



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 6/14/2021
Ald. Jose Perez District: 12
Staff reviewer: Tim Askin
PTS #115133 CCF #210113

Property	815 W. HISTORIC MITCHELL ST.	
Owner/Applicant	HECTOR SALINAS 813 W HISTORIC MITCHELL ST MILWAUKEE WI 53024	SchultzWerk Architecture, Inc. 2515 N. 66th St. Wauwatosa, WI 53213
Proposal	Replace storefront along primary façade and formally infill west side of storefront with brick rather than the existing mostly boarded opening.	
Staff comments	<p>As is usual with Mitchell Street, the original storefront is substantially unknown. The core of the building is from 1888. A substantial remodel occurred in 1939. It is unclear if the present storefront was installed at the same time. The amount of aluminum makes it somewhat unlikely.</p> <p>With this, we are essentially left to address the opening with a somewhat open mind. The standards for Mitchell Street require us to “Avoid making additional openings or changes in the principal elevations by enlarging or reducing window or door sizes. Avoid changing the size or configuration of windowpanes or sash... Respect the stylistic period or periods the building represents.”</p> <p>Under the circumstances, the primary impact of those requirements would be to disallow the brick infill of the storefront side along the alley and to require more historically appropriate doors. The side windows are sufficiently close to the street that they should not add security concerns. This area can be reconfigured to match the proposal for the direct Mitchell Street frontage.</p> <p>Roofing repairs seem to be substantial enough that re-roofing should be considered. Staff would prefer to wait for the roofing permit application to be submitted with further details and obtain the input of the plan examiners.</p>	
Recommendation	Recommend HPC Approval with conditions	
Conditions	<ol style="list-style-type: none">1. Match storefront design in west/alley wall opening. Do not permit bricking up.2. Select better, more appropriate doors. Full or $\frac{3}{4}$ lite for shop door, with at least 4” wide stiles and rails. Bottom of door glass should align with the bottom of the storefront glass. Appropriate art-deco era door for upper level that is at least $\frac{1}{4}$ lite.3. Refer roof repairs to staff in consultation with plan exam.	
Previous HPC action		
Previous Council action		