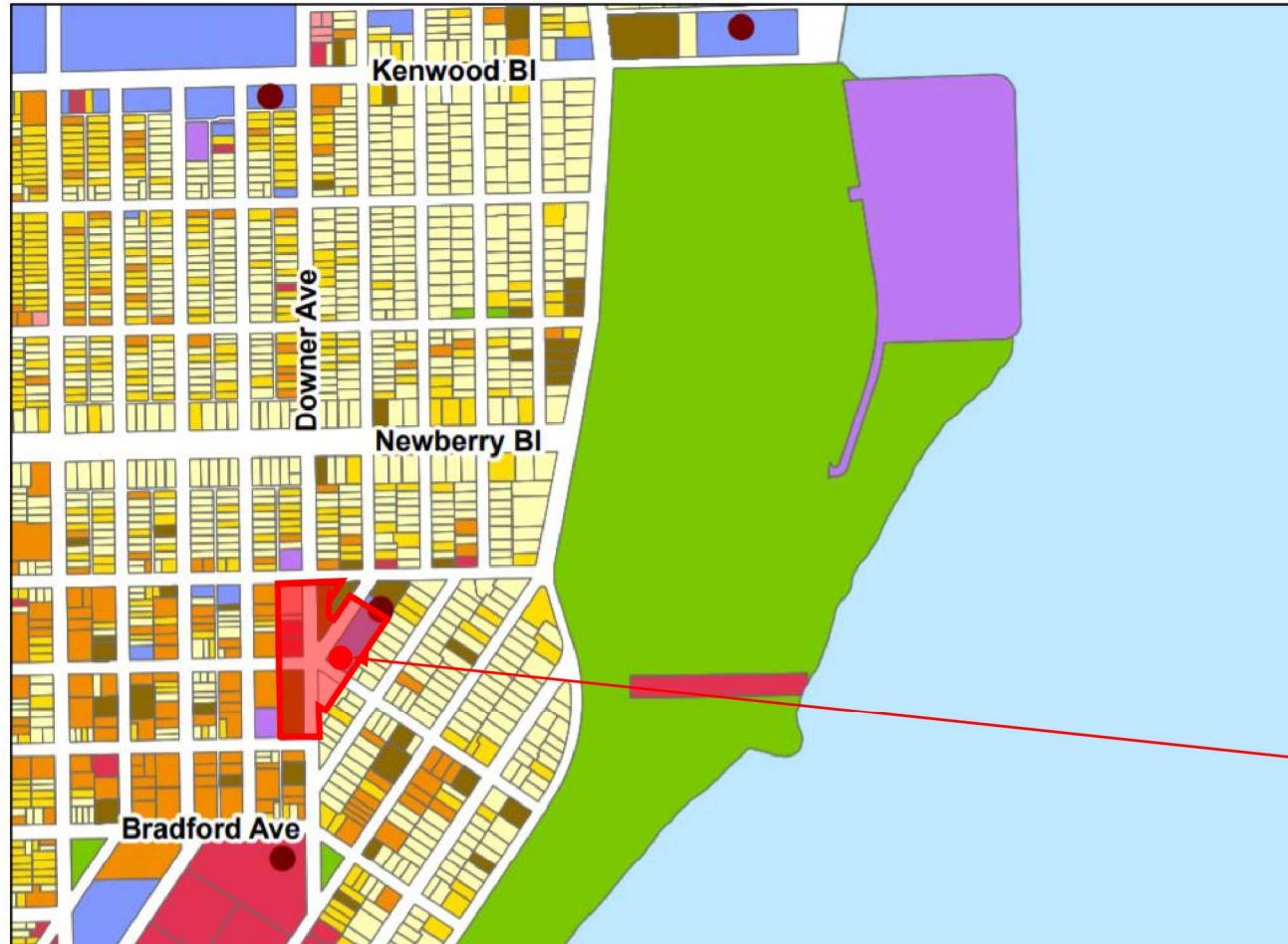


HGA





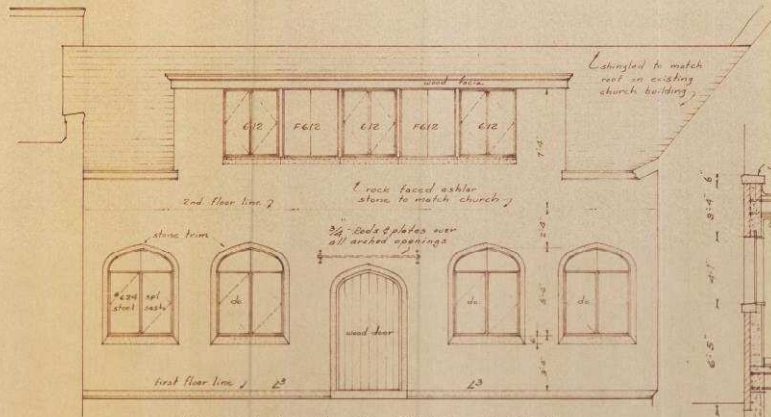
## Local Historic Preservation District: North Downer Avenue Commercial District

-  Historic District Boundary
-  Historic Site

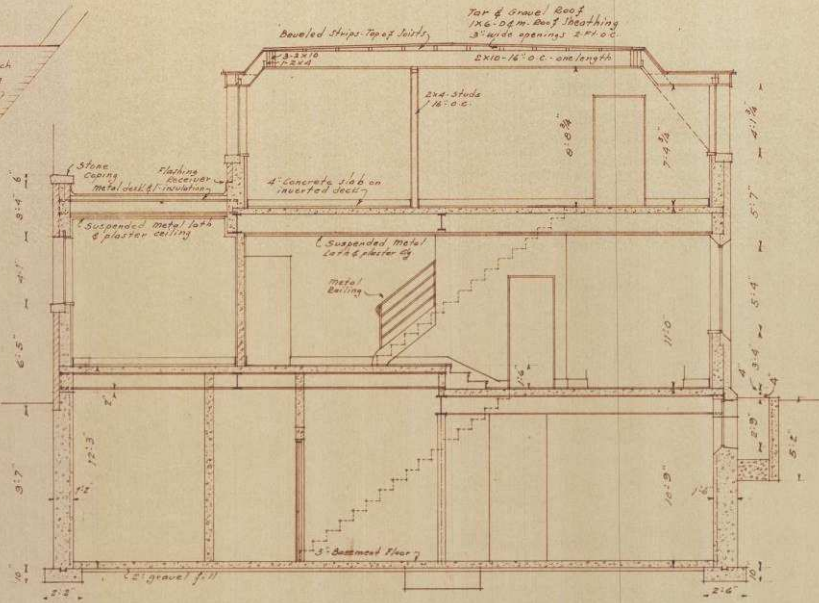


**St. Mark's Episcopal Church** (1911) located at 2604 N. Hackett Avenue, is pivotal to the character of the district and an excellent example of the design work of an important Milwaukee Architect, Fitzhugh Scott, Sr. St. Mark's is Milwaukee's only example of a small English-style parish church with an attached cloister. The church was meticulously constructed with hand-finished, rusticated limestone and further embellished with English Perpendicular style art glass windows. The church complex and the commercial buildings fanning out on either side of it are also reminiscent of the plan of a small English or European village. The cloister, added in 1949, is a rare architectural feature in this country and it reflects a continuation of distinctly European building traditions.

