Elmer, Linda

From: Askin, Tim
Sent: Tuesday, May 28, 2019 4:06 PM
To: Elmer, Linda
Subject: FW: appeal
Attachments: 2019 05 28 APPEAL BINDER.pdf

From: swerk@juno.com [mailto:swerk@juno.com]
Sent: Tuesday, May 28, 2019 3:32 PM
To: Askin, Tim
Cc: Perez, Jose; Martinez, Natanael; elpaisanollc56@yahoo.com
Subject: appeal

Tim,

Attached is my letter and some drawings to help clarify.

In the Staff Report it is stated "Further is needed to evaluate this claim" regarding the structural ramp.

Who would do that investigation and when would this investigation occur?

Respectfully,

Keith Schultz

May 28th, 2019

Milwaukee Historic Preservation Commission

Re: 814 West Historic Mitchell Street

Mr. Tim Askin

This is in response to your Staff Report dated 5/6/2019. This is our appeal to the decision made regarding the faced renovation.

Door Recess:

The critical character of the elevation was the recessed front. As discussed with you in person prior to the May 6th meeting was that the recessed front could not be accomplished because of two structural beams that run East/West under the floor.

The only access to the dirt, rubble and garbage filled crawl space is a small 24" square access panel in the basement. A laser was used to try to determine the location of the South foundation wall and at least the location of, at that time a beam. Our initial design was based on best guess with the information that could be determined on site. We did not know the thickness of the ramp material, what it was built on and the exact height from the sidewalk to the height of the first floor. Our initial determination a 7-1/2" rise.

Upon demolition a second beam closer to the entry was found. These two beams "set" the pitch of the mid-century ramp that was removed. We also determined that we had an 11" rise for the ramp.

Building around the existing beams would be necessary. A full structural analysis of these beams, how they were supported, what they were connected to, what they were supporting, tearing them out, or modifying them or replacing them with steel was way beyond the scope of the project or the cost of the building. It is my experience that removing or altering the structure of 100 + year old buildings improperly will have an adverse effect on the structure.

To make the ramp work we needed at 11' of run and we had approximately 15' from the front of the building and main beam to the North. To meet the requirements of IBC 2009 (at that time) and ICC/ANCI A117.1 we had to eliminate the recessed front to allow a 4' wide landing at the door and a 11'+ ramp.

We did try to salvage the recess, which I knew was critical, even if it could have been a 2' recess – but there was no room to do so.

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Storefront:

The storefront retains the same character of that which was approved by the HPC, of course without the recess. The door is centered. The two large vertical panes of glass are equal on both sides of the door. The heights of the sill, horizontal mullion and head height are the same. The mullion material and color are that which were approved.

Apartment Door:

What is installed does not meet the approved drawings. We are proposing the removal of the horizontal push bar and period correct muntins, mullions and/or panels be adhered to the door to provide an appropriate period look.

Façade:

We propose to continue the trim work that runs along the underside of the second story window all the way to the East end of the facade as originally shown on the drawings.

We are proposing a period correct architrave or cornice above the windows. This architrave/cornice would run from the West wall to the edge of the East vertical wood trim plank.

Façade Finish:

We propose that the HPC work directly with the Owner to generate a period correct paint color combination for the exterior siding, trim, door and architectural details.

Respectfully,

Keith Schultz, ALA, ASID

President

SchultzWerk Architecture, Inc.

