



CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.

Please print legibly.

1. **HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT:** (if known)

Downer Avenue

ADDRESS OF PROPERTY:

2636 N. Downer Ave, Milwaukee, WI 53211

2. **NAME AND ADDRESS OF OWNER:**

Name(s): Wade Ritchie

Address: 7359 N. Vine Street

City: Lannon

State: WI

ZIP: 53046

Email: waderitchie4@gmail.com

Telephone number (area code & number) Daytime: 414-748-0084

Evening: 414-748-0084

3. **APPLICANT, AGENT OR CONTRACTOR:** (if different from owner)

Name(s): Michael Hacker

Address: 829 S. 1st Street

City: Milwaukee

State: WI

ZIP Code: 53204

Email: mhacker@brayarch.com

Telephone number (area code & number) Daytime: 4142260200

Evening: 4142260200

4. **ATTACHMENTS:** (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

A. REQUIRED FOR MAJOR PROJECTS:

Photographs of affected areas & all sides of the building (annotated photos recommended)

Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")
A digital copy of the photos and drawings is also requested.

Material and Design Specifications (see next page)

B. NEW CONSTRUCTION ALSO REQUIRES:

Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

Site Plan showing location of project and adjoining structures and fences


**PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS
BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED
AND SIGNED.**

5. DESCRIPTION OF PROJECT:

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached.

The project will renovate two neighboring tenant spaces (Optics & Breadsmith) into a single open fitness facility with an ADA toilet room and a mechanical closet. A water heater, electrical panel, and stacked washing machine will live in the mechanical closet. Connection to the rear of the building will be maintained. The project will require a 4" wood flooring system to level the two areas. The north entrance/ entrance alcove will be eliminated. The void created will infill with an aluminum storefront system to match existing. Salvaged granite wall base will be reused at the base of the infill storefront. The south entrance will remain, but be modified to fit the new floor plan. In addition to storefront modifications, the existing wall base on this section will be stripped and re-clad in a dark granite product to match the north wall base. Optics' sign will be removed and the wood beneath will be painted to match the building. A new F45 sign will be installed over the south entrance in the wood area currently exposed. Patrons enter into the low side of the space. A new 4' ramp will be installed to take patrons from the entrance up to the fitness area. Aside from synthetic turf at the sled pull tracks, the athletic area will consist of a rubber floor material. The toilet room and mechanical closet will have polished concrete floors. Perimeter walls will host wall mounted TVs and athletic equipment.

6. SIGNATURE OF APPLICANT:



Signature

Wade Ritchie
Please print or type name

2.1.10
Date

This form and all supporting documentation **MUST** arrive by 12:00 noon on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Mail or Email Form to:
Historic Preservation Commission
City Clerk's Office
841 N. Broadway, Rm. B1
Milwaukee, WI 53202

PHONE: (414) 286-5722

hpc@milwaukee.gov

www.milwaukee.gov/hpc

Or click the **SUBMIT** button to automatically email this form for submission.

SUBMIT



EXISTING ELEVATION



REMOVE SIGN. PAINT EXISTING WOOD PANEL TO MATCH ADJACENT

NEW F45 SIGNAGE TO BE INSTALLED OVER EXISTING WOOD PANEL

REMOVE BASE AND STOREFRONT. REPLACE WITH DARK GRANITE TO MATCH NORTH STOREFRONT AND BASE

MODIFY EXISTING STOREFRONT

INFILL WITH STOREFRONT & BASE TO MATCH EXISTING

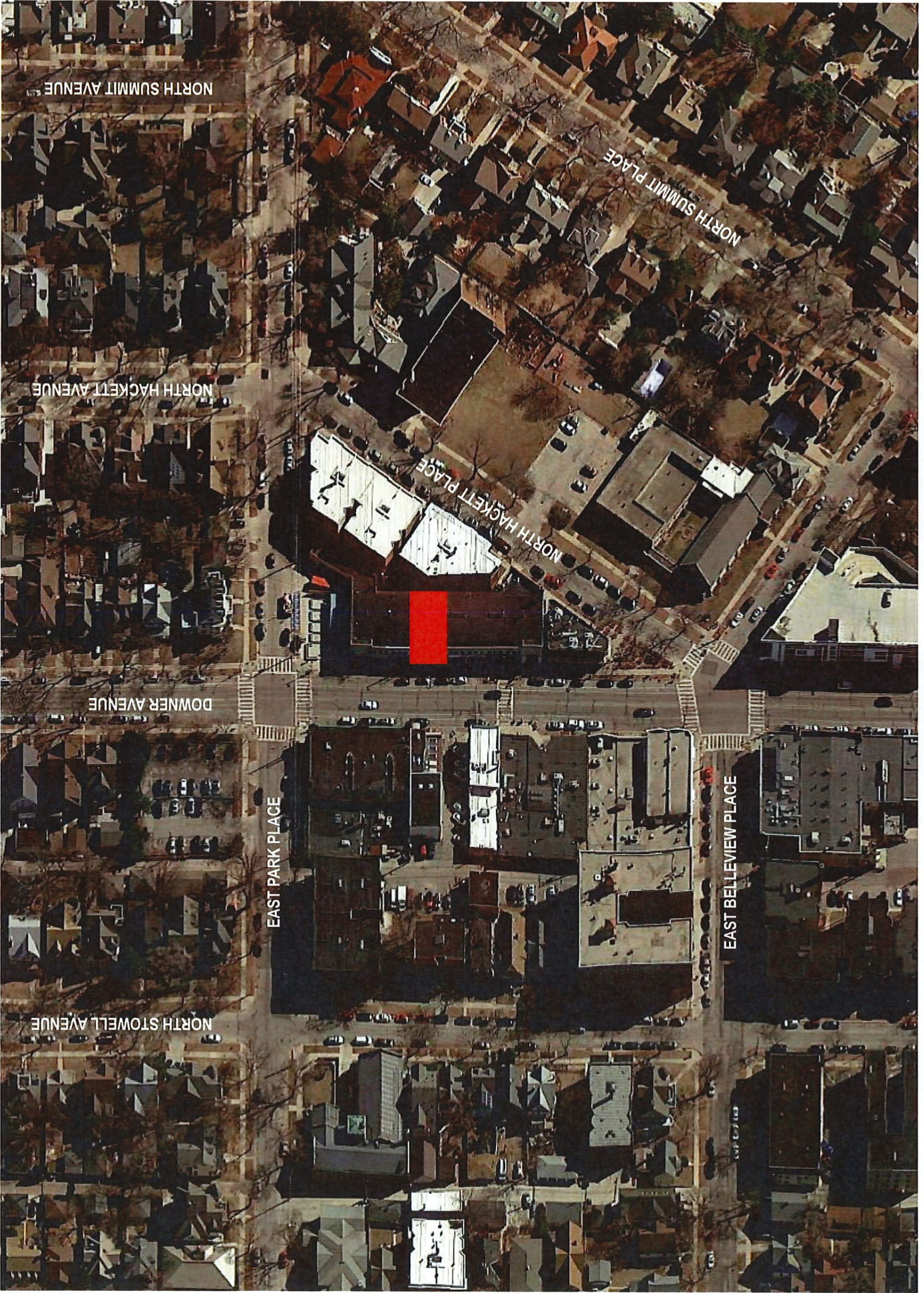
MODIFY EXISTING STOREFRONT

EXISTING ELEVATION - ANNOTATED



bray
architects

PROPOSED ELEVATION



SITE PLAN