



## Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

**HPC meeting date: 7/11/2016**  
**Ald. Jose Perez District: 12**  
**Staff reviewer: Carlen Hatala**  
**PTS #111979**

**Property** 1114-1116 W. HISTORIC MITCHELL ST. Mitchell Street Historic District

**Owner/Applicant**

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## Proposal

### HISTORY

What today appears as one building with two storefronts actually started out as two separate frame buildings, later joined and either brick veneered or rebuilt.

Today's 1114 W. Historic Mitchell was constructed as a 1-story frame structure for Otto Butter in 1893. A second story was added in 1897 by architect Nic Dornback. A large barn stood in the back.

Today's 1116 W. Historic Mitchell was a 2-story frame building already standing by the time the 1894 Sanborn Fire Insurance Map was produced.

The two buildings were not joined at this time.

An addition was constructed to the side of No. 1114 in 1908 and perhaps this is when the two buildings were joined. The Sanborn Fire Insurance Map shows the two frame buildings were joined by 1910.

In 1913 a brick store was built at No. 1114 and it appears this replaced or perhaps encased the frame building from 1893-1897.

In 1931 the frame building at No. 1116 was "wrecked" and rebuilt in masonry. It is likely that the facade was unified at that time into a building with two storefronts and upper level space. The simple Art Deco flourishes that remain on the building would be appropriate for that time period. The design was executed by architects Keller, Schramek and Keller.

Storefronts were later remodeled in 1958 (No. 1114) and 1973 and 1979 (No. 1116) when the faux stone was applied to that part of the facade. There have likely been other storefront renovations as there were a number of tenants over the decades.

**Staff comments**

Years of remodelings and possible poor workmanship has led to the separation of the facade from the remainder of the building. The parapet is deteriorating, brick is spalling, cracks have developed through the masonry and bulges have also appeared. Cast stone trim is deteriorating.

The proposed project will completely remove the front facade from the building and rebuild it with closely matching brick and detail to match the original. The new façade will be structurally tied to the remainder of the building, something that an earlier remodel did not do.

The original trim cannot be reused due to deterioration so new cast stone will be used. A new storefront will be installed in No. 1116 and resemble the salon's front next door at No. 1114 which will not be replaced.

Upper windows on the second story will be replaced. The plans state the windows will be salvaged, reduced to 3 in number and clad in aluminum.

The storefront at No. 1116 will see the removal of the faux stone. An entrance will remain at the west side to access the upstairs. The restaurant's front will have a central entry flanked by large windows.

**Recommendation**

Recommend HPC Approval with conditions

**Conditions**

Conditions for approval of this project include:

- 1) Staff review of cast stone details and brick. It does not appear that the cast stone coping can be re-used.
- 2) Current 2<sup>nd</sup> story windows appear to be vinyl and do not appear salvageable. New 2<sup>nd</sup> story windows must be wood double hung and there is to be no change in the opening. Four windows rather than three would be more appropriate for the scale of the façade. Mullions of appropriate width between the windows need to be maintained for a convincing appearance. The overall window openings must remain the same.
- 3) The entry door at the restaurant should be a full light door. The door to the upper floor can be a full light or solid wood door. The storefront windows will have a simple metal bulkhead. The design of the storefront at No. 1116 is meant to tie in with the salon next door at No. 1114. The salon's storefront dates to an earlier remodeling with newer glazing added in recent years. There is no budget for a complete remodel of the salon's storefront.
- 4) It is apparent that a cornice had once topped both of the storefronts but that has been removed and covered over with sheet metal. It was hoped that the removal of the salon's over-sized sign would reveal some remnant of the cornice's appearance but that did not happen. Since that feature has been completely removed, a new cornice feature will have to be designed, and can be worked out with staff.
- 5) During the demolition process, if structural elements reveal a need to redesign the storefront or façade, the applicant can work with staff, or, if the changes are significant enough, the re-design can be returned to the HPC for approval.

**Previous HPC action****Previous Council action**