
MEMORANDUM
DEPARTMENT OF CITY DEVELOPMENT

TO: CPC FILE, 2604-44 N HACKETT ZONING CHANGE (FILE NO. 220401)
FROM: PLANNING STAFF
SUBJECT: LETTERS RECEIVED BY HISTORIC PRESERVATION COMMISSION
DATE: 8/19/2022

On July 11th, 2022, the Historic Preservation Commission held a hearing regarding a Certificate of Appropriateness for the demolition of the existing parish hall, the construction of a new parish hall and the construction of a new four story apartment building at 2604-44 N. Hackett Ave., in the Downer Avenue Commercial Historic District, for St. Mark's Church (File No. 220279).

There were a large number of public comments submitted to HPC for their consideration of this matter. Many of the comments addressed the proposed apartment building.

The City Plan Commission will consider a zoning change for the northern portion of this site that is being requested to facilitate construction of the proposed apartment building at the August 22, 2022 CPC meeting.

The applicant for the zoning change has submitted a copy of all letters of support received by HPC to the City Plan Commission as an exhibit to the zoning change file, which are available in the Legistar record. To assist Plan Commissioners who wish to review all of the public comment received by HPC in the context of the CPC review of the zoning change proposal, this additional exhibit includes the remaining letters received by HPC prior to their 7/11 meeting that were in opposition to the Certificate of Appropriateness.

The full HPC file is linked below, as well as in the CPC staff report for the proposed zoning change:

<https://milwaukee.legistar.com/LegislationDetail.aspx?ID=5694030&GUID=681E6B7E-5C39-4FA6-9E9D-974FDA481187&Options=ID|Text|&>

From: Karen Hagen <khagenhouse@gmail.com>
Sent: Monday, June 20, 2022 12:10 PM
To: Owczarski, Jim; Elmer, Linda
Cc: Rep.Brostoff; Karen Hagen
Subject: 2618 N. Hackett Ave development

Some people who received this message don't often get email from khagenhouse@gmail.com. Learn why this is important

June 20, 2022
2649 N. Hackett Ave., Condo #3
Milwaukee, WI 53211
Office of the City Clerk
200 East Wells St., Rm 205
Milwaukee, WI 53202

Dear Ms. Elmer and other respondents,

I write as a property owner adjacent to the proposed development on the 2600 block of Hackett Avenue. As a local pastor, I am pro-growth with awareness of much need for mixed-used housing options in our city as well as stable neighborhoods.

On Monday June 13th, four groups sponsored and managed a zoom-based "update" on the future of that property. Those four represented St. Mark's Episcopal Church, the DeMichele Company, the architects Hammel, Green, and Abrahamson, and Catalyst Construction who had already closed on a deal without neighborhood input. This zoom gathering did not constitute or substitute for a meeting called by an Alderperson to consider neighborhood development. There was no mediation but rather presented agenda and response to questions chosen by the presenters. The attendees have no one to turn to after the meeting for clarification or guidance.

The proposal is two-fold, both parts require separate consideration. One proposal describes the physical overhaul of portions of St Mark's offices while preserving the original church building. How exciting! The other project describes a four-story 54-unit apartment building to be built on land contiguous to the church parking lot, which is woefully out of step with the neighborhood. The presenters said they will seek an exception to the current code requirements in order to build out the site to maximize profit to St. Mark's. This would be highly disruptive and destructive to the immediate neighborhood and those who visit, as well as impact daily quality of life. Even with underground parking of 1 car per unit, the number of 2nd cars and visiting cars would potentially "wipe-out" the street parking of the

adjacent property tax payers in the Condos on the street as well as others who frequent the Downer St. businesses. They would necessarily be "high end" apartments and as such not address needed affordable housing in our city. Given the density, this project would negatively impact neighborhood noise, air and other

pollution, crime, and permanently alter this historic neighborhood.

I ask any variance in code not be granted and current code be maintained for the long-term well-being of this historic and vital neighborhood in Milwaukee. I ask that a consideration for "permanent resident parking only" be issued on that block of Hackett so owners can continue to park in front of the buildings in which we live and for which we pay taxes.

Respectfully yours,
Rev. Karen Hagen
2649 N. Hackett Ave. #3
Milwaukee, WI 53211
Cell: 414-702-7997

From: Mellisa Johnson <mljohnson778@gmail.com>
Sent: Wednesday, June 22, 2022 11:31 AM
To: Owczarski, Jim; Elmer, Linda
Subject: Letter of objection

Some people who received this message don't often get email from mljohnson778@gmail.com. Learn why this is important

06/22/2022

Ms. Elmer;

I am writing in opposition to proposed changes of the Downer Avenue Commercial Historic District. After attending the meeting and reviewing the plans that were supplied and researching the historical guidelines I believe that the proposed changes go against the guidelines of the Historic Preservation Commission set out in the Final Historical Designation Study Report for North Downer Avenue Commercial District.

Under Section H of the Preservation Guidelines it states that "new construction should be as sympathetic as possible with the character of the district." The exterior designs that have been published do not match the character of the district.

Section H Subsection 1 states "New construction must respect the historic sitting of the district."

There should be cohesiveness of the district. I would again argue that the proposed apartment complex and proposed addition to St. Marks look more like a modern development added into a historic neighborhood.

Section H Subsection 2 refers to the scale of a building and that new construction height must be compatible with historic buildings in the area. I believe this is another area where the proposed project fails to meet the guidelines of the historic district.

Lastly, Section H Subsection 3 refers to Form and that "The massing of new construction must be compatible with the goal of maintaining the integrity of the complex as a cohesive group of historic structures." All of these points are part of the guidelines set out in the designation study by the Historic Preservation Commission and should be followed to maintain the integrity of the Downer Avenue Commercial Historic District.

Thank you for your consideration in this matter.

Mellisa Johnson
2645 N Summit Ave
Milwaukee, WI 53211

Linda Elmer
Office of the City Clerk
200 East Wells Street Room 205
Milwaukee, WI 53202

Ms. Elmer,

I am writing to you to let you know of my opposition to the proposed apartment complex and addition proposed to St. Marks.

The proposed changes to that area do not fit in with the aesthetic of the historic neighborhood. The proposed apartment complex does not follow the preservation guidelines set forth in the Final Historic Destination Study Report on file with the City Of Milwaukee. The purpose of that study is to preserve our historic district.

Thank you for your consideration on this matter,

A handwritten signature in black ink that reads "Ben Baumes". The signature is written in a cursive, flowing style.

Ben Baumes
2620 E Bradford Ave
Milwaukee WI 53211

Linda Elmer
Office of the City Clerk
200 East Wells Street Room 205
Milwaukee, WI n53202

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I am writing to you to let you know of my opposition to the proposed apartment complex and addition proposed to St. Marks.

The proposed changes to that area do not fit in with the aesthetic of the historic neighborhood. The proposed apartment complex does not follow the preservation guidelines set forth in the Final Historic Destination Study Report on file with the City Of Milwaukee. The purpose of that study is to preserve our historic district.

Thank you for your consideration on this matter,



Martha Beckman
2620 E Bradford Ave
Milwaukee WI 53211

Alderman 3rd District Milwaukee WI
City of Milwaukee Historic District
City Planning Commission of Milwaukee

Re: Apartment Proposed for East Side Site (Milwaukee Journal Sentinel June 17, 2022)

My name is Kathy Herson. I own a home at 2738 N. Summit Ave. I have been there for over 25 years. I am very concerned about the proposed 55-unit 4-story apartment building being proposed at 2618 N. Hackett Ave. The reasons are many and include:

1. The area east of Downer Avenue has been considered an island of well-maintained single family dwellings since its inception- Home owners very decisively seek out this area referred to as the Historic Water Tower District for this very reason. I know that I did in 1997 when I purchased this home. It is a neighborhood like no other. We know everyone on our block personally and can count on them for anything. We also know many of the neighbors on the surrounding blocks, as it is a very pedestrian area. There is a very strong sense of ownership and it is reflected in well kept properties and strong property values,
2. There are numerous designated historic areas around the proposed site of the project- In fact, this proposed project would be dovetailed by two of them - St. Mark's Episcopal Church (2604 North Hackett Ave) and Church in the City (2648 N. Hackett Ave)- This area is known as a beautifully preserved historic area. I cannot see how a 55-unit apartment building is going to contribute to these aesthetics.
3. The proposed property is zoned RM-3 Per the document 295-503 this designation is to promote, preserve and protect neighborhoods intended primarily for medium density residential uses with an urban character. A 55-unit apartment complex nestled between two designated historic sites does not sound appropriate.
4. Parking is very challenging on the eastside. Amanda at Rep. Kovac's office will say that it is a primary area of complaints/concerns. Even with the stated underground parking that is being proposed, car traffic will be a daily significant challenge. It is already noticeable when church is in session. In addition, that block of Hackett is a one-way street with a difficult turn on to Park St. There are numerous near misses at that intersection, as people don't know the area. I would also assume that the residents who will have underground parking would have visitors, overnight guests, etc. I am totally perplexed as to where they will park in an already congested area.

