

DOWNER AVENUE MULKERN'S BUILDING ADDITION AND RENOVATION

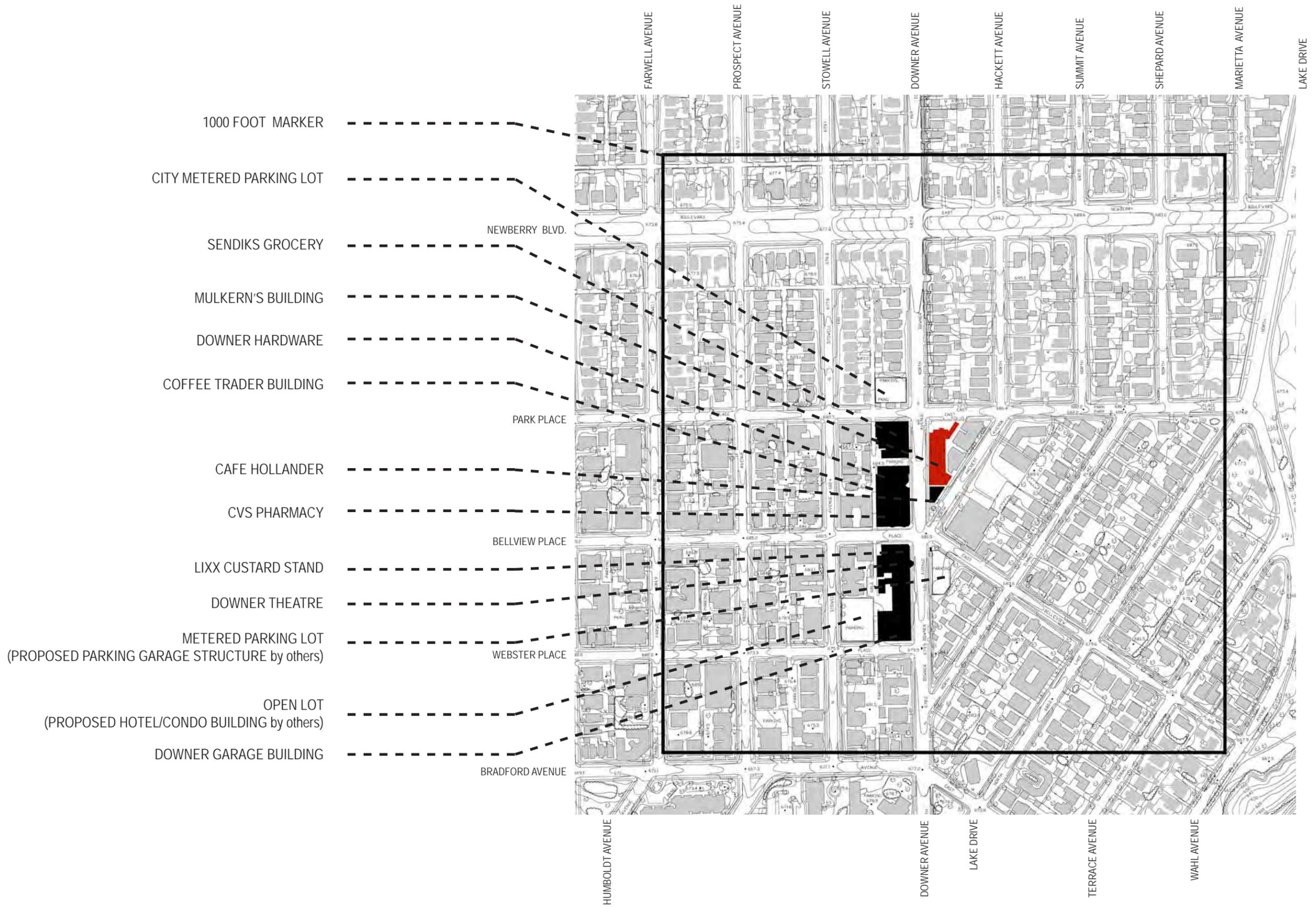
2620 - 2650 DOWNER AVENUE
MAY 6, 2009



HISTORIC PRESERVATION COMMISSION SUBMITTAL



RINKA|CHUNG
RINKA|CHUNG ARCHITECTURE INC





PERMIT ISSUED TO JULIUS STRAUSS TO BUILD A 2 STORY GARAGE
ARCHITECT - MARTIN TULLGREN 19 OCT 1912

PERMIT ISSUED TO ADD AN UNDERGROUND TANK 10 MAR 1913

PERMIT ISSUED TO BUILD GARAGE AT 2646 DOWNER 12 DEC 1930

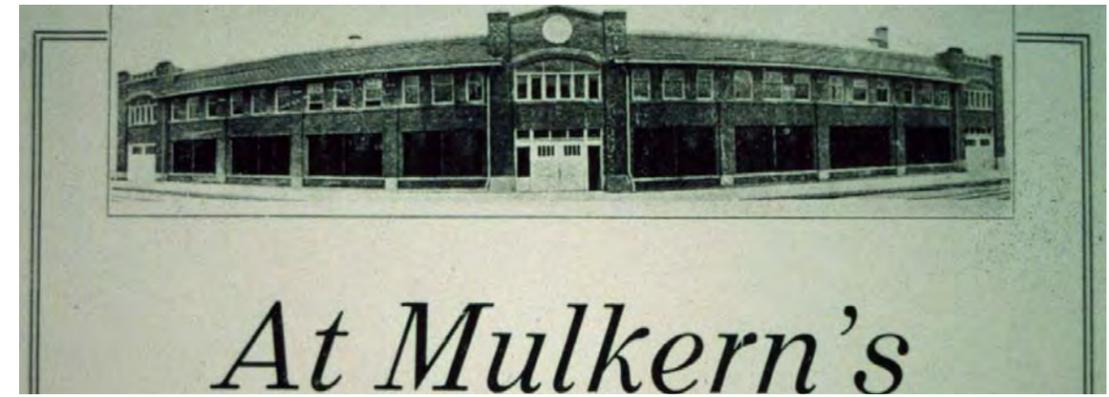
INSTALL STEAM BOILER 12 MAR 1933

REMODEL OF BUILDING - FACADE ALTERED
1ST FLOOR BECOMES 10 INDIVIDUAL RETAIL STORES
2ND FLOOR REMAINS PARKING
ARCHITECT - HERBERT TULLGREN 1933-34

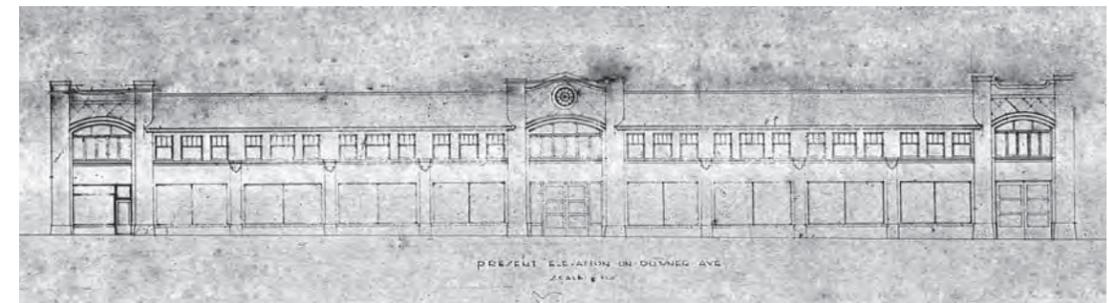
PERMIT ISSUED FOR 1ST TENANT ON 1ST FLOOR 23 AUG 1934

CONSTRUCT STAIRS TO CONNECT TO BASEMENT 10 JAN 1945

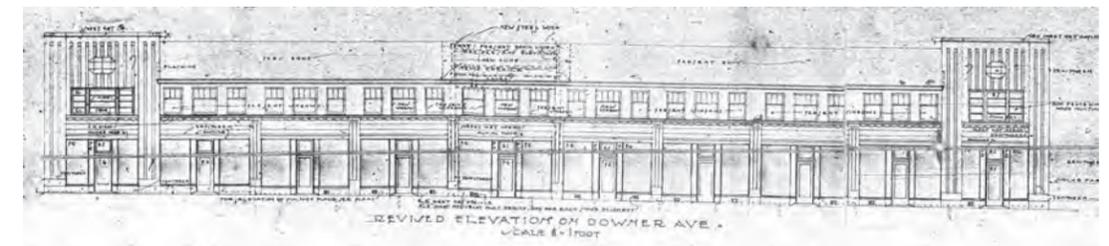
AWNINGS INSTALLED TO STOREFRONT 19 JUN 1959



