

AGREEMENT RELATED TO THE RENOVATION OF THE STOREFRONT AT 814-816 WEST HISTORIC
MITCHELL STREET

This agreement is being made between the staff of Milwaukee Historic Preservation and Keith Schultz, architect, and Hector Salinas, the owner of the property at 814-816 West Historic Mitchell Street. This is an HPC plan review that incorporates recommendations from the HPC and SchultzWerk Architecture. This not a legal or binding agreement. SchultzWerk Architecture is not a legal consultant or representative of Hector Salinas. SchultzWerk Architecture has reviewed the comments with Mr. Salinas for his approval. This plan review does not restrict the Owner, Hector Salinas from pursuing other means to receive approval, closure or occupancy of his property. This plan review, its approval and permitting does not restrict SchultzWerk Architecture from abandoning this project, if necessary.

Façade renovations were approved by the Milwaukee Historic Preservation Commission on September 11, 2017. The façade was not built according to the approved plans as detailed in the attachment to this e-mail.

The owner went before the Milwaukee Historic Preservation Commission again on May 6, 2019, to request approval of the façade as built. The Historic Preservation Commission did not approve of the façade as built.

An appeal was entered by Keith Schultz on behalf of Mr. Salinas on May 28, 2019. The matter was scheduled at the Zoning, Neighborhoods and Development Committee but held by the chair so that the parties could come to an agreement.

In further communications between Hector Salinas through Keith Schultz, Keith Schultz and the Historic Preservation Commission staff, it is agreed to comply with the design for the storefront that is attached to this correspondence. An explanation as to why the front entry could not be recessed has been presented by the architect. Historic Preservation staff finds this acceptable but do not have the authority to reverse or modify a decision made by the Commission.

It is agreed that the following items will be brought into compliance:

1. Corner boards will be added to the east corner end and match existing in width. This is important to show where the original building ended and the narrow addition was built. These changes will be made
2. The corner boards at the west end should match the dimension of the original corner board as seen on the second story. These changes will be made.
3. The right or east entry transom is covered up and should be glass. There is an existing glass transom and will be uncovered. Depending on the level of needed security this transom could be covered with Plexiglas.
4. The east entry door should match the width of the original opening and the opening is not to be blocked down to accommodate a smaller door. Existing apartment hallway is 36" wide and the door opening is 34" wide – the installed door fits the existing opening.

5. The style of the door should have glass as illustrated. Glass can be tempered to resist breakage. Door should preferably be of wood or steel with wood veneer. The existing installed door shall be changed or altered to meet the design illustrated. Since this door leads to private apartments, for security reasons, the safety glazing window will be false – it will either be applied to the face of the door with historical trim or be blanked out and backed with reinforcing.
6. The storefront door at the center should be a single lite door as illustrated. The installed door does and is currently covered for security reasons.
7. The transom above the center entrance is to have glass. There is a glass transom but is covered for security reasons.
8. The cornice shall be built as shown in elevation and section drawing. The cornice will be constructed based on the section detail of the cornice.
9. The wood used for the cladding is of lower grade and full of knots that will pop out as the wood ages. Clear cedar is commonly used and recommended here. Knots pop out because the wood dries out. Using a good primer and finish coat helps stabilize the wood. A recommended means to stabilize the knots is to cover them with a clear two-part epoxy. This is our recommended method. The Owner will not be able to remove all of the 300 SF (approx.) cedar siding and replace it with clear heart cedar siding. Clear heart siding is \$6-8 SF and tight knot ranges from \$2-3 SF (which is what I believe that he installed). New siding material alone would range from \$1,800 to \$2,400 plus demolition of the existing and labor to replace.
10. All wood is to be painted, especially the new wood, to preserve it from decay. Façade will be properly primed and painted.

Carlen Hatala
Historic Preservation Staff

Keith Schultz
Architect retained by Hector Salinas