

Approved as submitted with the following additional detail: Windows in the Downer Theater building's Downer facade will "be Marvin Ultimate G2 double-hung windows with insulated thermal panes. The configuration will match known historic conditions. At units which historically had divided lights, simulated divided lights with spacer bars will be utilized (SDLs)."

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. 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.

READ INVESTMENT CO. BUILDING

2565-77 N. DOWNER AVE, MILWAUKEE, WI



Certificate of Appropriateness Application

Photographs and Drawings

19 March 2021



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Cover Image: East elevation from across North Downer Avenue. Preserve, LLC 2021.

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Floor Plans with Window Types

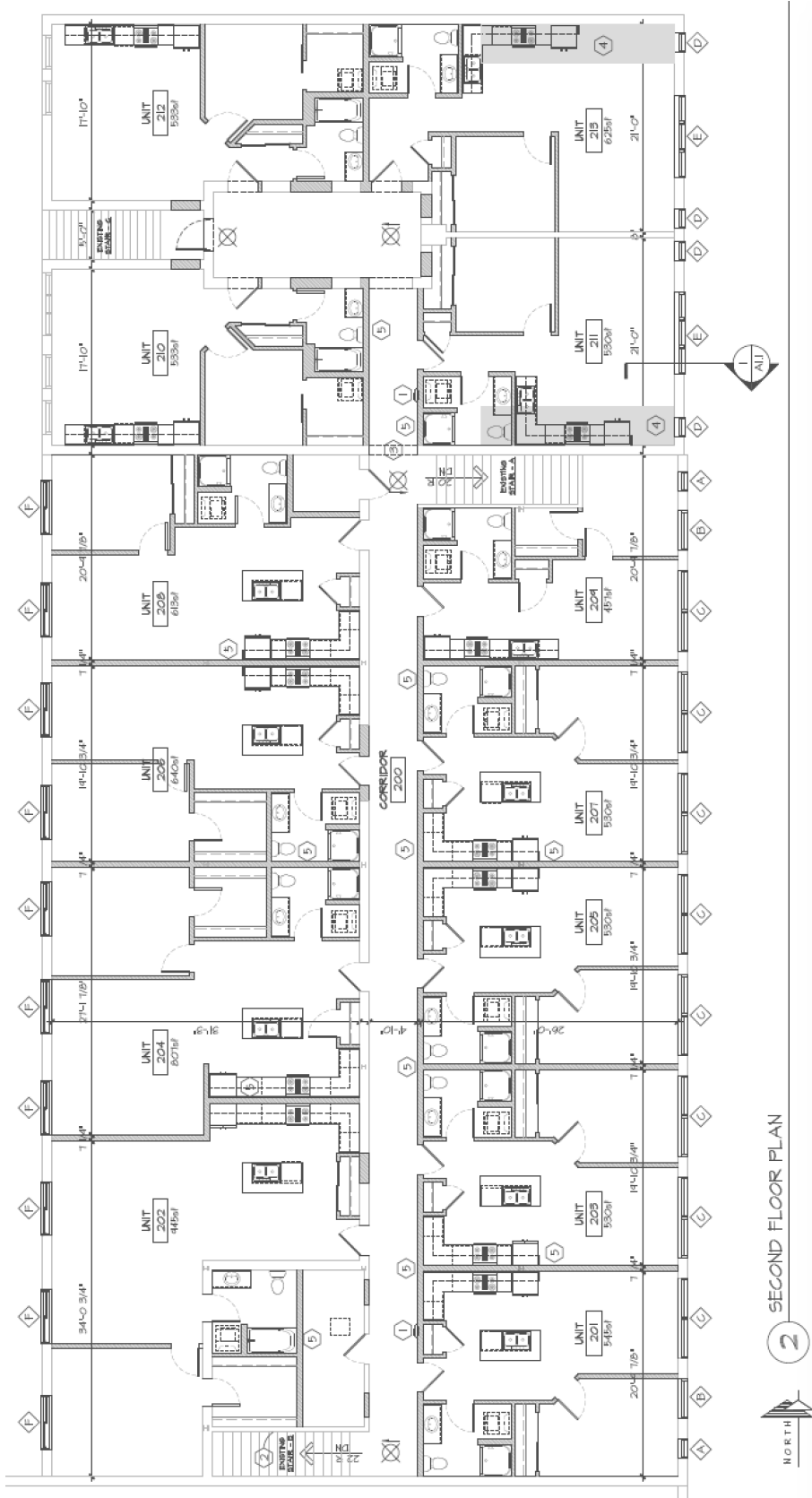


FIGURE A: (left) Drawing of the Second Floor Plan showing the location of each window type.

