



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 2/8/2022
Ald. Nik Kovac District: 3
Staff reviewer: Carlen Hatala
PTS #41877

Property 2577 N. DOWNER AV. Downer Avenue Commercial Historic District

Owner/Applicant CSFB 2006-C4 N DOWNER AVE LL Patera LLC
C-III ASSET MGMT LLC 4040 N. Calhoun Suite 200
ATTN MARK CONTRERAS Brookfield, WI 53005
5221 N O'CONNOR BLVD STE 600 Phone: (262) 786-6776
IRVING TX 75039

Proposal Applicant to remove existing first floor masonry and storefront windows on north half of building. New storefronts to mimic originals. New cladding to match original either Vitrolite or marble veneer.

Staff comments Architect has used original drawings to bring back traditional storefront design. Plans indicate Vitrolite was specified for bulkheads. A 1953 photo at MPL shows Vitrolite above first story up to second story beltcourse.

Recommendation Recommend HPC Approval

Conditions Marble or Vitrolite sample to be approved by staff. Brick sample to be reviewed by staff. Storefronts must be clear glass.

Previous HPC action

Previous Council action