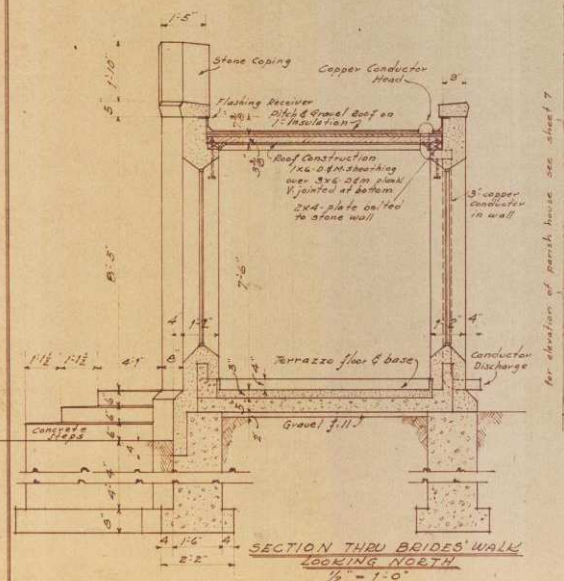




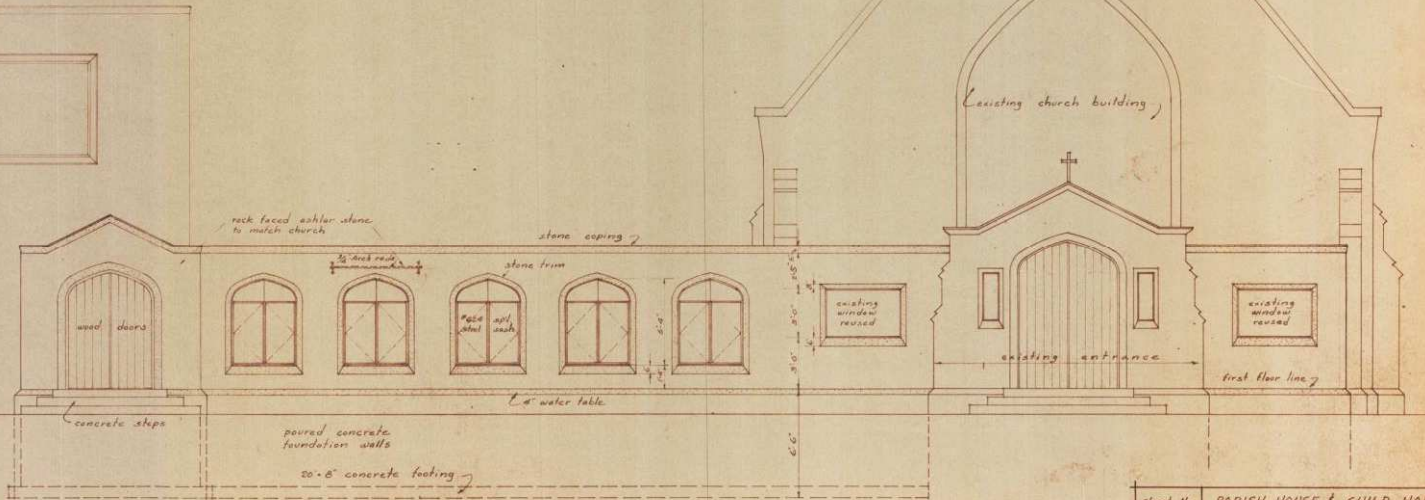
WEST ELEVATION OF CENTER SECTION  
1/8" = 1'-0"



CROSS SECTION THRU CENTER SECTION  
LOOKING SOUTH  
1/4" = 1'-0"



SECTION THRU BRIDES' WALK  
LOOKING NORTH  
1/2" = 1'-0"



ELEVATION OF BRIDES' WALK  
1/8" = 1'-0"

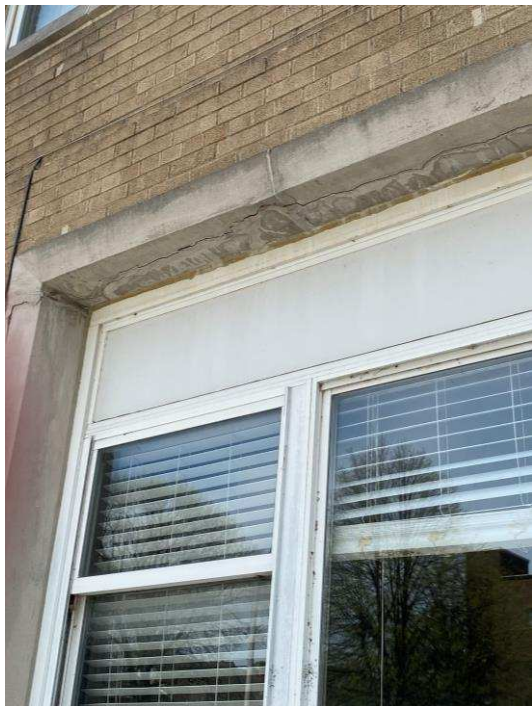
Sheet No. 6  
 PARISH HOUSE & GUILD HALL  
 ST. MARKS EPISCOPAL CHURCH  
 2618 North Hackett Avenue  
 Milwaukee, Wisconsin  
 Arthur L. & Arthur W. Sandenschwartz  
 Architects - 2102 N. 24th St. New York





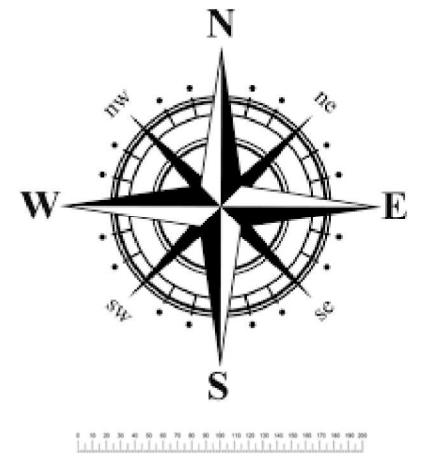
**Proposed demolition of the 1949 “Box”,  
with the 1949 Cloisters to remain.**

1. The very poor condition of the 1949 addition’s salient feature: the stone surrounds are almost entirely cracked and broken and appear in danger of collapse.
2. The 1949 Box has 5 levels with inaccessible stairs between them.
3. The building was clad using Portland cement mortar with no expansion joints. Significant deterioration can be observed at corners.
4. The building has no insulation, no air, water or vapor barriers and has single pane steel windows.
5. The building is too large for the parish to maintain with spaces currently vacant.
6. The Parish has decided to subdivide its huge, largely vacant property with a new lot line within the 1949 Box.
7. The Historic Designation report, siting the significance of the 1949 cloister work, is silent on the contribution of the 1949 Box to the district.