ADVERTISEMENT



1933 EXISTING ELEVATION



1933 NEW ELEVATION

ZENITHERM REMOVED	1934-64 DATE UNKNOWN
APPLY WOOD ARCHITECTURAL TRIM TO FRONT OF BUILDING ABOVE STOREFRONT AND ON BOTH END PIERS	28 MAY 1964
12' X 3' SIGNAGE ADDED ABOVE STOREFRONT WINDOWS	28 DEC 1964
BLOCK IN SIDE WINDOWS ON NORTH SIDE OF 2644 DOWNER AVE.	23 JUL 1969
ONE STORY ADDITION ADDED TO NORTH SIDE OF BUILDING 2650 N. DOWNER AVE. SAVINGS AND LOAN	08 OCT 1979
NEW DRIVE-IN WINDOW AND BRICK VENEER FOR BANK 2650 N. DOWNER AVE.	22 MAY 1989
CITY ESTABLISHED THE DOWNER HISTORIC DISTRICT MULKERN BUILDING LISTED AS A CONTRIBUTING STRUCTURE	25 JAN 2001
RENOVATION OF BUILDING	FALL 2007



PHOTO 1979



PHOTO 1979

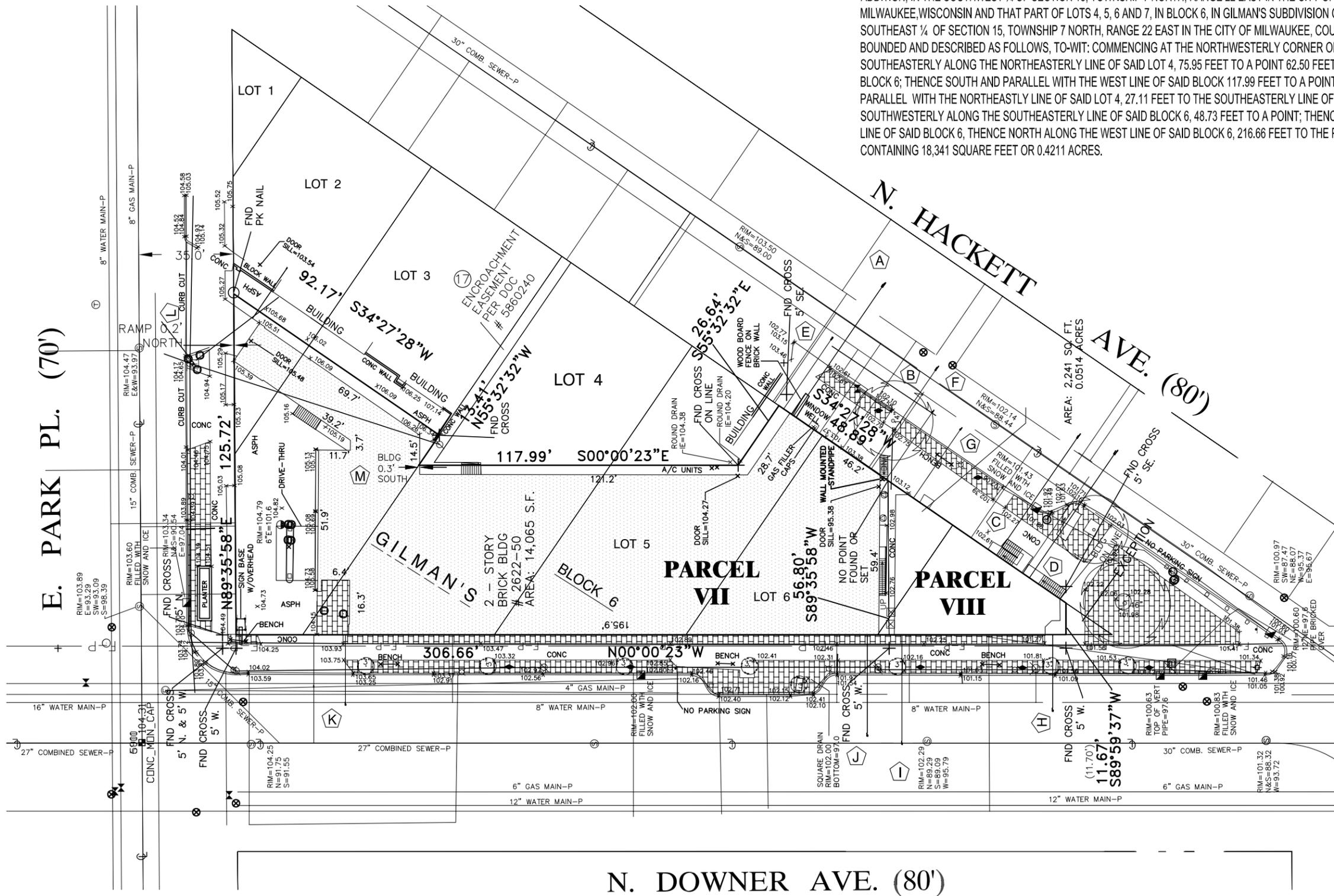


PHOTO 2007

LEGAL DESCRIPTION

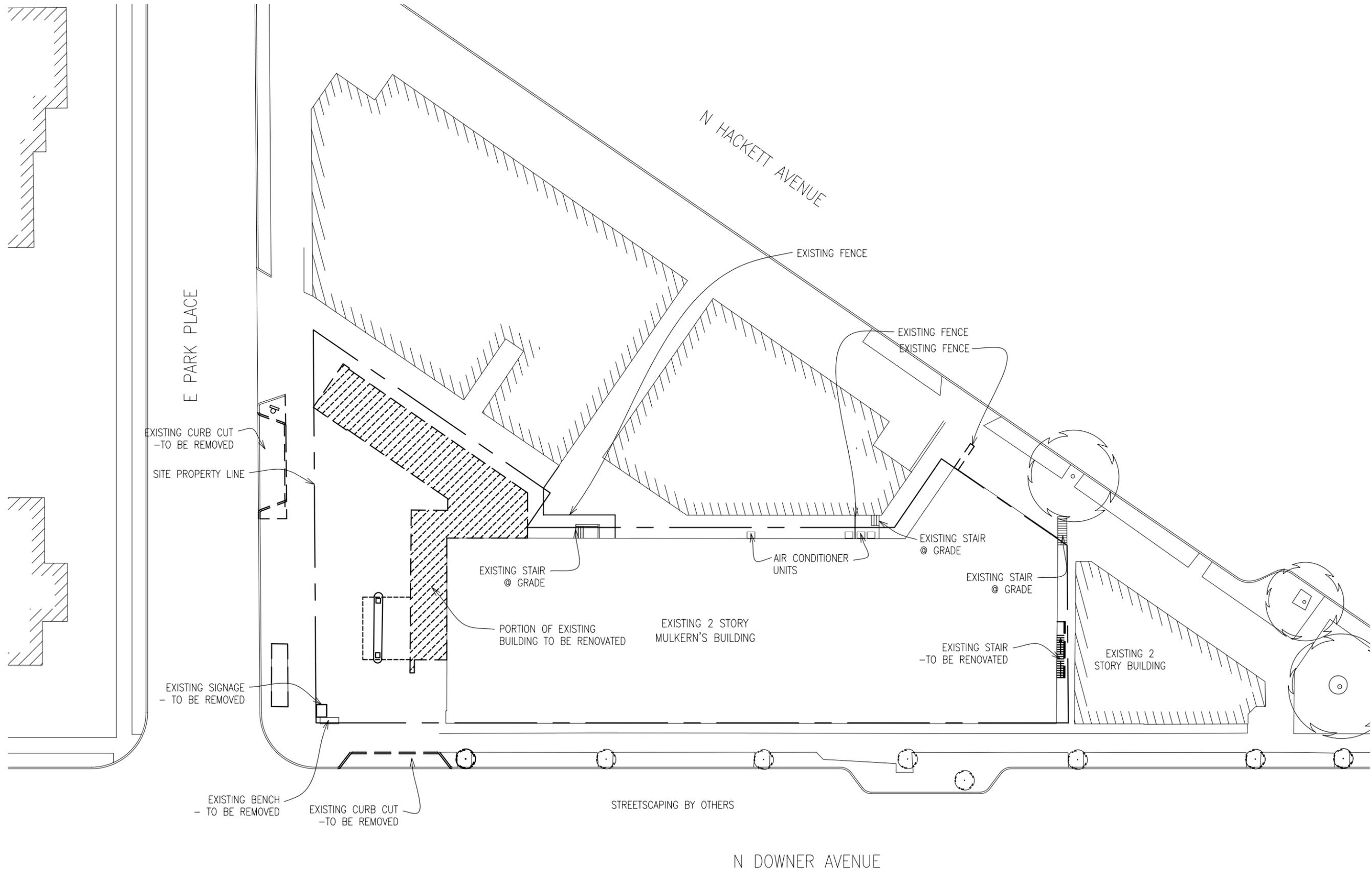
PARCEL VII: 2622-2650 N. DOWNER AVENUE

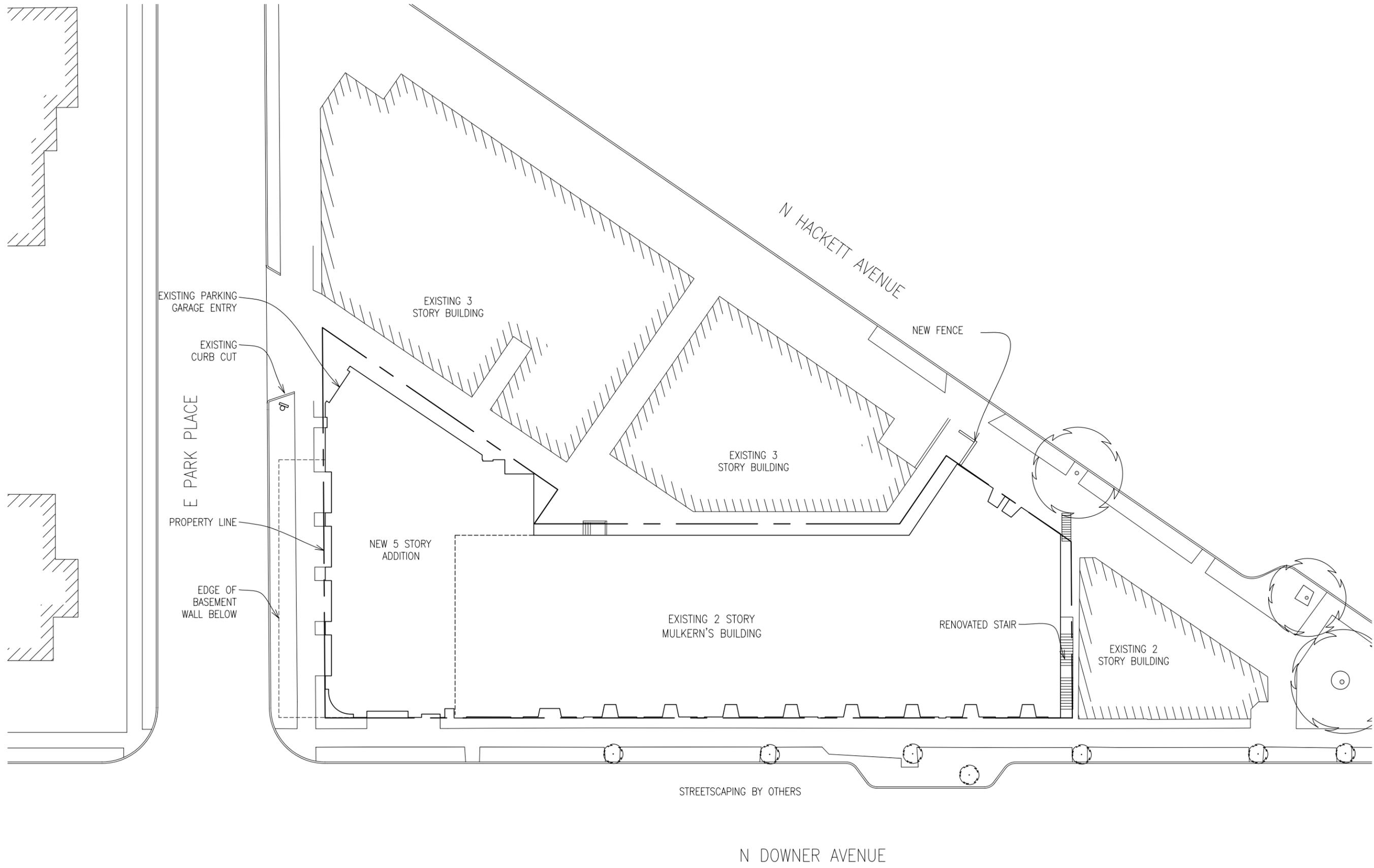
