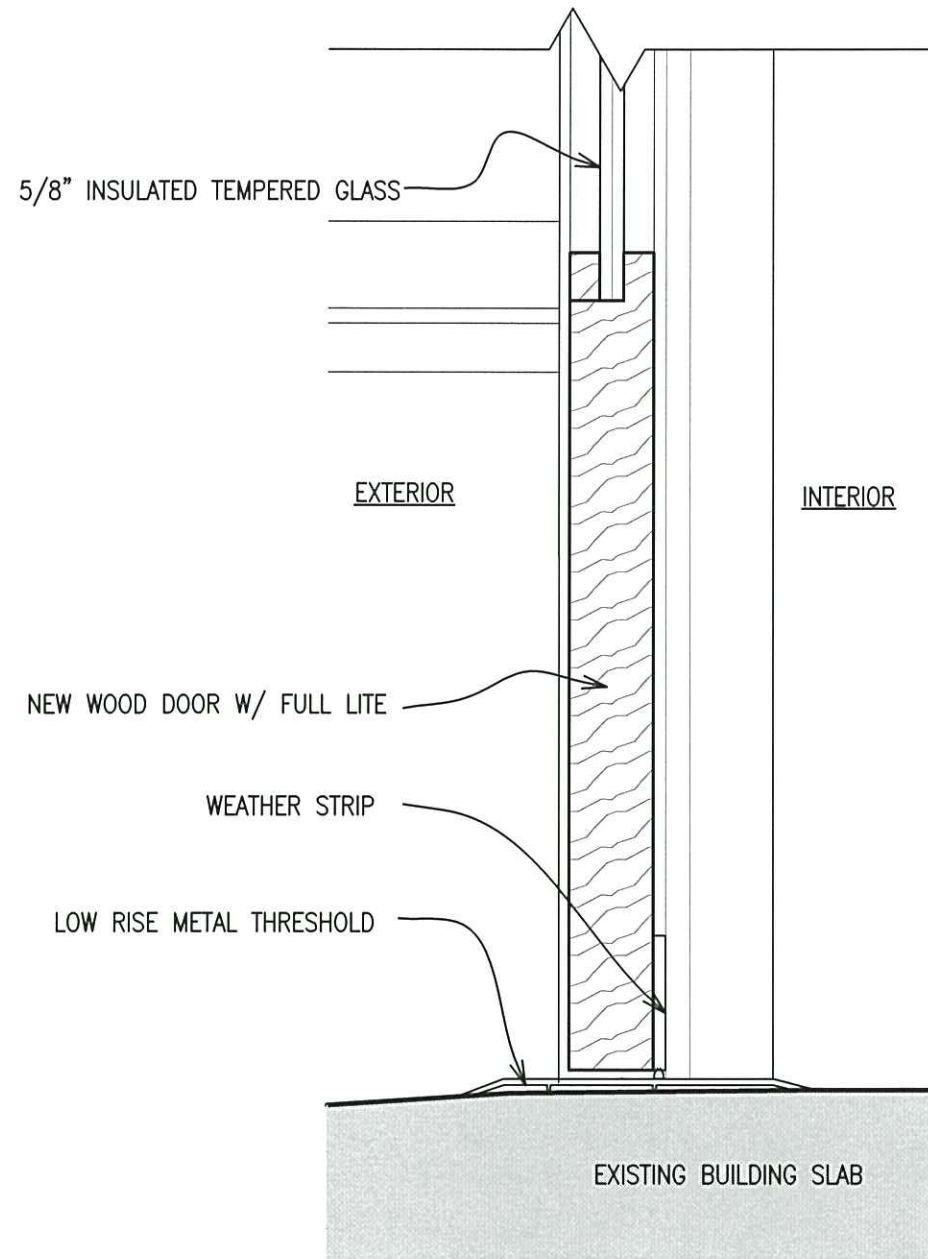
4 STOREFRONT DETAIL
3" = 1'-0"