FIGURE B: (below) Drawing of specified windows for each window type.

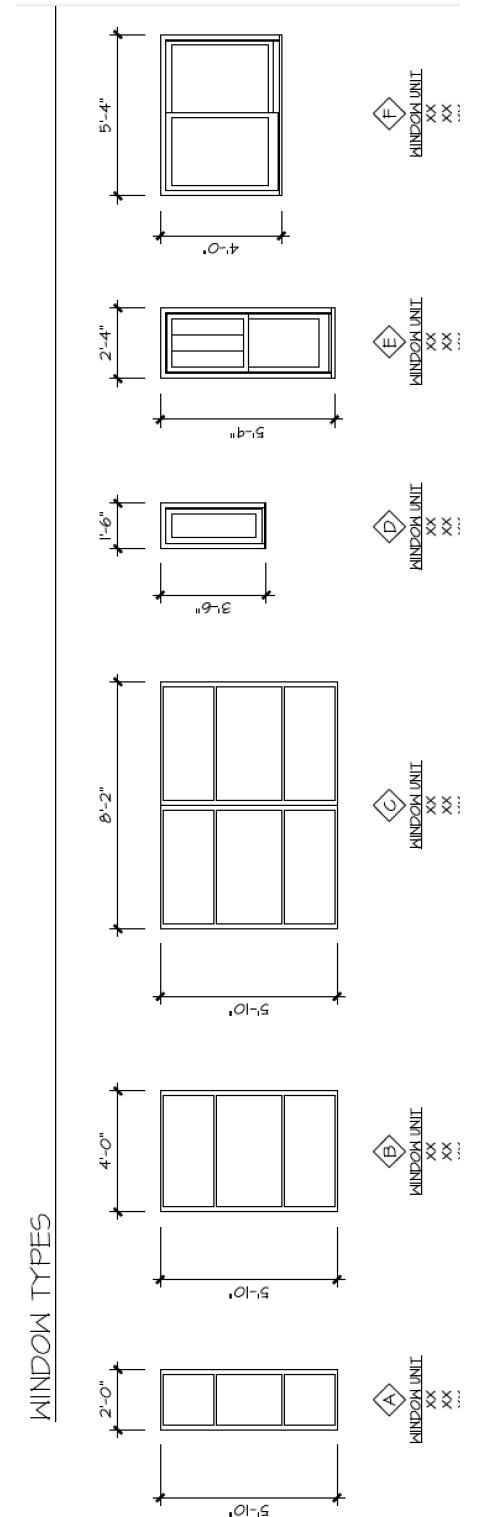




IMAGE 1: Main entrance to the second floor from the east elevation. This door will be refurbished. Preserve, LLC 2021.



IMAGE 2: East elevation windows above the north entrance. The north and south end units vary slightly from the rest of the elevation. Preserve, LLC 2021.



IMAGE 3: Typical east elevation second floor windows. Corrosion is evident throughout. Preserve, LLC 2021.



IMAGE 4: South end window units on the second floor. The south end matches the north end units. Preserve, LLC 2021.



IMAGE 5: Corrosion is typical on the interior side of units. Window units have been painted closed. Preserve, LLC 2021.



IMAGE 6: Typical corrosion location at the frame corners. Also note expansion cracks at frame and cracked sealant. Preserve, LLC 2021.



IMAGE 7: View of operable sash. Sashes are painted closed and cranks and hardware has been removed at spot locations throughout. Preserve, LLC 2021.



IMAGE 8: Interior side of east-elevation window units. Corrosion is evident throughout and units no longer operate. Preserve, LLC 2021.



IMAGE 9: Corrosion typical at mullions. Preserve, LLC 2021.



IMAGE 10: Corrosion typical at frame corners. Select units have interior storms installed. Preserve, LLC 2021.



IMAGE 11: Interior view of a typical second-floor unit with typical corrosion throughout. Preserve, LLC 2021.



IMAGE 12: View of corrosion at ventilator frame. Seized frames, corrosion, paint, and missing hardware prevent window units from operating. Preserve, LLC 2021.



IMAGE 13: View of typical corrosion at window frame corners at center mullion. Preserve, LLC 2021.