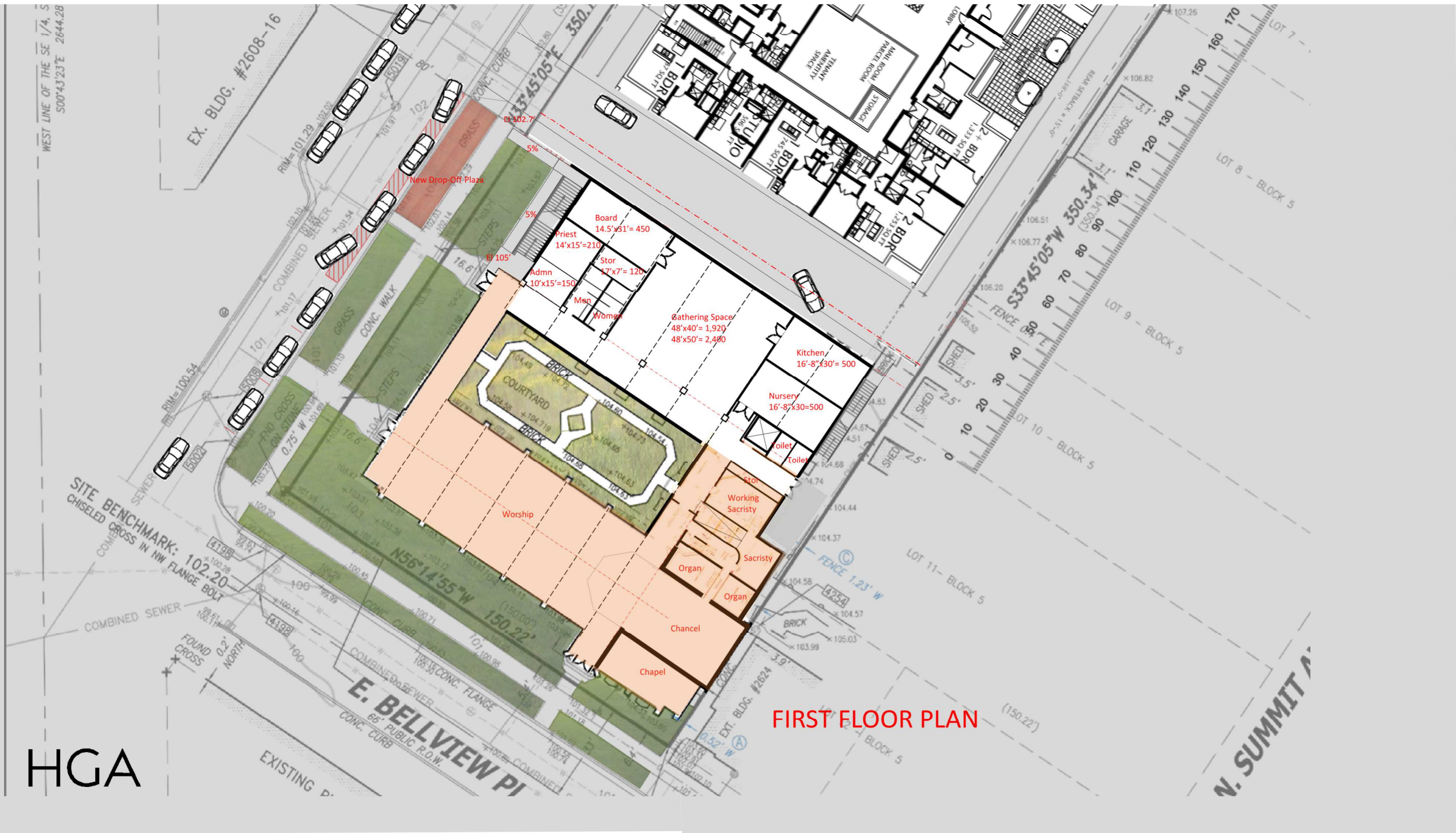


HGA





FIRST FLOOR PLAN











HGA





HGA



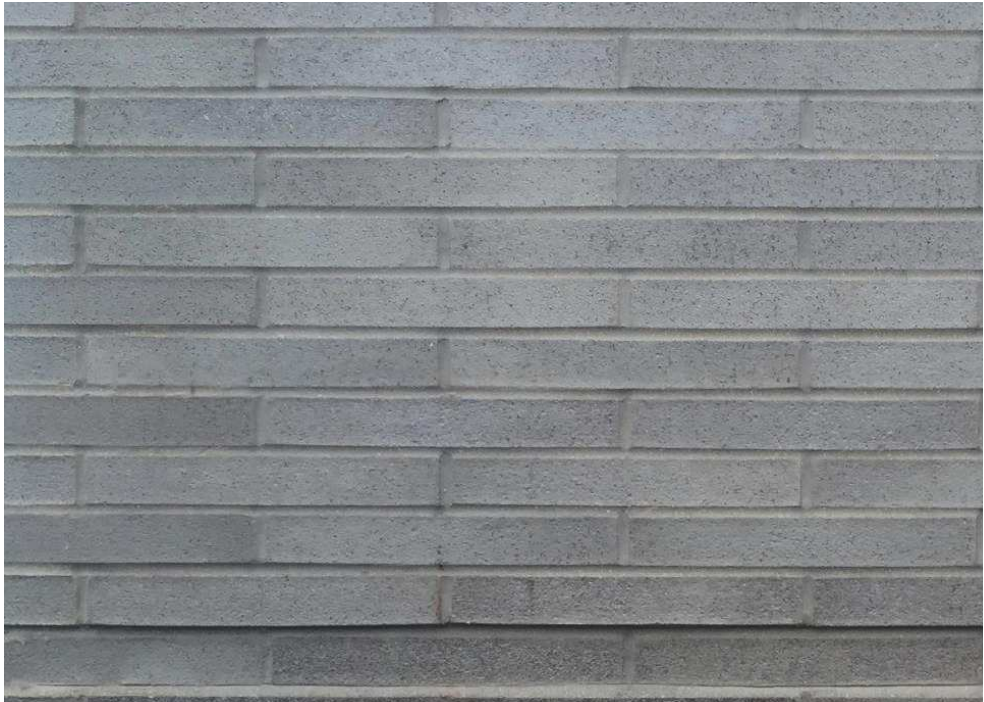




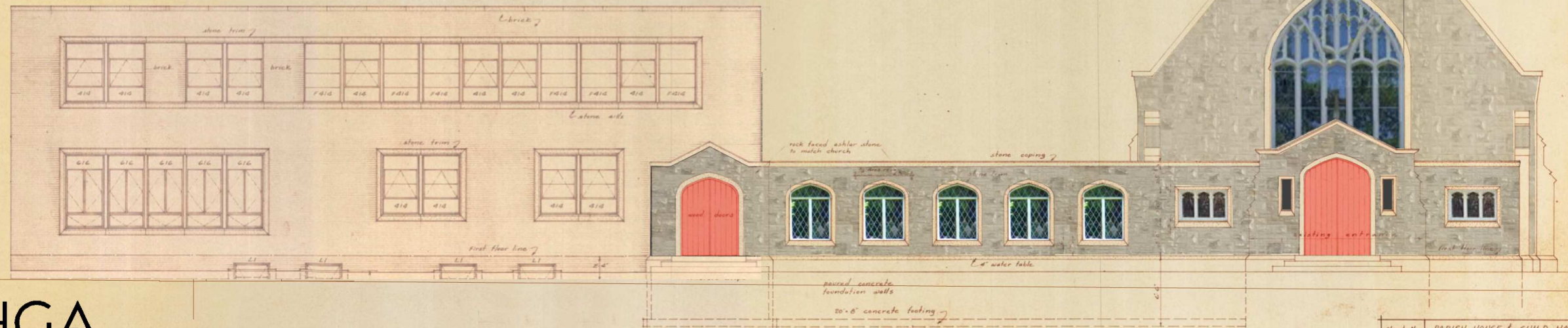


HGA

Possible use of dark linear brick







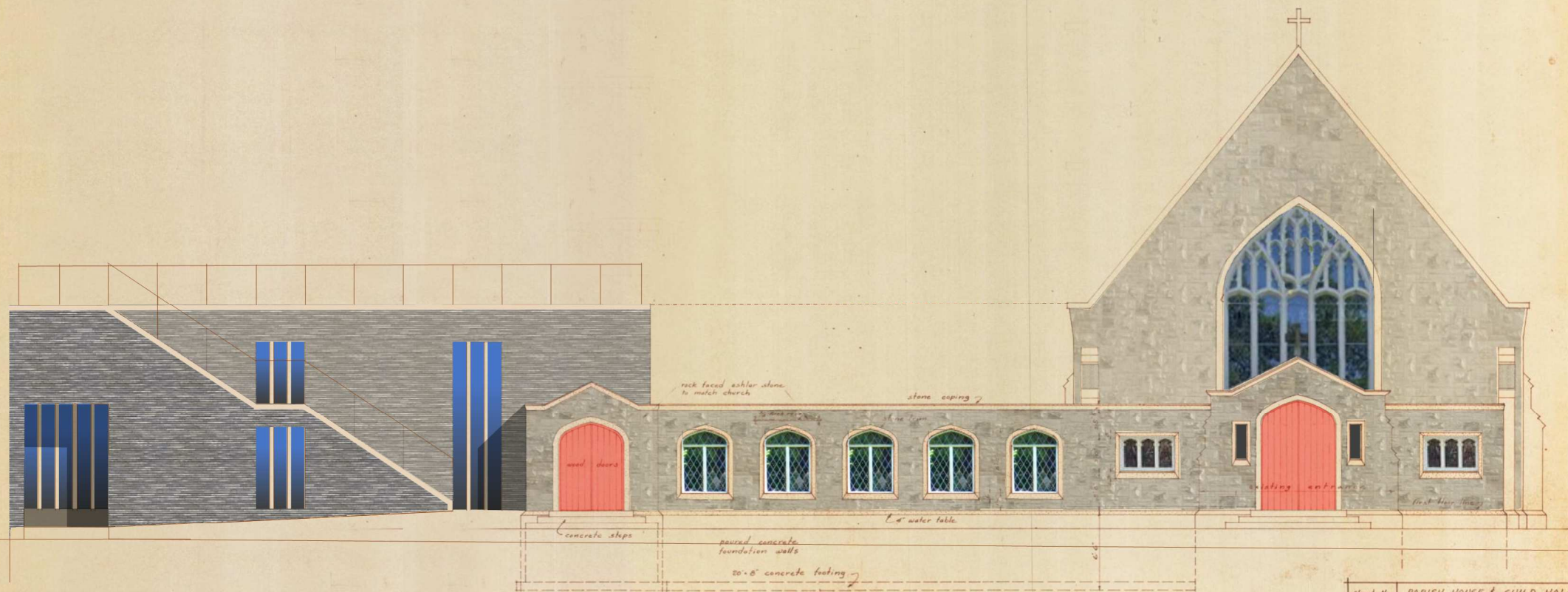
HGA

ELEVATION OF BRIDES' WALK  
18'-10"

Sheet No.	PARISH HOUSE & GUILD HALL
6	ST MARKS EPISCOPAL CHURCH
	2618 North Hackett Avenue
	Milwaukee, Wisconsin
Arthur L. & Arthur W. Sedenschwartz	
Architects - 2104 N. 4th St. Milwaukee	
May 14, 1949	



Architectural grid lines at the top of the page.



