



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date	6/1/2026	CCF # 260045
Ald. Perez	Staff reviewer: Tim Askin	
Property	1300 W Historic Mitchell St	Mitchell Street
Owner/Applicant	SCCP Mitchell LLC/Bank of America	Colliers Engineering

Proposal

Convert Dollar Tree Store to Bank of America branch.

Site work will include the addition of a new drive-up ATM, which will be enclosed with a brick veneer to match and blend with the existing building façade. Exterior building updates will include the installation of new building signage, repainting of the storefront in black, and refinishing of the existing coping and wainscot in Charcoal Slate (HC-178, LRV 14.51). Additionally, a new exterior storefront awning in Pacific Blue will be installed.

Staff comments

This conversion has limited exterior effects. It is effectively a change in color scheme, change in awnings, and change in signage.

The primary changes will be to the parking lot. The parking lot is being redesigned to accommodate a drive-up ATM, which, along with the extensive interior remodeling and change of use triggers compliance with current parking lot landscape and screening standards. The drive-up ATM will be installed at center north of the parking lot area. The enclosure will be constructed a buff modular brick that approximates the color of the brick on the historic building. The ATM will feature a cantilevered rain canopy in a cream color finish. 11 new trees will be incorporated into the parking lot area as well as 55 shrubs. Existing fencing will remain. The design appears compliant with zoning standards and HPC has traditionally deferred to these standards as complementary to historic designs and adequate for softening the street appearance of surface parking lots.

The Mitchell Street façade signage should be altered slightly in its placement. The historic signage frame should be used as a frame. Staff therefore recommends placing only the corporate logo within the frame and moving the text of the signage below the frame rather than atop the bottom boundary of the frame. Placing the text inside and the logo below would also be acceptable. There is no intent to require a change in size of these sign components. Similarly, the signage on the west façade should have its spacing tightened, alignment altered, or its size slightly reduced to fit within the historic sign frame.

Recommendation

Approve with conditions

Conditions

1. Retain decorative terra cotta surrounds of eyelet hooks in Mitchell Street façade sign zone.
2. Alter sign placement on Mitchell Street façade and west façade per above to fit within historic brick sign frames.
3. Paint shall not be applied to any masonry surfaces except where presently painted.