cc. Alderman Jose Perez; Hector Salinas; Nathaneal Martinez

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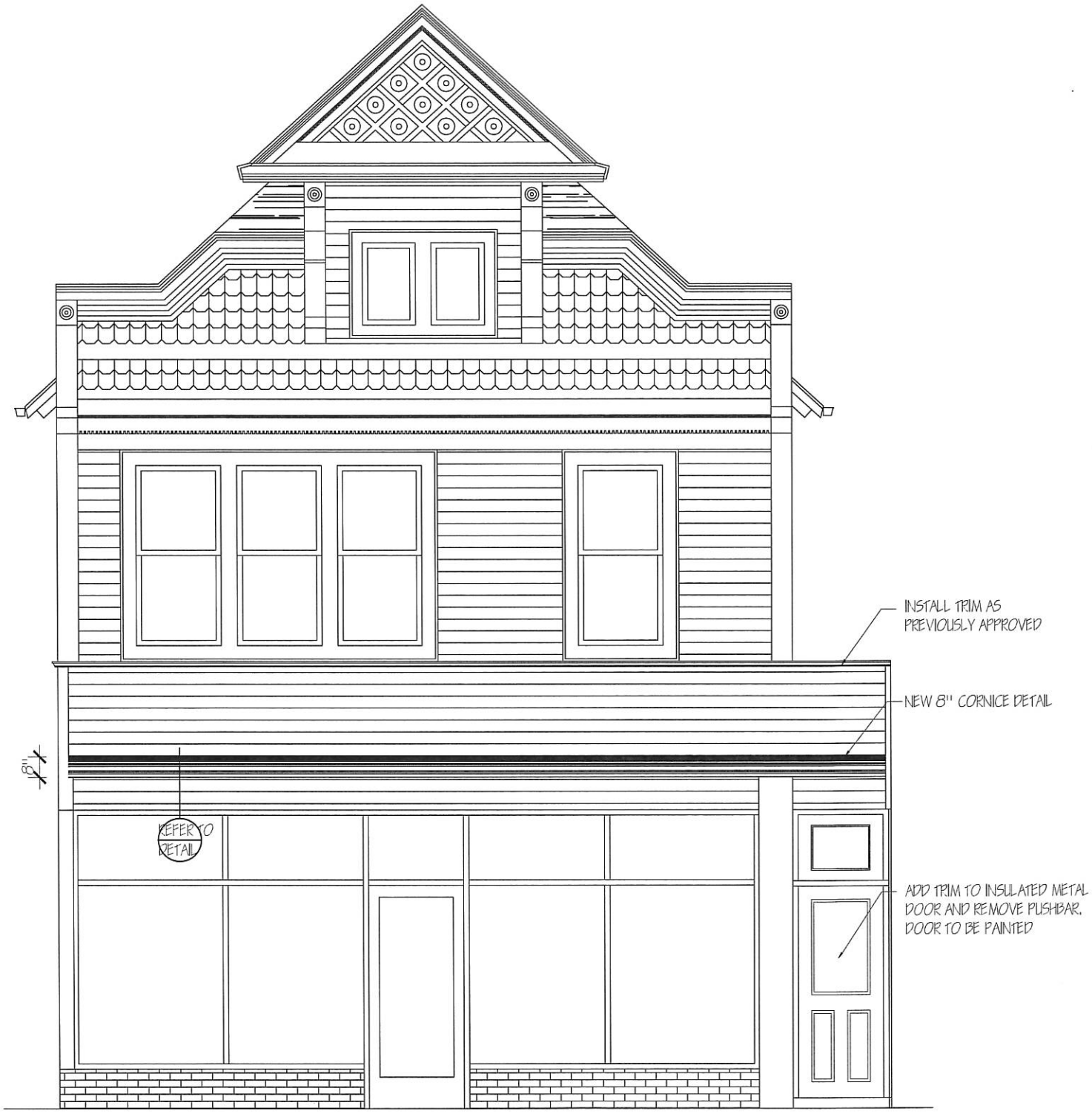
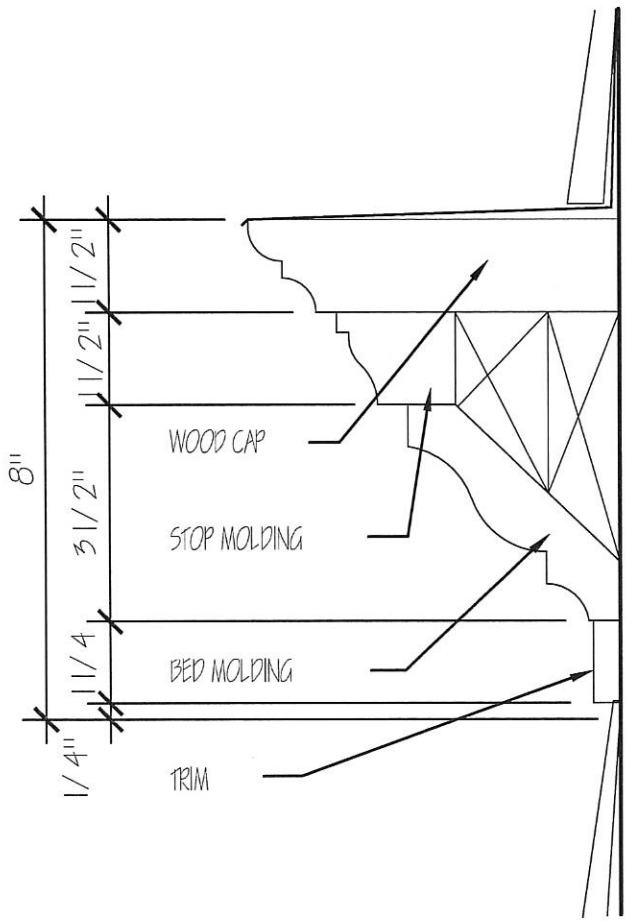
1 EXISTING WEST ELEVATION AS CONSTRUCTED

SCALE: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION REVISION

SCALE: 1/4" = 1'-0"



16 CORNICE DETAIL

SCALE: 3" = 1'-0"