



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 5/6/2019
Ald. Jose Perez District: 12
Staff reviewer: Tim Askin
PTS #114726 CCF #190041

Property 814 W. HISTORIC MITCHELL ST.

Owner/Applicant HECTOR SALINAS
MARGARITA SALINAS
813 W HISTORIC MITCHELL ST
MILWAUKEE WI 53204

Keith J Schultz
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Proposal Applicant intends to alter a previously approved storefront elevation. This is an application to approve what was built rather than what was approved. Owner has made the storefront flush and eliminated the recessed door along with using different facade detailing and doors than what was indicated in the drawings.

Staff comments What was built does not resemble the design that was approved in February 2018. Recessed entries are a character-defining feature of Mitchell Street. The primary reason the mid-century entry was allowed to be removed was that that the design submitted brought it closer to an original 19th century character, a vital feature of this is the recessed storefront and careful detailing of the surrounding facade. Detailing of the facade does not carry horizontal or vertical lines fully across.

Architect has noted that there are structural concerns that were related to the change in plans, but has not noted that any recessed entry is impossible. Further information is needed to evaluate this claim. Regardless construction of architectural details and selected doors do not resemble what was previously drawn and approved.

Deny based on ordinance requirements:

12-b. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

12-j. Wherever possible, new additions or alterations to structures shall be done in such a manner that if the additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Recommendation Recommend HPC Denial

Conditions

Previous HPC action February 2018, #170669, approval of storefront remodel.

Previous Council action