



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 7/9/2018

Ald. Nik Kovac District: 3

Staff reviewer: Tim Askin

PTS #114552 CCF #180405

Property 2567 N. DOWNER AV. Downer Avenue HD

Owner/Applicant CSFB 2006-C4 N DOWNER AVE LL Mr. Bradley Hoffmann
C-III ASSET MGMT LLC Rinka Chung Architecture, Inc.
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Proposal Remove 5 existing light fixtures and repair masonry at removal. Remove existing brick in fill in existing blind window opening and provide new thermally broken storefront glazing system to match existing adjacent storefront and glazing in tenant space. Remove existing masonry & provide new brick lintels to enlarge storefront window height. Remove existing southern vestibule and provide masonry knee wall to match existing adjacent masonry knee wall. Provide new thermally broken aluminum storefront glazing system in opening to match existing adjacent storefront and glazing in tenant space. Provide brick coursing to match existing conditions.

Remove 2 existing awnings.

Staff comments This is a revised proposal from a project that the Commission rejected earlier this year.

The design is a notable improvement, but staff is still concerned about the minimal details and uneven window sizes. The windows remain uneven in an attempt to minimize structural work. Nonetheless, it should be feasible to narrow the southernmost window to reduce the discrepancy as the area is already being rebuilt.

Staff recommends approval with conditions.

Recommendation Recommend approval with conditions

Conditions

1. Add transom detail. The bottom of the transom should line up with wraparound brick lintel detail. Details such as those used in the current project at 1020 E. Brady or in the building at the NW corner of Van Buren and Ogden would be appropriate.
2. Consider narrowing southernmost window to reduce discrepancy in window sizes. Infill area at south with brick to match existing detailing.

Previous HPC action CCF 171793, April 2018, storefront design rejected

Previous Council action