

Cream of the Cream City Awards



DOWNER DELAWARE, LLC

2591-2597 NORTH DOWNER AVENUE (1915) AND

2521-2525 EAST BELLEVIEW PLACE (1915)

ADAPTIVE USE



This building at the corner of Downer and Bellevue was constructed as part of a large development in 1915 that created the Downer Theater flanked by storefronts and apartments. Prominent commercial and apartment building firm, Martin Tullgren & Sons, produced a unique design with Prairie Style features and details picked out with terra cotta trim. The theater is the oldest continuously running theater in Milwaukee. The flanking storefronts have had numerous tenants over the decades and the upper units held apartments.

When fire displaced East Side icon Pizza Man, the owner sought out a new venue and selected the mixed use building to the north of Downer Theater. Changes to the building included converting the upper level from apartments to dining, cutting out a section of the roof for open patio-like dining on the second story, constructing a deck off of the second level and creating openings to the deck from what had been windows. A new movable glass roof will be added over the opening on the second story. New openable storefront windows and an entry door salvaged from the previous location can be found on the first story. The new interior was modeled on the rustic character of the original location and features exposed brick walls, reclaimed wood, and repurposed wine bottles made into light fixtures. The owner and his architect, Rinka Chung Architecture, Inc., are confident that Pizza Man will remain a Milwaukee icon for the next 40 years.



before



after



PRESERVATION AWARD RECIPIENT