



# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.

Please print legibly.

**1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)**

St. Mark's Episcopal Church

**ADDRESS OF PROPERTY:**

2618 N. Hackett Ave., Milwaukee, WI 53211

**2. NAME AND ADDRESS OF OWNER:**

Name(s): Rector Wardens & Vestrymen of St. Mark's Church of Milwaukee

Address: 2618 N. Hackett Ave.

City: Milwaukee

State: WI

ZIP: 53211

Email: [ian@stmarksmilwaukee.org](mailto:ian@stmarksmilwaukee.org)

Telephone number (area code & number) Daytime: 414-962-0500

Evening:

**3. APPLICANT, AGENT OR CONTRACTOR: (if different from owner)**

Name(s): Michael DeMichele

Address: 2639 N. Downer Ste 4

City: Milwaukee

State: WI

ZIP Code: 53211

Email: [michael@demichele.com](mailto:michael@demichele.com)

Telephone number (area code & number) Daytime: 414.861.4444

Evening:

**4. ATTACHMENTS:** (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

**A. REQUIRED FOR MAJOR PROJECTS:**

Photographs of affected areas & all sides of the building (annotated photos recommended)

Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")  
A digital copy of the photos and drawings is also requested.

Material and Design Specifications (see next page)

**B. NEW CONSTRUCTION ALSO REQUIRES:**

Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

Site Plan showing location of project and adjoining structures and fences

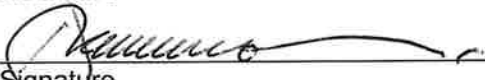
**PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED AND SIGNED.**

**5. DESCRIPTION OF PROJECT:**

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached via email.

See attached.

**6. SIGNATURE OF APPLICANT:**

  
Signature

Michael DeMichele  
Please print or type name

*June 13, 2022*  
Date

This form and all supporting documentation MUST arrive by 4:00 pm (11:59 pm via email) on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

**Mail or Email Form to:**  
Historic Preservation Commission  
City Clerk's Office  
841 N. Broadway, Rm. B1  
Milwaukee, WI 53202

**PHONE: (414) 286-5712 or 286-5722**

[hpc@milwaukee.gov](mailto:hpc@milwaukee.gov)

[www.milwaukee.gov/hpc](http://www.milwaukee.gov/hpc)

Or click the **SUBMIT** button to automatically email this form for submission.

**SUBMIT**

## **St. Mark's Addition and Multifamily Housing Project**

### **Church Addition and Demolition of a portion of the 1948 Addition**

St. Mark's is burdened with an addition that does not adequately serve its current and future needs. It is too big for their parish population, needs extensive façade repairs, has inefficient mechanical systems, and lacks ADA compliant accessibility. The addition was built in 1948 in two styles; one that matches the original church using similar stone and the architectural details and the another that falls under the rubric of mid-century modern with tan brick, linear windows with stone trim. The former was viewed as a contributing element to the Historic District while the latter was not in the Historic District Designation Report. For this project, we are proposing demolishing the mid-century portion of the 1948 addition to construct a smaller, more efficient structure and accessible structure that will serve the needs of the parish for years to come. We propose to carefully preserve the original 1911 building and garden, as well as the 1949 cloister walks identified in the Historic District Designation Report.

The proposed addition will take queues from the existing church without copying it and will consist of a basement, ground floor and a partial second floor with a roof terrace. The plan of the first floor looks to complete the cloister walk on the missing north side and enhance the views and access into the courtyard. The new structural system will utilize the historic church's 16' bay spacing allowing windows and columns that create spaces with similar proportions and symmetry with the existing structure. In the new addition, spaces are positioned to enhance wayfinding, improved functional adjacencies, and create a fully accessible facility. A new elevator will be added to service all floors. A new exterior ramp will allow wheelchair access at the front door. Additionally, two handicap parking spots at the basement level will allow for cover drop-off with direct access to the interior elevator.

