



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5712

Property Description of work

2608 N. Downer Avenue

The non-original storefront at the northernmost bay of the west elevation along Downer Ave was damaged by a vehicle. The storefront glazing has been removed and infilled with a temporary wood framed wall. Other damaged materials include non-original masonry infill and the remainder of the storefront system that includes the doorway (labeled as door #101 on the plan).

The scope of work shown here includes the removal of the full width of storefront system within this masonry opening. The remaining non-historic beige masonry infill at the jambs and sill are to be removed. The proposed replacement sill matches the adjacent sill with a painted, v-groove siding to a height of approximately 23". Also, the storefront glazing in a dark finish will match the adjacent storefront glazing. The replacement door (#101) is located at the southern edge of the recessed entry to allow for ADA clearance on the pull side of the door.

Date issued

5/20/2024

Under the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has granted 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: N/A

All work must be done in a craftsman-like manner. 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 Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: hpc@milwaukee.gov.

Permits and timeline

You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details www.milwaukee.gov/lms (414) 286-8210. If permits are not required, work must be completed within one year of the date this certificate was issued. If permits are required, permits must be obtained within one year of the date this certificate was issued.

City of Milwaukee Historic Preservation

2 oversized pages follow

CAFE HOLLANDER

APPROVED
Tim Askin - 5/20/2024, 11:31:14 AM

2608 N DOWNER AVE
MILWAUKEE, WI 53211

PROJECT INFORMATION

APPLICABLE CODES:	IBC - International Building Code - 2015 Edition IEBC - International Existing Building Code - 2015 Edition IECC - The International Energy Conservation Code - 2015 Wisconsin Enrolled Commercial Building Code - 2018 Edition National Fire Protection Association, NFPA 101 Life Safety Code - latest edition Americans with Disabilities Act and ICC/ANSI A117.1 City of Milwaukee	
OCCUPANCY	303.1.2(1) & 309.1 310.4 311.2	Assembly Group (A-2)
NUMBER OF STORIES	503	Two
CLASS OF CONSTRUCTION	602.3	Type III-B, Non-Sprinklered
GROSS BUILDING AREA (SF)	Ground Floor - APPROXIMATELY 2,000 GSF	
BUILDING HEIGHT	APPROXIMATELY 26'	