IMAGE 14: View of typical corrosion at frame corners. Frame members and sashes have moved out of plumb due to jacking. Preserve, LLC 2021.



IMAGE 15: View of frame and sash separating at window. Preserve, LLC 2021.



IMAGE 16: View of more severe corrosion at window unit corner. Preserve, LLC 2021.



IMAGE 17: View of more severe corrosion at operable sash corner. Preserve, LLC 2021.



IMAGE 18: View of heavily deteriorated and corroded corner of window frame. Preserve, LLC 2021.



IMAGE 19: View of typical window unit. Corrosion is heaviest at the operable sash. Preserve, LLC 2021.



IMAGE 20: View of severe corrosion at the corner of a second floor window frame. Preserve, LLC 2021.



IMAGE 21: View of west elevation facing the alley. Preserve, LLC 2021.



IMAGE 22: View of units with frost and ice located between the panes. Preserve, LLC 2021.



IMAGE 23: Closer view of typical window unit conditions. Preserve, LLC 2021.



IMAGE 24: View of unit without frost buildup. Approximately half of all units have ice between the panes. Preserve, LLC 2021.



IMAGE 25: View of typical west-elevation window unit. Thermal pane seals are broken and windows leak, resulting in frost and ice forming between the panes. Preserve, LLC 2021.



IMAGE 26: Close up view of window sills and frost between panes of modern west-elevation window units. Preserve, LLC 2021.



IMAGE 27: View of the typical corner frame and sill at a west elevation window. Seals are broken, wood is rotting, and the exterior sill is almost completely deteriorated. Preserve, LLC 2021.



IMAGE 28: View of typical corner frame and sill conditions at a west elevation window. Preserve, LLC 2021.



IMAGE 29: View of moisture along glass and at frame corner. Preserve, LLC 2021.



IMAGE 30: View of blown-out sill due to active moisture at window units on west elevation. Preserve, LLC 2021.

Downer Theater Photographs



IMAGE 31: View of the Downer Theater building from across North Downer Avenue. The new windows on the south apartments will match the existing units in configuration. Preserve, LLC 2021.



IMAGE 32: View of windows to be replaced on the second floor of the Downer Theater. Preserve, LLC 2021.

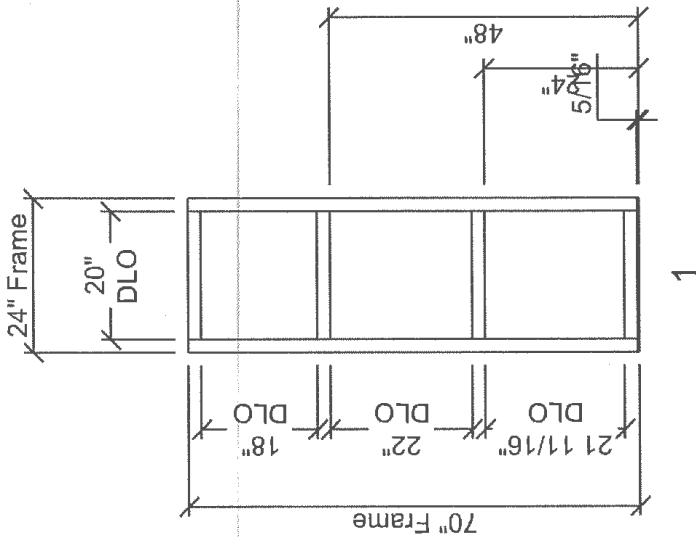


IMAGE 33: View of second-floor window units on the back/west elevation of the Downer Theater building. Preserve, LLC 2021.




IMAGE 34: Close-up view of replacement window units at the Pizza Man restaurant. The new windows will coordinate with those already replaced on the building. Preserve, LLC 2021.

