

CCF 161593



# Certificate of Appropriateness

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

**Property**

2581 N. DOWNER AV. Downer Avenue Historic District

**Description of work**

Replace existing single-thickness silicone-seamed storefront with double-paned system with thermally broken aluminum frame. Use TubeLite E14000, which has a 4.5" thickness with 1" glass at center. Bronze/copper trim at bottom of storefront windows must be retained and reproduced as needed, may be painted to match new glazing system.

**Date issued**

Install required HVAC venting louvres at rear. Paint and patch surrounding area to match existing masonry.  
5/18/2017 PTS ID 114226 COA: Replace Storefront Glazing

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:

Approved without setting precedent: an alternative system that could meet code for a glazing area this large for both strength and energy efficiency could not be found by HPC staff or applicant's architect. Any Low-E coating must be clear and untinted.

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 Tim Askin of the Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: HPC@milwaukee.gov.

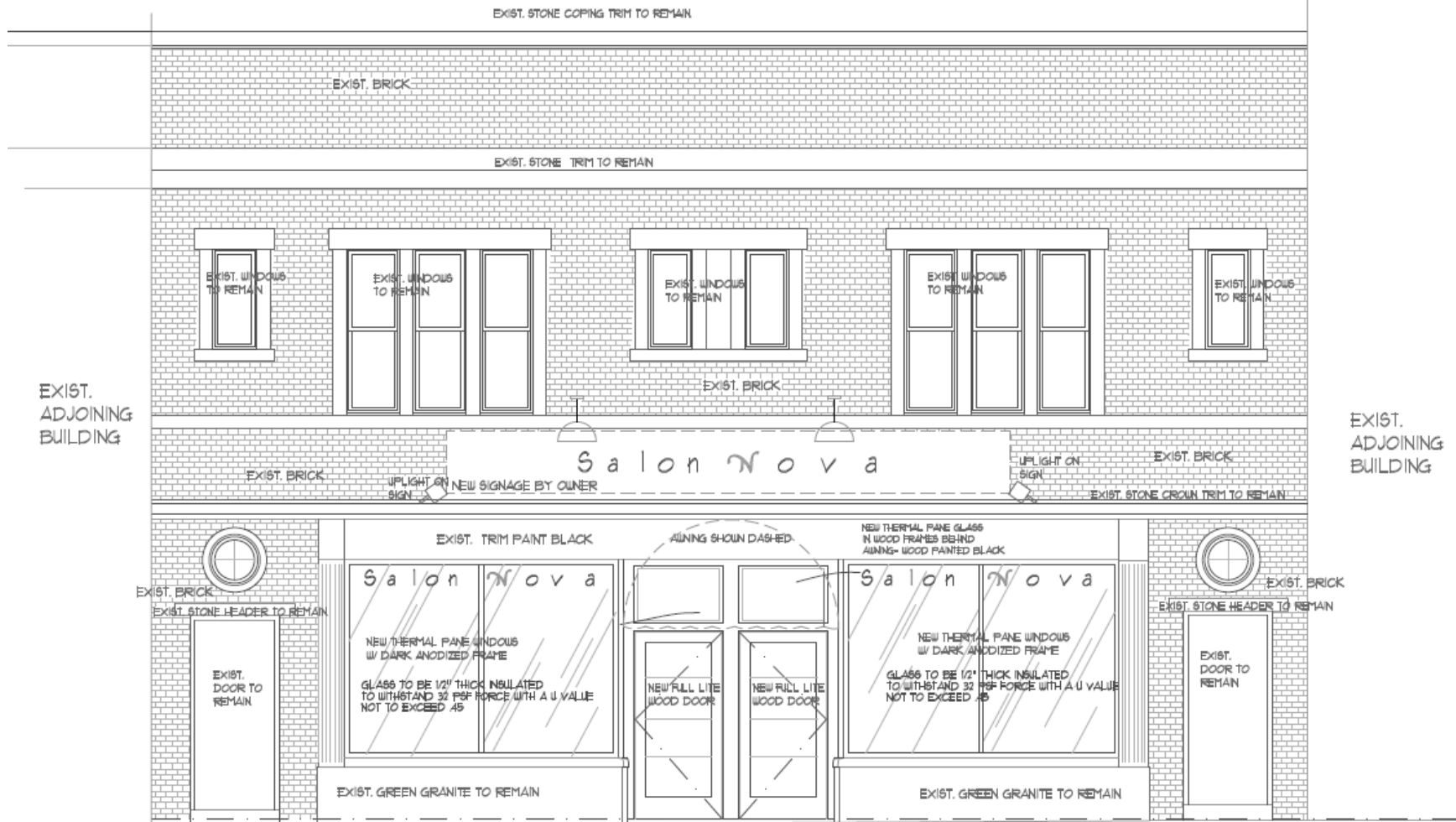
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, [www.milwaukee.gov/build](http://www.milwaukee.gov/build), or call (414) 286-8210.

