Milwaukee Historic Preservation Commission
Staff Report

LIVING WITH HISTORY

HPC meeting date: 2/5/2018
Ald. Jose Perez District: 12
Staff reviewer: Tim Askin
PTS #114349   CCF #170669

Property	814 W. HISTORIC MITCHELL ST.

Owner/Applicant

HECTOR SALINAS
MARGARITA SALINAS
813 W HISTORIC MITCHELL ST
MILWAUKEE WI 53204

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Proposal

1. Storefront rehabilitation to increase interior floor space, reduce glazing, and create an entry more similar to the building's earliest years, while restoring portions of wall on two elevations to their original appearance.
2. Replace entry area to upper apartment with new door and transom.

Staff comments

This mixed-use building is typical in form for Mitchell Street for its 1889 construction. However, the elaborate carved detailing on the upper level makes it stand out as a gem.

The current incarnation of the storefront appears to date primarily to 1938 when the deeply recessed entrance was created and the terrazzo was put in place. Further modifications to it occurred in 1952, but kept the essential form of the 1938 remodel intact.

There are no known photos of this building prior to 1980, so we are left to assume that it had a traditional 19th century storefront, the form of which is being proposed by the applicant with modern materials. As there is no historic fabric left, this presents an opportunity to bring back the essence of the original storefront while being clearly modern, as there is no documentation for the original storefront.

Proposed restoration with clapboards of certain areas is welcomed.

Recommendation

Recommend HPC Approval with conditions on apartment door

Conditions

  A. Side entry door be all wood and allow staff approval of another all-wood period-appropriate door
  B. Option of wood veneer door with period-appropriate detailing, including recessed panels, subject to staff approval.

Previous HPC action

Previous Council action