PART OF LOTS 2 AND 3, EXCEPTING THE SOUTHEASTERLY 80 FEET THEREOF, IN BLOCK 6, IN GILMAN'S SUBDIVISION OF LOCKWOOD'S ADDITION, IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 22 EAST IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, WISCONSIN AND THAT PART OF LOTS 4, 5, 6 AND 7, IN BLOCK 6, IN GILMAN'S SUBDIVISION OF LOCKWOODS ADDITION, IN THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 22 EAST IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 4 AND THENCE RUNNING SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 4, 75.95 FEET TO A POINT 62.50 FEET EAST OF THE WEST LINE OF SAID BLOCK 6; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 117.99 FEET TO A POINT; THENCE SOUTHEASTERLY AND PARALLEL WITH THE NORTHEASTLY LINE OF SAID LOT 4, 27.11 FEET TO THE SOUTHEASTERLY LINE OF SAID BLOCK 6; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 6, 48.73 FEET TO A POINT; THENCE WEST 57.12 FEET TO THE WEST LINE OF SAID BLOCK 6, THENCE NORTH ALONG THE WEST LINE OF SAID BLOCK 6, 216.66 FEET TO THE PLACE OF BEGINNING. CONTAINING 18,341 SQUARE FEET OR 0.4211 ACRES.