SHEET INDEX

GENERAL

T1.0 TITLE SHEET

ARCHITECTURAL

A3.0 EXTERIOR ELEVATIONS - EXISTING / DEMO & PROPOSED, DETAILS



ABBREVIATIONS

@	AT	CORR	CORRIDOR	HC	HANDICAPPED	R.C.	ROOF CONDUCTOR
ADJ	ADJUSTABLE	CRS	COURSE	HDR	HEADER	R.D.	ROOF DRAIN
AFF	ABOVE FINISHED FLOOR	CTR	COUNTER	HM	HOLLOW METAL	REF	REFRIGERATOR
AL	ALUMINUM	DS	DOWNSPOUT	HR	HOUR	R.I.	ROUGH IN
ACT	ACOUSTICAL CEILING TILE	DTL	DETAIL	HT	HEIGHT	R.O.	ROUGH OPENING
ACP	ACOUSTICAL CEILING PANEL	DWG	DRAWING	HVAC	HEATING, VENTILATING & AIR CONDITIONING	SAN	SANITARY SEWER
BL	BRICK LEDGE	EL	ELEVATION	IE	INVERT ELEVATION	SOS	SOAP DISPENSER
BITUM	BITUMINOUS	ELEC	ELECTRIC	INSUL	INSULATION	SH	SHELF
BLDG	BUILDING	ELEV	ELEVATOR	I.C.	IN CONTRACT	ST	STORM SEWER
BRG	BEARING	EQUIP	EQUIPMENT	LAV	LAVATORY	STL	STEEL
C	CONDUIT	EXIST	EXISTING	LL	LOWER LEVEL	STR	STRUCTURAL
CAB	CABINET	FD	FLOOR DRAIN	MFG	MANUFACTURER	SS	STAINLESS STEEL
CB	CATCH BASIN	FE	FIRE EXTINGUISHER	MH	MANHOLE	SUSP	SUSPENDED
CH	COAT HOOK	FEC	FIRE EXTINGUISHER	MO	MANHOLE	TIC	TOP OF CONCRETE
CI	CAST IRON	FIN	FINISHED	MTD	MASONRY OPENING	TDS	TOWEL DISPENSER
CJ	CONTROL JOINT	FLR	FLOOR	MTG	MOUNTED	TEL	TELEPHONE
CKT	CIRCUIT	FNDTN	FOUNDATION	N.I.C.	NOT IN CONTRACT	T/S	TOP OF STEEL
CPT	CARPET LINE	FUT	FUTURE	O.C.	ON CENTER	TLT	TOILET
CL	CENTER LINE	GA	GAUGE	O.D.	OUTSIDE DIAMETER	TYP	TYPICAL
CLG	CLOSING	GALV	GALVANIZED	P.L.	POLE	UL	UNDERWRITER'S LABORATORY
CMU	CONCRETE MASONRY UNIT	GB	GRAB BAR	PNT	PAINT	UNO	UNLESS NOTED OTHERWISE
COL	COLUMN	GYP BRD	GYP SUM BOARD	PT	PAINTED	V.I.F.	VERIFY IN FIELD
CONC	CONCRETE	GWB	GYP SUM WALL BOARD			W	WITH
CONN	CONNECTION					WC	WATER CLOSET
CONTR	CONTRACTOR					WM	WATER MAIN
						WWF	WELDED WIRE FABRIC

PERMIT & BIDDING SET
APRIL 19, 2024

PROJECT NUMBER
265424

OWNER
THE LOWLANDS GROUP
1421 N WATER ST
MILWAUKEE, WI 53202
P: 414.223.4100

ARCHITECT



THE KUBALA WASHATKO ARCHITECTS, INC.

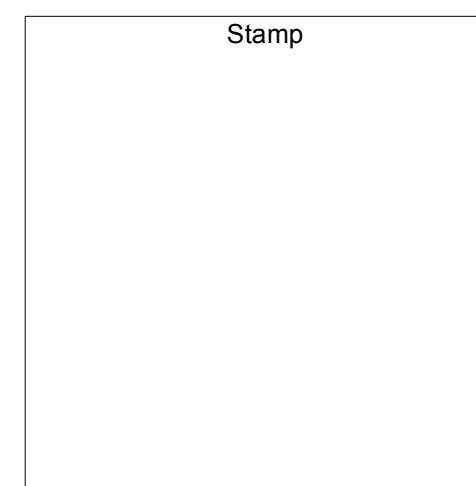
W61 N617 MEQUON AVENUE
CEDARBURG, WI 53012
P: 262.377.6039 | F: 262.377.2954

STRUCTURAL ENGINEER

SPIRE ENGINEERING, INC.

