



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 7/10/2017

Ald. Nik Kovac District: 3

Staff reviewer: Tim Askin

PTS #114306

CCF #170385

Property

2650 N. DOWNER AV. Downer Avenue Historic District

Owner/Applicant

| | |
|------------------------------|-----------------------|
| CSFB 2006-C4 N DOWNER AVE LL | Eric Resch |
| C/O C-III ASSET MANAGEMENT L | Stone Creek Coffee |
| ATTN MARK CONTRERAS | 422 N. 5th St. |
| 5221 N O'CONNOR BLVD STE 600 | Milwaukee, WI 53203 |
| IRVING TX 75039 | Phone: (414) 431-2157 |

Proposal

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.

Staff comments

This is the Mulkern Garage building, constructed in 1916 as a red brick Mediterranean style service and storage garage. The ground floor was converted to storefronts in 1933 and modified again in the late 1950s. According to an unrelated previous proposal for this building, the one story addition dates to 1979 and the drive through canopy to 1989.

The Downer Avenue storefront will be converted to a walk-up service window with the primary entrance set back in the addition to the north. The service window is recessed to give a sense of a traditional storefront in a three-part vertical design with bulkhead, window, and transom. The bulkhead will contain a tile sign with the words "COFFEE TO GO" The current parking lot will be filled with a 3-season patio that is partially covered and accessed through garage doors into the north side of the building. The Commission has not traditionally approved garage doors in restaurant use, staff finds that the proposed doors match the existing aesthetic of the upper level windows and reflect the building's history as a garage.

Patio materials have been limited to concrete, metal, and wood and lighting is inspired by the 1930s with enameled fixtures and bare bulbs.

Signage is generally acceptable except that the large "Stone Creek Coffee" on the north wall should not be painted directly on the masonry. The tile fixture on the Downer façade, the plaque on the corner of the building and the corner pole are reasonably appropriate

It should be noted that the second floor is under different ownership than the ground floor and the upper floor property owner is responsible for the broken windows and spalling concrete. There are pending DNS orders.

Recommendation

Recommend HPC Approval with conditions.

Conditions

1. Present window materials and shop drawings for staff approval
2. Painted sign on north elevation must be track-mounted letters or on a board or Commission must find a specific reason to exempt this from the prohibition on painting masonry that allows it not to be precedent setting.
3. North slider window should be redesigned to reflect the more industrial aesthetic of the rest of the north elevation. A multi-pane hopper or awning type is recommended in the style of the upper story window and garage doors.

Previous HPC action**Previous Council action**