N. DOWNER AVE. (80')

1 PLAT OF SURVEY NORTH
1" = 40'-0"





EXISTING PARKING GARAGE ENTRY

EXISTING CURB CUT

E PARK PLACE

PROPERTY LINE

EDGE OF BASEMENT WALL BELOW

EXISTING 3 STORY BUILDING

EXISTING 3 STORY BUILDING

NEW 5 STORY ADDITION

EXISTING 2 STORY MULKERN'S BUILDING

RENOVATED STAIR

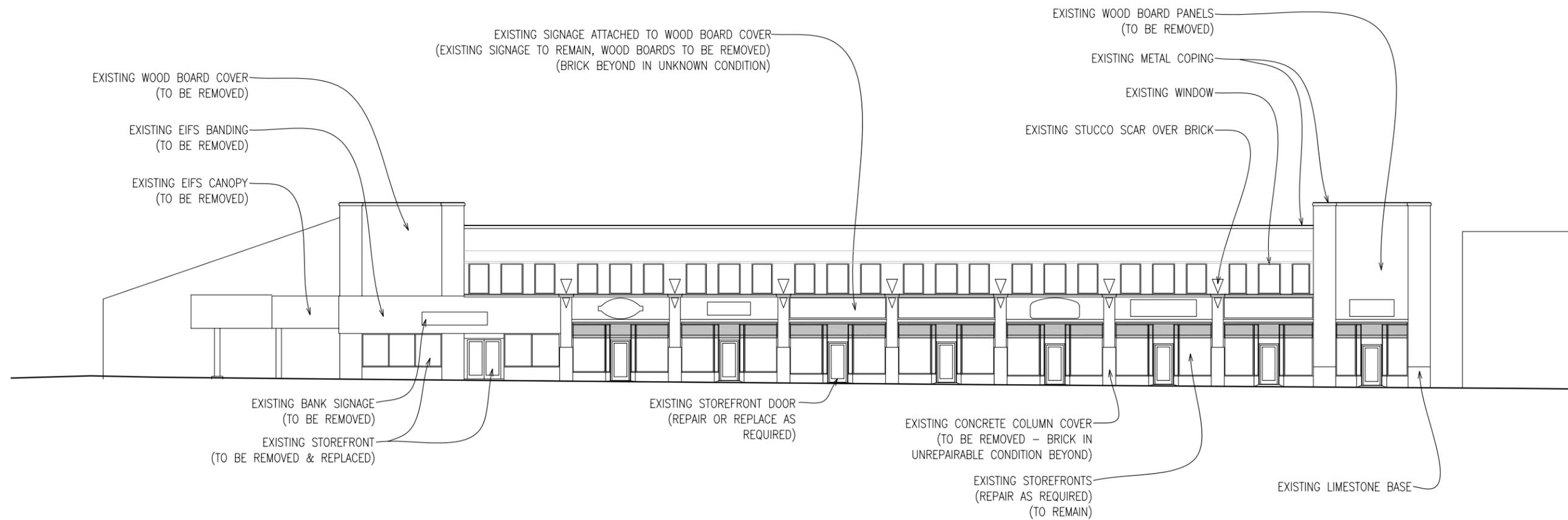
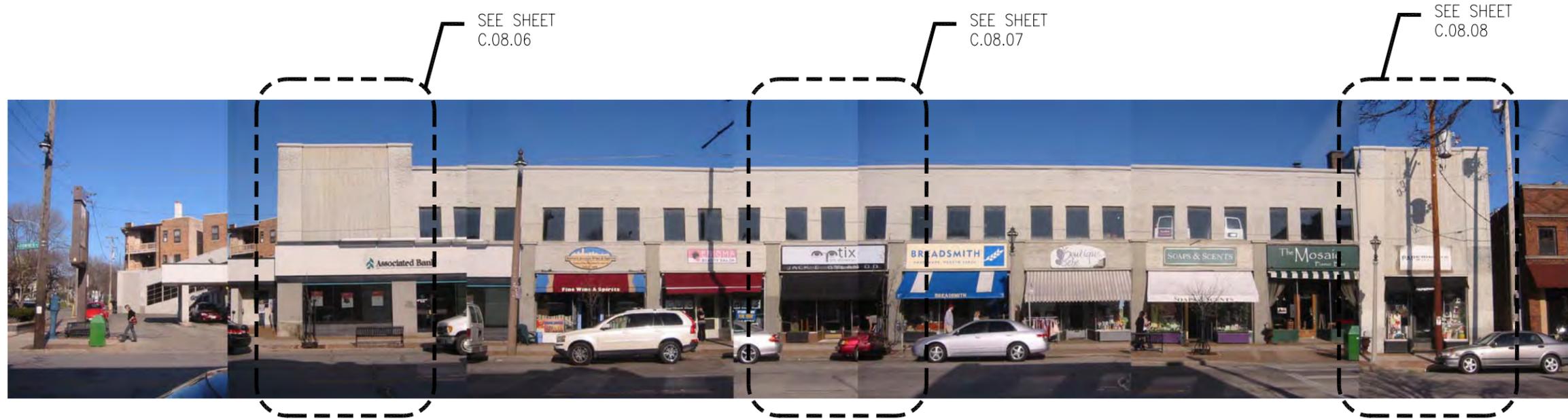
EXISTING 2 STORY BUILDING

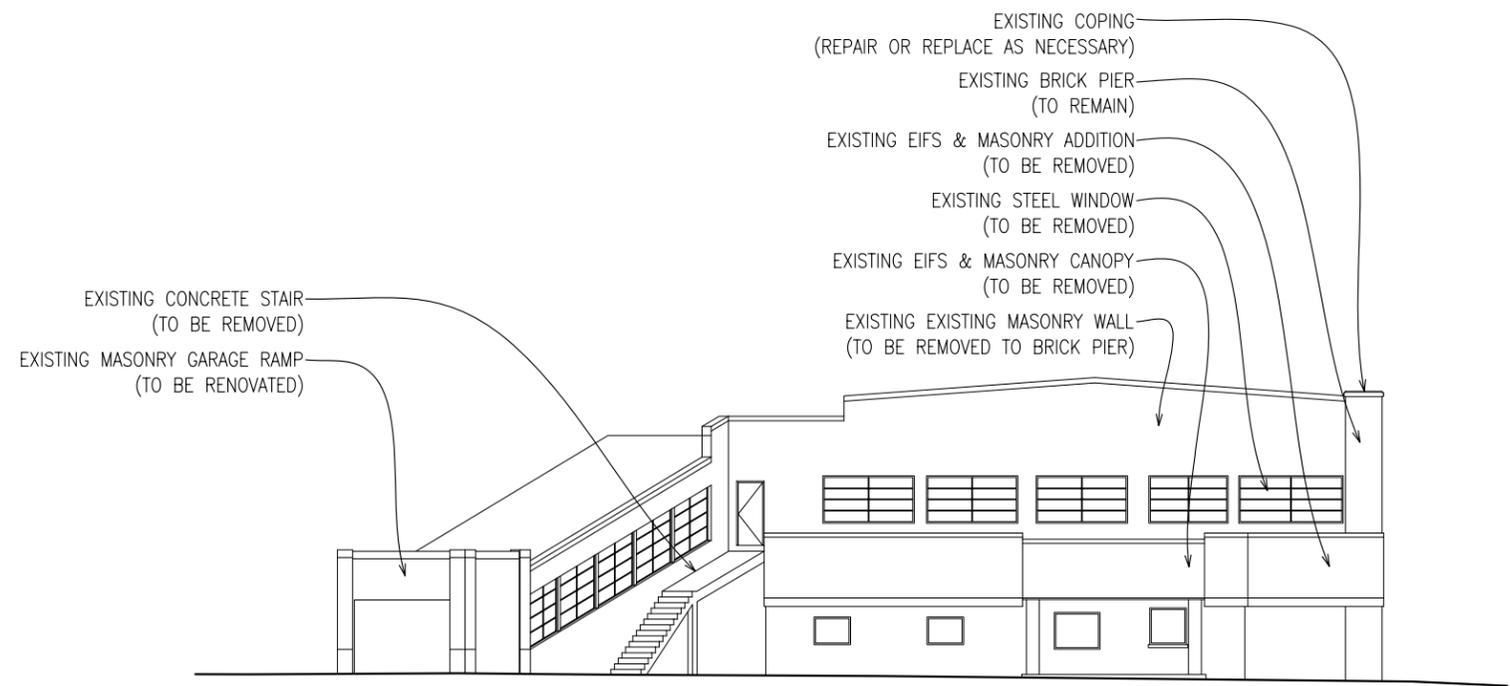
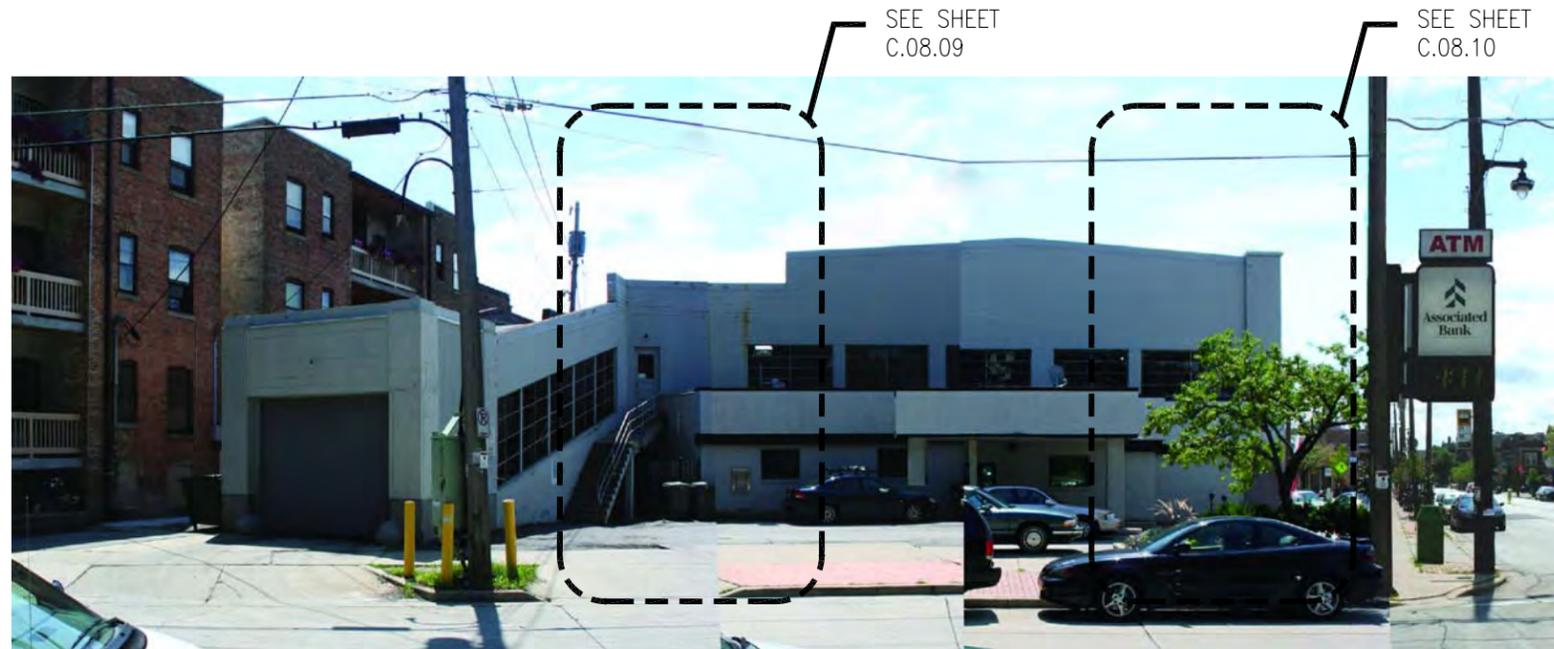
N HACKETT AVENUE