The exterior of the building responds to the existing historic church in scale and takes a deferential stance. The primary elevation is set at the height of the top of the lower existing cornice which is lower in height than the existing 1948 addition. Exterior materials do not try to match the existing stone that has developed a dark patina of age, but instead looks to use either a linear dark stone or brick that would relate to the dark patina that has developed on the historic stone and to differentiate the new addition as recessive and as if in shadow. Tall vertical windows that are subdivided on a 1'-4" module relate to existing windows in size and scale and become a motif that is repeated in all openings of the new addition. On the east side of the building far back from any street, a modest second floor is added to the addition which provides an additional gathering space that opens to a roof terrace and elevator access to the existing second floor apartment. A linear exterior stair accessing the green roof terrace is employed on the Hackett façade and relates to the 1949 linear cloister walk in both setback and as a device to define and access a garden space. This cascading stair also helps to relate the diminutive 1-story church complex to a proposed apartment building immediately north of the church addition.

## St. Mark's Multifamily Housing

To facilitate the proposed addition to St. Mark's, the Church will need to sell a portion of their existing site; a portion 200' from their northern property line for a total site of approximately 30,000 SF. On this newly divided parcel, we are proposing to build a four-story building plus below grade parking. The building itself will consist of 55 total units (8 studios, 17 one bedrooms, and 30 two bedrooms) and 55 below-grade parking spots that are accessed by a shared drive with the church in order to minimize the impact to neighboring properties. To breakdown the scale of the building and complement the surrounding context, the buildings form will be in the shape of an H. The two longer and outer bars of the building will be 115'-0" in length and 64' in width. The middle bar is 40' wide and creates two courtyards: a deeper main entry courtyard on the westside and smaller back courtyard on the eastside of the building. Numerous examples of this courtyard apartment building type can be found immediate to the historic district, example that date to the 1910's and 1920's, the same period as the historic housing across Hackett from the project site. Similarly, the height of the building is in line with the existing context; the Church in the City is approximately 46' - 0" to the top of the parapet while our building is approximately 46' - 4" to the top of parapet. The height of the proposed housing is further minimized by the change in grade of the street which slopes from a high of 108' at the Church in the City to a low point of 100' by St. Mark's Church. This grade change results in the top of the proposed building sitting almost 2' lower than its neighbor to the north.

The exterior material of the proposed building reference the surrounding context as well. The neighboring commercial building and multifamily housing are exclusively built of brick with limestone belt courses and sills. Similarly to the surrounding historic builds, the proposed building will be all brick. However, brick size will be larger and more linear (2 1/4" x 15 5/8") which creates a modern masonry feel while maintaining the traditional height of brick coursing. Despite using a modern brick size, historic masonry details will help define a base, middle and top of the building. The base will feature alternating recessed courses to create a distinct and continuous shadow lines. The middle section of the building will receive 16" soldier coursing over all front and courtyard window openings. The top achieves a playful decorative element by pulling out single bricks in an alternating and repetitive pattern recalling similar historic patterns across the street. Variations of how the brick is set creates subtle texture and ornamentation on the surrounding building and this level of craft and detail will be implemented on the new building as well.

Taking another queue from the surrounding historical brick buildings in the neighborhood, the proposed building will transition from a reddish face brick to a lighter colored brick on the side and back facades. This approach can be seen throughout the historic district where the typical reddish face brick used on the primary façade transitions to a lighter colored brick as on the less prominent facades. Historically this was done in part to help reflect light down to the lower levels in narrow mid-block spaces. In these sections of the façade with the lighter colored brick, the proposed building will continue to use the same brick detailing to create shadow and relief in the brick plane that defines the base, middle and top of the building. Balconies and windows also look to the surrounding context for inspiration. The proposed building will utilize large double hung windows with deep returns which create a depth and shadow. Balconies in the

neighborhood are often defined by a corner column and that creates a feeling of a continuous and unbroken façade and the proposed building does this as well.