City of Milwaukee Historic Preservation Staff

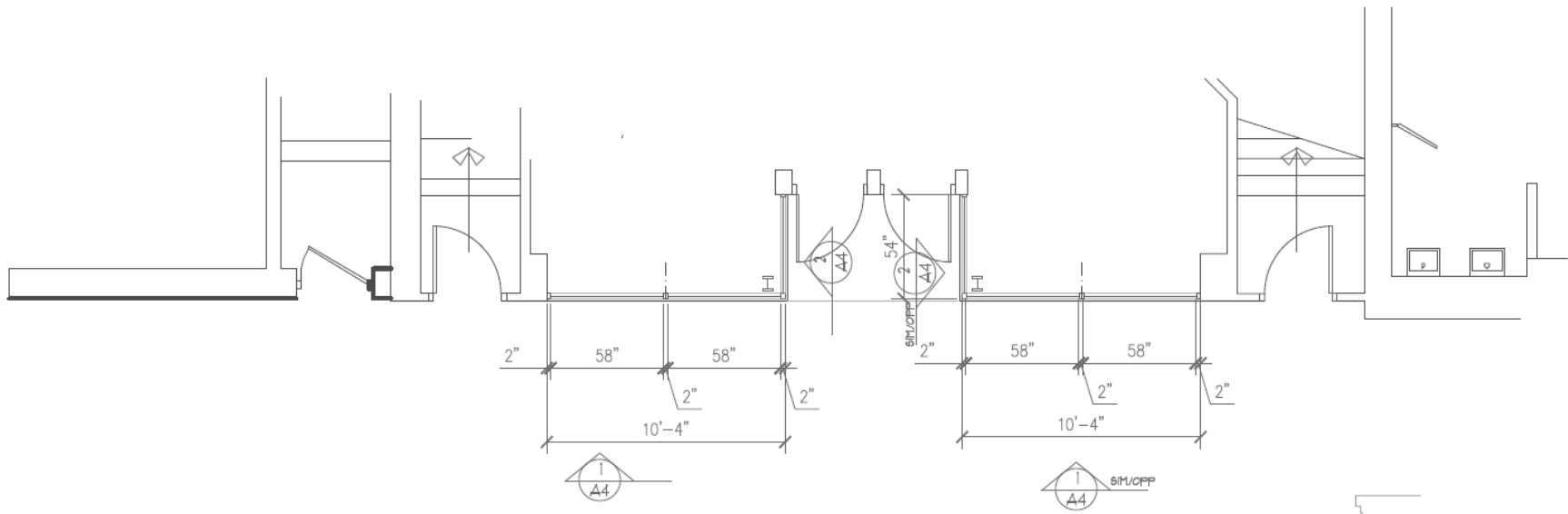
Copies to: Development Center, Ald. Nik Kovac, Contractor, Inspector Paul Wolfgramm (286-2590)