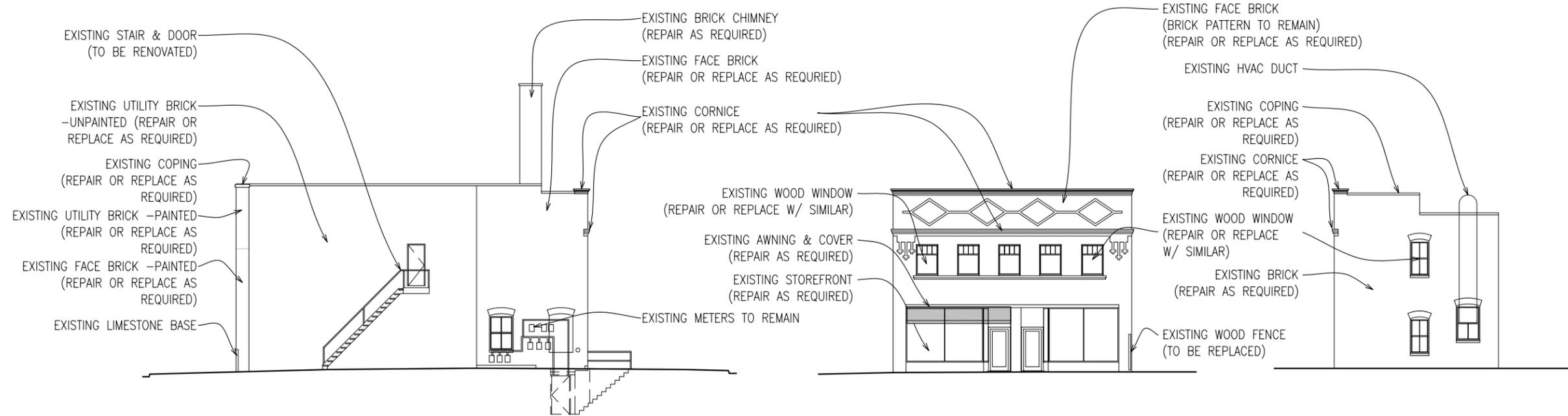
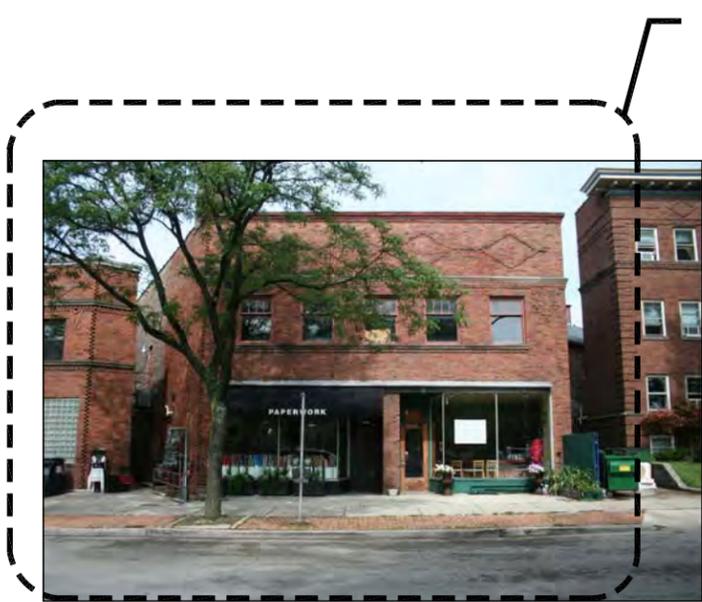
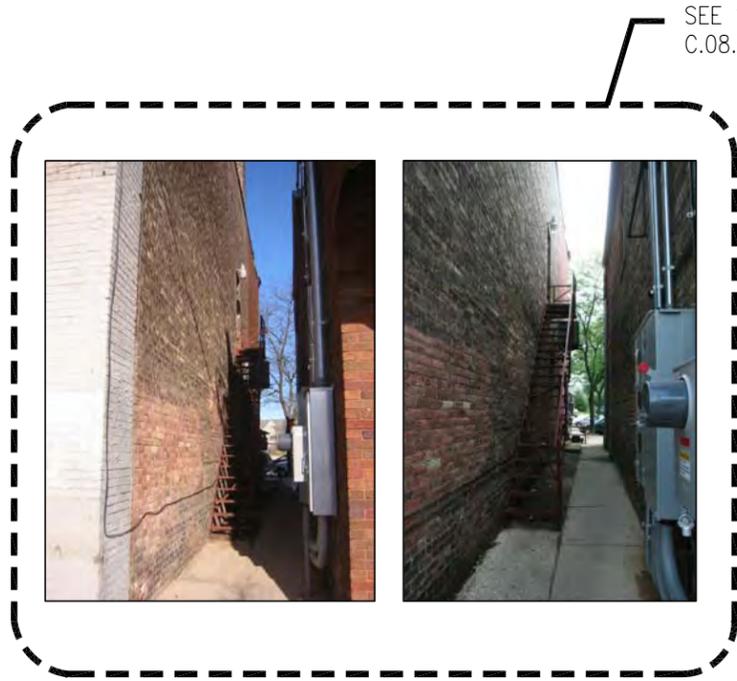
NEW FENCE