In conclusion, I am very much opposed to this project. Something on a much smaller scale similar to the three single-family dwellings that were approved for Terrace Avenue in 2020 would be a better fit for our historical area and community.

Thank you for your time and interest.

Kathryn Herson
2738 N. Summit Ave
Milwaukee WI 53211

Alderman 3rd District Milwaukee WI
City of Milwaukee Historic District
City Planning Commission of Milwaukee

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1. The area east of Downer Avenue has been considered an island of well-maintained single family dwellings since its inception- Home owners very decisively seek out this area referred to as the Historic Water Tower District for this very reason. I know that I did in 1997 when I purchased this home. It is a neighborhood like no other. We know everyone on our block personally and can count on them for anything. We also know many of the neighbors on the surrounding blocks, as it is a very pedestrian area. There is a very strong sense of ownership and it is reflected in well kept properties and strong property values,
2. There are numerous designated historic areas around the proposed site of the project- In fact, this proposed project would be dovetailed by two of them - St. Mark's Episcopal Church (2604 North Hackett Ave) and Church in the City (2648 N. Hackett Ave)- This area is known as a beautifully preserved historic area. I cannot see how a 55-unit apartment building is going to contribute to these aesthetics.
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In conclusion, I am very much opposed to this project. Something on a much smaller scale may be more appropriate but putting 55 living units in an area that would have 3-4 private dwellings at best does not sound like a fit for our historical area and community.

Thank you for your time and interest.

Kathryn Herson
2738 N. Summit Ave

Milwaukee WI 53211

Linda Elmer
Office of the City Clerk
200 East Wells Street Room 205
Milwaukee, WI n53202

Ms. Elmer,

I am writing to you to let you know of my opposition to the proposed apartment complex and addition proposed to St. Marks.

The proposed changes to that area do not fit in with the aesthetic of the historic neighborhood. The proposed apartment complex does not follow the preservation guidelines set forth in the Final Historic Destination Study Report on file with the City Of Milwaukee. The purpose of that study is to preserve our historic district.

Thank you for your consideration on this matter,

A handwritten signature in black ink that reads "Corey Espinoza". The signature is written in a cursive, flowing style with a large initial 'C'.

Corey Espinoza
2630 N Murray
Milwaukee WI 53211

To Ms. Elmer,

I strongly oppose the proposed changes to the Historic District on Hackett Avenue. The design materials proposed and style of design are not in keeping with Historic Preservation. In other words their proposal is destroying an established Historic Neighborhood which are treasures of our city and few and far between.

The elimination of Green Space would be a tragic loss, It has been a buffer between the residential and Commercial aspects of this neighborhood.

Thank you for your consideration in this matter,


Hannah Becker
Hannah Becker
338 E Waterford Ave
Milwaukee WI 53307

Dear Ms. Elmer,

We are writing to adamantly oppose the proposed construction on North Hackett Avenue. The aesthetic of the building will be out of scale to both residential and business neighbors. It would be a poor use of this essential space. I am not opposed to the proposed changes to St. Marks, but not if it is to the detriment of a historic neighborhood.

Please do the right thing and what is expected in a historic neighborhood and reject the proposal.

Thank you,

A handwritten signature in cursive script that reads "Maria Becker". The signature is written in black ink and is positioned above the typed name and address.

Maria Becker
336 E Waterford
Milwaukee WI 53207

To Ms. Elmer,

I am strongly opposed to the proposed changes on N Hackett Ave. There are at least two ways to destroy a historic community. One is to tear down its bricks and mortar that form its beautiful infrastructure. The other is to create new structures that are so anachronistic, so out-of-place that they destroy the historic nature of the neighborhood. The latter is what would occur if the plans on North Hackett Avenue move forward.

Please stand by the integrity of what the commission is designed for and help protect our historic neighborhood.

Thank you,

Amanda Reavey

Amanda Reavey
1919 N Summit Ave
Milwaukee WI 53202

To Ms. Elmer and the Historic Preservation Commission,

I am writing to make my opposition known for the proposed project on North Hackett Avenue. I am appalled at the proposed changes and what it would mean to the quality of the historic district. I believe that these developers plan to take a much loved area and turn it into an overdone development. I support St. Marks and their desire to make improvements to their Church, but for the benefit of 150 Sunday perissioners, the proposal destroys part of a historic district. Their bottom line is making as much money as possible, and I see no reason why the city should go along with this to the detriment of the whole historic district.

Thank you,

Val Batard

Val Batard
1108 N Milwaukee St
Milwaukee WI 53202

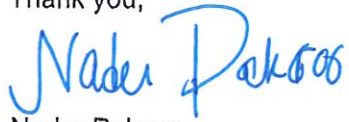
Dear Ms. Elmer,

As a resident of the East Side, I am writing in opposition to the proposed changes on North Hackett Avenue.

The HPC is designed to maintain the historical preservation of our neighborhood. The designs that have been submitted do not keep the beauty of our historical neighborhood in place. The exterior pictures that have been submitted for approval make the building stand out like a sore thumb and deteriorate the value of the surrounding properties.

Please do not approve the proposal!

Thank you,



Nader Pakroo
2773 N Maryland Ave
Milwaukee, WI 53211

Linda Elmer
Office of the City Clerk
200 East Wells Street Room 205
Milwaukee, WI n53202

Ms. Elmer,
I am writing to you to let you know of my opposition to the proposed apartment complex and addition proposed to St. Marks.

The proposed changes to that area do not fit in with the aesthetic of the historic neighborhood. The proposed apartment complex does not follow the preservation guidelines set forth in the Final Historic Destination Study Report on file with the City Of Milwaukee. The purpose of that study is to preserve our historic district.

Thank you for your consideration on this matter,

A handwritten signature in cursive script, appearing to read 'L. Kzemich'.

Lucas Kzemich
2508 E Belleview Pl
Milwaukee, WI 53211

2633 N. Hackett Avenue, Unit C
Milwaukee, Wisconsin, 53211-3834
June 29, 2022

Historic Preservation Commission
841 N. Broadway, Room B-1
Milwaukee, Wisconsin 53202

Re: Resolution relating to a Certificate of Appropriateness for the demolition of the existing parish hall, the construction of a new parish hall and the construction of a new four-story apartment building at 2618 N. Hackett Ave., in the Downer Avenue Commercial Historic District, for St. Mark's Church. (File # 220279)

Members of the Historic Preservation Commission:

As a writing teacher for many years, coherence routinely challenged my high school students because it is admittedly a subjective concept. Therefore, I grounded their learning with objective examples. One of the easiest to see and grasp was coherence in terms of paragraph length. The model essay was exemplary except for one of the body paragraphs that was obviously too long in comparison to the others. Like the proverbial sore thumb, it distracted from the essay because its size deviated from the developmental rhythm of the theme. Without much prompting, the students identified the comparative length of the offending paragraph and, in almost in the same breath, recommended a remedy: Split it up, Shorten it, Bring it in line with the others. And while they matured to learn about variety, such as the rhetorical effect of a dramatically short paragraph, they always had at their fingertips the very easy technique of eyeballing their papers to see if a single paragraph needed some subdivision to produce spatial consistency and, in turn, a unified whole.

When I apply this same simple review to the plans for the 55-unit apartment building on Hackett Avenue, I'm immediately struck by the size of the apartment building in comparison to the other 20th-century buildings in the Downer Historic District, for that is where this construction is proposed. It's too big! The District's 20th-century buildings, are at the most three stories high. Set side by side, the building's mass will eclipse St Mark's church and guild hall. In the same vein, its height will overshadow the homes to its east and the three-story condominiums to the west. The developers assert that their choice of brick and other external treatments take their cues from the fabric of the street. But of what value is the color of brick when this new construction dominates the street? Its size is incompatible with its surroundings.