305 N PLANKINTON AVE STE 101
MILWAUKEE, WI 53203
P: 414.278.9200

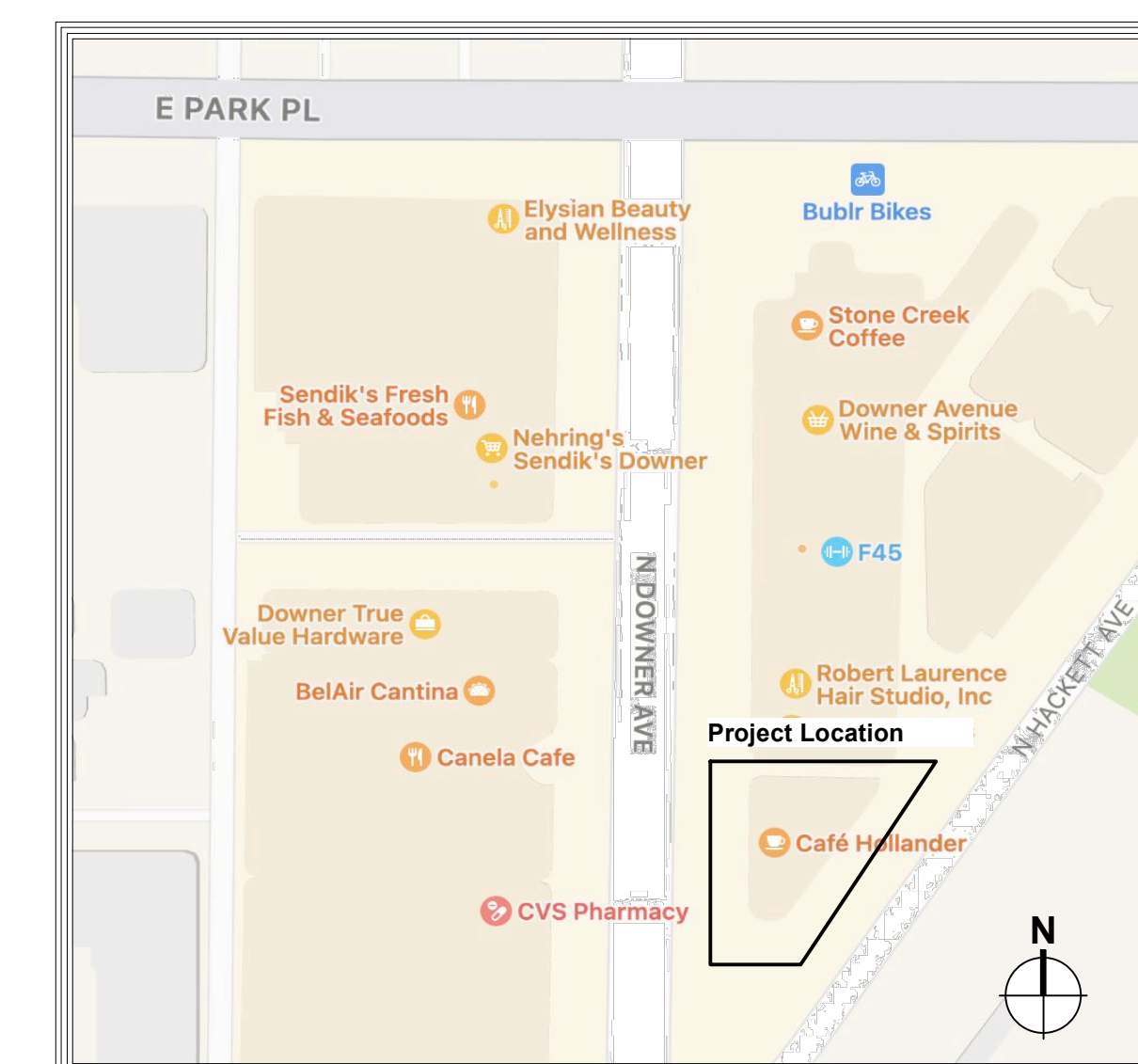
Stamp



GENERAL LOCATION MAP



SITE LOCATION MAP



SHEET NUMBER

T1.0

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IMAGE #1 - EXISTING EXTERIOR