HGA

ELEVATION OF BRIDES' WALK  
10'-10"

Sheet No.	PARISH HOUSE & GUILD HALL
6	ST MARKS EPISCOPAL CHURCH
	2618 North Hackett Avenue
	Milwaukee, Wisconsin
	Arthur L. & Arthur W. Sedenschwartz
May 14, 1949	Architects - 2104 N. 4th St. Milwaukee

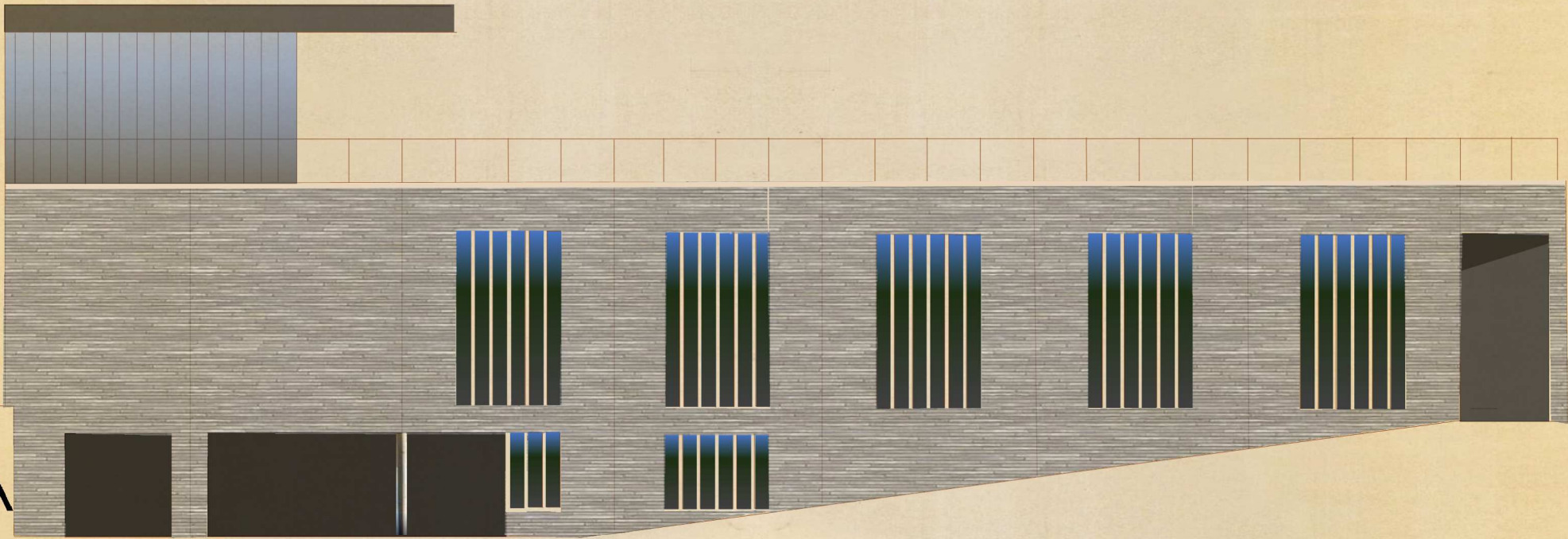




HGA

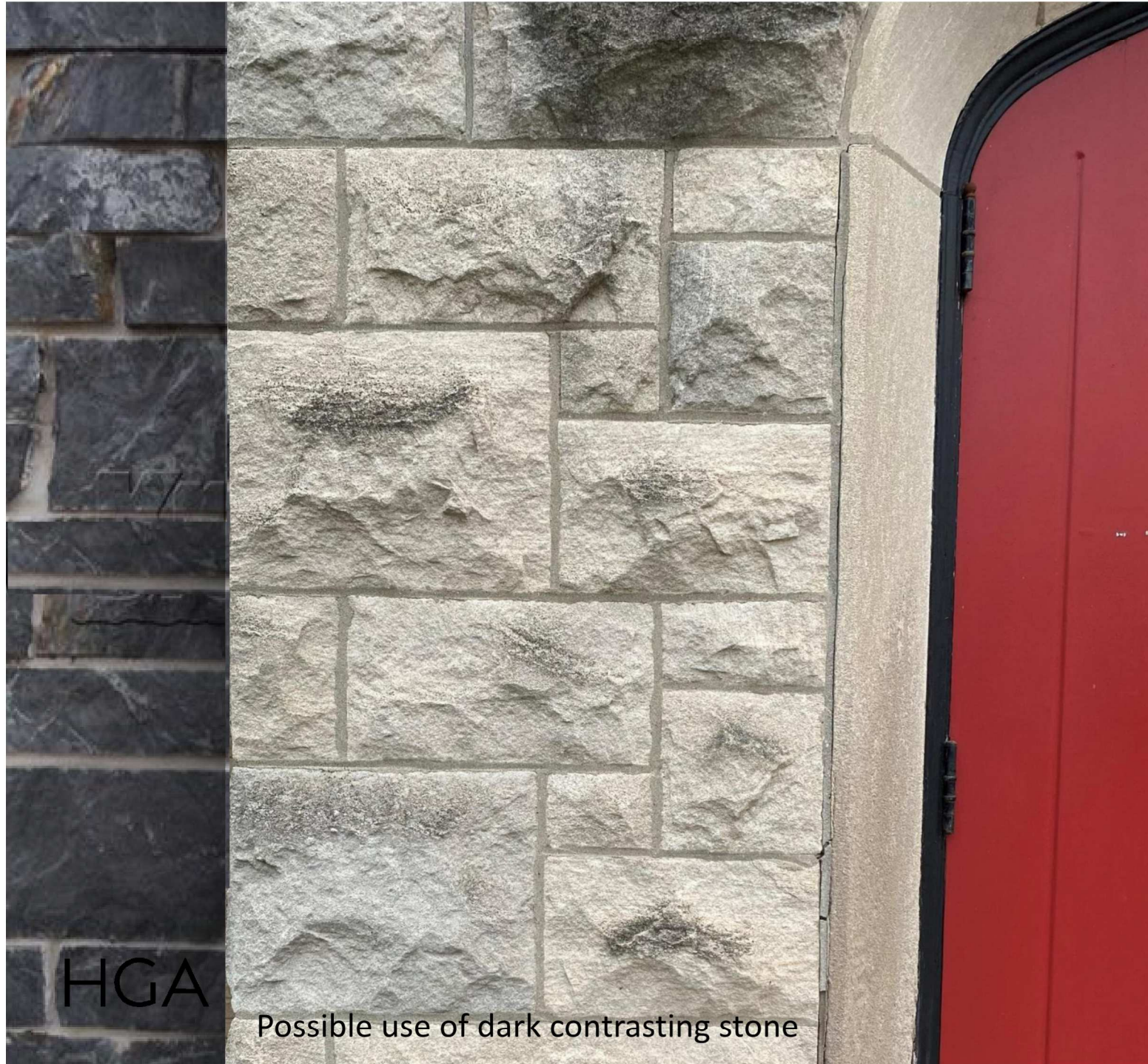


Architectural drawing showing a series of vertical lines and dots, possibly representing a structural grid or a specific architectural detail.



