



LIVING WITH HISTORY

Certificate of Appropriateness

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

Property

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

Description of work

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.

Major alterations appear to have taken place in 1931 and the façade given a unified appearance. The Art Deco-style details would be consistent with that date.

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.

Years of remodeling 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 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.

Date issued

7/22/2016

PTS ID 111979 COA Rebuild Facade

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:

- 1) Staff will review samples of the cast stone details and brick. Brick will be approved before installation.**
- 2) The new 2nd story windows must be wood double hung and there is to be no change in the opening. There will be four windows in each opening.**
- 3) The entry door at the restaurant will 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 will not be altered.**
- 4) Some form of cornice must be returned at the top of the storefronts. The original cornice has been removed and is now patched with wood and metal. The new cornice design will be worked out with staff before any installation.**
- 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.**

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.

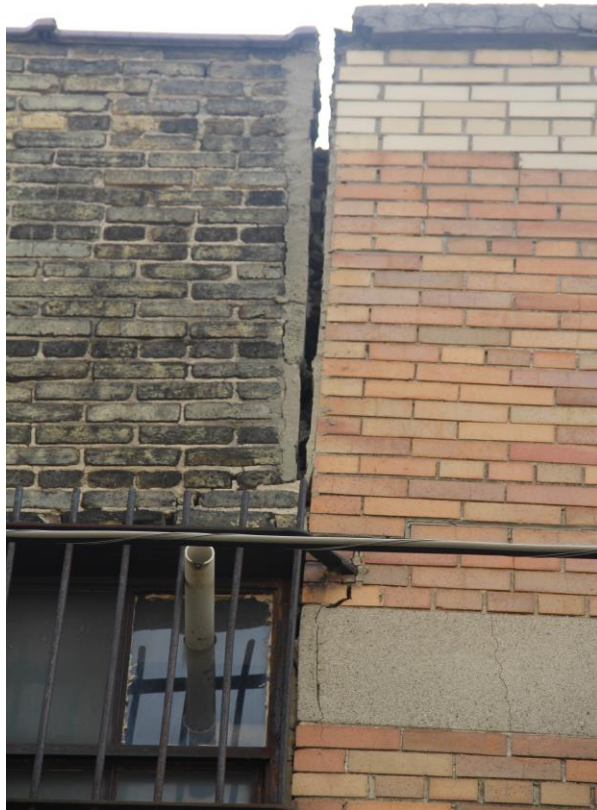


City of Milwaukee Historic Preservation Staff

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



Current condition of façade 2016.



Separation of the facade is evident at left. The separation is pushing out masonry at front.

NOTES:

FIELD VERIFIED DIMENSIONS
TO BE VERIFIED PRIOR TO DEMOLITION

REPAIR SCOPE:

REMOVE ALL EXISTING BRICK FROM SOUTH SIDE WALL

REMOVE 1ST FLOOR STONE

REMOVE INTERIOR FINISHES ON FIRST AND SECOND FLOOR

SHORE RESTAURANT SIDE OF BUILDING

REBUILD SECOND STORY WALL WITH WOOD FRAMING
AND SHEATHING- INSTALL NEW WINDOWS

1ST FLOOR SCOPE TBD

INSTALL POSTS AND FOOTINGS TO SUPPORT WALL-
NO REINFORCEMENT REQUIRED ON SALON SIDE

INSTALL NEW APPROVED BRCK USING THE APPROPRIATE
NUMBER OF BRICK TIES

INSTALL NEW INTERIOR FINISHES ON 1ST AND SECOND FLOOR

WINDOWS IN SALON TO REMAIN

DESIGN LOADS:

FLOOR LOADING:

100/40 PSF LIVE LOAD
10 PSF DEAD LOAD

ROOF LOADING:

