



# Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

<b>Property</b>	2650 N. DOWNER AV.	Downer Avenue Commercial HD	CCF # 170385
<b>Description of work</b>	Build new walk up coffee stand in northernmost storefront. Build out coffee shop in interior with setback entrance in the north addition. Repaint all previously painted masonry to match existing. Demolish existing parking lot, drive through canopy, and freestanding signage. Construct partially covered patio in parking area with new wall to screen service area from patio view. Construct new sign pole at northwest corner and attach signage at various locations to building.		
<b>Date issued</b>	8/1/2017	PTS ID	114306 COA: storefront and patio

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

1. Main French door entry recessed from Downer may eliminate the transom shown in some photos, but door design must be per page 5.
2. No pressure-treated wood may be exposed to view from any public right of way. Posts for screening fence shall be cedar.
3. North wall window west of main entry shall be at least six panes
4. Transom detail must carry across entire storefront window area including the operable sash.
5. Alterations may be made only to the northernmost storefront, including its appendages and extensions along the north wall and attached parking, with the exception that secondary cladding may be removed from the sign zone of the second storefront from the north end.

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact the Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: HPC@milwaukee.gov.

If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, [www.milwaukee.gov/build](http://www.milwaukee.gov/build), or call (414) 286-8210.



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City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Nik Kovac, Contractor, Inspector Paul Wolfgramm (286-2590)



Present conditions



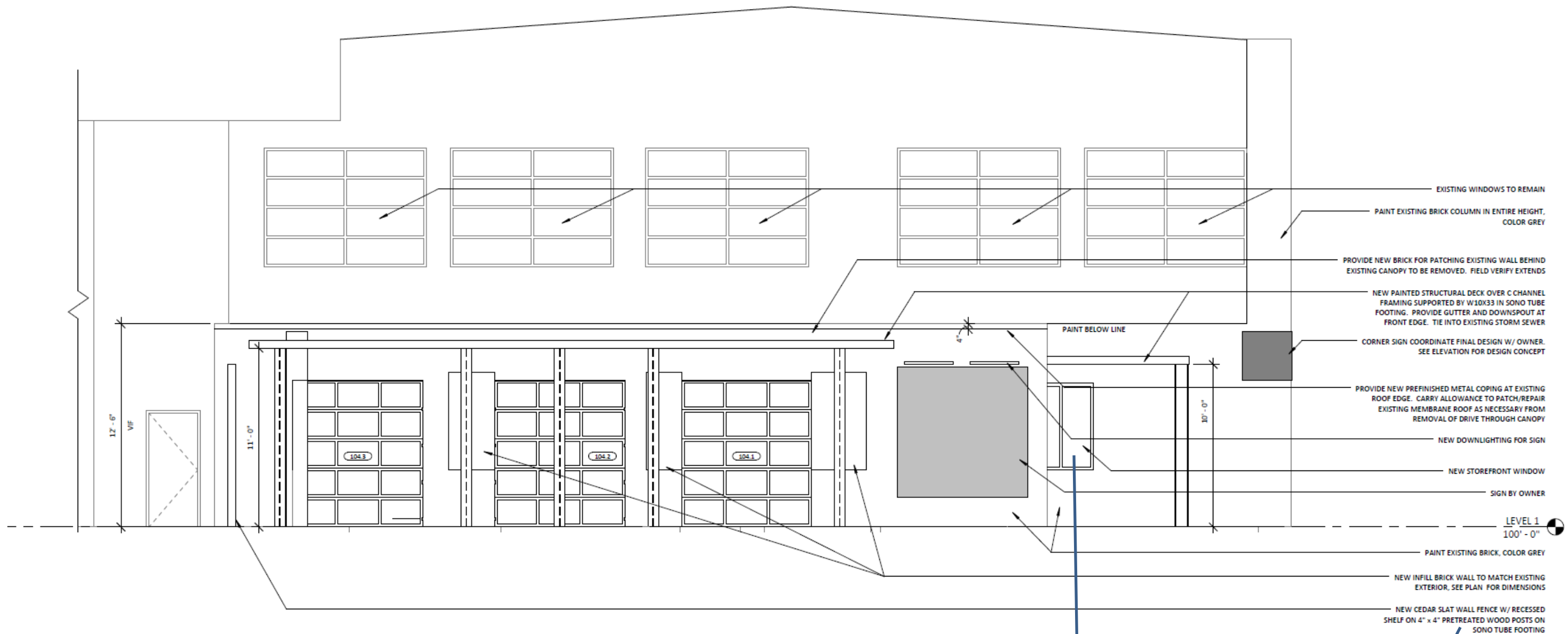
**Downer Ave Elevation**

3/32" = 1'-0"



Sign to be on mounted surface or as raised letters, may not paint on wall.

