



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 4/20/2018

Ald. Nik Kovac District: 3

Staff reviewer: Tim Askin

PTS #114480 CCF #171793

Property	2567 N. DOWNER AV.	Downer HD
Owner/Applicant	CSFB 2006-C4 N DOWNER AVE LL C-III ASSET MGMT LLC ATTN MARK CONTRERAS 5221 N O'CONNOR BLVD STE 600 IRVING TX 75039	Mr. Bradley Hoffmann Rinka Chung Architecture, Inc. 756 N. Milwaukee St. Suite 250 Milwaukee, WI 53202 Phone: (414) 431-8101
Proposal	Remove existing awnings and light fixtures in affected areas. Open and glaze a former window within the existing opening. Remove southernmost entry and build forward to property line to create larger storefront display area and increase interior square footage. Glaze former entrance area to match other existing thermally broken aluminum storefront glazing.	
Staff comments	<p>There is no extant historic fabric on the ground floor of this building. Some pieces of a 1950s design remain on portions of the façade that are farther north, but nothing of the original 1935 design remains. The spaces affected by this project retain no materials older than the 1970s.</p> <p>The project at this building is arguably minimal and it does improve the street presence by increasing the glazing. Nonetheless, it results in disharmonious fenestration with an assortment of widths. Staff believes there are many ways that the design could be improved, including any of the following: windows of even widths, taller windows that match the height of the recessed entry, even spacing between the windows, and transom details. Two quickly drawn potential alternative designs are included in the file.</p> <p>The applicant would like it noted that the building owner considers this strictly a tenant improvement and is not contributing any funding to the renovation.</p> <p>Guidelines</p> <p>The project appears to meet most of the guidelines, however, the guidelines for Downer Avenue open with the following statement "The Commission reserves the right to make final decisions based upon particular design submissions."</p> <p>Within that context, the Commission must determine whether the design as whole meets the guidelines and whether the following specific guideline is met in order to determine the appropriateness of this project. Given the numerous storefront remodels at this property and the lack of historic fabric, staff feels the interpretation must rest solely with Commission.</p> <p><i>C. Windows and Doors</i></p> <p>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.</p>	
Recommendation	No recommendation	
Conditions	N/A	