When I look at the guidelines for new construction in the Downer Historic District, I see descriptive terms that I used when explaining coherence to my students; words like consistent, compatible, sympathetic, cohesive, and continuity are repeatedly used to direct the developers' understanding of appropriate siting, scale, and form. As a layman, I can appreciate these terms when I see them applied to existing buildings. Between Webster and Bradford, for example, the apartment building at 2533-37 Downer Avenue exhibits a pleasing aesthetic in terms of its

setback from the street, its three-story height, and its use of shared entrance courtyard. I would like to see something of this scale on Hackett: a three-story building with a setback in line with St Mark's existing setback. Something that not only takes its cues from the Historic District but integrates itself into the District in such a way that it seems to have always been there.

I'm not against development. But I am opposed to development that disrupts the spatial integrity of the neighborhood --- in a word, its coherence.

Cordially,

Phil Blenski

Dear Ms. Elmer,

I am writing to you to ask that the proposed development project for Hackett Avenue be rejected. My husband and I live in the area because it brings a feeling of warmth and comfort of the way Milwaukee used to be. It still can be that way if it's preserved and respected. It isn't fair to people who enjoy visiting the area and especially to those who live there.

Please help for future generations to enjoy the historical beauty of this area.

Thank you,

Howard Bultman
Cole and Maria Bultman
2428 E Bradford Ave
Milwaukee WI 53211

Cde Bultman

Linda Elmer
Office of the City Clerk
200 East Wells Street Room 205
Milwaukee, WI 53202

Ms. Elmer,

I am writing to you to let you know of my opposition to the proposed apartment complex and addition proposed to St. Marks.

The proposed changes to that area do not fit in with the aesthetic of the historic neighborhood. The proposed apartment complex does not follow the preservation guidelines set forth in the Final Historic Destination Study Report on file with the City Of Milwaukee. The purpose of that study is to preserve our historic district.

Thank you for your consideration on this matter,



Christina Todorovski
2605 N Frederick Ave
Milwaukee WI 53211

I am writing to oppose the proposed changes to North Hackett Avenue. The design and scale of the proposed changes are out of character for the historic neighborhood which is suppose to be protected by the Historic Commission.

I hope that the Commission will support the many views of opposition of the people who live in this area.

Thank you,

Rob McCoy

Rob McCoy
2556 N Lake Drive
Milwaukee, WI 53211

Linda Elmer
Office of the City Clerk
200 East Wells Street Room 205
Milwaukee, WI n53202

Ms. Elmer,

I am writing to you to let you know of my opposition to the proposed apartment complex and addition proposed to St. Marks.

The proposed changes to that area do not fit in with the aesthetic of the historic neighborhood. The proposed apartment complex does not follow the preservation guidelines set forth in the Final Historic Destination Study Report on file with the City Of Milwaukee. The purpose of that study is to preserve our historic district.

Thank you for your consideration on this matter,

Harold Johnson

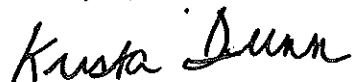
Harold Johnson
2508 E Belleview Pl
Milwaukee WI 53211

To Whom It May Concern:

I would like to voice my opposition for the proposed changes on N. Hackett Avenue. The proposed changes and development of the Green Space will damage the historic recognition of this area.

We need to protect our historic districts as they are almost extinct and should be treasured not destroyed.

Thank you,

A handwritten signature in cursive script that reads "Krista Dunn".

Krista Dunn
2719 E Locust Street,
Milwaukee, WI 53211

To Whom It May Concern.

I am writing to express my opposition to the proposed changes on N Hackett Ave. Historic Districts, such as the Downer Ave Commercial District and the North Point Historic District play an important role in Milwaukee. The design and materials are entirely inappropriate for a historic district, in keeping with the beauty that has been preserved and is suppose to be protected by the Historical Preservation Commission.

Thank you,

Ben Parrish

Ben Parrish
2423 E Belleview Pl
Milwaukee, WI 53211

To: The Historic Preservation Commission

From: The Georgetown Association, Inc., by Catherine Miller, 2641 N Hackett, #5

Date: July 1, 2022

Re: Resolution relating to a Certificate of Appropriateness for the demolition of the existing parish hall, the construction of new parish hall and the construction of a new four-story apartment building at 2618 N. Hackett Ave., in the Downer Avenue Commercial Historic District, for St. Mark's Church. (File #220279)

The fourteen condominium owners in the Georgetown, located at 2641-2649 N. Hackett Avenue and 2619 E. Park Place, held their annual meeting on June 29, 2022. At this meeting the members unanimously requested that I write on their behalf to the Historic Preservation Commission to oppose this development as proposed, and ask that a Certificate of Appropriateness (COA) not be approved unless the plans are modified to be in compliance with the current RM3 zoning and the Final Historical Designation Study Report for the North Downer Avenue Commercial District.

Our primary concern is with the scale and very large footprint of the proposed apartment complex which will dominate the block and diminish the beauty of the historic buildings surrounding it. The size and bulk of the proposed building and the lack of appropriate set-backs that are required in our district violate the principle of compatibility and sympathy with respect to the historic structures. Preservation guidelines state that "The massing of new construction must be compatible with the goal of maintaining the integrity of the complex as a cohesive group of historic structures."

Our district is zoned RM3 to preserve and protect medium-density residential uses. Our building was completed in 1911 and we have lovingly cared for and maintained it for its beauty and historic nature, as well as its setting among other historic buildings. We want our neighborhood to continue to be medium-density and have all new construction enhance our historic area rather than overwhelm and diminish it.

The extremely modern design of the parish hall is of concern to us as well, but we will leave that to the wisdom and experience of the Commission members to determine since the proposed apartment complex will be the dominating feature.

We realize there are other concerning issues that are not in the purview of the HPC, particularly the lack of street parking for condominium owners, so we won't address them at this time. But we urge you not to grant a COA for the St. Mark's project as it is currently proposed. Thank you.

cc: Georgetown Association Board of Directors

From: Mark Plotkin <nspktr@aol.com>
Sent: Monday, July 4, 2022 4:21 PM
To: Elmer, Linda
Cc: Bauman, Robert; HistoricPreservation@mkedcd.org
Subject: St. Mark's Church Certificate of Appropriateness (File#220279)

You don't often get email from nspktr@aol.com. Learn why this is important

July 3, 2022

Historic Preservation Commission
841 North Broadway Room B-1
Milwaukee, WI 53202
Attn: Linda Elmer

Staff and Members of the Historic Preservation Commission:

I have lived at 2637 North Summit Avenue for almost 44 years. My home is directly behind the proposed 4 story 55 unit apartment building under consideration for a Certificate of Appropriateness. I received a Master's degree in Architecture the year I moved here, and have always been interested in Historic Preservation and adaptive reuse of existing buildings (my thesis project).

Our home and block as well as the site for this apartment building are all part of the Water Tower Historic Neighborhood - 'one of the largest and most beautiful residential historic districts in the country'. I share that deeply felt sense of history for this place and this neighborhood, and a pride of ownership in this unique part of town.

St. Mark's Church (1911) is a remarkable, picturesque building that anchors the Downer Historic District and strongly influences the special feeling of a 'small English or European village', as stated in the City of Milwaukee's Final Historic Designation Study Report. The green space north of the church has been an integral part of the district's unique charm and commercial success, from bike races to church picnics, a playground and a community garden.

I am very concerned that construction of this large rental building, on land that has never been developed since it was originally platted in 1876, will completely alter that special ambience and negatively impact the livability of the area.

I know I'm not the only one. I have even heard from two of the children of the family who sold us this home in 1978, and had lived here for the 30 years before us. They each reached out to me for the first time in 44 years to ask that I oppose this project.

And, of course I oppose it. If you had this view from your rear windows, you

would certainly not want to endorse building a 44 foot tall brick apartment building just beyond the backyard fence, in a historic district of such significance.

But I am realistic. I understand the forces at work, and the Church's need to upgrade the poorly maintained addition that no longer serves their needs. However, all things considered, I'd like to think they could find a way to get what they need without sacrificing the open green space that is such an asset to the historic district.

I also appreciate the efforts of the architects to address the issues related to the Downer Avenue Historic Guidelines for New Construction in their design for the proposed apartment building.

That being said, I would like to offer the following comments on the plan as submitted to the HPC. In regards to its design being as sympathetic as possible with the character of the district, my primary concerns are with the Siting, Scale, and Materials.

* I believe that the front of the building should be set back from the public walk the same distance as the churches to the north and south to reinforce the cohesiveness of the street view.

