



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

Property
Description of work

1201 W. HISTORIC MITCHELL ST.

Mitchell Street Historic District

What looks like separate buildings today actually was constructed as a one story, three-storefront commercial block built 1937. It replaced two buildings formerly on the site. The largest of the three spaces was remodeled into the Big Boy restaurant c. 1970 and features the chain restaurant's distinctive gabled front. The restaurant occupied the building for many years.

The two storefronts to the west have had a variety of tenants. They still retain some of their Art Deco trim and original masonry although there have been alterations.

The current proposal is to unify the entire group of three storefronts for a Family Dollar store. The Big Boy portion of the building will remain much the same. The changes there will consist of closing up the Mitchell Street entry and converting that to a window. The east elevation will remain the same but signage will be installed above the cornice.

A new glass entry will be created out of the façade immediately to the west (storefront 2). The full light double entry doors will feature glass sidelights and transoms.

The third storefront most recently occupied by a Dollar Bazaar will lose the entry door, feature smaller windows, and have awnings above the windows. The brick will be painted to create a unified facade.

The interior will be consolidated into one large retail space.

Date issued

7/5/2016

PTS ID 111011 COA Renovations for Family Dollar

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

All work is to be carried out according to the attached drawings.

To fulfill the HPC conditions placed on the approval of this proposal, the three windows at the corner on the north elevation and one window at the corner of the east elevation will remain open to allow for a street presence and illumination at the corner of South 11th Street and West Mitchell Street. The company's trademark yellow, in the form of removable window film, will fill the other window openings.

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5722 Fax: (414) 286-3004 E-mail: carlen.hatala@milwaukee.gov.

If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/build, or call (414) 286-8210.

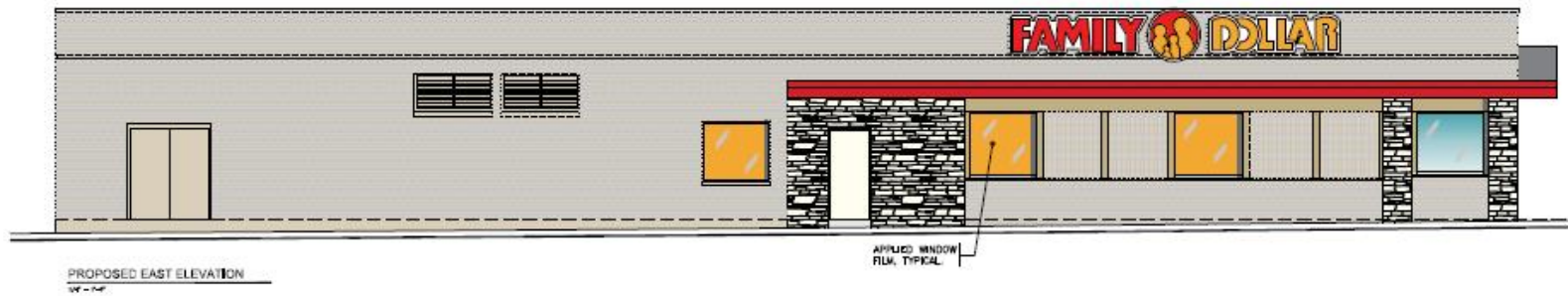


City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Jose Perez, Contractor , Inspector Robert McInnes (286-2518)



Former Big Boy Restaurant Storefront 2 Storefront 3
Brick at former storefronts 2 and 3 will be painted.



D·Z·A
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Waukegan, IL 60087 www.dza.com

FAMILY DOLLAR

1201 West Historic Mitchell Street
Waukegan, Wisconsin



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JUNE 14, 2018



Sample of window film used at other locations