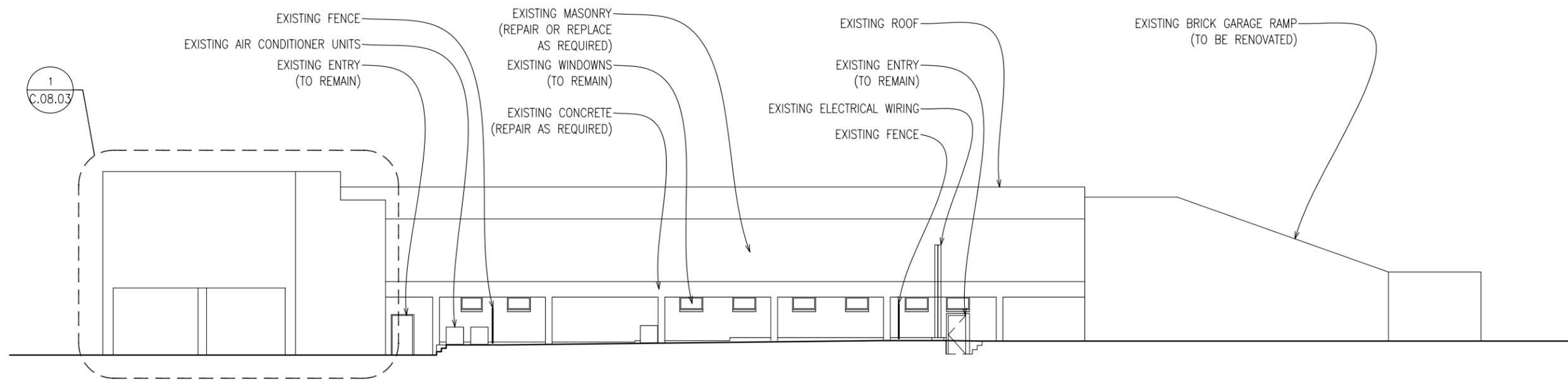
STREETSCAPING BY OTHERS

N DOWNER AVENUE









-  BUFF UTILITY BRICK
-  UNKNOWN - COVERED AREAS
-  RED UTILITY BRICK
-  RED FACE BRICK
-  BUFF FACE BRICK
-  CONCRETE COVER
-  LIMESTONE BASE