* Though efforts have been made to step back the top floor of the apartment building, I believe the scale of the building does not reflect typical residential buildings east of Downer (3 stories or less).

* Although there are notable examples of apartment buildings built with cheaper, lighter colored brick on the sides and rear in many older neighborhoods of the city, they were typically constructed to be shadowed by adjacent buildings, and also facing an abutting alley or other commercial buildings. In this design, the south side gray brick is totally exposed and visible from the five point intersection, and the rear gray brick wall is facing historic homes and yards rather than an alley.

I don't believe this design is sympathetic to the character of the district.

* Finally, although I am very pleased and grateful that the design calls for an all masonry exterior, the bricks shown are to be an unusual, contemporary 16" long, and manufactured without any of the distinctive color variations and surface irregularities that are typical of masonry construction in the historic district.

Thank you for your consideration,
Sincerely,
Mark Plotkin
2637 North Summit Avenue

Elmer, Linda

From: Kay Wosewick <kwosewick@wi.rr.com>
Sent: Tuesday, July 5, 2022 12:25 PM
To: Elmer, Linda
Subject: Re: File # 220279, proposed addition to St Mark's

You don't often get email from kwosewick@wi.rr.com. [Learn why this is important](#)

To: Historic Preservation Commission members: Alderman Bauman, Ann Pieper Eisenbrown, Matt Jarosz, Nicholas Hans Robinson, Patricia Keating Kahn, Rafael Garcia, Sandy Pelts

As a resident of 2633 N Hackett Ave, I'm writing to present objections to the proposed addition to St Mark's (**hereafter referred to as ADD**) as they specifically relate to the Downer Historic District (**hereafter referred to as DND**) Guidelines for New Construction. The Guidelines are presented below, one at a time, in bold, followed by my comments. When my comments reference specific wording in the Guidelines, those are also in bold.

But first: In his Zoom presentation on June 13 to nearby residents, architect Jim Shields stated at least twice that the design of the proposed addition (ADD) is in line with National Historic Trust guidelines. This statement seems to be Shields' justification for designing, in his words, a "modern" and "contemporary" looking addition for St Mark's. **IMPORTANTLY**, the National Historic Trust guidelines are **NOT RELEVANT**. The proposed addition is in the Downer Historic District (DND), which has its own historic preservation guidelines. These two sets of guidelines must not be conflated in the Historic Preservation Commission review process.

Guidelines for New Construction

It is important that new construction be designed so as to be as sympathetic as possible with the character of the district.

No building in the DHD looks remotely like the ADD. The ADD **IS NOT**, in any way, **sympathetic...with the character of the district**. It belongs to an entirely different, and much newer, style of architecture than its two contiguous buildings.

Siting

New construction must respect the historic siting of the district. It should be accomplished so as to maintain the cohesiveness of the district as a group of contiguous, stylistically compatible structures.

Café Hollander's patio provides an unparalleled view of the entire historic district. The patio attracts a large number of visitors, at all times of day, 7 days a week, for up to 6 months a year (roughly May into November, depending on weather). Most visitors spend an extended amount of time here, eating, drinking, and socializing. During this time, they are exposed to many views of the DHD. If it could be easily calculated, I am certain Café Hollander's patio would account for substantially more views of the proposed addition than any other point in the DHD.

The only publicly available image of the ADD resides on the internet. This widely promoted image—a mock-up of the ADD as seen from Café Hollander's patio—starkly reveals the ADD's dramatic **ABSENCE of cohesiveness (with) the district**. Further, the image shows the **ADD IS NOT stylistically compatible** with other DHD structures; in fact, it looks entirely out of place.

Scale

Overall building height and bulk, the expression of major building divisions including foundation, body and roof, and individual building components such as overhangs and fenestration that are in proximity to historic buildings must be compatible to and sympathetic with the design of the buildings.

The scale of the ADD itself is a significant improvement over the existing addition in terms of **height and bulk**. However, its **expression...of body and roof ARE NOT compatible to and sympathetic with the design of the (historic) buildings**. The green roof, the stairway, and the fencing around both (plus a possible raised photovoltaic roof covering part of the green space), are **UNIQUE TO THE DND**, and thus place it **WELL OUTSIDE** historic guidelines.

The ADD also fails on **fenestration**. Architects and some designers might detect a relationship between the ADD's windows and doors and St Mark's windows and doors, but the average visitor will not notice this. St Mark's has two prominent red doors at either end of the church and cloister walk; these are dominant design elements. Between the red doors are five 3-part windows shaped **EXACTLY** like the doors. The huge stained-glass window above the church door **REPEATS** the shape of the doors and windows, except for a triangular cut-out at the bottom, which is reflected in the tiny roof at the far end of the cloister walk. While there is a diminutive bank of 3 windows on each side of the main church door, they are so small relative to other design elements that they are, practically speaking, invisible.

Thus, the dominate design element of the church and cloister walk resides in the shape of the two doors, 5 windows, and the stained-glass window. **(T)o maintain the cohesiveness...of contiguous, stylistically compatible structures**, this design element should be incorporated in the new addition. It is not.

Instead, the architect plucked a subordinate design element from the existing buildings (as mentioned above, this design element is two small sets of 3 narrow windows) and used it to link the old and new buildings. Then, this subordinate design is changed so radically that it ceases to have any relationship whatsoever to the old buildings. Specifically, the proposed windows are extremely—and unusually—long, they are very narrow, and they are tightly clustered into four groups. These window banks are the **DOMINATE** design element of the ADD, which makes the ADD **NOT AT ALL compatible to and sympathetic with the design of the (historic) buildings**.

Form

The massing of new construction must be compatible with the goal of maintaining the integrity of the complex as a cohesive group of historic structures. The profiles of roofs and building elements that project and recede from any new construction in the complex should express the same design continuity established in the historic complex.

Excluding the stairway, the green roof, and the fencing that enclose both, the ADD's form is a clean block. The height of the brick block relates to a small horizontal jag at the end of the church's steep roof. The roof of the (bare) block is flat, conforming with most of the cloister walk roof. **HOWEVER**, the strikingly out-of-historic-character green roof, the outdoor stairway, and the fencing surrounding those, plus the possible addition of raised photovoltaic units to shade a portion of the green roof, **VISUALLY ERASE** any relationship in form that the ADD might have had with adjacent buildings. Additionally, the ADD is not in alignment with the two existing buildings in front; roughly 25% of the ADD is set behind part of the cloister walk. While this relationship makes sense for people in the church's interior green space, it will never be seen by people walking by.

Net, it would **STRETCH THE IMAGINATION** to say the ADD is **maintaining the integrity of the complex as a cohesive group of historic structures and express(ing) the same design continuity established in the historic complex**.

Materials

The building materials, which are visible from the public right-of-way and in proximity to the district, should be consistent with the colors, textures, proportions and combinations of cladding materials used on the individual buildings. The physical composition of the materials may be different from that of the historic materials, but the same appearance should be maintained

The ADD has significant material incompatibilities with the historic buildings. The new brick looks markedly grayer and darker than the darkened church stones they are supposed to match. While the colors may match when placed side by side, the darkened church blocks look more like brown than gray from the sidewalk. The brick's **texture** could hardly be **MORE DIFFERENT** than the church stonework. The brick looks smooth while the stonework is highly 3 dimensional, plus each stone has its own unique pattern. **Proportions** also differ dramatically: long, thin bricks versus significantly larger, chunky blocks of stone. The stones also vary in size while the bricks are one size. The materials clearly **ARE NOT consistent with the colors, textures, proportions and combinations of cladding materials** used in the church and cloister walk.

Add the outdoor stairway, the green roof, and the fencing surrounding both (and maybe a photovoltaic shading structure), and one can only conclude that the ADD and the historical buildings are of entirely different historical eras.

The Historic District Commission's task is to compare the new addition with buildings ONLY within the designated historic district. I think this task is too limited. The other buildings on the 2600 block of Hackett are also relevant. The average person walking down this block is clueless about specific standards, rules or laws that govern the block. People see what they see.

What people see today is a beautifully **cohesive neighborhood with stylistically compatible structures** that are entirely **sympathetic...with the character of the district**. The proposed addition will look as if it was randomly, and wrongly, dropped on the block. While few people find the current addition attractive, at least it doesn't call attention to itself; the new addition will. Visitors walking down this block (as many Café Hollander and other DND patrons do) will no longer be surrounded by an historically cohesive neighborhood of beautifully maintained buildings...a block virtually unchanged on the outside for over 100 YEARS. A block of this historic quality and cohesiveness is RARELY adjacent to a lively business district. Perhaps the block is even the last of its kind in Milwaukee. If new buildings must be built, **please, please** demand that they genuinely look like they belong with the other historic buildings in the DHD, as well as with the other buildings on the 2600 block of Hackett.