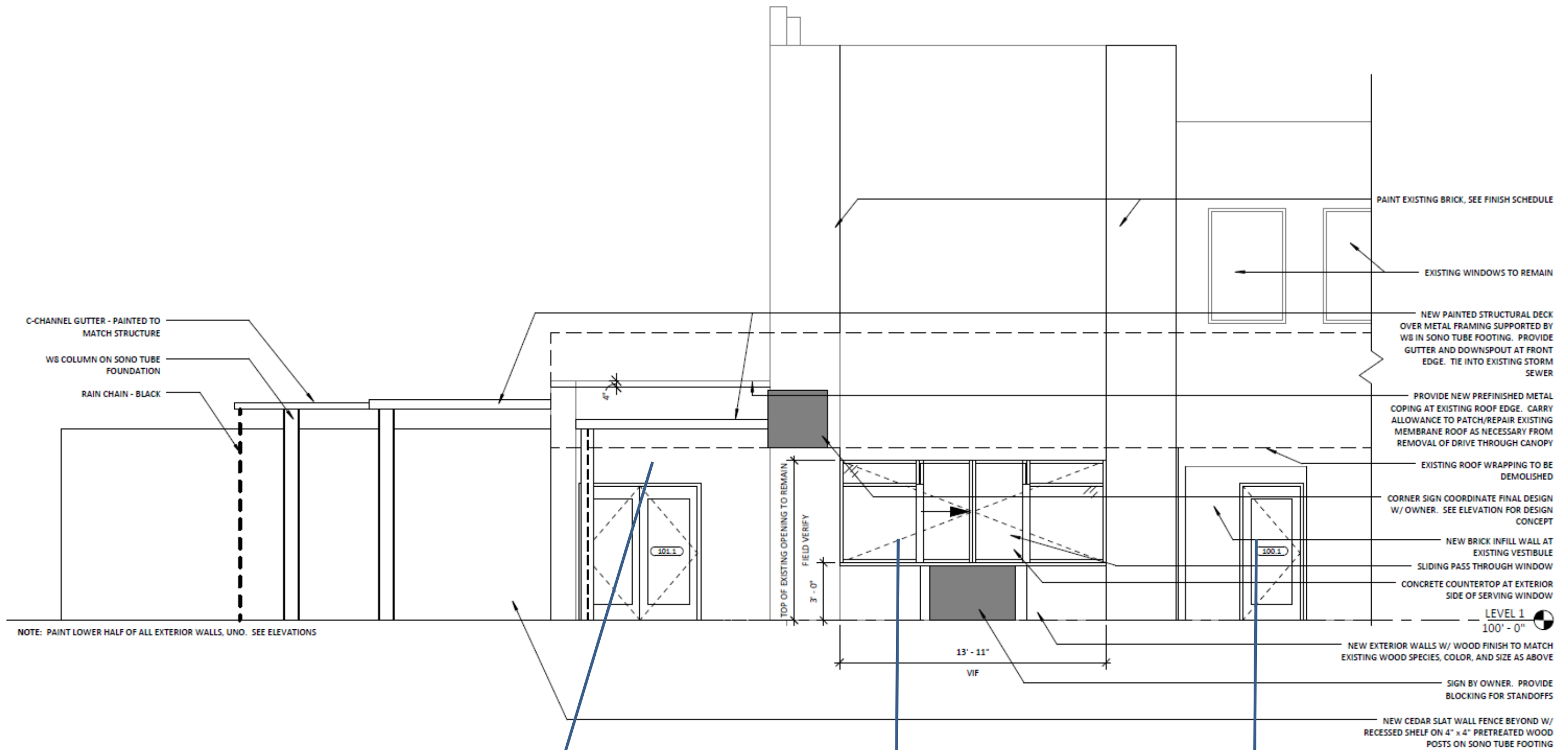
This window must be at least 6-pane and not be a slider.



North elevation

This window must be at least 6-pane and not be a slider.

Treated wood is not permitted; use cedar.