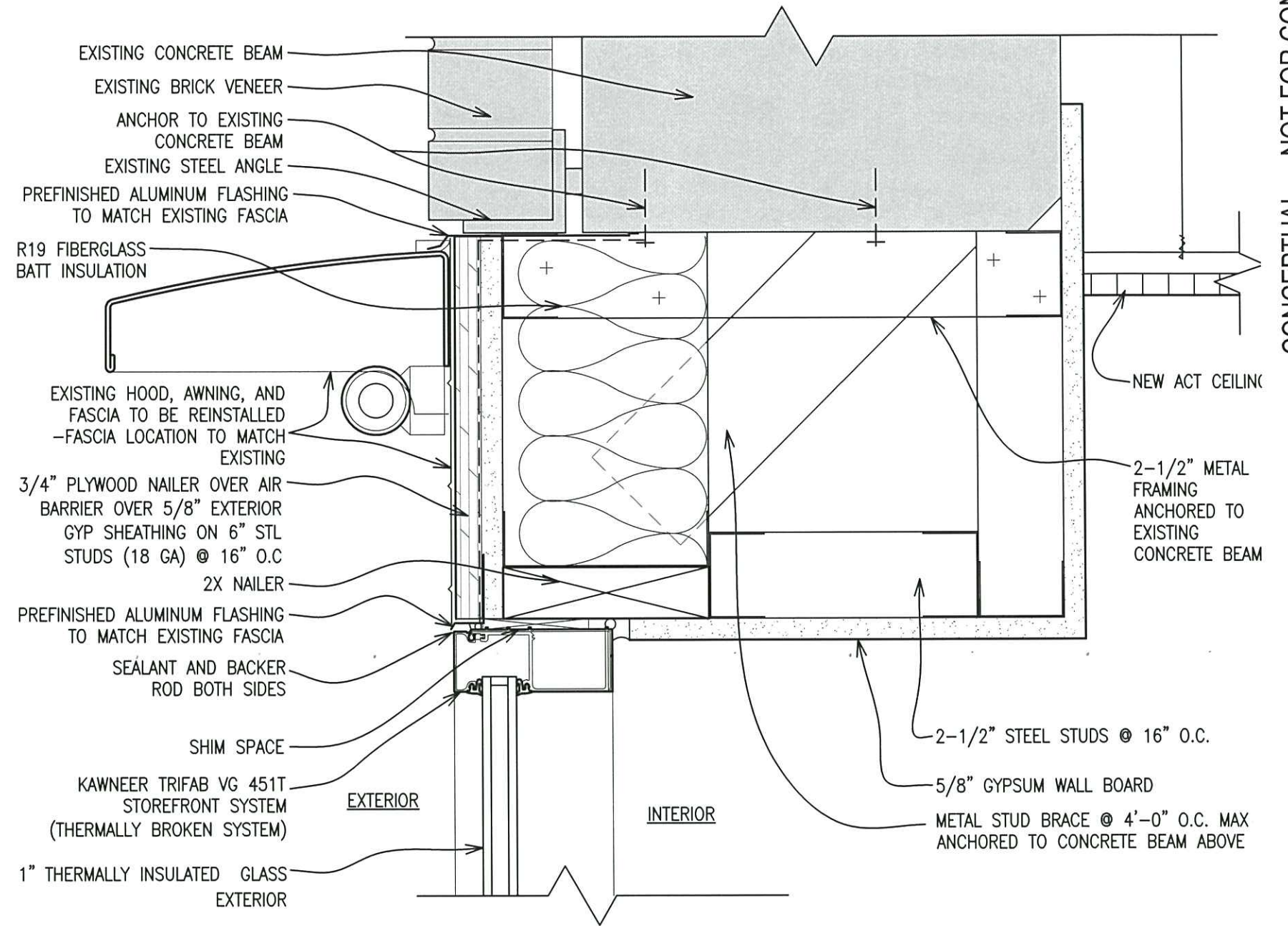
1 BASE DETAIL
3" = 1'-0"