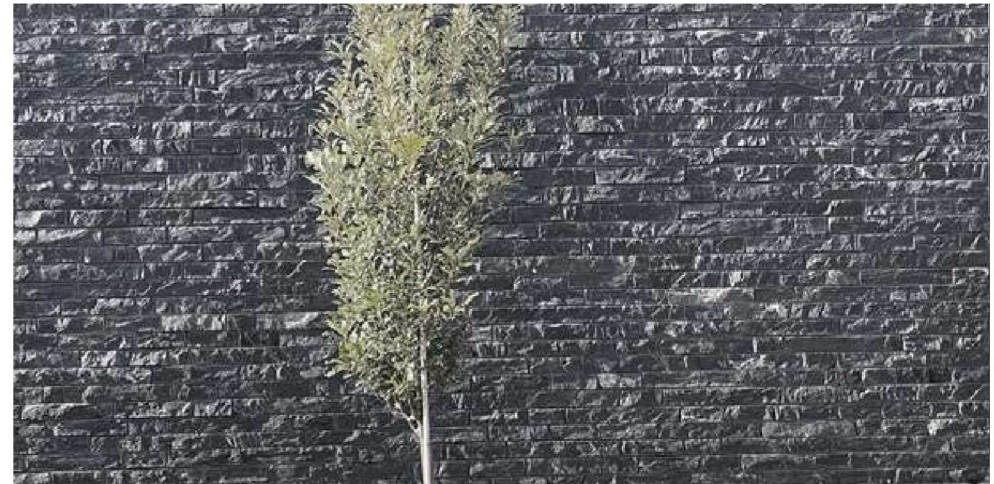
HGA



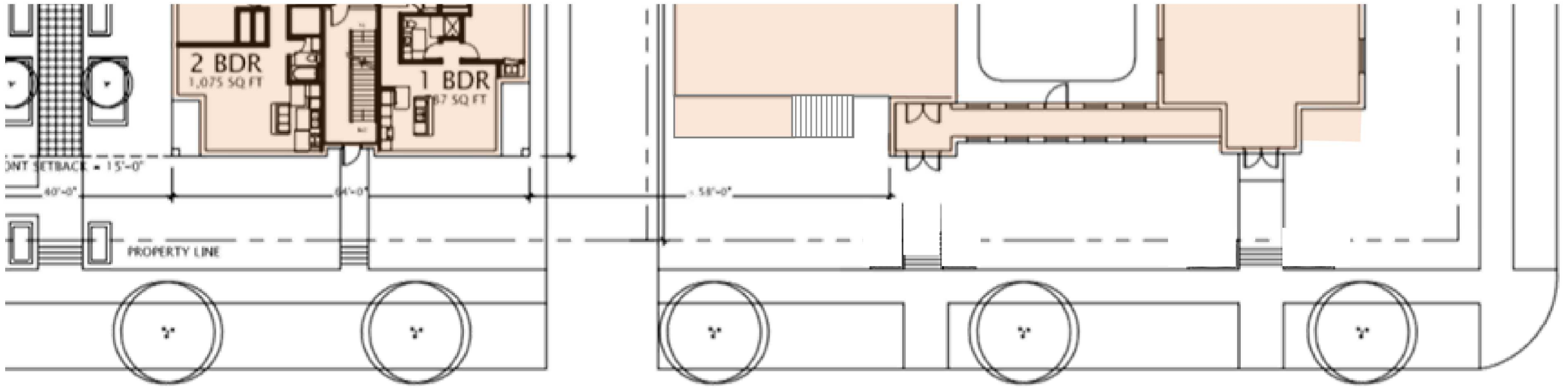


HGA

Possible use of dark contrasting stone







N. HACKETT AVE.



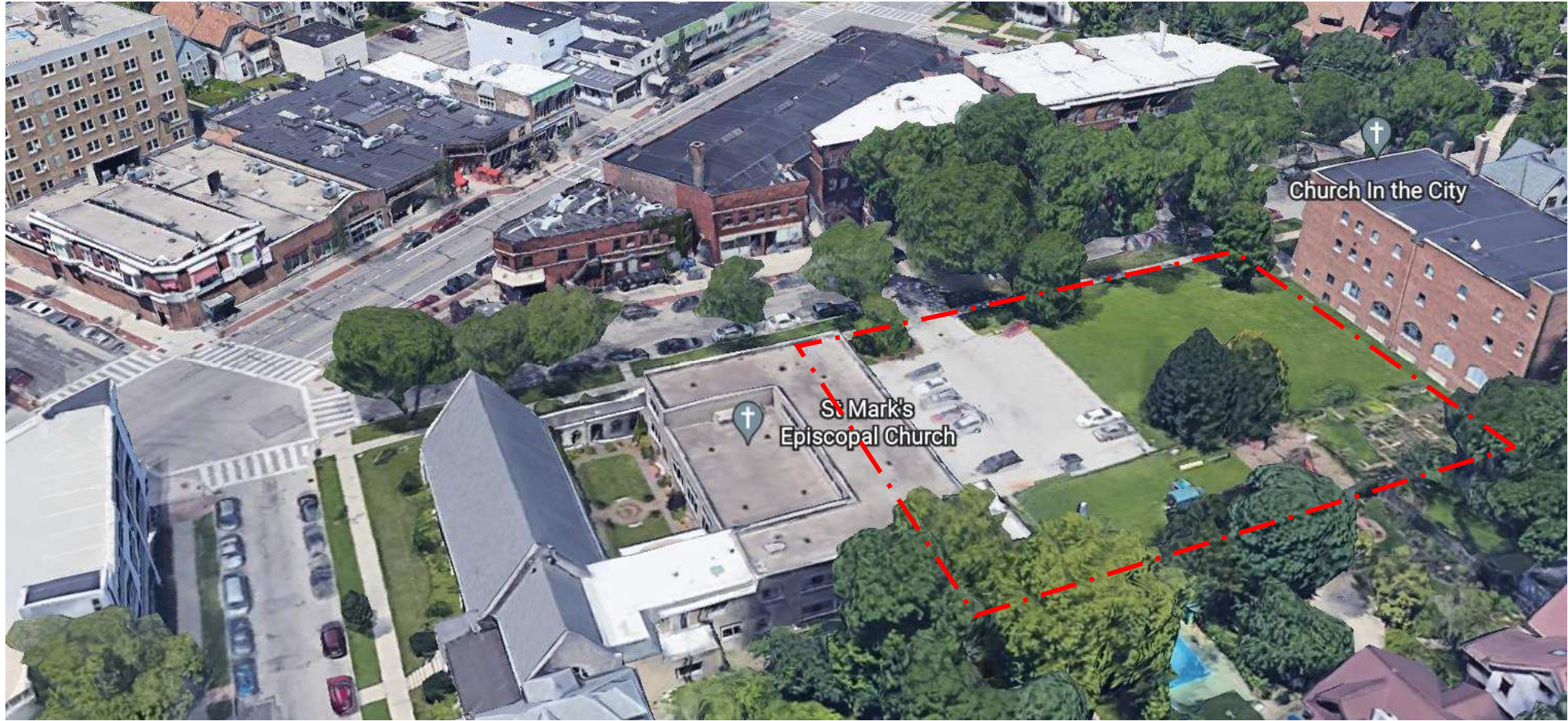
HGA





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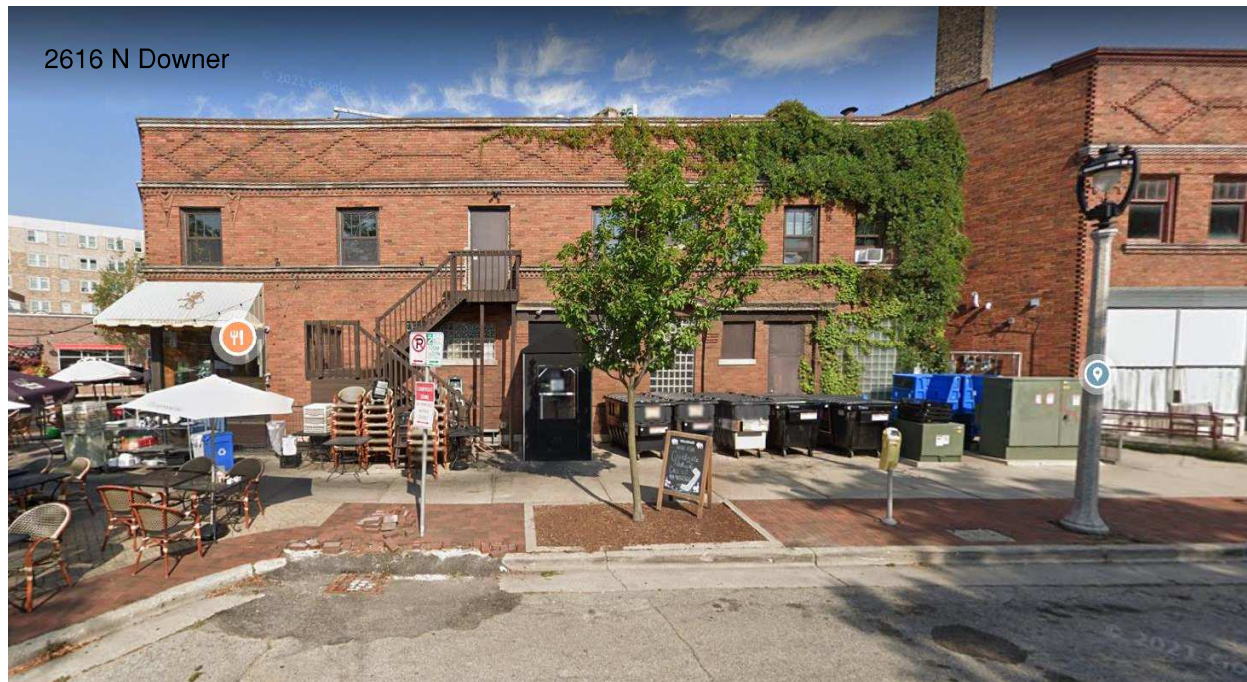