Notes:
 Standard gaps shown. If non standard gaps are require they must be specified
 Trulite will calculate glass size

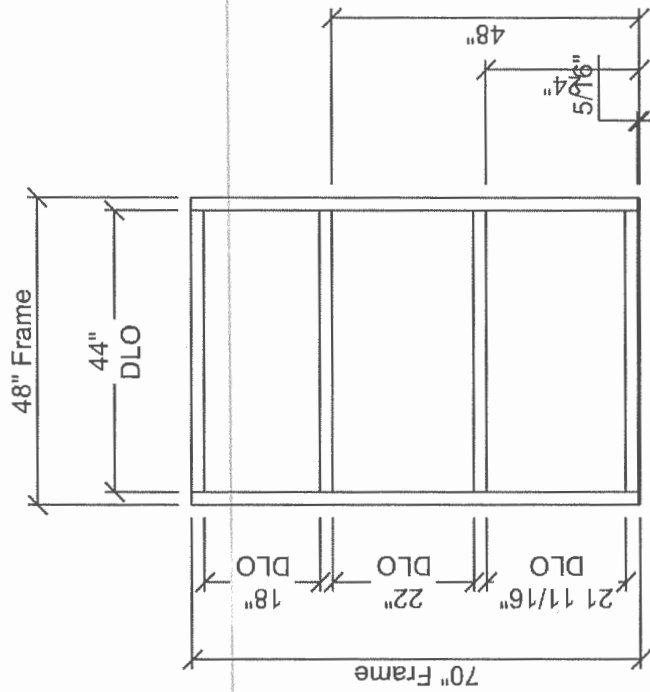


North Downer - 6 - 005 - Type A (2 Thus)
 Frame: (Bronze) B4 : CT451 Storefront (2 x 4-1/2) : 1
 inch Glass : Thermal

 GLASS & ALUMINUM SOLUTIONS 5700 S Modified Rd New Berlin, WI 53151 800-242-2071 - Phone 262-641-1523 - Fax	Contractor: Liberty Glass	Key: F.O.W = Finished Opening Width F.O.H = Finished Opening Height D.O.H = Door Opening Height D.H = Door Height D.W = Door Width G.H = Glass Height G.W = Glass Width	2-Thus CT451 Series Storefront 1" Clear Tempered Insulated Glass CT451 Thermally Broken Storefront - 2" x 4 1/2"	Detail Sheet Rev 1.0 6 of 11
	Project Name: North Downer Project Address: Contact: Gary			


Notes:

Standard gaps shown. If non standard gaps are require they must be specified
Trulite will calculate glass size



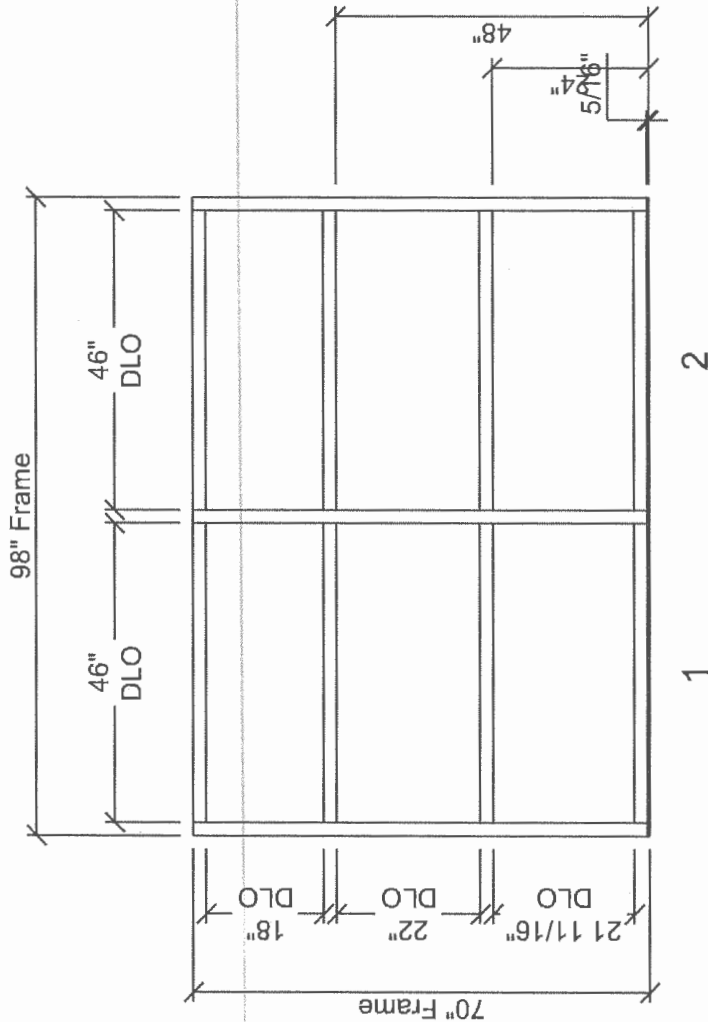
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North Downer - 7 - 006 - Type B (2 Thus)
Frame: (Bronze) B4 : CT451 Storefront (2 x 4-1/2) : 1
inch Glass : Thermal


