



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 12/13/2021
Ald. Jose Perez District: 12
Staff reviewer: Carlen Hatala
PTS #115224
CCF #211063

Property	1023 W. HISTORIC MITCHELL ST. Mitchell Street Historic District
Owner/Applicant	AMRIT N PAYEL 1023 W HISTORIC MITCHELL ST MILWAUKEE WI 53204 Amrit Payel
Proposal	<p>The current building at 1023 West Historic Mitchell Street was constructed in 1941 (permit dated May 12th, 1941) and replaced a two-story frame building on the premises. Notable south side architect Francis Gurda designed the building for owner Roman Antrowski. Later remodeling took place in 1981.</p> <p>Recently the owner has completely rebuilt the first story, relocating the entry from the west to the east side of the facade and installing smaller windows. The slant front to the entrance was removed. That slant front was a hallmark of 1940's and 1950's storefronts.</p> <p>The owner did not apply for construction permits and did not apply for a Certificate of Appropriateness. He cites vandalism as the reason behind the remodel. The owner has owned the property for at least several decades. He also sits on the BID Board for Historic Mitchell Street.</p> <p>He is submitting the after-the-fact COA application as a result of complaints with the hope that the Historic Preservation Commission will approve the work already done.</p>
Staff comments	<p>The lower facade that was recently done by the owner without a COA or permits does not meet the facade's previous appearance. That facade conformed to the basic form of a 1941 building with smaller bulkhead, vertical windows with thin dividing bars, use of granite sheathing at the bulkhead and a fluted pilaster at the east corner of the building.</p> <p>The new facade removes the slanted entryway (a characteristic of 1940s and 1950s facades) and locates the entrance to the east or alley end of the building, and installs shorter windows that do not conform to traditional storefront design as outlined in our guideline book <u>Good for Business</u>. While the prior storefront had more glass and a delicacy that is characteristic of modern design, the current storefront is almost all masonry.</p> <p>Note: The upper section of the facade remains original with concentric rectangles as its primary detail.</p> <p>Note: The drawings submitted with the COA application show some changes to the glazing of the windows and entry area but are not enough to make the project appropriate and approvable.</p>
Recommendation	Staff recommends denial of this already-completed project.
Conditions	The facade should be returned to its former appearance.

Previous HPC action

Previous Council action