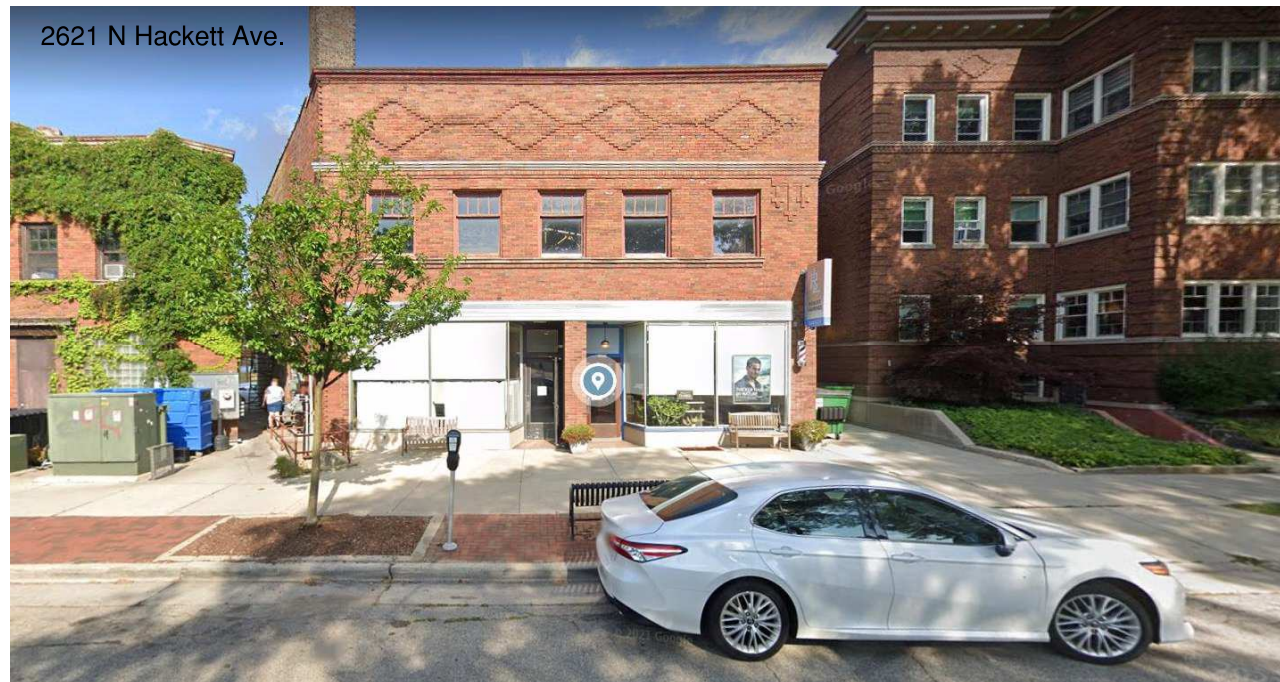
HGA



2616 N Downer



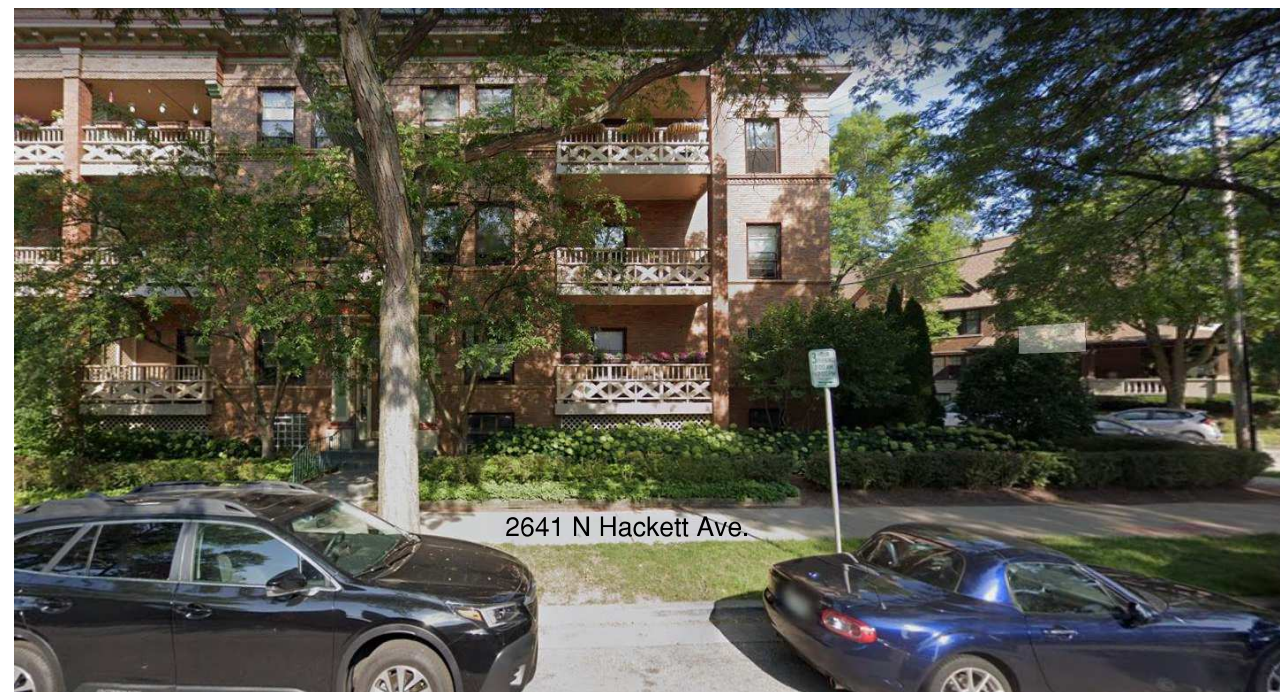
2621 N Hackett Ave.



2633 N Hackett Ave.



2641 N Hackett Ave.





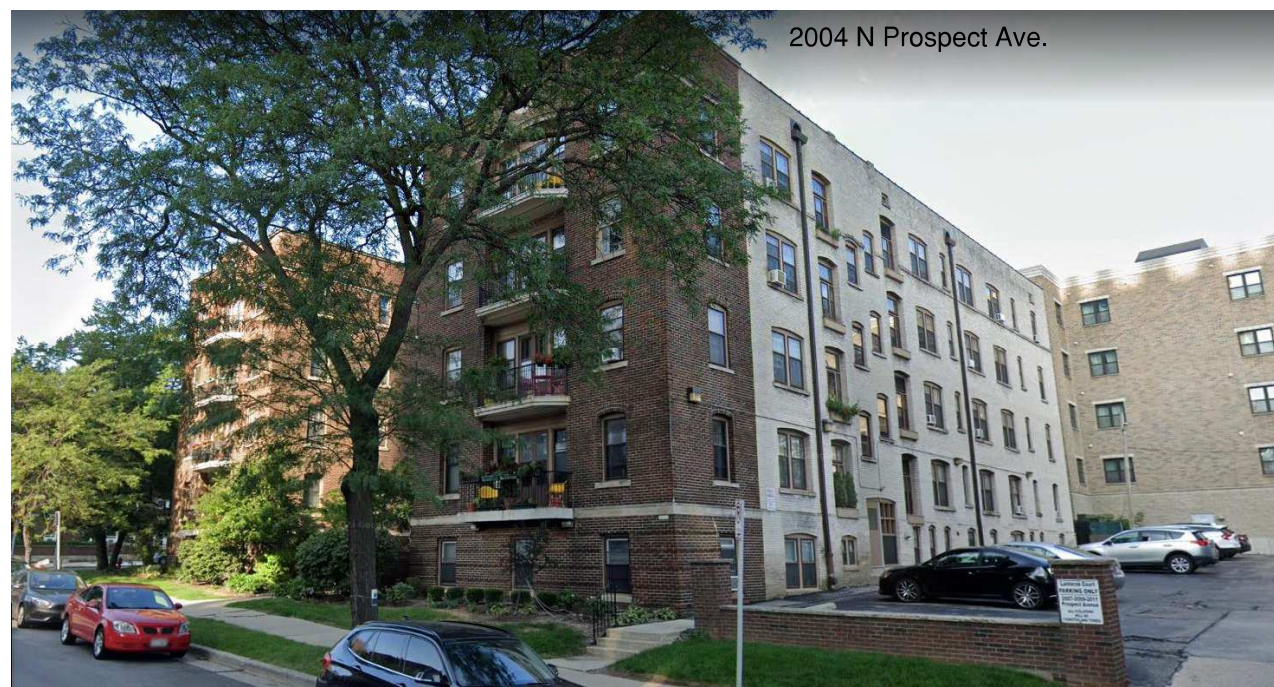
2533 N Downer Ave.



