



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date	11/4/2024	CCF # 240870
Ald. Perez	Staff reviewer: Tim Askin	
Property	802 West Historic Mitchell Street	
Owner/Applicant	Hunger Task Force	Edward Haydin, Architect

Proposal

Renovate 1974 building for new uses.

Staff comments

The subject building was completed in 1974 by architect Donald Pond for Sampson Enterprises. The first two tenants were the A & B Record and Gift Shop and an Armed Forces Recruiting Center. Pond's only known major commission was the former Federal Reserve building on Broadway where the Grohmann Museum now sits. The building is one of the youngest on Mitchell Street and is architecturally unremarkable.

Project components are the following

- 1- Replace existing storefront and single-pane glazing, with new aluminum storefront (midnight bronze) and insulated clear glazing.
- 2- Eliminate multiple entry access points on Historic Mitchell Street, relocate main entry access on west side of building, which accommodates an accessible entrance, reduces user confusion, and provides a clear point of access to the facility.
- 3- Provide new glazed storefront opening on south-east corner- facing South 8th Street- in a pattern of similar size and scale to storefront on Mitchell Street. This replicates other corner buildings in the district with fenestration "turning-the-corner".
- 4- Apply a monolithic coating to exterior surfaces, including fluted concrete masonry. Replace metal roof edge with similar color.
- 5- Introduce a concrete landscape curb element along sidewalk to replace "railroad-tie" planting bed. Infill beds with native & pollinator plantings.

With these changes, the building will still reflect its 70s date of construction, while making modest changes to accommodate a single tenant user and better fit the district with the additional corner display window. The Commission has generally granted wide discretion for alterations to non-historic aluminum storefront such as are prominently used in this building. The rhythm of the bays will be largely unaffected by the changes.

Recommendation

Approve with one condition. Masonry shall be painted only with a paint that is certified by the manufacturer to be appropriate for use on outdoor concrete surfaces.