CONCEPTUAL - NOT FOR CONSTRUCTION

CERTIFICATE OF APPROPRIATENESS APPLICATION | ARCHITECTURAL CONSTRUCTION DRAWINGS



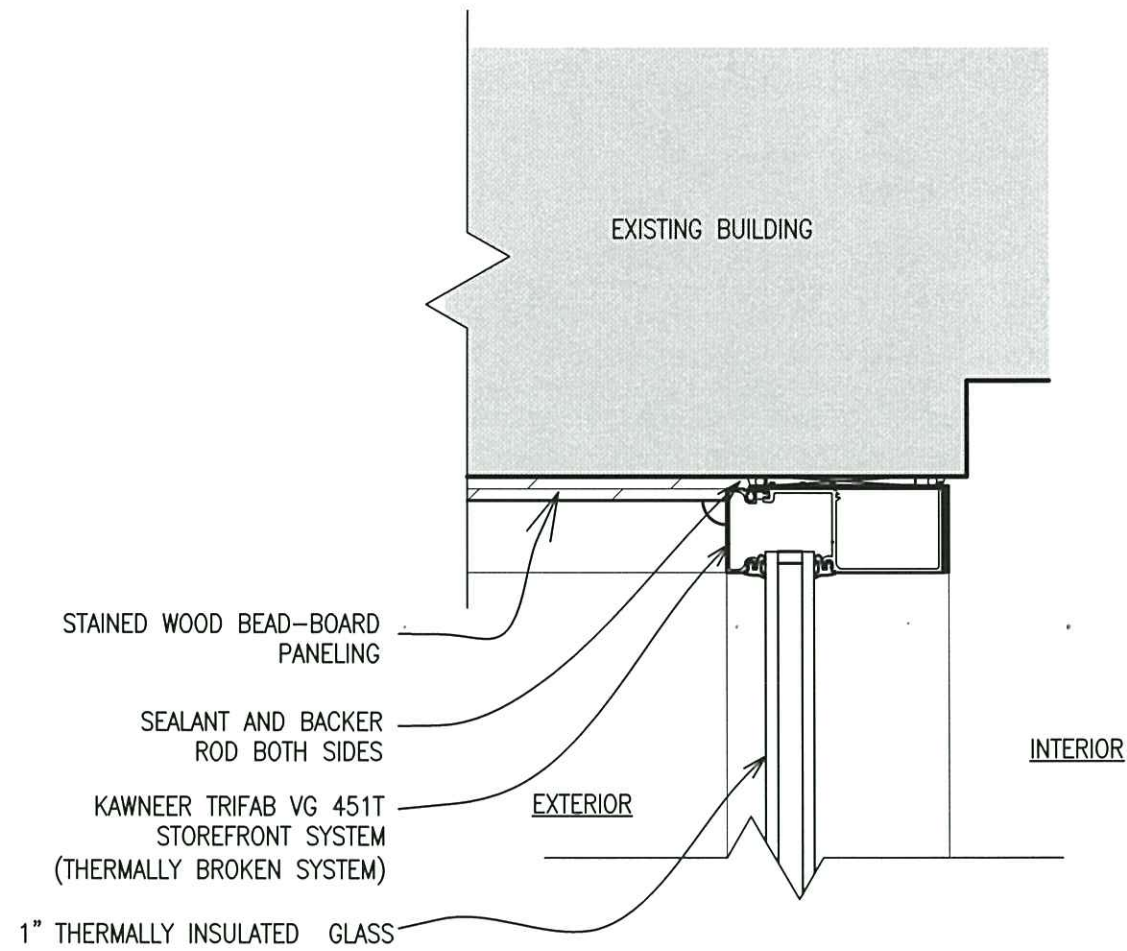
6 STOREFRONT DETAIL
3" = 1'-0"