NOTE: PAINT LOWER HALF OF ALL EXTERIOR WALLS, UNO. SEE ELEVATIONS

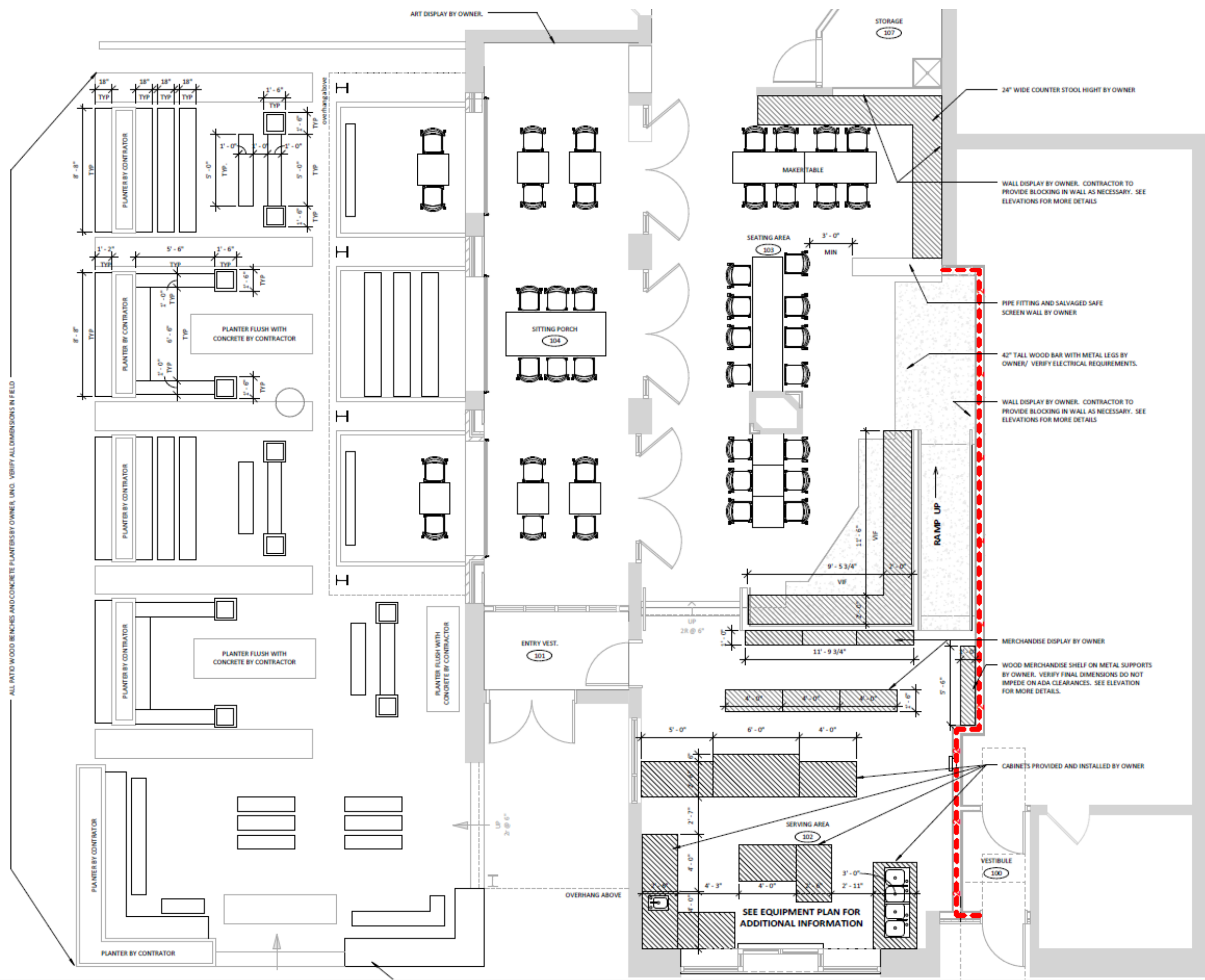
3 WEST ELEVATION

Deleted transom is approved

Transom detail must carry across all parts of window.

No work on this storefront is approved except as in Condition 5 on page 1.

Site and floor plan



ALL PATIO WOOD BENCHES AND CONCRETE PLANTERS BY OWNER, UNO. VERIFY ALL DIMENSIONS IN FIELD

Site plan





Pendant Light



Edison String Lights



Step Lights



Board Formed Concrete (bottom half)  
Cedar Wood (top half)



Painted Brick (color representative)



Metal and Window/Door Finish Color

## Exterior finishes and fixtures