 <p>GLASS & ALUMINUM SOLUTIONS</p> <p>5700 S Moorland Rd New Berlin, WI 53151 800-242-2071 - Phone 262-641-1525 - Fax</p>	Contractor: Liberty Glass Project Name: North Downer Project Address: Contact: Gary	Key: F.O.W. = Finished Opening Width F.O.H. = Finished Opening Height D.O.H. = Door Opening Height D.W. = Door Width G.H. = Glass Height G.W. = Glass Width	2-Thus CT451 Series Storefront 1'- Clear Tempered Insulated Glass CT451 Thermally Broken Storefront - 2" x 4 1/2"	Detail Sheet Rev 1.0 7 of 11

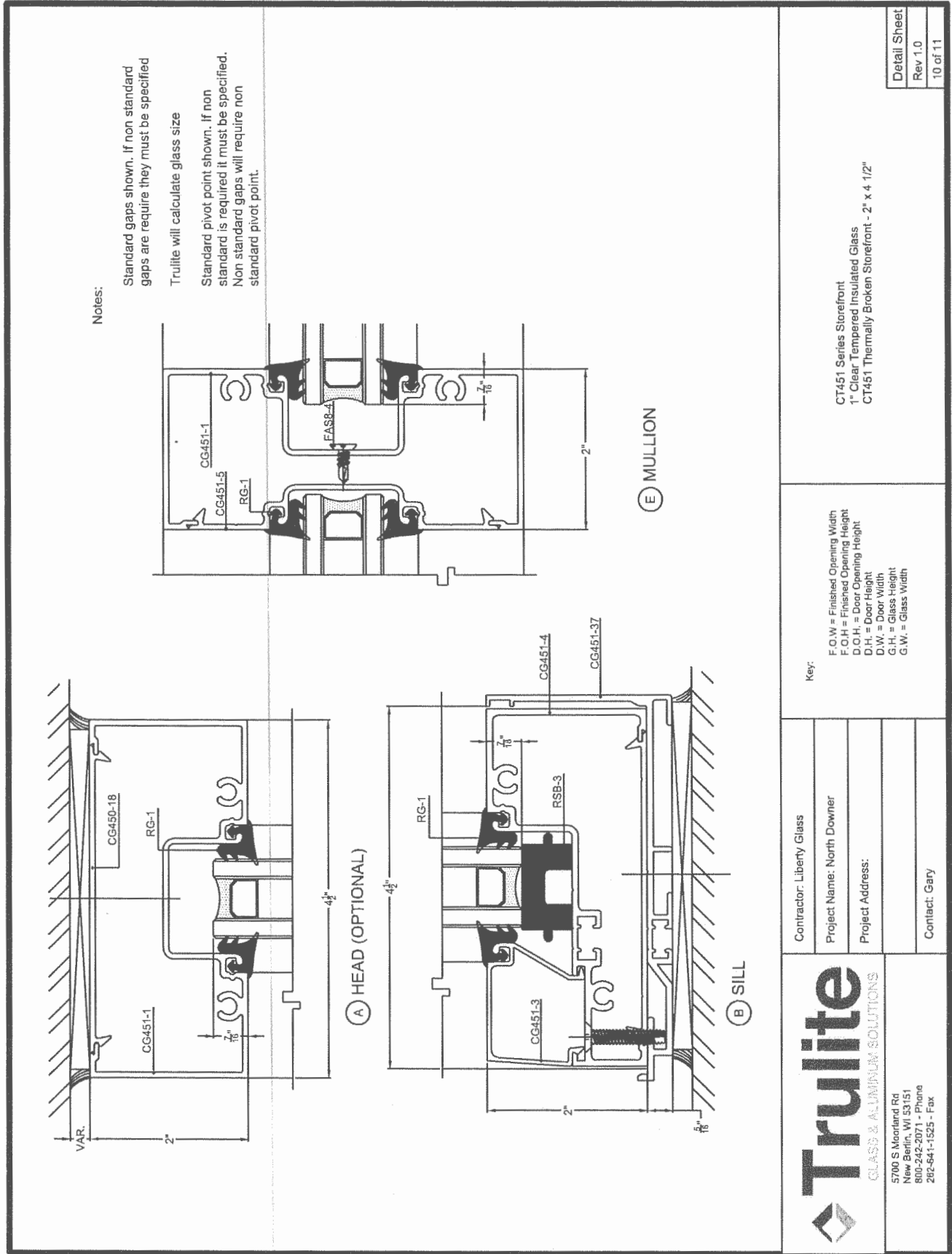
Notes:

Standard gaps shown. If non standard gaps are require they must be specified
Trulite will calculate glass size



North Downer - 8 - 007 - Type C (8 Thus)
Frame: (Bronze) B4 : CT451 Storefront (2 x 4-1/2) : 1 inch Glass : Thermal

 <p>GLASS & ALUMINUM SOLUTIONS 5700 S Moorland Rd New Berlin, WI 53151 800-242-2071 - Phone 262-641-1525 - Fax</p>	Contractor: Liberty Glass Project Name: North Downer Project Address: Contact: Gary	Key: F.O.W = Finished Opening Width F.O.H = Finished Opening Height D.O.H = Door Opening Height D.H = Door Height D.W = Door Width G.H = Glass Height G.W = Glass Width	8-Thus CT451 Series Storefront 1" Clear Tempered Insulated Glass CT451 Thermally Broken Storefront - 2" x 4 1/2"	Detail Sheet Rev 1.0 8 of 11
	8-Thus CT451 Series Storefront 1" Clear Tempered Insulated Glass CT451 Thermally Broken Storefront - 2" x 4 1/2"			Detail Sheet Rev 1.0 8 of 11



Detail Sheet
 Rev 1.0
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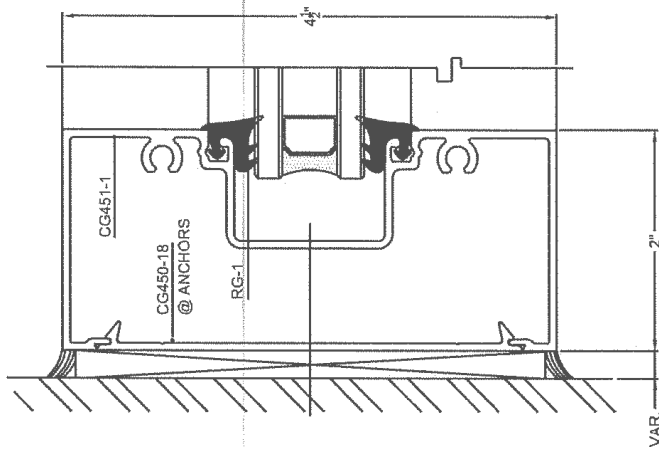
Notes:

Standard gaps shown. If non standard gaps are require they must be specified.

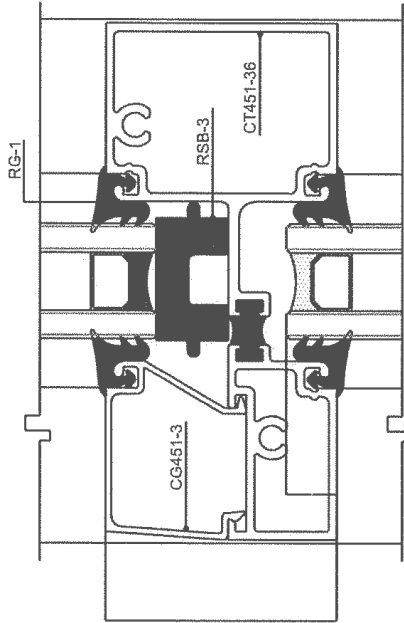
Trulite will calculate glass size

Standard pivot point shown, if non standard is required it must be specified.


Non standard gaps will require non standard pivot point.



Ⓢ JAMB



Ⓢ INTERMEDIATE HORIZONTAL

 <p>GLASS & ALUMINUM SOLUTIONS 5700 S Moorland Rd New Berlin, WI 53151 800-242-2071 - Phone 262-641-1525 - Fax</p>	Contractor: Liberty Glass Project Name: North Downer Project Address: Contact: Gary	Key: F.O.W. = Finished Opening Width F.O.H. = Finished Opening Height D.O.H. = Door Opening Height D.W. = Door Width G.H. = Glass Height G.W. = Glass Width	CT451 Series Storefront 1" Clear Tempered Insulated Glass CT451 Thermally Broken Storefront - 2" x 4 1/2"	Detail Sheet Rev 1.0 11 of 11
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