Thank you for your time and attention.

Sincerely,

Kay Wosewick

2633 N Hackett Ave Unit E

Milwaukee

From: Barbara Finch <finch.barbara@gmail.com>
Sent: Tuesday, July 5, 2022 1:38 PM
To: Elmer, Linda
Subject: Proposals for Hackett Avenue, File # 220279

You don't often get email from finch.barbara@gmail.com. Learn why this is important

Historic Preservation Commission
841 N. Broadway Ave., Room B-1
Milwaukee, WI 53202

Historic Preservation Commission:

I am responding to the two projects on North Hackett Avenue. I hope that you understand that the two projects have unnecessarily been conflated within this single resolution: one for the improvement for St. Mark's church and the other for an apartment building on land owned by St. Mark's. If the apartment project was dependent on land currently occupied by an existing building, I could see how the two would have to be addressed simultaneously. But here, the apartment project stands apart from the church hall. Therefore, I am placed in an awkward position of favoring one portion of the resolution but not the other.

I see the renovations to the St. Mark's guild hall as well-crafted solution to the deterioration that has beset the property. The details of the proposal are inviting yet congruent with the historic nature of the 1911 church and 1949 cloister. The architect, Mr. Shields, has drafted a commendable plan that integrates the exterior of the new construction with the exterior of the original church building. He has creatively brought the new guild hall into the Downer Avenue Historic District.

However, I cannot accept the massive 55-unit apartment building that squeezes itself into a space more suitable for something smaller to the point where it has even taken away a church parking lot. Clearly, the building does not meet the standards expressly stated in the "Guidelines for New Construction" [Section H of the Part XI of the Final Historic Designation Study Report, 2001] for the Downer Historic District. There the document says that the developer must respect the

historic district and maintain the cohesiveness of the district. The size of the apartment building, especially its height, plainly is not “comparable with the goal of maintaining the integrity of the complex as a cohesive group of historic structures.” And in the case, “complex” can specifically mean St. Mark’s Church and the new guild hall as well as the apartment buildings across the street.

Until the two parts of this resolution are separated or until the developer revises his plans with less imposing apartment building, I oppose the resolution and urge you to do likewise.

Sincerely,
Barbara Finch

Lorraine McNamara-McGraw
2633 North Hackett Avenue
Milwaukee, WI 53211
lmacmac@mac.com

July 6, 2022

VIA EMAIL :jowcza@milwaukee.gov; lelmer@milwaukee.gov
Historic Preservation Commission
c/o Linda Elmer
Office of the City Clerk
200 East Wells Street, Room 205
Milwaukee, WI 53202

Dear Historic Preservation Committee:

I write as a property owner at the St. Regis Condominiums, a seven unit , 110 year old building directly across from the two developments whose applications for Certificates of Appropriateness are being heard jointly on July 11, 2022.

I join a chorus of adjacent property owners whose first objection is to the unfair process at play. We have had no aldermanic representation, either from our former or pending alderpersons. Thus, I am taking the liberty, after 25 years, to address you as a former alderwoman. I care about the interests of all concerned, including those of the taxpaying neighbors whose voices have not been heard thus far. Since the taxpaying neighbors have no elected representative, this process could very easily be held until after he is sworn in, or at least, until after there has been a public meeting with neutral city representatives who will listen. ¹ Maybe even, from Mayor Johnson's office?

What, after all, is the rush to get these two big projects approved by you, with a single sleight of hand? A hearing before you will be the only chance the affected neighbors will have had to speak rationally and factually about either or both projects' historic validity. To many of us, it feels like this is being slid through in the middle of a summer where most everyone is taking a long deserved vacation after two years of being cooped up due to the pandemic. Most offices require an advance appointment. Getting help from usually very responsive city and county employees has often been met with "I am away until...".

I myself have taken time since June 13 to research the property data in the City and County. I was at the door of the Register of Deeds and was told I had to make an appointment-for another day. I did so. Given the fairly opaque process now in effect, I did not get copies of everything I requested. Fortunately, another neighbor had the same idea and he got in days later and was able, as best I can tell, to get some deeds I was initially looking for. These are deeds that contain restrictions.

My question is: what does the Historic Preservation Commission have to say about the deed restrictions still, apparently, in effect? Specifically, they appear to entail a restriction on building any building within

¹ In this regard I cite Pastor Karen Hagen's letter of June 20, 2022, and adopt it.

“20 feet of the street line.” As respects your guidelines, I would cite the requirement of SITING as making this a fact relevant to this hearing.²

Reading these old deeds is only somewhat difficult, given tiny handwriting, but always interesting. As a lawyer who is somewhat familiar with property issues, it seems odd to me that the four proponent corporations have not initially addressed St Mark’s absolute and undeniable right to build whatever it wants onto this land that has been vacant -with civic and charitable interests in mind-for over 100 years. I speak here only of the high density apartment building proposal.

Perhaps the deeds were overlooked? Do they raise legal issues? If they do, then let’s take the time to look into them. As best I can tell from the architect’s drawings, one only sees a “15” setback from Hackett Avenue. The architect, Mr Shields, provided no acknowledgement of the permissible deeds, nor any legal description of the difference between “property line” and “street line,” and how if at all, the setback relates to the history of conveyances. My read of the restrictions is that a 20’ setback is required from some point. Let’s find out.

One thing is clear: the proposed **SITING** of this large apartment is not in keeping with the intent to “maintain the cohesiveness of the district as a group of stylistically compatible structures.” The proposed apartment building will stick out like the proverbial sore thumb. It should not receive a Certificate of Appropriateness unless and until it is scaled back.

I am also going to address the inherent conundrum that we, the affected neighbors, have been often reminded of: “Historic Preservation does not address parking or traffic concerns.” Really? even though the proponents DO address parking? What do we do? If I were Alderperson I would make the following argument:

Specifically, St Mark’s plan shocks us with the admission that they are eliminating parking for their own parishioners in order to, as one neighbor aptly said, “maximize profit to St Mark’s.” How is this not an implicit defilement of the concept of **FORM**?

“The massing of new construction must be compatible with the goal of maintaining the integrity of the complex as a cohesive group of historic structures...” Admittedly, this is vague, malleable language. I would argue as alderperson that the “integrity” of the St Mark’s complex will be destroyed if they are allowed to eliminate their parking.

St Mark’s has a lot of older folks who will need special access. Are they going to take away more street parking for “disabled access?” Will they require people to pay to park? How can the issue of “where will they park,” not be integral to the issue of **Form**? I propose that it is and that St Mark’s should return to the drawing board on that one.

The Final Historic Designation report, page 13, says the following:

“Today, Downer Avenue’s effervescent retailing activity makes it a stand-out among the city’s neighborhood commercial districts. Despite some changes in its businesses and architecture over the years, Downer Avenue remains a unique and vibrant hub of shopping and entertainment. It is an outstanding example of an older commercial district that has retained much of its historic character while continuing to meet the needs of modern businesses and consumers.”

² I cite to Kay Wosewick’s reiteration of the siting requirements as found in the “Final historic Designation Report North Downer Avenue Commercial District.

Keeping in mind that St Mark's is part of a commercial district which relies on people either walking there or driving there and parking on side streets-like mine- how can St. Mark's justify the "appropriateness" of their parking plan: "we're eliminating our parking and we'll take it up after we get our certificate." How is that the least bit fair to the residents and businesses of our historic neighborhood under your guidelines? I would argue here: **Siting**, and **Scale** are violated. Further, there will be actual demolition of the parking lot. In light of this, I propose that the City should immediately do a traffic study, reviewing the trajectory of traffic patterns before, during and after construction.

The **Final Designation Report** says the following about "Guidelines for **Demolition**: "although demolition is not encouraged and generally not permissible... Consideration will be given to whether or not the building contributes to the neighborhood and the general appearance and has a positive effect on other buildings in the area." P.24. I submit that demolishing the current parking lot for St Mark's should be allowed only if they provide alternative parking within their building plans. If they cannot do this, they should be denied a Certificate of Appropriateness.