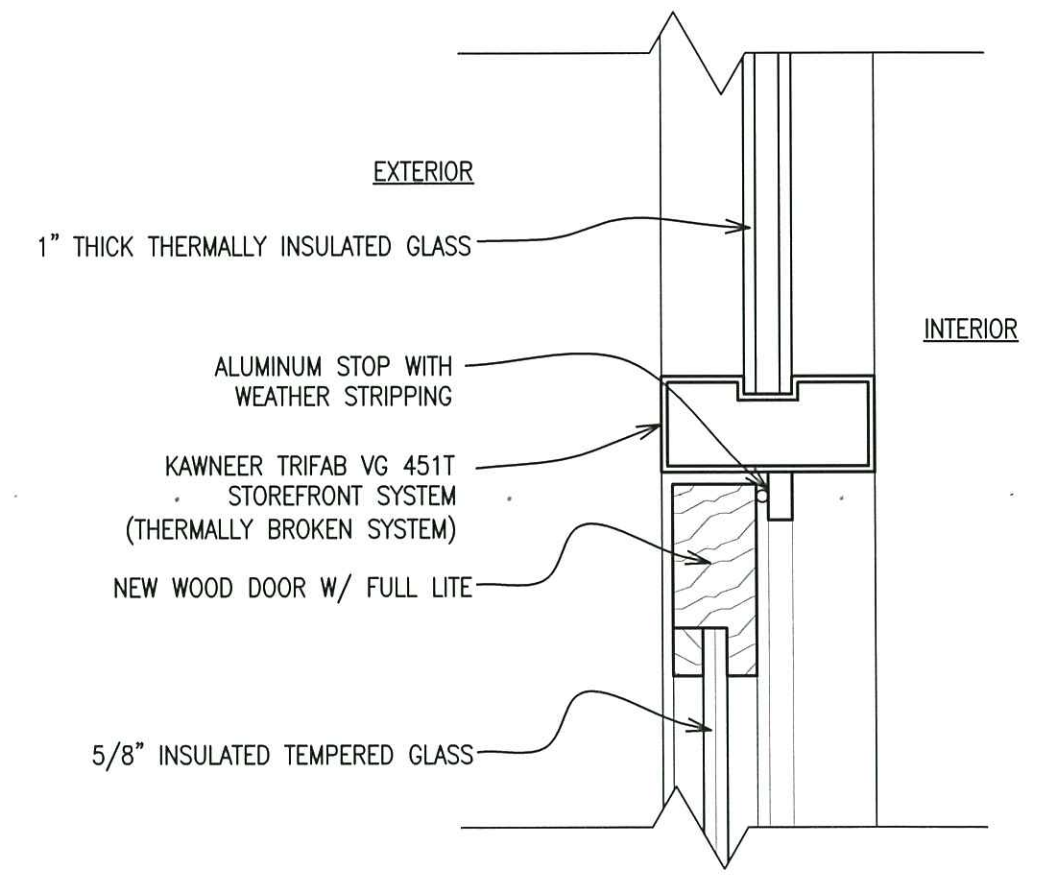
3 STOREFRONT DETAIL
3" = 1'-0"

CONCEPTUAL - NOT FOR CONSTRUCTION

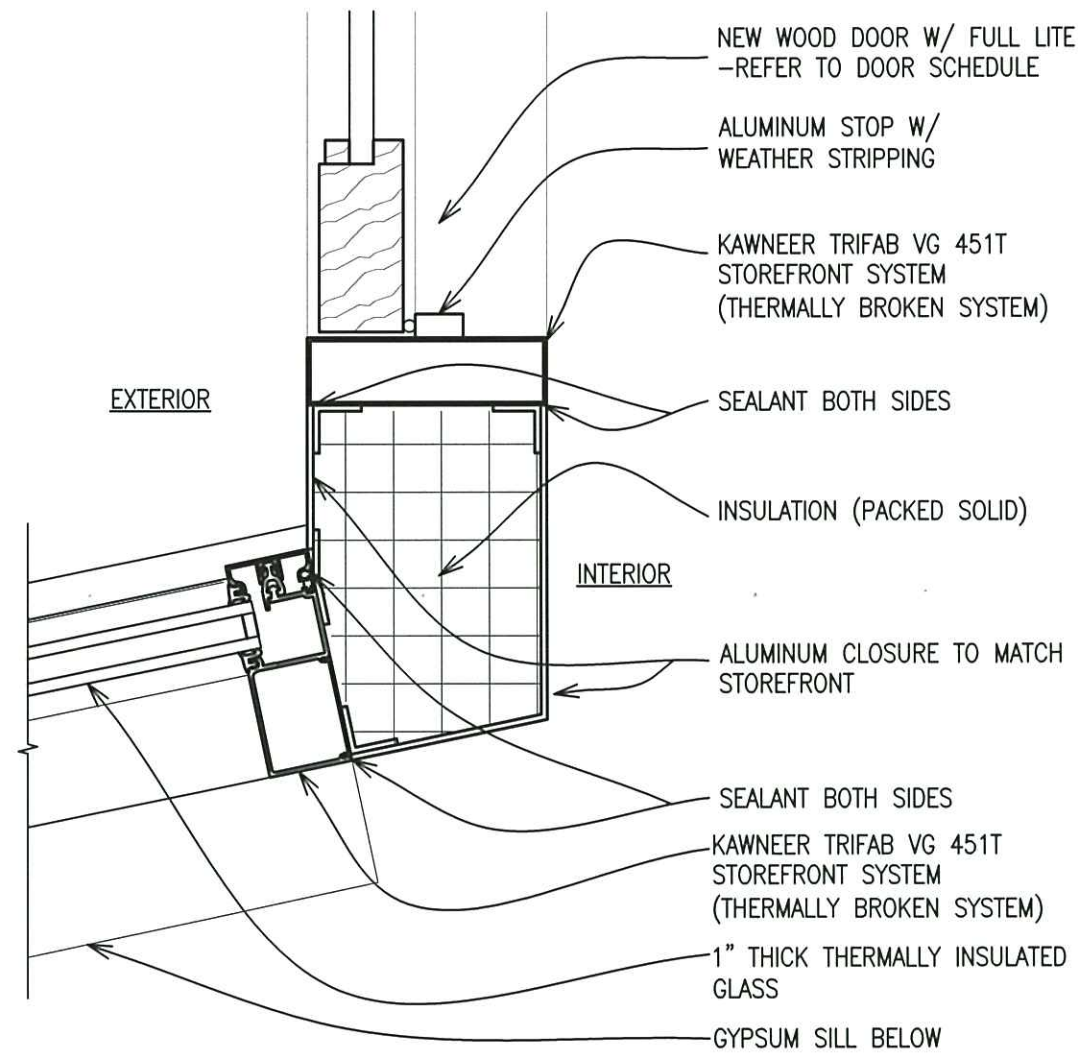
CERTIFICATE OF APPROPRIATENESS APPLICATION | ARCHITECTURAL CONSTRUCTION DRAWINGS



