



# Milwaukee Historic Preservation Commission Staff Report

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**HPC meeting date: 3/4/2019**  
**Ald. Nik Kovac District: 3**  
**Staff reviewer: Tim Askin**  
**PTS #114697 CCF 181637**

**Property** 2636 N. DOWNER AV.

**Owner/Applicant** CSFB 2006-C4 N DOWNER AVE LL Michael Hacker  
C/O C-III ASSET MANAGEMENT L Bray Architects  
ATTN MARK CONTRERAS 173 N. Broadway  
5221 N O'CONNOR BLVD STE 600 Milwaukee, WI 53202  
IRVING TX 75039 Phone: (414) 226-0200

**Proposal** Replace storefront system to match existing aluminum system using clear glass and granite base. The granite exists in the former Optix space and will be copied over to the second storefront. Remove northern storefront entry and make a flush wall. Re-orient south entry to enter from the side of the recessed area rather than at the center.

**Staff comments** Guidelines  
C. Windows and Doors  
1. Retain existing window and door openings. Retain the existing configuration of panes, sash, surrounds and sills, except as necessary to restore to the original condition. Avoid making additional openings or changes in existing fenestration by enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes. Avoid changing the size or configuration of windowpanes or sash.  
2. Respect the stylistic period during which the district was built. If the replacement of doors or window sash is necessary, the replacement should duplicate the appearance and design of the original window sash or doors. Avoid using inappropriate sash and replacements. Avoid the filling-in or covering of openings with inappropriate materials such as concrete block or glass block. Avoid using modern style sash in place of double-hung sash or the substitution of units with glazing configurations not appropriate to the style of the building.

The proposal for the non-centered entry at the main entrance is unusual and not typically what occurs with historic storefronts. It nonetheless makes sense from an accessibility standpoint and for this tenant's use. Staff cannot say that this form of entrance was never done historically, but it would be uncommon. A better solution may be to retain the current door while eliminating it as an entry and creating the applicant's side entry with the aluminum system's matching door. This would require new drawings and another public meeting, as it may produce an awkward result.

There has been public concern about the use of tinted glass in the renderings submitted for this project. The architect has provided written assurances that the glass will be replaced with new clear glass.

Work could proceed on the north storefront in the meantime, according to the Commission's decision. Work there could be minimal, as the current storefront system appears relatively recent.

Staff recommends denial of the north storefront reconfiguration. HOLD other matters. REFER signage to staff and create a separate application for such.

**Recommendation** Hold

**Conditions**

1. Clear anodized aluminum, to match other storefronts in the building.
2. Clear glass for any replacement glass
3. Deny removal of second entry at the northern storefront. Retain existing door, but allow removal hardware that indicates it is an operable entrance.
4. If permitting the side entry alteration, require full-lite wood frame door for the replacement door so that it matches existing storefronts.
5. Refer signage to staff for separate processing with more details when a sign contractor has complete measured drawings. Conceptually, it appears acceptable.

**Previous HPC action****Previous Council action**