Here is another passage from the **Final Historic Designation Report**, as it relates to the part St Mark's will be tearing down:

"The new hall(1949!) is decidedly modest compared with the original proposal for the structure. The design preferred by the congregation was a very large, Gothic style cloistered parish house that would have given the complex the character of an extensive medieval monastery. Because that plan proved to be too expensive for the parish, the present, smaller cloister and modern style parish hall was constructed instead." P. 15

Is history about to repeat itself? We are in a period of steady inflation. There are no requirements for these two developments to actually produce what they say they want to produce. In fact, from the joint presentation, it is apparent that St Mark's must profit to a high degree for them to build their new piece. They are not fundraising. They are selling land which has been used for benign, if not charitable, purposes for 100 years. St Mark's plans are extreme and speculative. There are always cost overruns. There may be a recession. Their proposals might make them dollars. They don't make sense for this neighborhood.

Building Materials are very important. What guarantees are there that materials they are citing will be a final product? Are they are using real brick or brick facade? Could Mr Shields kindly provide examples of the red brick he says will be used on the apartment complex? To my eye, it is massive and looks nothing like that found in the historic neighborhood. Further, he cites the following: "...taking a queue(sic) 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." To which historic district does Mr Shields allude? It does not appear in this historic district. This "lighter" brick is unacceptable and its inappropriateness has been described by others.

Referring to the apartment building, the overall **Siting, Scale, Form and Materials** are not consistent with the beautiful brick and stone masonry or the surrounding buildings. The brief statement in their proposal calls it "St Mark's Multifamily Housing." This is not what this housing will be. It will be "market rate" apartments (code for very high rents in a skyrocketing rental post pandemic era), small units that, as one proponent said, will be great for the new medical staff coming in to "St Mary's."

The trend in hospitals is to hire *locum tenens* workers to fill in the gaps in the shortage of medical personnel. *Locum tenens* workers are to be appreciated, and valued. They are needed. But they generally travel to and from and this does not suggest it will be “multi-family” according to the demographics of this city. Who else will afford these units? Gig workers. Short termers. Transients making temporary good wages. This is not the tradition of the Downer Historic District.

True “multi family” is not this. I know (pretending I am the missing alderperson) that expressions of the desire for affordability, inclusivity, diversity, accessibility and ecology are not the purview of this committee. Yet, these are historically relevant and presently relevant. Someone has to consider these. If not now, when? If not you, who?

I would much prefer that St Mark’s do something to make the community better. For example, maybe they sell the land to a non-profit like Habitat for Humanity. Actual multifamily residences people from across my town who are not Caucasian could actually afford to buy and enjoy?

Milwaukee east and downtown has a plethora of “market rate” housing. Just drive by The East Sider in the gloaming and notice the paucity of lights on in those expensive apartments. Or, drive in the downtown Water Streets and Commerce Streets. It’s a Canyonland. So much market rate housing, lots of lights out, no furniture on the overhang decks. What is Milwaukee to do with all this “market rate” housing that enriches developers and burdens the taxpayers?

Environment and ecology are extremely important. Our historic district will lose too many trees. Now and forever. This new development proposes little if any landscaping, no new “old growth” trees or conifers. They will plant scrub trees and bushes, in whatever green space is left. These two developments will destroy two gorgeous Lindens that are over 100 years old.

Many a beautiful encounter in that green space has happened over the years. We enjoyed gardening there. Our kids and grands played in the playground. Dogs played there. People picnicked on the grass. St. Mark’s held services on the lawn. How many trees must Milwaukee lose to “market rate” development before the health of all Milwaukeeans is affected? Will St Mark’s reputation as a good neighbor be damaged? Will they still host our voting ward?

I do have a question, based on what at least one pastor of another small church has inquired of me: how can a tax exempt institution like St Mark’s make a huge profit on land for which they paid a minuscule amount and not a cent in taxes over the past hundred years? Will they have to pay taxes? Will there be payments in lieu of taxes? How is this fair to the rest of us? Why doesn’t the City, by way of some well needed reparation for its continued high degree of housing segregation, buy the land, and sell it to a charitable organization which will build beautiful affordable housing? With green spaces? Landscaping? Trees? Maybe 8-9 condos/townhouses? Will we ever have the privilege of living amongst the people of the majority of this city?

Historic Preservation and friends of our Milwaukee, the four groups promoting this development, St Mark’s, the DeMichele Company, Hammel, Green and Abrahamson, and Catalyst Construction are all able and respected entities. Aspects of both proposals have merit. The problem is that the bottom line for all of this is money. If St Mark’s were to revise its planning to benefit the neighborhood, the money would absolutely flow to them. Not from the land per se, but from the people. I know this. This project will tarnish the long held reputation of St Mark’s for being a good neighbor. One is reminded of the parable of Christ and the money lenders in the Temple.

Speaking as the (former, in the absence of any) Alderperson, I believe I have a duty to say these things. Milwaukee can do better. St Mark's can do better. We all can do better. Please do not grant a Certificate of Appropriateness to either project until revisions are made.

I authorize any neighbors who wish to endorse my comments to do so. And, I speak for the St. Regis, as President of the Board of the Condo Association.

I would ask that this letter be sent to all members of the Historic Preservation Commission.

I would like to speak at the meeting on Monday, July 11, 2022.

Thank you for your time and attention.

Respectfully submitted,

Lorraine McNamara-McGraw,
Former Alderperson of the Third District

July 5, 2022
Office of the City Clerk
200 E. Wells St. Rm. 205
Milwaukee, WI. 53202

Dear Ms. Elmer,

I have lived at 2629 N. Summit Ave. for the last 25 years. My property sits directly behind the site where the proposed apartment and new parish hall will be housed on Hackett Ave. If permission is granted, naturally as a homeowner I am interested in the outcome.

Right here and now, I want to say that I strongly object to the building projects and the rezoning efforts.

My foremost objection

is my reasoning that a massive apartment and modern rooftop structure on the parish hall will not fit in with the beauty, character, design, and historical values already afforded to this unique area.

In one sentence I am also concerned about the issues of the lack of privacy, extra noise, more cars, blocked sunlight, constant humming of generators, possible damage to my inground pool and the ugly view from my windows and yard because of my direct proximity to

this project.

Thank you for taking
my comments into consideration.

sincerely,
Grace Sorbjan

Grace Sorbjan
2629 N. Summit Ave.
Milwaukee, WI
53211

Elmer, Linda

From: Kay Wosewick <kwosewick@wi.rr.com>
Sent: Thursday, July 7, 2022 10:06 PM
To: Elmer, Linda
Subject: File 220279, Hackett Ave Apartment Building Opposition

Hi Linda. This will require the same extra step you did to make my St Mark's document readable.
Thank you very much!
Kay

To: Historic Preservation Commission members: Alderman Bauman, Ann Pieper Eisenbrown, Matt Jarosz, Nicholas Hans Robinson, Patricia Keating Kahn, Rafael Garcia, Sandy Pelts

As a resident of 2633 N Hackett Ave, I'm writing to present objections to the proposed apartment building at 2018 N Hackett (**hereafter referred to as APT**) as it specifically relates to the Downer Historic District (**hereafter referred to as DHD**) Guidelines for New Construction. The Guidelines are presented below, one at a time, in bold, followed by my comments. When my comments reference specific wording in the Guidelines, those are also in bold. If you have already read my opposition the St Mark's addition, this format will be familiar, but my specific objections are significantly different.

But first: In his Zoom presentation on June 13 to nearby residents, architect Jim Shields openly describes the APT as "contemporary." In earlier comments about the St Mark's addition, Shields also described that building as "contemporary". He said contemporary designs are in line with National Historic Trust guidelines. This statement seems to be Shields' justification for designing, in his words, a "modern" and "contemporary" apartment building. **IMPORTANTLY**, the National Historic Trust guidelines are **NOT RELEVANT**. The proposed apartment building is in the Downer Historic District (DHD), which has its own historic preservation guidelines. These two sets of guidelines must not be conflated in the Historic Preservation Commission review process.

Guidelines for New Construction

It is important that new construction be designed so as to be as sympathetic as possible with the character of the district.

Mr Shields often refers to APT's similarity with apartment buildings **OUTSIDE** the DHD. Most of the design cues he takes from these buildings **DO NOT ALIGN** with DHD buildings. Mr Shields could have taken cues from two beautiful, historic buildings directly across the street from APT's property. Both St Regis and Georgetown were originally apartment buildings. They were converted into condominiums in the 1970's and are now owner-occupied. They look like they belong on the block. Since Mr Shields must take clues from outside the DHD, these two buildings, directly across the street, are the **OBVIOUS** buildings he should take design cues from for the APT so as to be as sympathetic as possible with the character of the district.