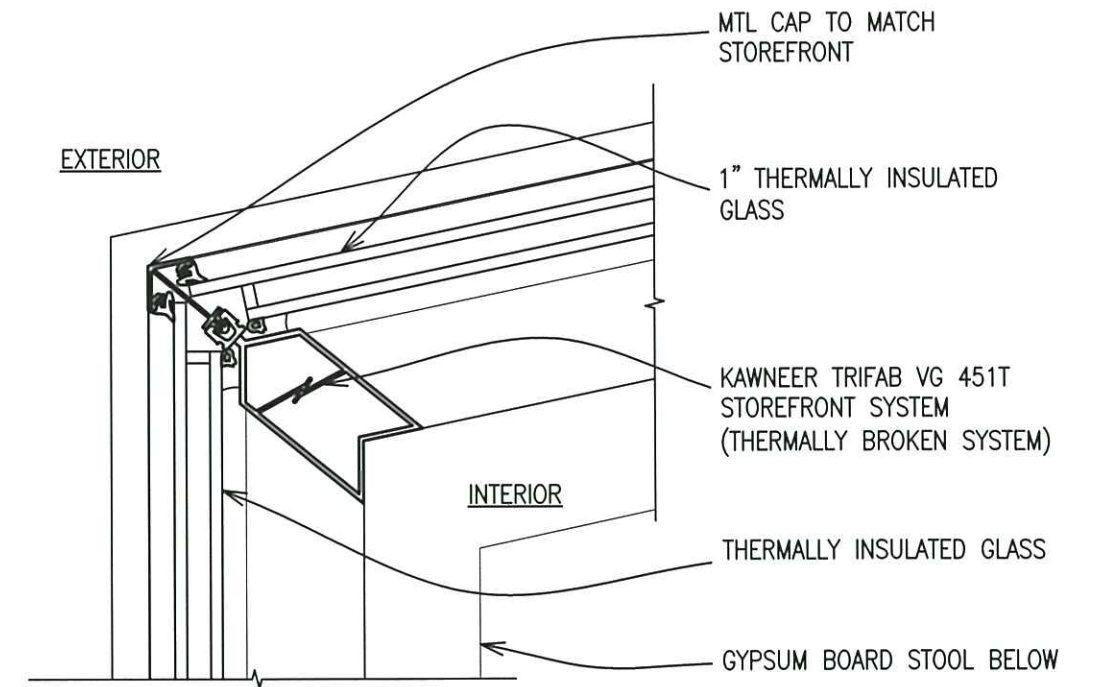
9 STOREFRONT DETAIL
3" = 1'-0"



