



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 02/06/2023

District: 3, Brostoff

Staff reviewer: Carlen Hatala (revised by Tim Askin for Feb. 2023)

CC File # 221455

Property 2618 N. HACKETT AV. Downer Avenue Commercial Historic District

Owner/Applicant RECTOR WARDENS & VESTRYMEN Ian Burch
OF ST MARK'S CHURCH OF MILW
2618 N HACKETT AVE
MILWAUKEE WI 53211

Proposal At its meeting of July 11, 2022 the HPC approved the demolition of St. Mark's 1949 parish house. The old parish house was deteriorating, costly to maintain and too large to serve today's congregation. HPC members made some suggestions about the design and recommended the project return. On September 9, HPC approved a slightly less grand version. The church now returns with a downscaled version due to financial considerations.

The proposal remains as a new one story parish house to be built on the footprint of the old. The primary changes involve elimination of the green roof, elimination of the staircases to access the roof, and elimination of a no longer necessary railing. The structural work remains sufficient to support the green roof to be added later. Secondary facades have been changed to a different brick after the first two window bays on the north. The windows now have a strong demarcation line along their tops to that begins a modernistic interpretation of a cornice. A cast stone coping has also been added. The cornice effect is welcome change that ties the addition to the historic base of the church more successfully than the present parish house or the previous iterations of this replacement.

As before French doors will be located on the first story designed to access the cloister that is bordered to the southwest by the original St. Mark's Church building. Windows on the Hackett Avenue elevation will take their cues from the windows of the cloister walls. The same groupings of windows will be located on the north elevation facing the proposed new apartment building and there will be access to a few parking stalls to accommodate handicapped and short term visitors. Dark gray, long brick will be used for the exterior cladding for the primary facades, while a light grey brick will be used for the east 2/3 of the north elevation and for the rear.

Staff comments The cornice effect is welcome change that ties the addition to the historic base of the church. It is more successful than the present parish house or the previous iterations of this replacement. This more than compensates for the railing that gave a different sense of vertical completion to the prior versions. The other changes are minor and do not detract from the essence of the previously approved design.

Recommendation Approve

Conditions Detailed information on the windows and the railings to be supplied to staff for final approval.

Previous HPC action

Previous Council action