By taking most of his design cues from much larger buildings, on much longer and wider streets and amongst other large buildings, Shields has designed an APT that does not, in any meaningful way, conform to the statement that **INTRODUCES**, and therefore can be thought of as a **REPRESENTATIVE SUMMARY** of, the four detailed 'Guidelines for New Construction.'

The proposed APT can move forward only if the Historic Preservation Commission disregards DND's historic guidelines. The consequences would be destruction of both property values and quality of life for residents on the 2600 block of Hackett and some residents on the 2600 block of Summit. Personally, I'm convinced the consequences of granting approval of the two proposals would resonate significantly beyond these two streets. The experience of living on an intact, quiet, friendly, neighborly street would likely disappear on other blocks and streets nearby. It is also conceivable that one or more businesses on Downer Avenue could go bust due to huge parking issues.

Now I'll address each of the four guidelines.

Siting

New construction must respect the historic siting of the district. It should be accomplished so as to maintain the cohesiveness of the district as a group of contiguous, stylistically compatible structures.

The APT respects almost nothing about **the historic siting of the district**. The APT's contemporary design plus its domineering bulk ENTIRELY ERASE the existing cohesiveness of the district as a group of contiguous, stylistically compatible structures.

It is disappointing to see no landscaping in front of APT. Shields cites code that demands no more than a 20' setback. That's inconsistent with buildings adjacent to APT. It may be consistent with DHD buildings on Downer, but that seems entirely inappropriate for APT's siting. St Mark's is in the DHD, and it has a nice setback with attractive landscaping.

Perhaps the most egregious siting problem resides on the south side of APT. The light bricks used on most of the side are starkly visible in the photo mock-up that is on the internet. The building is screaming: I DON'T BELONG HERE!! I'll talk more in depth about that light brick in Materials.

When it comes to the 'stylistic' element of siting, that can be dismissed with one statement: the APT design is modern; the rest of DND is almost entirely composed of buildings from the early 1900s.

Net, there is no relationship between the proposed APT and this historic district in terms of siting.

Scale

Overall building height and bulk, the expression of major building divisions including foundation, body and roof, and individual building components such as overhangs and fenestration that are in proximity to historic buildings must be compatible to and sympathetic with the design of the buildings.

The scale of the APT is vastly out of synch with the DHD. Its **height and bulk** alone make it incompatible with the **historic buildings (it) must be compatible to and sympathetic with**. The fourth story has a huge 'eyepoint', which takes it entirely outside the DHD and the block. It adds significantly to APT's bulky look, and when combined with the building's wide footprint (about 155 feet) the APT immediately becomes THE visually dominant building on the block. It clashes with everything. The other nearby buildings almost look like doll houses in comparison. APT also blocks the view of Church in the City from south. That's just plain rude, especially since the building is so beautiful (oh, maybe blocking that lovely view isn't an accident).

Also, while much is made of the fact that the APT is shorter than Church in the City, CITC sits on higher ground than the APT. So much for bragging about height.

Shields justifies APT's massive size by citing the depth of the property. The properties on the east side of Hackett are 150' deep, compared to 120' deep blocks north of Park, and 120' lots on the east side of the 2600 block of Summit. Cross Hackett, and you'll find very shallow lots. So what? Visually, a building's width and height significantly contribute to **maintain(ing) the cohesiveness of the district as a group of contiguous, stylistically compatible structures**; depth plays a smaller role.

The APT's **fenestration** also fails. While window sizes are compatible with nearby historical buildings, the black treatment inside the windows immediately puts the APT in the contemporary category.

Form

The massing of new construction must be compatible with the goal of maintaining the integrity of the complex as a cohesive group of historic structures. The profiles of roofs and building elements that project and recede from any new construction in the complex should express the same design continuity established in the historic complex.

APT's form fits somewhat with the DHD. The roof profiles and projecting and receding bricks conform with nearby DHD buildings. The U shape doesn't fit anything in the DHD.

Siting and scale issues overwhelm any contribution form might make.

Is the APT maintaining the integrity of the complex as a cohesive group of historic structures and express(ing) the same design continuity established in the historic complex? NO.

Materials

The building materials, which are visible from the public right-of-way and in proximity to the district, should be consistent with the colors, textures, proportions and combinations of cladding materials used on the individual buildings. The physical composition of the materials may be different from that of the historic materials, but the same appearance should be maintained

The APT has significant material incompatibilities with DND buildings. The proposed bricks have a distinctly modern look. The brick length is double that of historic buildings' brick, and the texture is very smooth while historic bricks look rough. While the chosen colors may match the historic brick when placed side by side, when seen from a distance (in mock-ups), the bricks' different size and texture somehow erases the the match.

Shields talked quite a lot about the "appropriateness" of using light gray brick on the bulk of each side as well as the back of the APT. He showed photos of other historic apartment buildings in the area (NOT within the DND, not surrounded by historic architecture, and on much larger/longer/wider blocks than the diminutive 2600 block of Hackett). These comparisons are irrelevant.

Shields also said "all the other buildings on the block" have similar light brick on their sides. This is simply NOT TRUE. Starting with the Georgetown, the face brick used in front is also used on its entire north side, which faces Park. That makes sense. The brick used in back and next to St Regis? It can hardly be called white or gray, and it doesn't call attention to itself like the brick on APT does. The St Regis face brick is also used on the entire south side of the building, which is adjacent to a 10' wide strip of concrete where trash and recycling bins are kept for St. Regis, some businesses on Downer, and the Barber south of St. Regis. The north side and back are of a somewhat lighter brick, but it is barely noticeable; they have the same chunky character of the face brick. I've lived in St Regis for 7 ½ years and never even noticed the brick on the back was different than the front. I have windows that look on what Shields described as Georgetown's 'light' brick; again, I never noticed it was different from the front. The cheaper brick visually FEELS the same as the face brick.

Moving south, the building with the Barber also has face brick on the north side where we share trash storage. There is a narrow alleyway between that building and Hollander; yes, the brick on both buildings is different, but not OBVIOUSLY so. Crossing the street, Church in the City's face brick is used along the entire south side that faces the green space.

Bottomline, the immediate neighborhood buildings do not, in fact, have very light side walls that look cheap. The sides made with cheaper brick are virtually invisible from any point on the street. Even when viewed closely, they don't feel out of place. The APT light walls, on the other hand, are highly visible and they look truly awful.

Has the view of APT from Summit Avenue property owners been considered at all? Today they have sunny backyards in the afternoon and a distant view of lovely historic buildings and trees on the green space. Their backyards will lose much of their afternoon sun (goodbye beautiful sun-loving gardens), and they'll have a monster-sized white wall looming over them. A red wall would be better, but still bad. These property owners will lose all backyard privacy. APT balcony users on the north side can choose between looking at a brick wall or looking into once-private yards. Hmm, I wonder which view will be most interesting.

Shields had another reason for using the light brick (I guess he hopes at least one argument will work): light brick is meant to reflect light up and into adjacent buildings. First, I doubt Church in the City would prefer to have "extra light" reflected by a white wall versus having a more attractive colored brick (hmm, they could be asked), but no brick at all would certainly be preferred. The APT doesn't abut another building on the south side, plus there's a 25'-wide strip of concrete running along that entire side, which will reflect light and heat. There is NO REASON to use light brick there. It will look awful—and cheap—when seen from the DHD, from Café Hollander's patio, and when strolling north on Hackett.

As I also mentioned in my email about St Mark's addition, the Historic District Commission's task is to compare the new addition with buildings ONLY within the designated historic district. I think this task is too limited. The other buildings on the 2600 block of Hackett are also relevant. The average person walking down this block is clueless about specific standards, rules or laws that govern the block. People see what they see.

What people see today is a beautifully **cohesive neighborhood with stylistically compatible structures** that are entirely **sympathetic...with the character of the district**. The APT will visually dominate any view of/on the walk. Visitors walking down this block (as many Café Hollander and other DHD patrons do) will no longer be surrounded by an historically cohesive neighborhood of beautifully maintained buildings...a block virtually unchanged on the outside for over 100 YEARS. A block of this historic quality and cohesiveness is RARELY adjacent to a lively business district. Perhaps the block is even the last of its kind in Milwaukee.

