

MILWAUKEE HISTORIC PRESERVATION COMMISSION STAFF REPORT



Date	1/12/2026	Ald.	Perez
CCF	251026	Reviewer	Tim Askin
Address	235 S 2 nd Street	Owner	Robert Chandler Mistie Rodberg
District	S. 2 nd Street	Applicant	Anderson Ashton Design/Build

PROPOSAL

Storefront and window renovations of the ground floor to accommodate single tenant usage of the entire ground floor. All storefronts will be replaced. On the south façade one window will be reopened and an existing non-original window will be replaced.

STAFF COMMENTS

Existing storefronts are not historic and date to approximately 2000 and is in fair condition. This work therefore predates the 2016 designation of the district. The north storefront has been enclosed since at least the 1970s. The present south storefront is an approximation of period design, but the detailing and proportions are not optimal. The building has awkward proportions for its storefront openings that are original and the center access door's awkward scale does not help anyone achieve a pleasing design

The best available historic photos, are provided on sheet AS02. There is some visibility of the north storefront where it is clear that it was designed in a traditional style, but was probably an early 20th century redesign. It gives limited basis for scale of a new design.

SCALE

After last month's review of this building a new design has been proposed with wood details that meets standards and scaling as best as is feasible. The proportions of the proposed storefront are good, ogee mouldings have been added where sharp metal corners were previously proposed. A balance in the design has been achieved with continuous datum lines across the design. The transom trim now coordinates with cast iron column capitals.

MATERIALS

Materials are largely wood with minor modern features in the doors and modern commercial windows. They are largely acceptable. The re-opened south window would be an unusual approval, but it is an unusual feature. It is one of two openings matching the upper story windows. The plan is for a fixed metal framed window largely matching the infilled loading bay

at the west end of the façade. A double hung window would be more appropriate (operability is not necessary), but would also look awkward in the context. Staff has no strong opinion on this window.

FORM

No concerns

RECOMMENDATION

Approve as drawn. Window design for center window on the Oregon Street façade may be left open for further work with staff at the Commission's direction/discretion.

PRIOR ACTION

N/A