NOTE: ALL BRICK CURRENTLY PAINTED





COPING



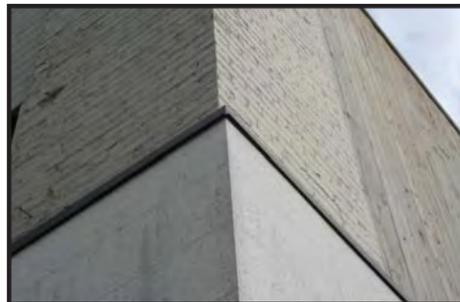
COPING



WOOD PANEL



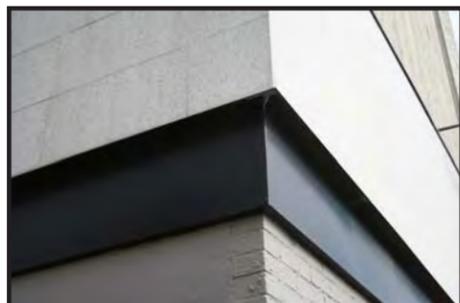
LIMESTONE TRIM BAND



SIGNAGE BAND TOP



STOREFRONT HEAD



SIGNAGE BAND BASE



CONCRETE BASE



STOREFRONT BASE



PIER BASE



WINDOW HEAD



CORNICE



BRICK JOINT



LIMESTONE TRIM BAND



WOOD PANELS - EXISTING SIGNAGE



LIMESTONE TRIM BAND



STOREFRONT BASE



CONCRETE PIER COVER



AWNING FLASHING



AWNING DETAIL



BRICK JOINT



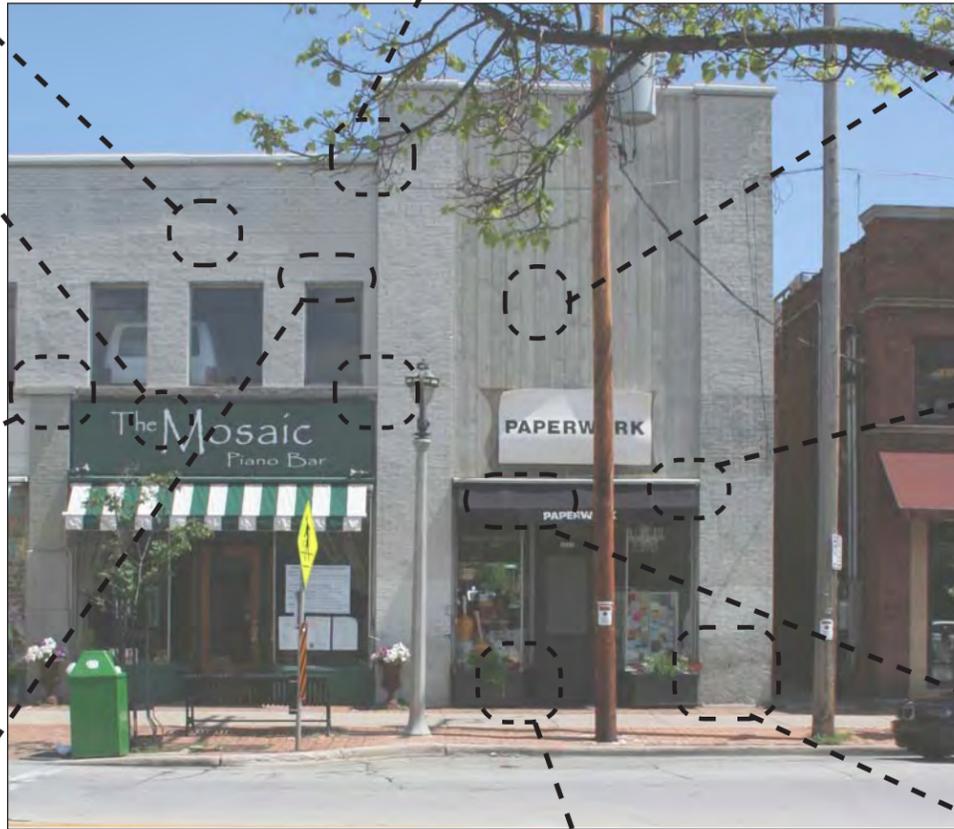
PARAPET COPING



WOOD PANEL



EXISTING SIGNAGE



AWNING FLASHING



LIMESTONE TRIM



AWNING DETAIL



WINDOW HEAD



STOREFRONT BASE



LIMESTONE PIER BASE



PARAPET



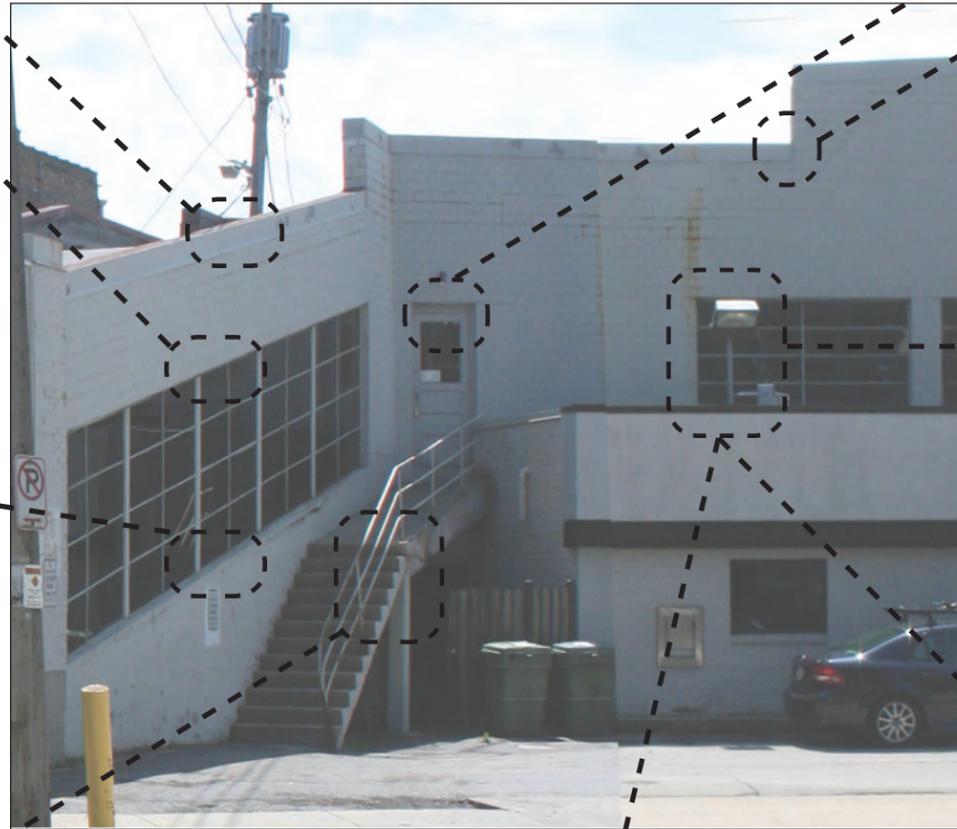
DOOR HEAD



COPING



WINDOW HEAD



WINDOW HEAD



WINDOW SILL



STAIR



WINDOW MULLION



WINDOW SILL



WINDOW HEAD - LINTEL



COPING



SIGNAGE BAND TOP



WINDOW MULLION



BRICK INFILL



CONCRETE PIER COVER



SIGNAGE BAND BASE



DOOR



COPING



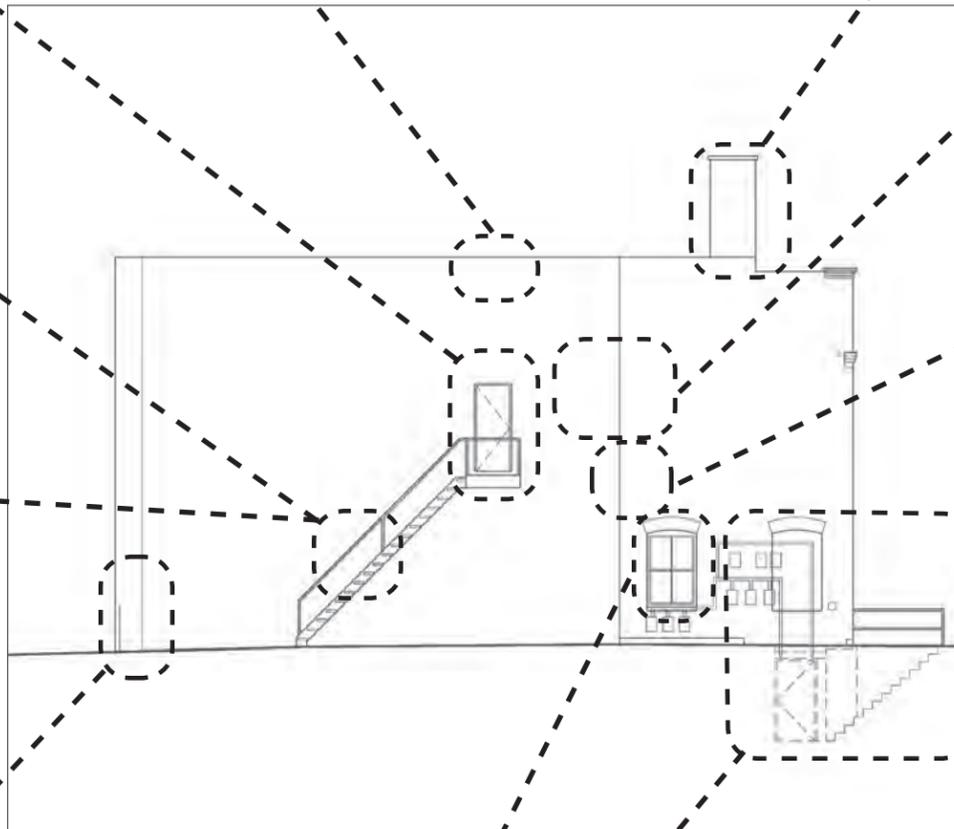
CHIMNEY



HVAC UNIT



FIRE ESCAPE



BRICK JOINT



FIRE ESCAPE



STAIR AND RAILING



LIMESTONE BASE



WINDOW



UTILITY METERS



FIRE STAND PIPE



BRICK DETAIL



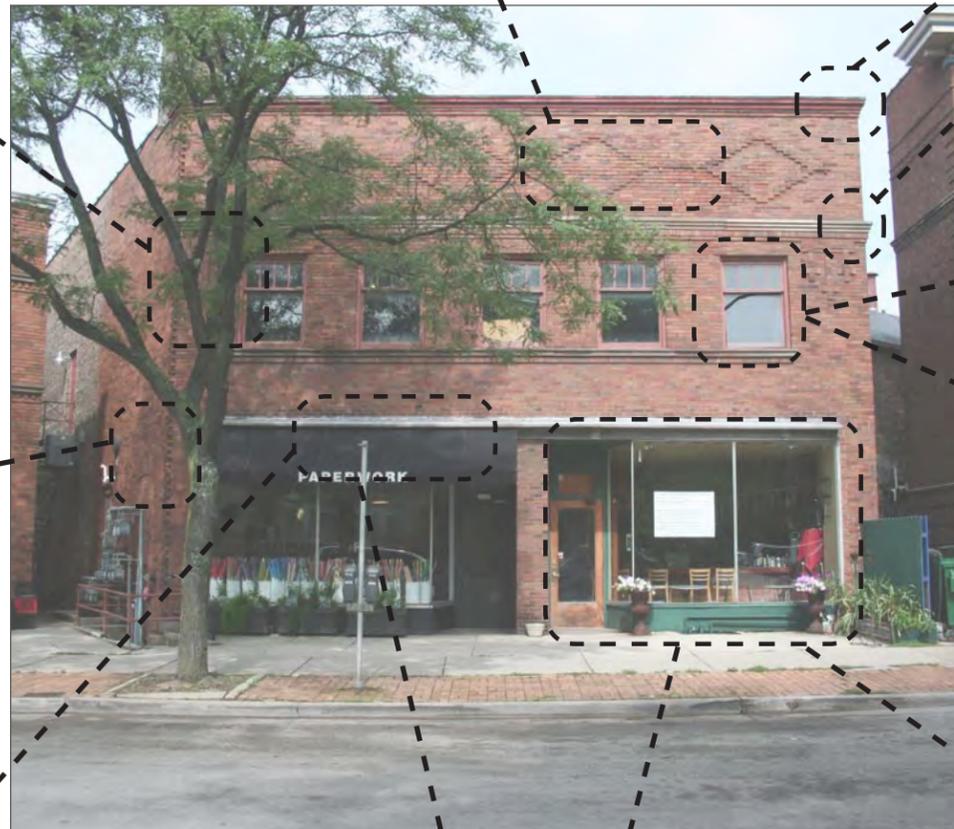
COPING



CORNICE



WINDOW JAMB



WINDOW HEAD



BRICK DETAIL



WINDOW SILL



AWNING COVER



AWNING



STOREFRONT



STOREFRONT

CURRENTLY APPROVED MEDICAL OFFICE DPD IMAGE



CURRENTLY APPROVED MEDICAL OFFICE DPD IMAGE



CURRENTLY APPROVED MEDICAL OFFICE DPD IMAGE





MULKERN'S BUILDING ADDITION AND RENOVATION

RINKA|CHUNG ARCHITECTURE INC.
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LOOKING SOUTH ON DOWNER - CONCEPTUAL RENDERING C.08.13.1

