

Elmer, Linda

From: Mary Edwards <medwards@coakleybrothers.com>
Sent: Wednesday, July 6, 2022 4:23 PM
To: Elmer, Linda
Subject: In Support of HPC File #220279, St. Mark's Church and Apartment Certificate of Appropriateness

Importance: High

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

Hello~

As a 22-year neighbor @ 2626 E. Park Place, previous owner at the St. Regus, I am in full support of the proposed apartment building. The architectural style will complement the existing block of 1910s brick buildings, resolve the current parking shortage on Hackett Avenue, give neighbors a viable place to rent in the hood once we sell our homes (to become snowbirds 😊) and most importantly... preserve the vitality of St. Mark's – a wonderful open arms community church, for generations to come.

Best regards,
Mary

Out of office alert – 7/8-7/19

Mary Edwards
Vice President



400 S. 5th Street. MKE 53204
O: (414) 238-2525 M: (414) 406-6507
medwards@coakleybrothers.com

www.coakleybrothers.com
www.brothersinteriors.com

www.omavantage.com



Disclaimer

****This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the company. Finally, the recipient should check this email and any attachments for the presence of viruses. The company accepts no liability for any damage caused by any virus transmitted by this email.****

Elmer, Linda

From: Julie Penman <penmanjulie@gmail.com>
Sent: Wednesday, July 6, 2022 4:36 PM
To: Elmer, Linda
Subject: RE: In Support of HPC File #220279, St. Mark's Church and Apartment Certificate of Appropriateness.

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

Dear Historic Preservation Commission:

I am writing in support of certificates of appropriateness (COAs) for a new St. Mark's Episcopal Church parish hall and a four-story infill apartment building on the 2600 block of N. Hackett Avenue (File #220279).

As an owner of an historic home two blocks away, and with my experience as Commissioner of City Development (DCD) from 1999 to 2004, I believe that the two buildings fully meet the new-construction guidelines for the historic district and would be very appropriate for the historic neighborhood.

I appreciate development that adds to Milwaukee's tax base and livability, like these buildings will. In an historic district, there's an additional bar of ensuring that new buildings preserve the integrity of historic buildings around them. I believe these new buildings easily meet that test.

The apartment building's height and its brick facades are comparable to those of other historic buildings on that block and of apartments on the 2500 block of N. Lake Dr., a block from my home. The front courtyard and back recess on the apartment building resembles those of other apartments in the area and are a welcome feature to this project. The new parish hall's stone façade is a perfect complement to the historic church's construction. And the overall project helps make possible the continued preservation of the 111-year-old historic St. Mark's Church.

These buildings will set a high standard for future construction in area historic districts. They will be a welcome addition to the neighborhood. I urge the Historic Preservation Commission to approve these COAs.

Julie A. Penman
2628 N Lake Dr.
Milwaukee, WI 53211

Elmer, Linda

From: Julio Siberio <julio@bridge33capital.com>
Sent: Wednesday, July 6, 2022 4:48 PM
To: Elmer, Linda
Cc: Christy J. Drawn; Marko Hnateyko; michael@demichele.com
Subject: RE: In Support of HPC File #220279, St. Mark's Church and Apartment Certificate of Appropriateness

You don't often get email from julio@bridge33capital.com. [Learn why this is important](#)

Linda -

Bridge33 Capital (through an affiliated fund) is the owner of the "Downer Avenue Retail Collection", approximately 61,000 square feet spanning the west side from Starbucks to Henry's Tavern, and the east side from Cafe Hollander to Stone Creek Coffee. Since our acquisition in March 2020, we have converted the 2nd floor of the west side from vacant office to 13 fully-occupied residential rental units. We have also re-built 2604-2606 E Park Place into 4 townhouses that are almost complete.

However, in that period of time, we have yet to succeed in leasing the retail vacancies at the asset. Further, we have tenants that have vocalized they desire better foot traffic. **For the long-term viability of retail on Downer Avenue, we are supporters of the St Marks Church and Apartment project on Hackett.** We believe that this project is both compatible with the neighborhood and will achieve the aforementioned desired neighborhood vibrancy.

Bridge33 would be happy to opine at the HPC hearing on 7/11, but we do not have a representative available to be there in person. Please let us know if you would find it helpful for us to dial in. We would also be happy to answer any questions directly.

Best,

Julio

Julio Siberio | Bridge33 Capital

Chief Investment Officer

julio@bridge33capital.com

(m) 954-224-0998

(o) 646-661-7760

Elmer, Linda

From: Nick Fricano <nfricano@healthfuse.com>
Sent: Wednesday, July 6, 2022 5:06 PM
To: Elmer, Linda
Subject: In Support of HPC File #220279, St. Mark's Church and Apartment Certificate of Appropriateness

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

To whom it concerns,

As a Downer Woods resident, my wife and I have been made aware of the St Mark's Church and Apartment project and are submitting this email with our full support.

We appreciate Milwaukee Historic Preservation Commission's mission of ensuring that any renovation and construction project in the area is compatible with historic buildings in the area, and that there are strict guidelines to adhere to, and we strongly believe this project meets those guidelines and should be approved. Additionally, we believe that the risk of not pursuing this project would likely result in the following:

- Deterioration of the existing St Mark's and neighboring buildings
- Further prevent ADA residents from entering the parish, and
- Detract potential residents and related local business and tax revenue from the neighborhood

The HPC has our full vote of support and we hope the HPC votes to approve this project on July 11, 2022.

Thank you for consideration.

Your neighbors,

Nick and Kelly Fricano
3002 E Kenwood Blvd

Nicholas J Fricano
Founder & Chief Executive Officer

Why Healthfuse? [Watch This](#)

nfricano@healthfuse.com
(o) 414.988.1136
(m) 414.731.0260

Healthfuse 
Transparency. Relationship. Trust.



Elmer, Linda

From: Amy Farkas <amyfarkas13@gmail.com>
Sent: Thursday, July 7, 2022 6:12 AM
To: Elmer, Linda
Subject: In Support of HPC file #220279 St Mark's Church Certificate of Appropriateness

You don't often get email from amyfarkas13@gmail.com. [Learn why this is important](#)

I am reaching out as a member of St Mark's and also someone who loves the Downer neighborhood in support of the planned remodeling of St Mark's and of the new apartment building. I have been so impressed with the level of detail that the architect has taken to ensure that both buildings will reflect the neighborhood's historical vision while supporting modern growth. From picking bricks that match the current church to modeling the shape of the new apartments off current buildings. This project will not only allow the St. Mark's community to grow into the next century but also help build a vibrant Downer community through new housing.

I urge you to support the new development plan and thank you for taking the time to read this email.

Sincerely,
Amy Farkas