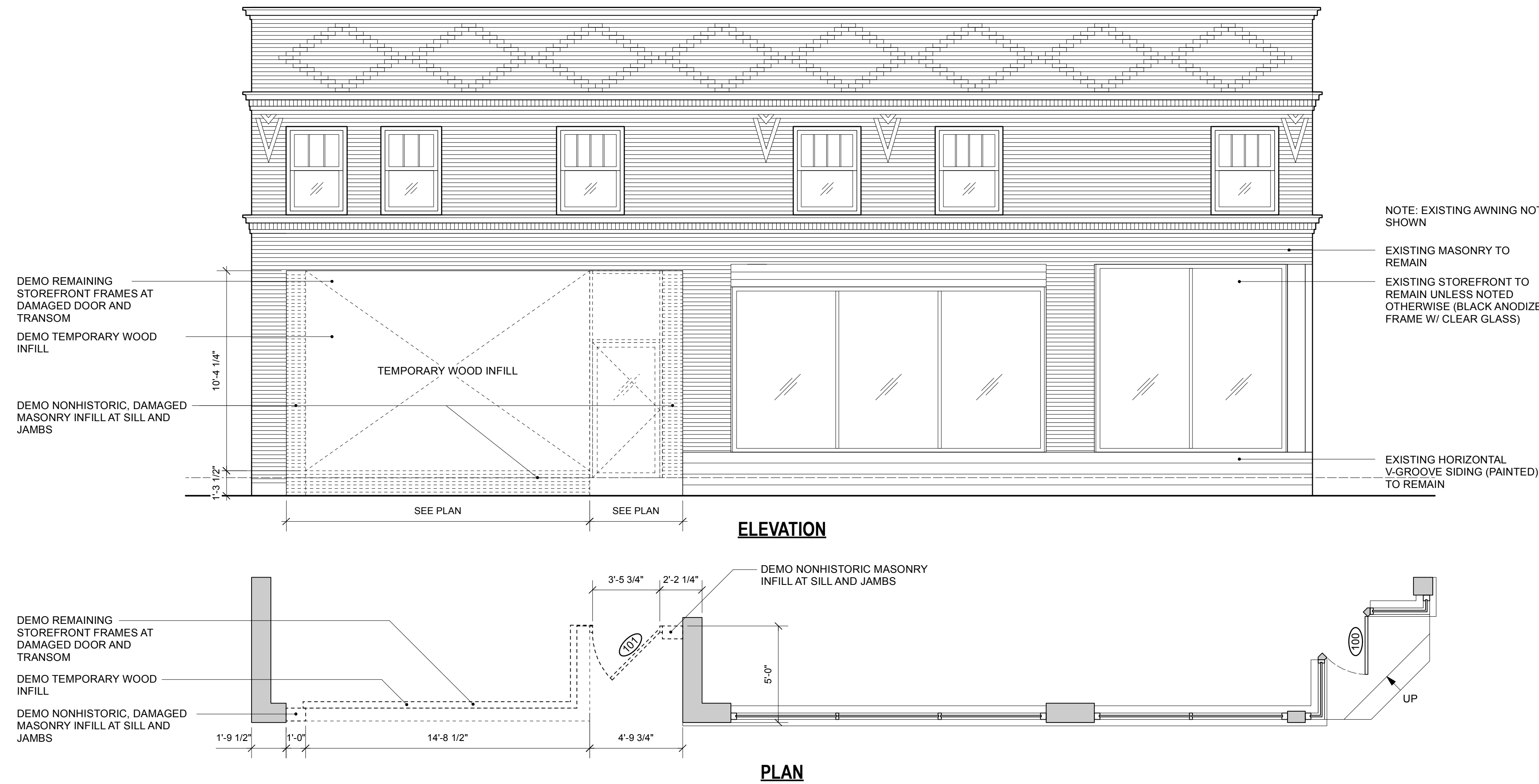
IMAGE #2 - EXISTING EXTERIOR



IMAGE #3 - EXISTING INTERIOR

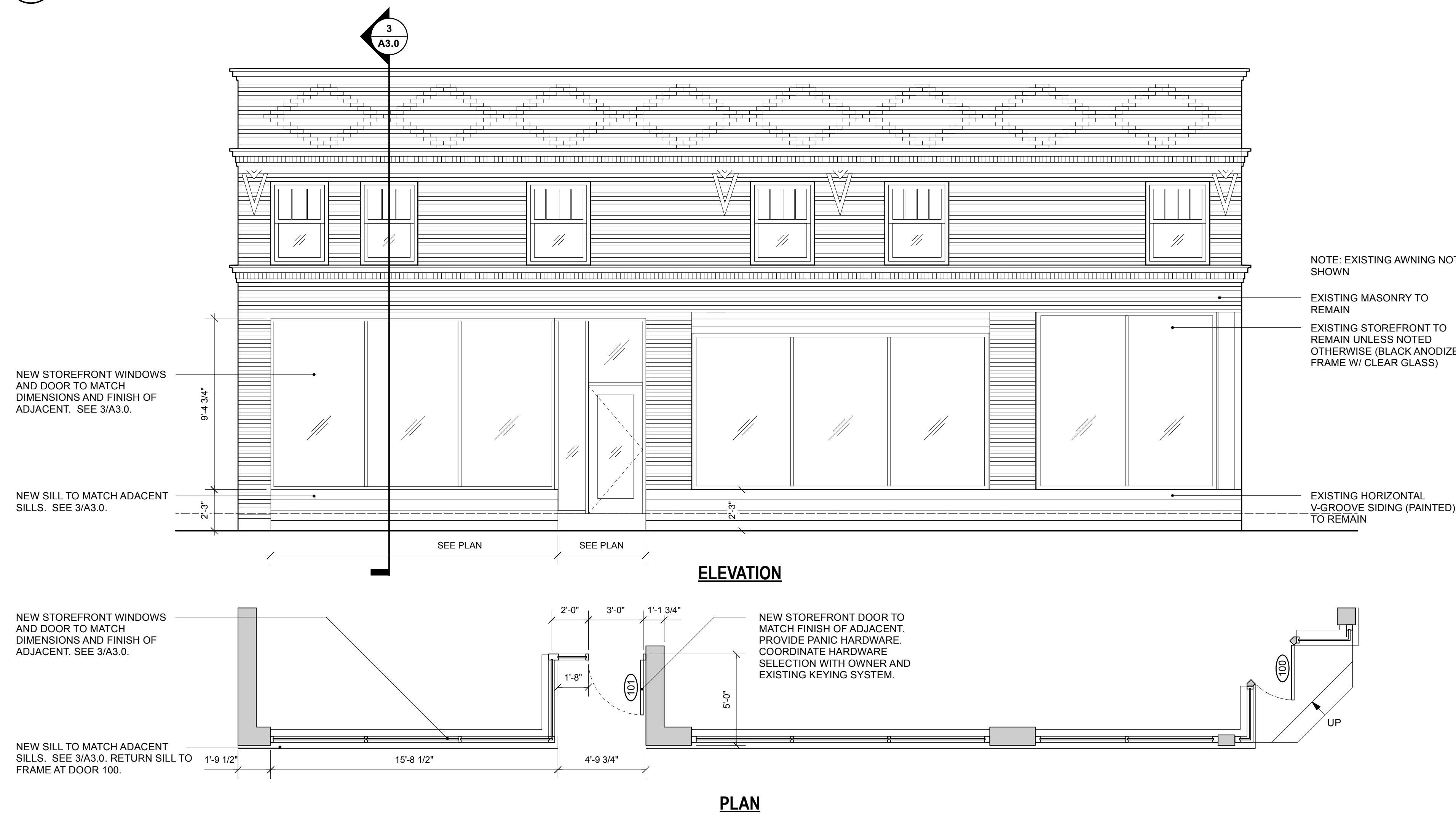