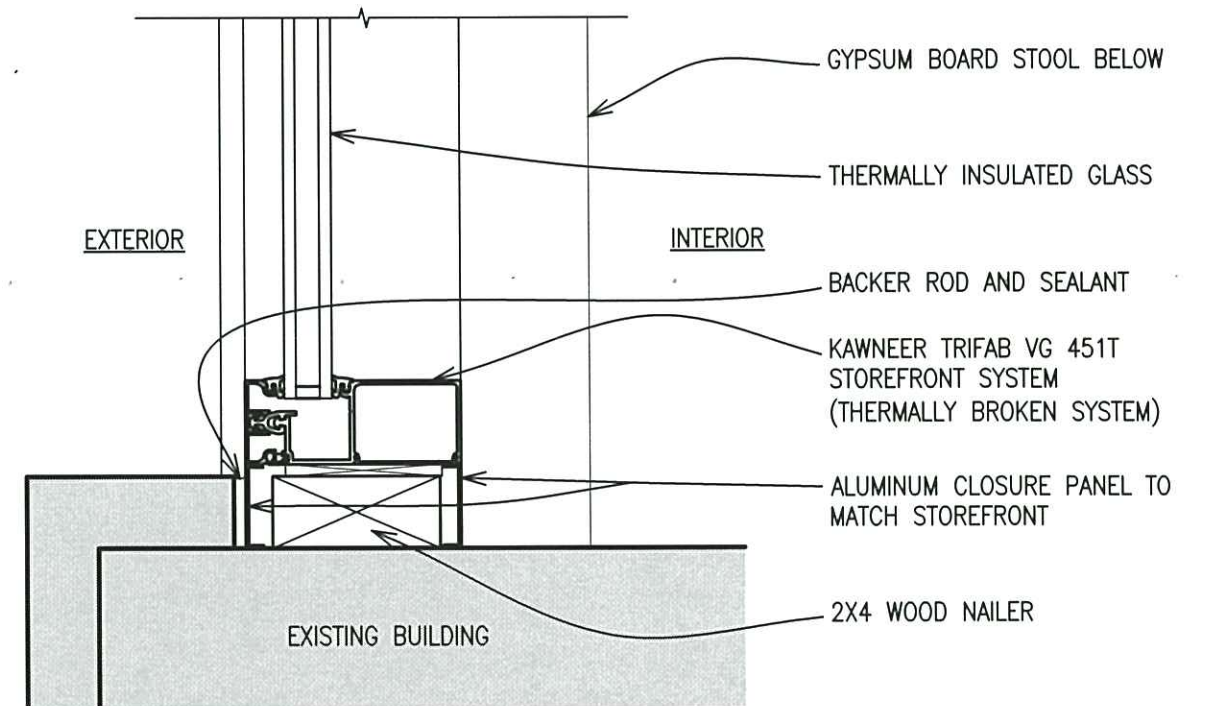
8 STOREFRONT DETAIL
3" = 1'-0"



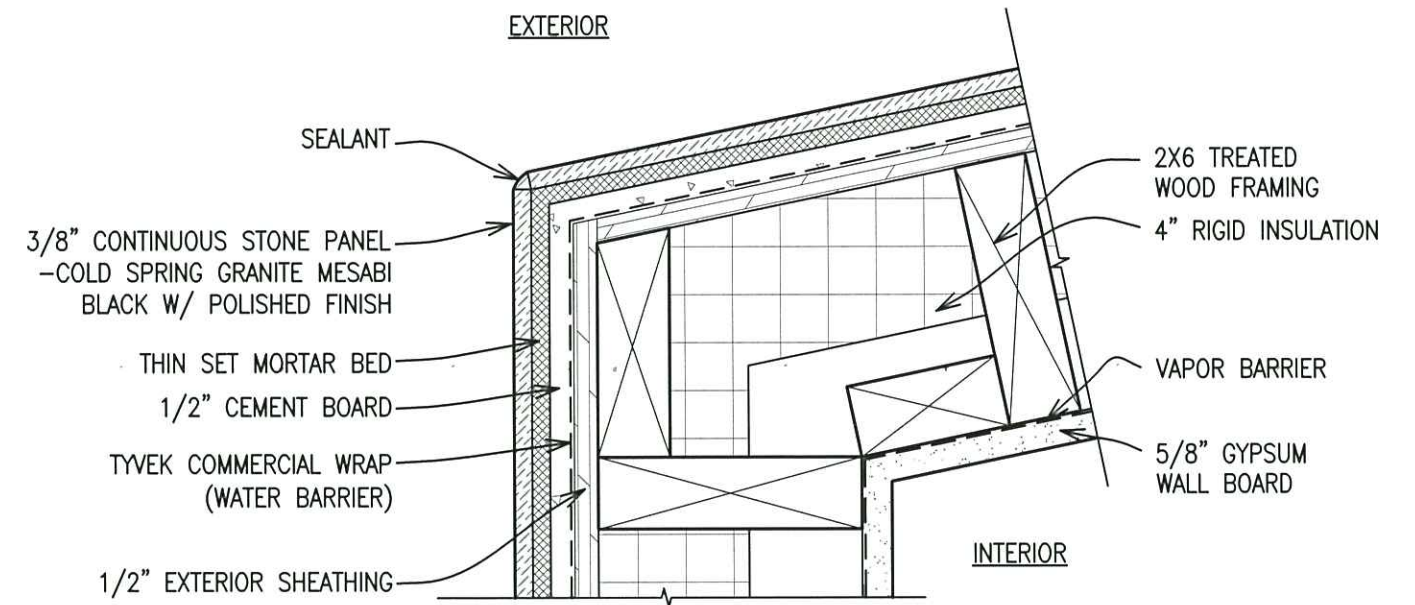
13 STOREFRONT PLAN DETAIL
3" = 1'-0"



