



HPC Meeting Date: 12/11/17

Ald. Nik Kovac District: 3

Staff Reviewer: Tim Askin

PTS# 114306 CCF# 1711146

Property 2650 N Downer Ave
Downer Ave Historic District

Owner/Applicant CSMC 2006-C4 (Attn: Elizabeth Collins) Eric Resch
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Proposal To include an additional façade frontage on Downer Ave to a previously approved project. In order to add functional space, Stone Creek Coffee has decided to expand the project one tenant space to the south.

The additional work requires minimal changes to the existing façade. The existing storefront entry will be removed and replaced with a new entry door with horizontal wood siding surround to match existing painted siding on the building. The existing storefront window will be swapped out with a similar unit. The new window will follow the rhythm of the previously approved walk up window. The gray wood will color-coordinate with the other storefronts on the building

Additional wood siding will be included under the new windows. New signage is also being proposed. Sign will be internally lit and match in general size, character and location as the rest of the building's signage. The signage will be added to the previously approved storefront alteration constitutes a downscaling of the signage previously approved.

Due to contractor error, a three-part window has already been installed, despite the two-window rendering.

Staff Comments The proposed addition to the façade matches the previously approved design to the north. As proposed, materials and signage follow design guidelines of Downer Ave Historic District.

The three-part window breaks the storefront into fourths, which has not been used elsewhere on the building. The designed bays are consistent elsewhere on both floors with each storefront broken into three visual pieces by windows.

Recommendation Recommend HPC Approval with the Commission to decide the issue of the windows directly.

Previous HPC Action CC File # 170385; July 10, 2017
Resolution COA for construction, addition, selective demolition, and alterations to 2650 N Downer. *Staff has approved minor alterations to the Commission-approved proposal due to construction conditions.*

Previous Council Action