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Milwaukee Historic Preservation Commission
Staff Report

HPC meeting date: 9/11/2017
Ald. Jose Perez District: 12
Staff reviewer: Tim Askin
CCF # 170669 PTS #114349

Property	813 W. HISTORIC MITCHELL ST.	Mitchell Street Historic District
Owner/Applicant	HECTOR SALINAS MARGARITA SALINAS 813 W HISTORIC MITCHELL ST MILWAUKEE WI 53204	SchultzWerk Architecture, Inc. 2515 N. 66th St. Wauwatosa, WI 53213

Proposal
Storefront rehabilitation to increase interior floor space, reduce glazing, and create an entry appropriate to the building's earliest years.

Staff comments
The architect was given notes on adjustments to the first submitted plans on August 16. He was requested to adjust the insufficiently detailed design plan and provide additional documentation such as doors, elevation sketches for the entire area to be altered. As of 11:00am this past Friday, September 8, only three comments had been addressed and only in a partial elevation of the storefront. In this revised drawing, the glazing in the partial elevation is modified as requested, but does not match the plan.

Drawings for the rest of the alterations to the front and west side of the building have not been submitted. Some of these other alterations include changing of doors, redoing the siding over the storefront and eliminating the glazing on the west wall.

Additional requested revisions and documentation included: larger panes in the storefront. This is much smaller than the Downer storefront from earlier this year and should be possible. Provide full materials specs on the storefront system. Provide specific doors to be used. More drawings as mentioned above.

Staff deems the application functionally incomplete and requests that the case be held over until October. This is a major rehabilitation and the submission is too incomplete at this point to be deferred to staff approval.

Recommendation
Recommend HPC Denial/Hold over for one month

Conditions

Previous HPC action

Previous Council action