12 STOREFRONT PLAN DETAIL
3" = 1'-0"



11 STOREFRONT PLAN DETAIL
3" = 1'-0"



16 BASE PLAN DETAIL
3" = 1'-0"



PROPOSED STOREFRONT DESIGN



PROPOSED STOREFRONT DESIGN

CONCEPTUAL - NOT FOR CONSTRUCTION

CERTIFICATE OF APPROPRIATENESS APPLICATION | ARCHITECTURAL CONSTRUCTION DRAWINGS

RINKA|CHUNG ARCHITECTURE INC
 756 North Milwaukee Street, Suite 250
 Milwaukee, Wisconsin 53202
 Telephone 414.431.8101
 COPYRIGHT 2012

DOWNER MULKERN'S STOREFRONT RENOVATION

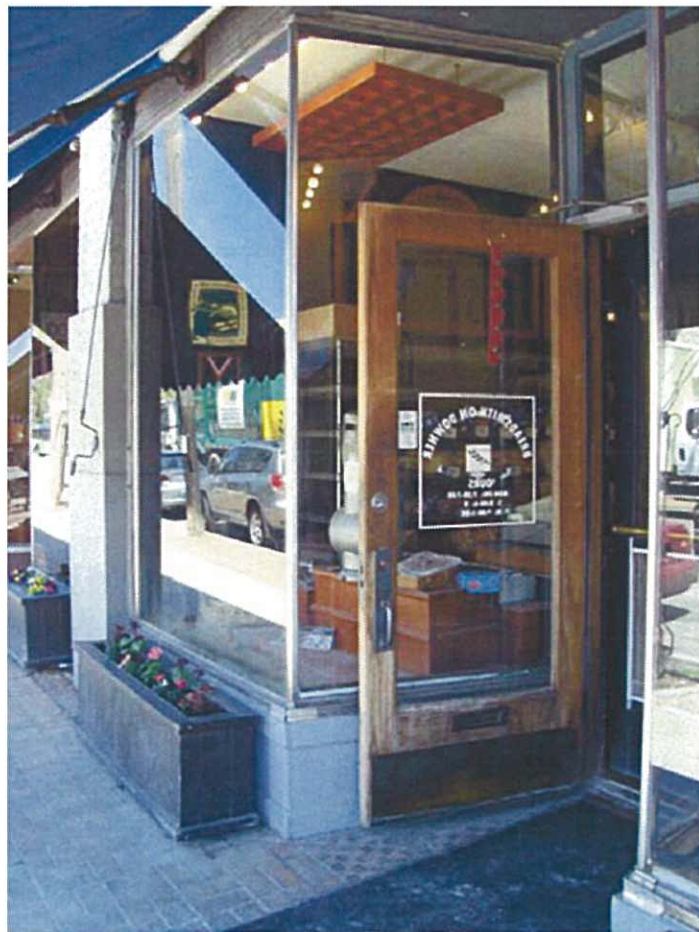
PROJECT NUMBER 120302.00
 ISSUE DATE APRIL 16, 2012

COA
 A10



WEST BUILDING PHOTO

CONCEPTUAL - NOT FOR CONSTRUCTION



EXISTING STOREFRONT



EXISTING BASE DETAIL



EXISTING BASE DETAIL



EXISTING STOREFRONT DETAIL

CERTIFICATE OF APPROPRIATENESS APPLICATION | ARCHITECTURAL CONSTRUCTION DRAWINGS