2518 N Lake Dr.

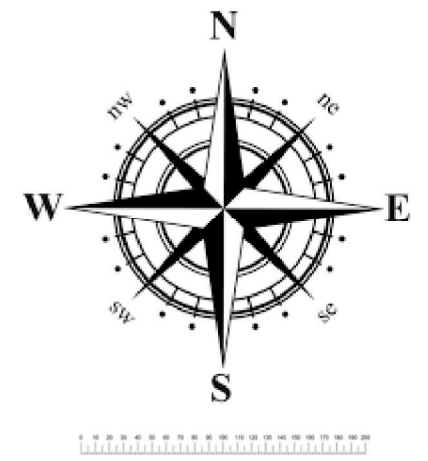


2004 N Prospect Ave.





HGA

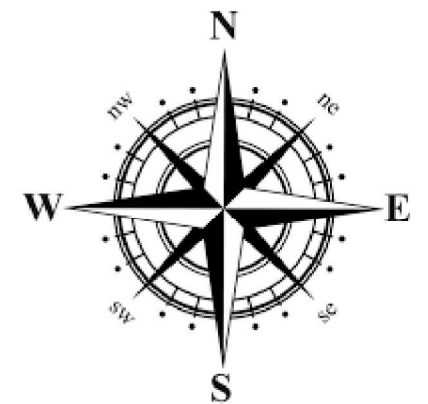




HGA



LANDMARK  
BUILDINGS

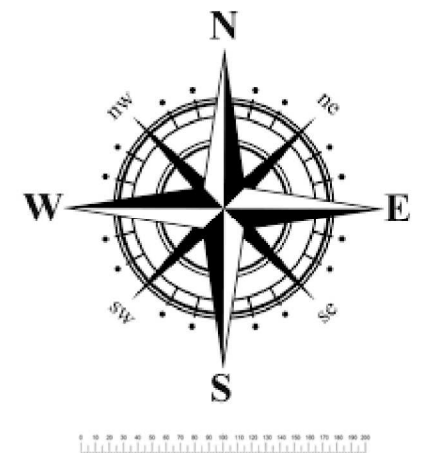




HGA



COURTYARDS



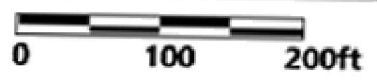
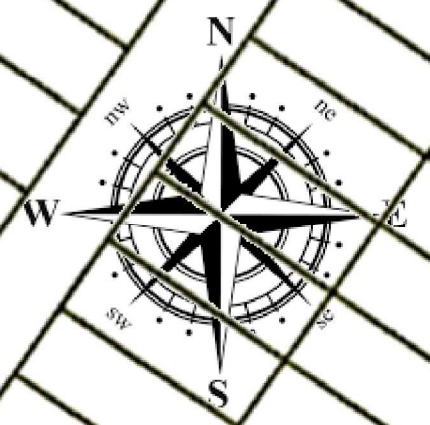


HGA

240'

300'

BLOCK SIZE





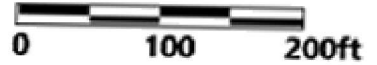
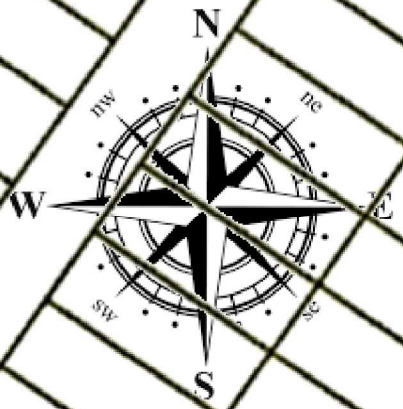
HGA

95'

110'

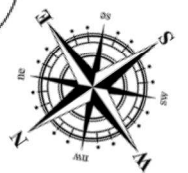
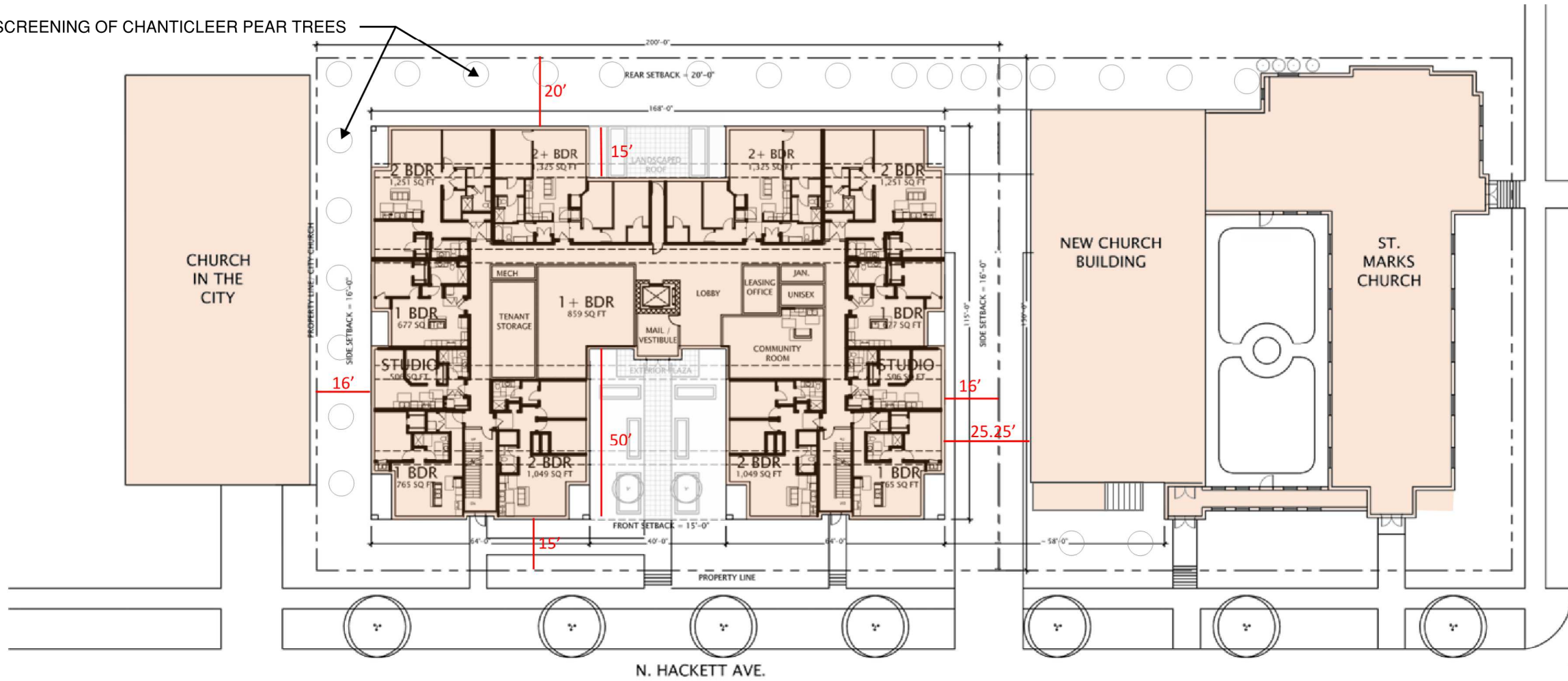
95'