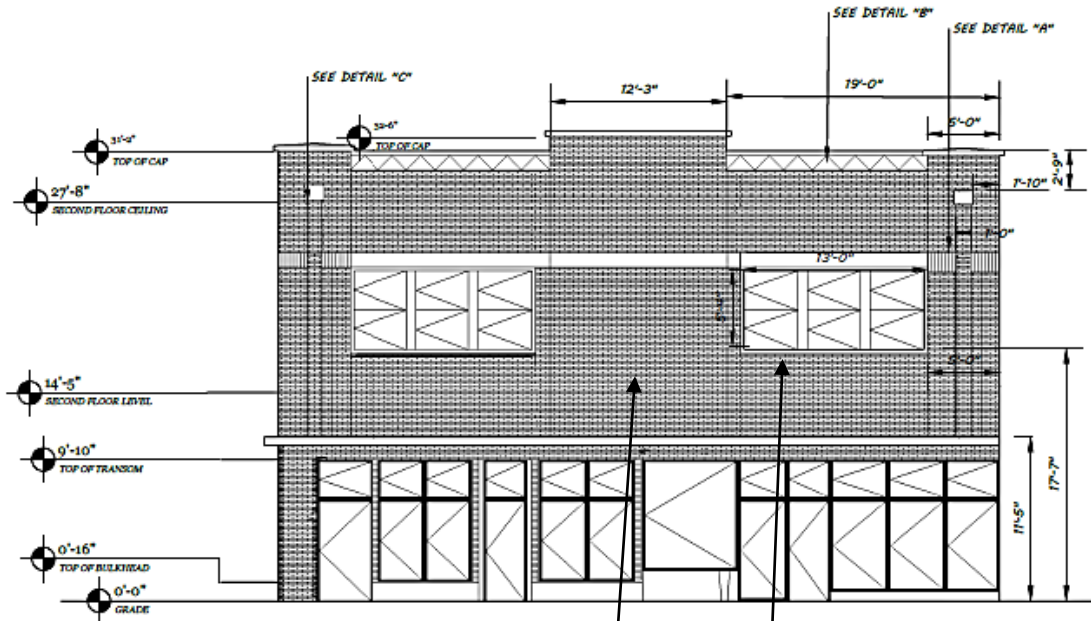
30 PSF LIVE LOAD
10 PSF DEAD LOAD

CONCRETE STRENGTH $f_c = 2500$ PSI

MINIMUM SOIL BEARING CONDITIONS: 2000 PSF

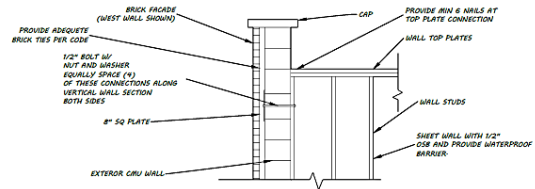
ALL LUMBER TO BE #2 OR BETTER UNLESS
OTHERWISE SPECIFIED

DESIGN AND CONSTRUCTION METHODS TO
FOLLOW THE INTERNATIONAL EXISTING BUILDING
CODE, 2009 EDITION-

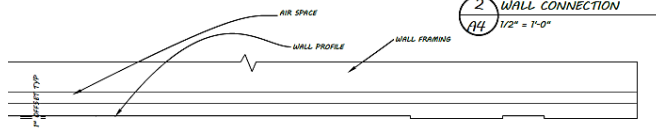


7 SOUTH FACADE
AS 1/4" = 1'-0"

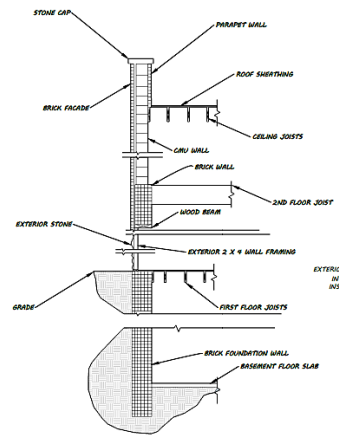
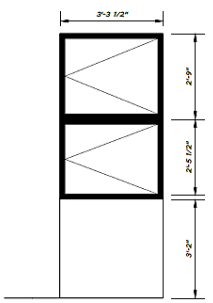
Proposed façade. Note: there will be four windows on second story and not three. Center vertical channel will be added to match current façade.



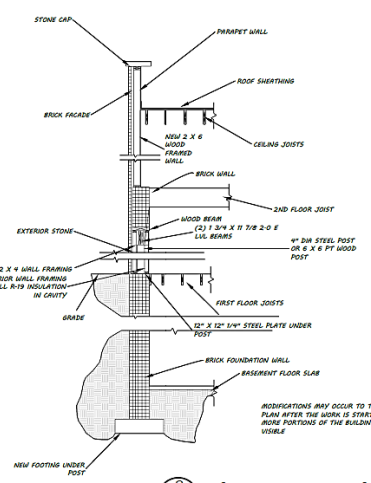
2 WALL CONNECTION
1/4" = 1'-0"



