



## Milwaukee Historic Preservation Commission Staff Report

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**HPC meeting date: 10/10/2016**  
**Ald. Jose Perez District: 12**  
**Staff reviewer: Carlen Hatala**  
**PTS #113960**

**Property** 1135 W. HISTORIC MITCHELL ST. Mitchell Street Historic District

**Owner/Applicant** 1125 WEST MITCHELL ST LLC Tom Vavra  
2617 ARBORETUM DR  
MADISON WI 53713 Phone: (414) 732-9163

**Proposal** The building at 1135 West Historic Mitchell Street was constructed in 1927 and designed by the prominent firm of Herbst & Kuenzli. It housed the J. C. Penney store for many decades. Today, a Footlocker store occupies the first floor. The proposal is to add an elevator/stair tower on the east elevation in order to allow for upper floor offices.

**Staff comments** The building is located at a corner and backs up to an alley so the only location for the elevator tower would be along the east elevation. This elevation has a blank face overlooking an adjacent parking lot that belongs to the owners. The new construction will be located behind the parking lot's front fencing and landscaping to allow access from both the parking lot and pedestrians entering from Mitchell Street. It will not conflict with main facade of the building. At the present time there is a shed roofed, concrete block structure attached to wall of the building at this location.

The entry into the tower lobby will consist of a rectangular structure, clad in brick that matches the front of the main building, has simple windows and an overhanging roof clad in metal that will echo the canopy over the main entrance to the building. A built-in planting bed on the east face will soften the exterior and tie in with the lot's landscaping.

The tower itself will be clad with insulated metal panels that feature a horizontal ribbed design. It is utilitarian in concept, much like the east elevation, and does not detract from the primary street facades.

As part of the project, the metal emergency exit stair/fire escape will be removed from the east elevation.

**Recommendation** Recommend HPC Approval

**Conditions**

**Previous HPC action**

**Previous Council action**