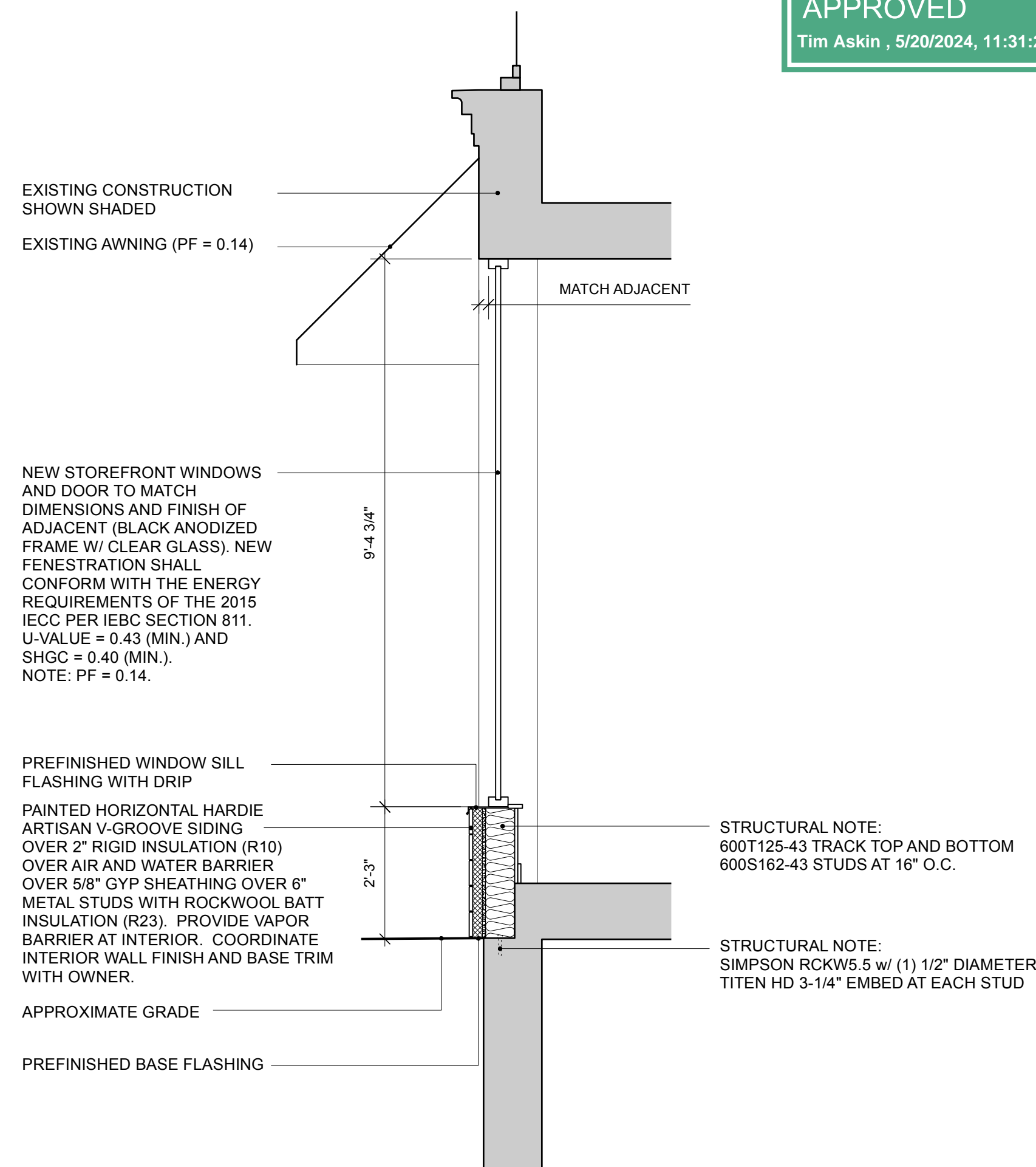


IMAGE #4 - EXISTING INTERIOR



1 WEST ELEVATION - EXISTING / DEMO
Scale: 1/4" = 1'-0"

APPROVED
Tim Askin, 5/20/2024, 11:31:24 AM



2 WEST ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"