If new buildings must be built, **please, please** demand that they genuinely look like they belong with the other historic DHD buildings, as well as with the other buildings on the 2600 block of Hackett.

Thank you for your time and attention.

Sincerely,

Kay Wosewick

2633 N Hackett Ave Unit E

Milwaukee

From: Janet Fitch <janetsnewmoon@earthlink.net>
Sent: Friday, July 8, 2022 2:54 PM
To: Elmer, Linda
Cc: Owczarski, Jim
Subject: Historic Preservation

Some people who received this message don't often get email from janetsnewmoon@earthlink.net. Learn why this is important

Janet L Fitch 2649 North Hackett Avenue #6
Milwaukee, WI 53211
janetsnewmoon@earthlink.net
July 8, 2022
VIA EMAIL: jowcza@milwaukee.gov; lelmer@milwaukee.gov
Historic Preservation Commission
c/o Linda Elmer Office of the City Clerk
200 East Wells Street, Room 205 Milwaukee, WI 53202

Dear Historic Preservation Committee:

I write as a property owner at the Georgetown Condominiums and heartily endorse our Board of Directors letter on the St. Mark's project, along with all of the conscientious remarks from other stakeholders asking for further review. They've carefully laid out many issues for you to consider in depth before issuing a Certificate of Appropriateness.

My one point in this letter is that we all would have responded with thoughtful input at earlier stages of development - had we ever been informed or engaged. And, you'd be able see that spirit of compromise and pride in the time it took us all to get to a more insightful proposal.

As a longtime believer in historic preservation as an enormous asset to our city, first in Brewers' Hill for 22 years, and now here for 10, I was shocked at how far the project plans had advanced with zero input from neighbors. And with no alderperson to turn to, when the rumors of development began to circulate, that was seriously all we had - rumors.

From my experience, historic preservation is known to respect all viewpoints, and to expect developers to demonstrate an interest in gathering input for consideration in their process. I'm not in the least against development within history districts, because I trust that process. In this case, we first saw the plans as they are before you now. This does not generate a sense that all

viewpoints are vital and respected. I hope you will turn that around at the June 11th hearing.

Sincerely,
Janet Fitch

262/ N Summit Ave
Milwaukee, WI 53211
07/09/22

Historic Preservation Commission
841 N. Broadway, Room B-1
Milwaukee, WI 53202

Historic Preservation Commission,

I am writing to state my opposition to the proposed apartment complex on the 2600 block of N Hackett Ave between St. Marks and Church in the City. I oppose this for how the proposed building would fit the neighborhood as well as past standards I have dealt with from the HPC.

The size of the proposed building does not fit the surrounding residence and would dwarf them. It would be taller than any other neighboring residence. Allowing the zoning change to build a residence large than any of the neighboring buildings sets a precedent that may dramatically alter the aesthetic of the neighborhood. The zoning change may also allow for even taller buildings in the future, further dwarfing the existing homes.

The facade of the building is not in keeping with the appearances of the neighborhood. The proposed bricks are double the normal width of the surrounding buildings. The color is also only matched to the front facade and a portion of the sides. The majority of the building is done in a gray modern masonry. In the past I had tried to install a metal roof that was made to look like wood shingles, which was more in keeping with the original roof of our home. The HPC shot the idea down on the first phone call before a proposal was even made due to the material being metal, never mind the actual appearance of it. To allow the proposed facade is a double standard. Even the windows are modern metal framed windows that do not match the surrounding neighborhood.

I do not support the loss of more green space. If further housing is the cited need, there is an empty paved lot that has sat unused for the better part of twenty years, two blocks South of the proposed apartment. A developer hoping to do good work for the community would have an excellent opportunity making use of the paved lot rather than the green space.

The size, modern facade, and loss of green space are a poor direction for the neighborhood. Please take these into consideration when making your decision on the this proposed project.

Sincerely,

Eric Pitt

From: Lorraine MCNAMARA MCGRAW <lmacmac@mac.com>
Sent: Monday, July 11, 2022 3:02 PM
To: Elmer, Linda
Subject: Fwd: Your July 6th letter, Hackett Development; an Architect's view

Hi, Linda,
I will be reading this email from Neil Today.
Please put it in the record?

Thanks.

Lorraine
BLACK LIVES MATTER
Lorraine McNamara-McGraw
2633 N Hackett Ave
Milwaukee, WI 53211
414-899-0883
U.S. = US

Begin forwarded message:

From: Lorraine Mac <lmacmac@mac.com>
Date: July 11, 2022 at 12:33:41 PM CDT
To: NEIL THOMPSON <nthompson5050@gmail.com>
Cc: Phil Blenski <phil.blenski@gmail.com>, Kay Wosewick
<kwosewick@wi.rr.com>, Deb Bylan <meddlingmom@wi.rr.com>
Subject: Re: Your July 6th letter, Hackett Development; an Architect's view
Neil,

Thank you so much! You have added wind to my sails. The fix seems to be
in. But, maybe we can do something.
I look forward to meeting you in person. I love the Stonehenge.

Best,
Lorraine

On Jul 11, 2022, at 12:07 PM, NEIL THOMPSON
<nthompson5050@gmail.com> wrote:

For some unknown reason, my email to you below bounced even
though it was your correct email ID. I hope that you receive this
one.

Best,

Neil
(301) 335-4515

Begin forwarded message:

From: NEIL THOMPSON
<nthompson5050@gmail.com>
Subject: Your July 6th letter, Hackett
Development; an Architect's view
Date: July 10, 2022 at 9:37:12 PM CDT
To: Imacmac@mac.com
Cc: Janet Thot Thompson
<janetthotthompson@gmail.com>

Dear Lorraine,

I took great pleasure reading your excellent July 6th letter to the Historic Preservation Commission. My wife and I live in the Stonehenge Condominiums on the southeast corner of Park & Hackett, and have been monitoring the meetings & discussions regarding the proposed development on St Mark's land with interest.

As a retired architect involved with well-known projects nationally & internationally, I've been considering the environmental (defined broadly) impacts of design & construction for my entire working life. I'm 83 now, and my thoughts don't come out as clearly as they used to, but they're still valid, and I wonder how I can most effectively speak to the issues we're dealing with. You are spot-on that the process is flawed, as it is everywhere, and it's worth fighting for what we know to be best for everyone, not just for those holding power.

I started out working for Louis Kahn in the Masters of Architecture program at UPenn in 1963, spending more time in his office working on projects than attending class. He was a great inspiration to me throughout my life, working constantly to find what was best for humanity, not concerned at all with profit. It's an extremely rare gift to learn from someone who has that view of his role in the world. So that was my start.

I worked with him on the Salk Institute (La Jolla, California), then took a teaching position at the University of Oregon before Kahn asked me to represent him in Dacca, East Pakistan (now Bangladesh) on the construction of the Capital

project. While there, I gave a tour of the Capital to the director of the US Information Agency, which led to a job as the agency's first architect to lead their program developing information and cultural centers in countries around the world. Over a few years, traveling to more than 40 countries, I designed, working with major american architects, libraries open to the public to enhance foreign relations worldwide and share a positive view of America's purpose around the world. Sharing and connecting cultures in a mutually respectful and fruitful way was the goal, so involving the best architects we could to create a beautiful environment was a vital part of the process.

In 1969, after Congress dissolved the USIA and reorganized its functions under the State Department, I was hired by the US Nuclear Regulatory Commission to implement the requirements of the newly-passed National Environmental Policy Act (NEPA) as the agency's only architect. While there, we prepared environmental statements for the proposed Montague Nuclear Power Station (1977) and the Green County Nuclear Power plant (1979). Both applications for licenses for these billion-dollar investments were denied under NEPA based solely on their aesthetic impact.

So it's not inevitable to me, as many of our neighbors think, that this project will go forward, because I've been part of a team that stopped much bigger projects.

With this development, my question is: 'is this the best we can do?'. We've got one shot to get this right and make a significant contribution to the community. For something that will require a zoning change, shouldn't we use our power as a community to demand the best use for the community, with a proper timeframe to review the proposal and, perhaps, allow time for alternative proposals?

I look forward to your response. I just heard today that there is a meeting tomorrow at 3pm regarding all this, I'm not sure where. Please give me a call, I'd love to help however I can. (301) 335-4515.

Sincerely,

W. Neil Thompson
2664 N Hackett Ave.
Milwaukee, WI 53211

Lorraine McNamara-McGraw
2633 N. Hackett Ave.
Milwaukee, WI U.S.
+1 414-899-0883