3 ENTRY GLASS ELEVATION
1/4" = 1'-0"

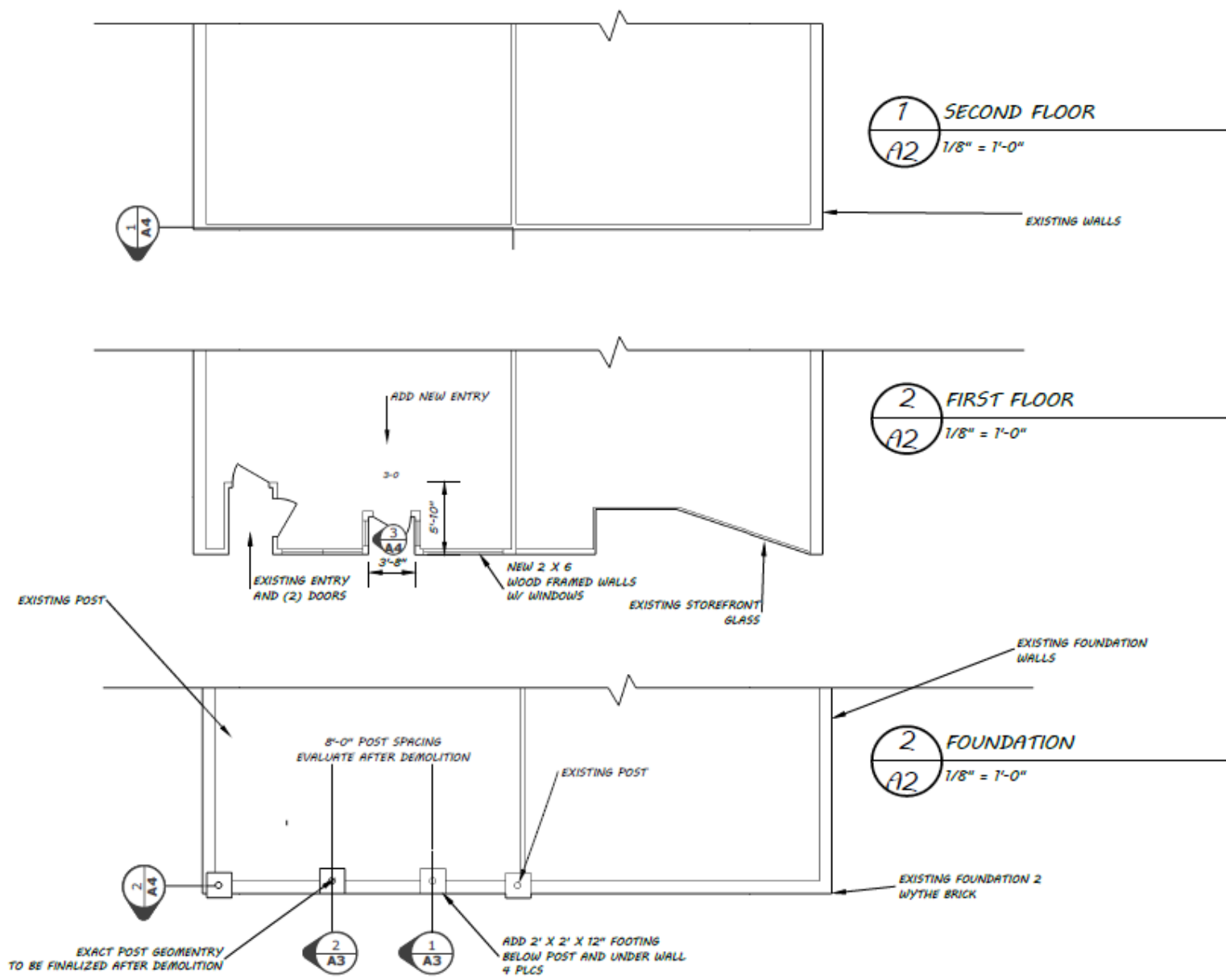



1 FIRST FLOOR
1/4" = 1'-0"

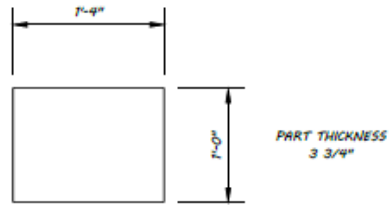


2 FIRST FLOOR MODIFICATIONS
1/4" = 1'-0"

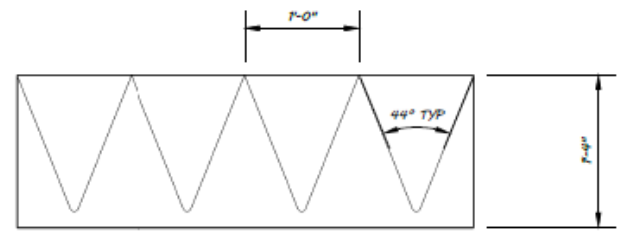
MODIFICATIONS MAY OCCUR TO THIS PLAN AFTER THE WORK IS STARTED, AND MORE PORTIONS OF THE BUILDING BECOME VISIBLE



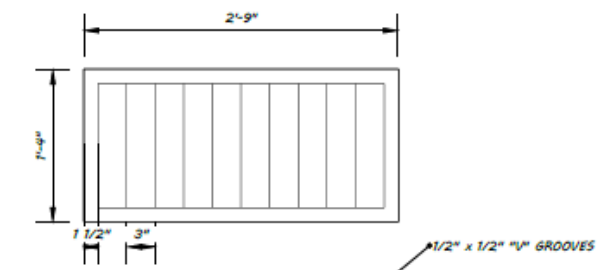
FOR: Maria Nova Sanchez
PROJECT: 1114-16 W Michel St
DATE: 9 JUNE 2016
Sheet Title PRECAST DETAILS
Sheet A-6
DWG: 602016-1
Revisions




DETAIL C
1" = 1'-0"



DETAIL B
1" = 1'-0"



DETAIL A
1" = 1'-0"