HISTORIC PRESERVATION COMMISSION SUBMITTAL

MAY 6, 2009





MULKERN'S BUILDING ADDITION AND RENOVATION

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LOOKING WEST ON PARK - CONCEPTUAL RENDERING C.08.13.3

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MAY 6, 2009





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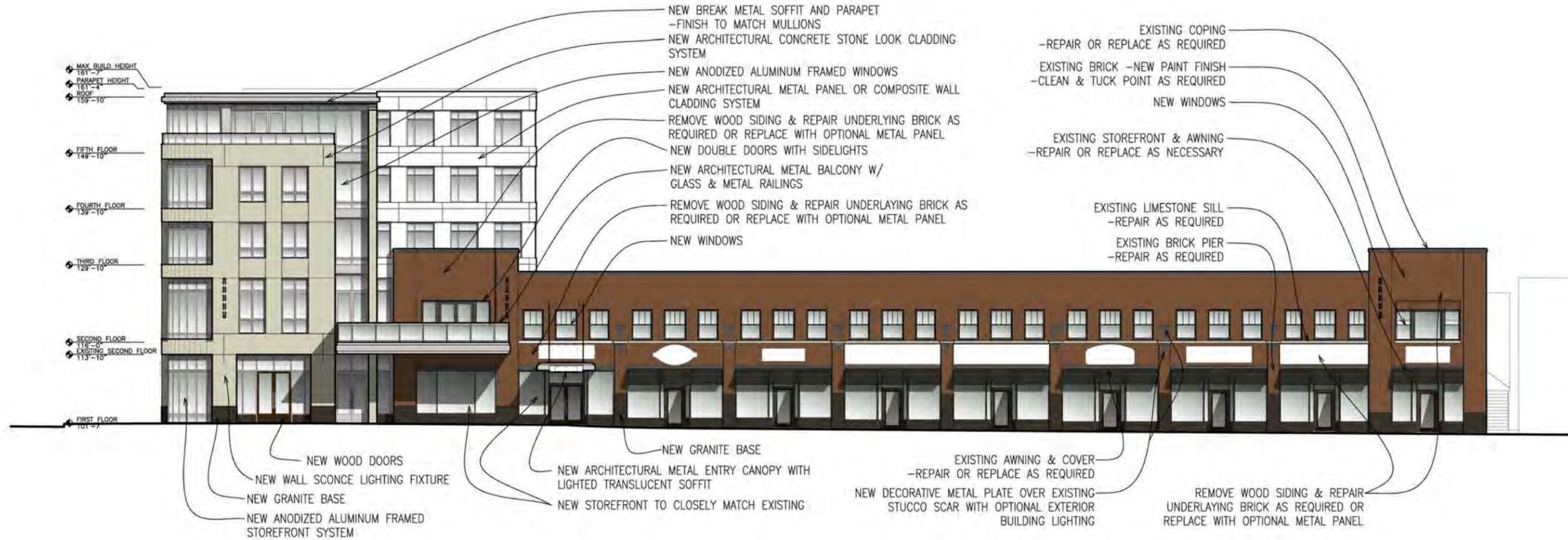
LOOKING SOUTH ON DOWNER - CONCEPTUAL RENDERING C.08.13.5

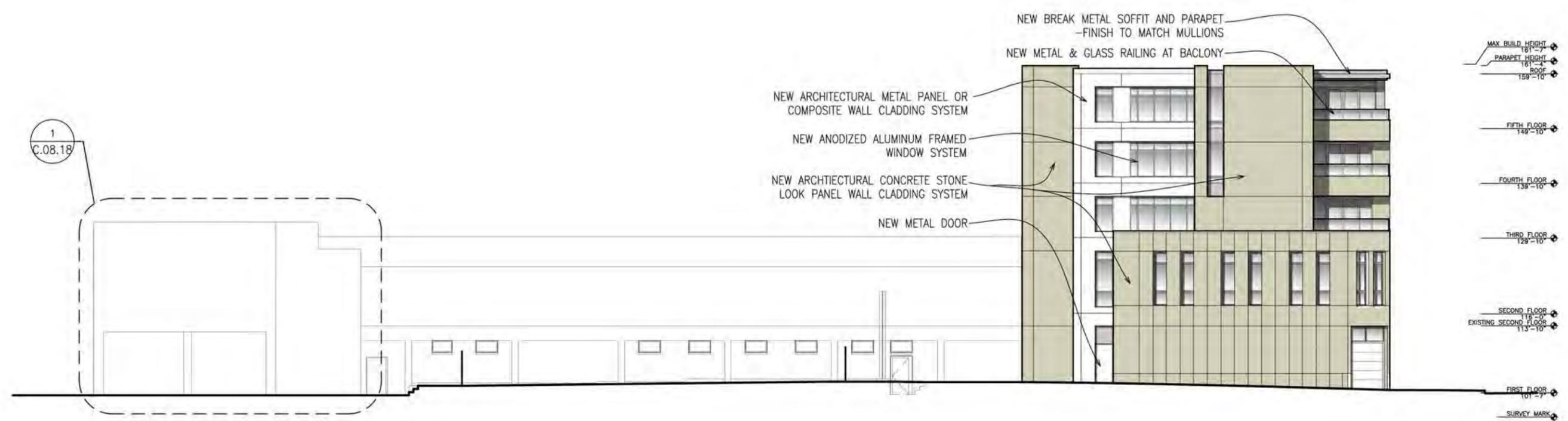
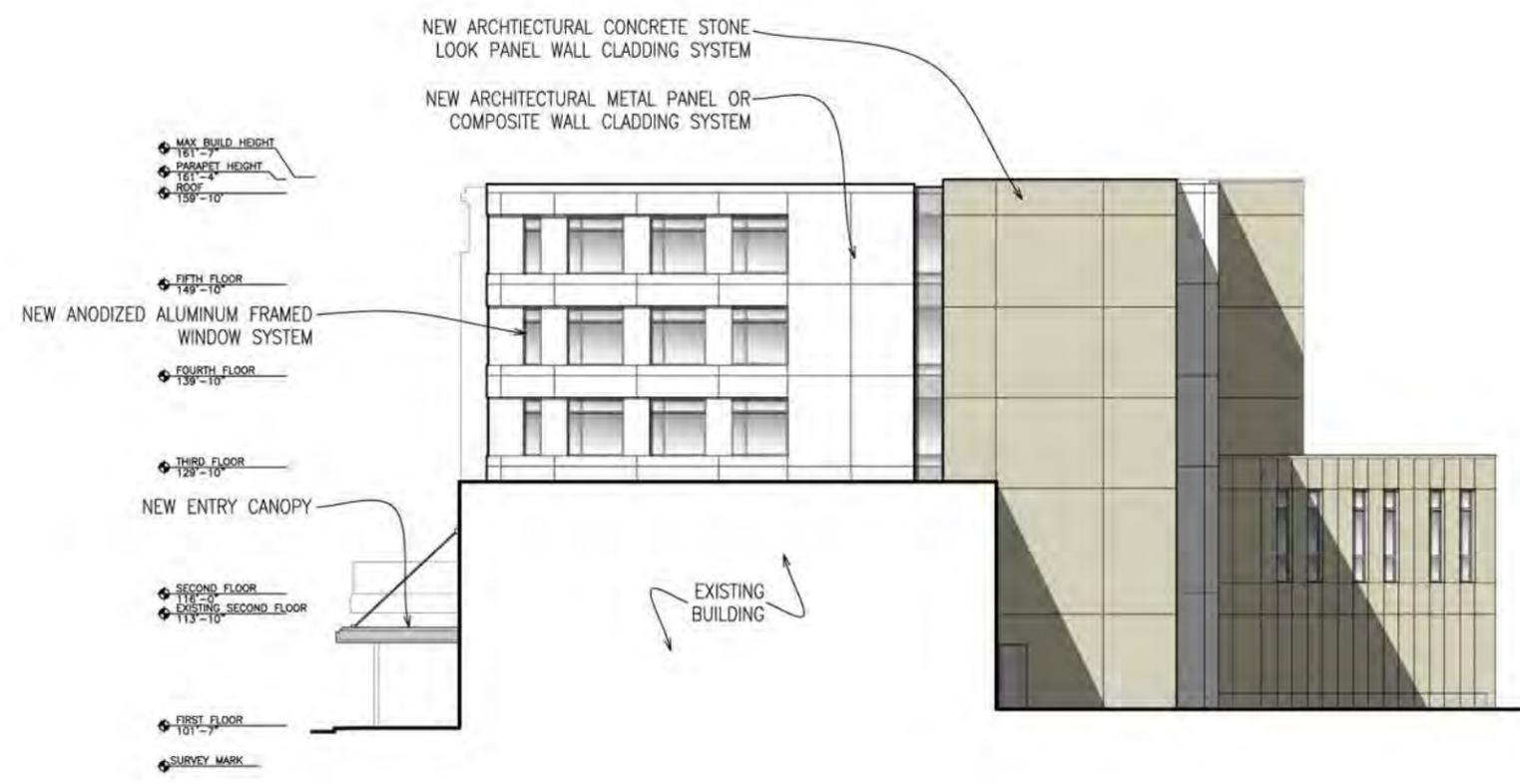
HISTORIC PRESERVATION COMMISSION SUBMITTAL

MAY 6, 2009

NOTE: REPAIR OR REPLACE EXISTING MASONRY AS REQUIRED.

EXISTING MASONRY TO BE PAINTED
SEE RENDERING ON SHEET C.08.13





1
C.08.18