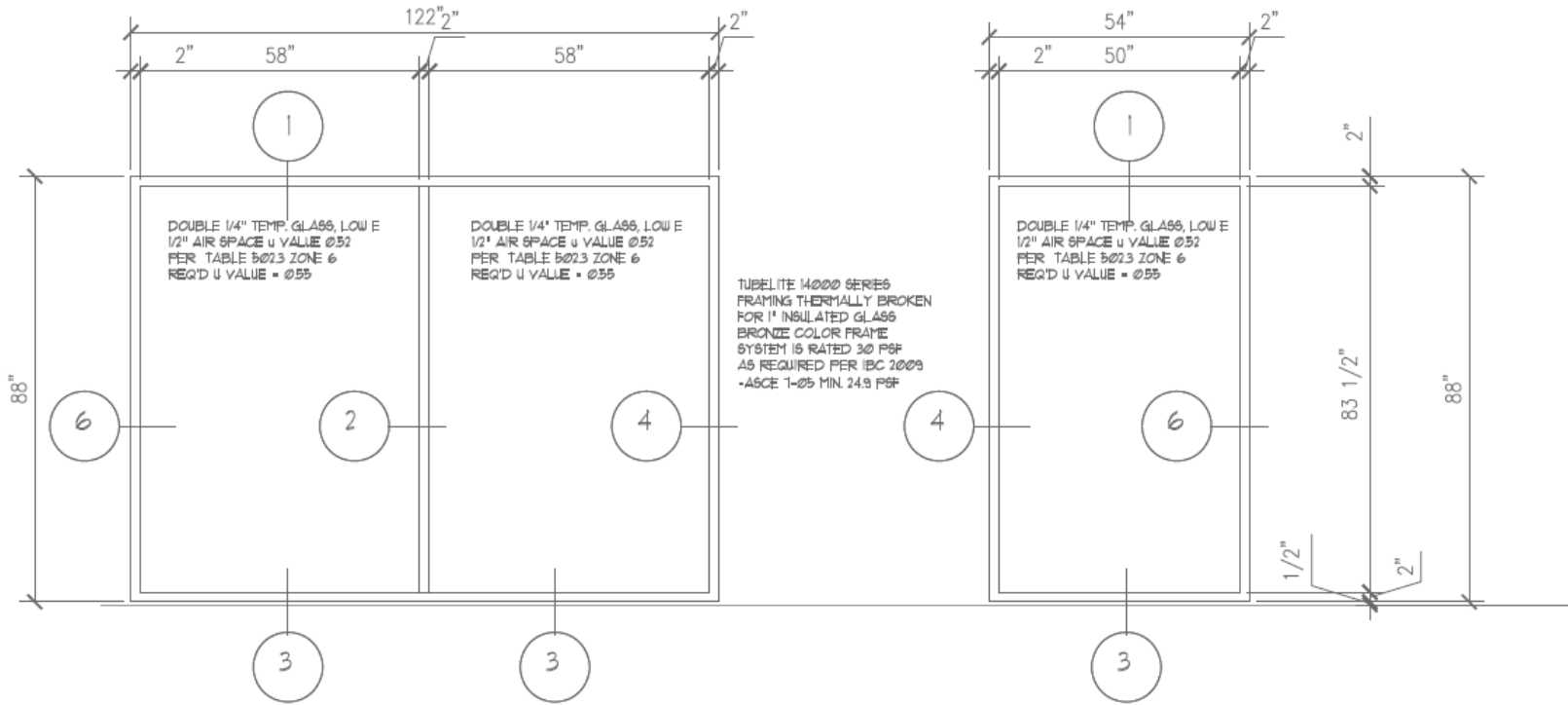
Current Conditions



# PROPOSED DOWNER STREET ELEVATION



Plan of storefront with new glazing.

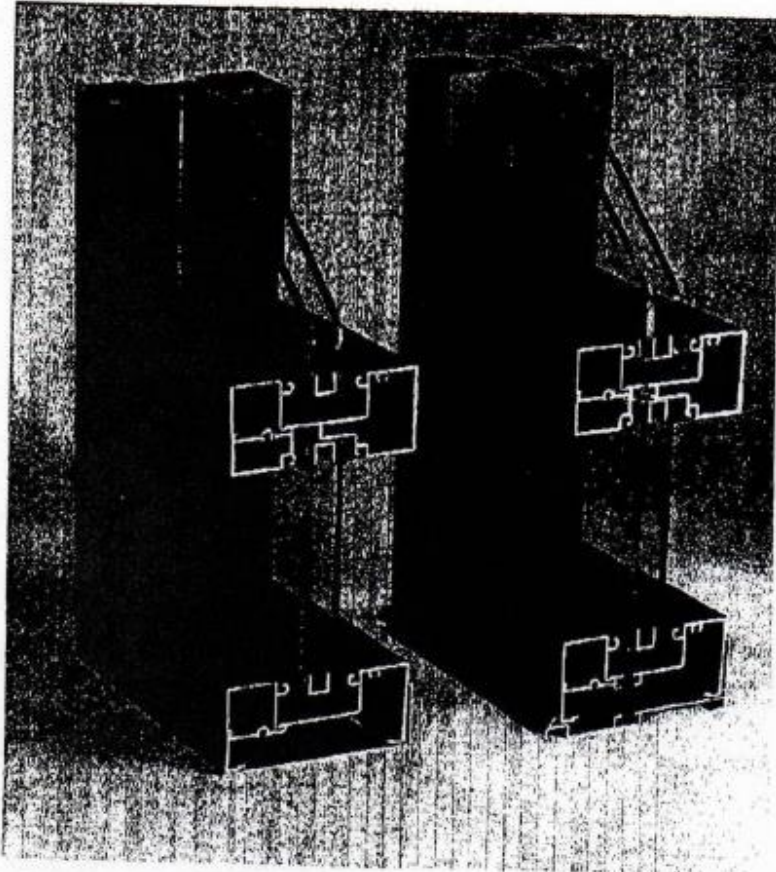


1 WINDOW ELEVATIONS  
A4  
SCALE 1/2"=1'-0"

2 WINDOW ELEVATIONS  
A4  
SCALE 1/2"=1'-0"

Elevations with new glazing.

Tubelite system proposed.



**Description**

Tubelite 14000 Series Framing is a 2" x 4 1/2" deep flush glazed fixed window system for use on low rise applications. This dry glazed internally drained storefront is designed for 1" thick insulating glass positioned in the center of the frame; 1/4" thick glass for vision or spandrel areas may be accommodated by use of an interior glazing adaptor.

14000 Series is available in standard or thermally improved designs,