M SIZE



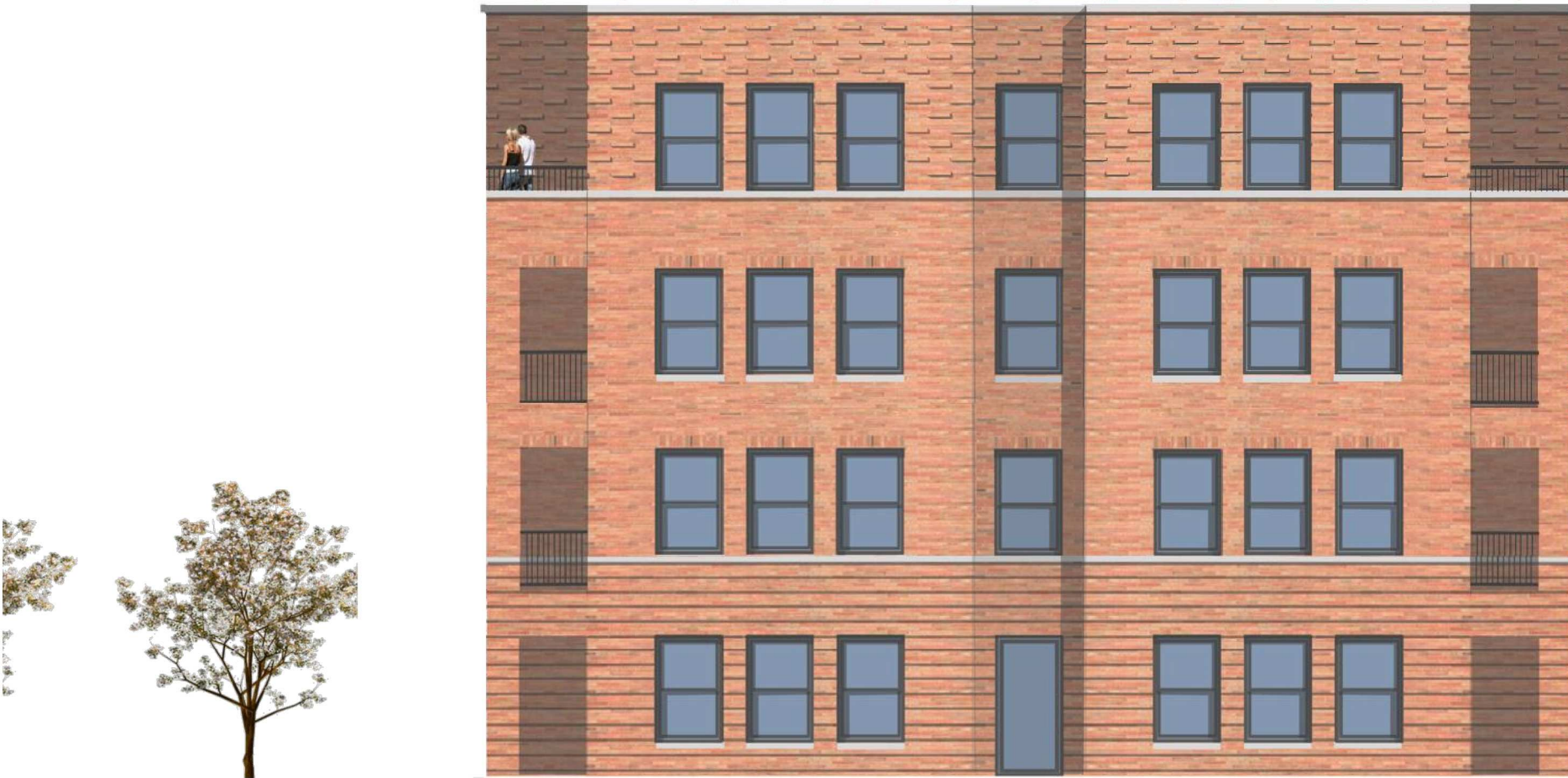


SCREENING OF CHANTICLEER PEAR TREES



HGA





Typical West End Elevation



4'

5'-4"

4'

1'-4"

4'

1'-4"

4'

4'

6'

46.44' roof deck

44.44' roof deck

10'-8"

10'-0"

9'-4"

9'-0" ceiling

8'-8"

8'-0"

6'-0"

4'-0"

2'-0"

0'-8"

0' (4th Floor)

10'-8"

10'-0"

9'-4"

9'-0" ceiling

8'-8"

8'-0"

6'-0"

4'-0"

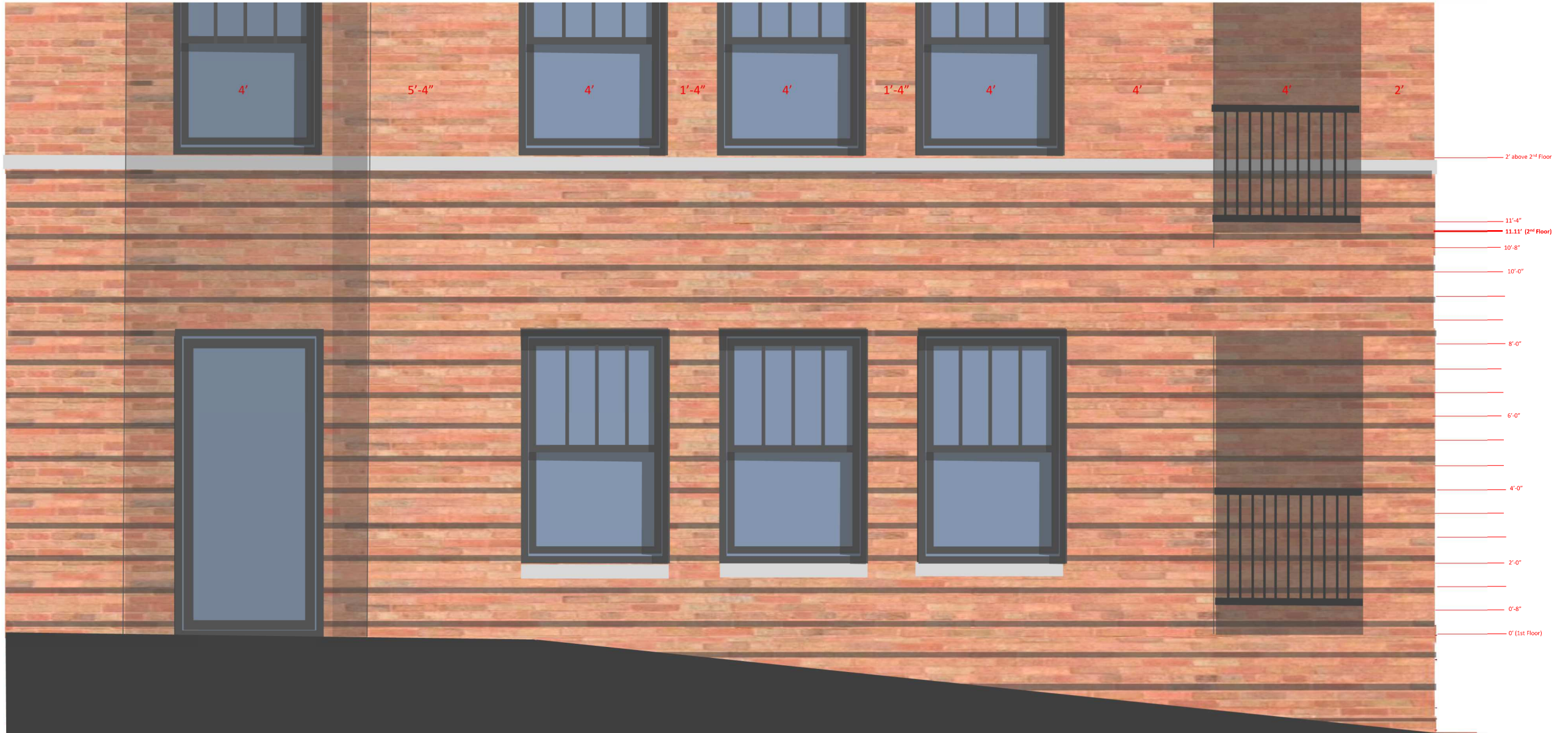
2'-0"



HGA

3rd & 4th FLOOR STUDY





HGA

1st & 2nd FLOOR STUDY

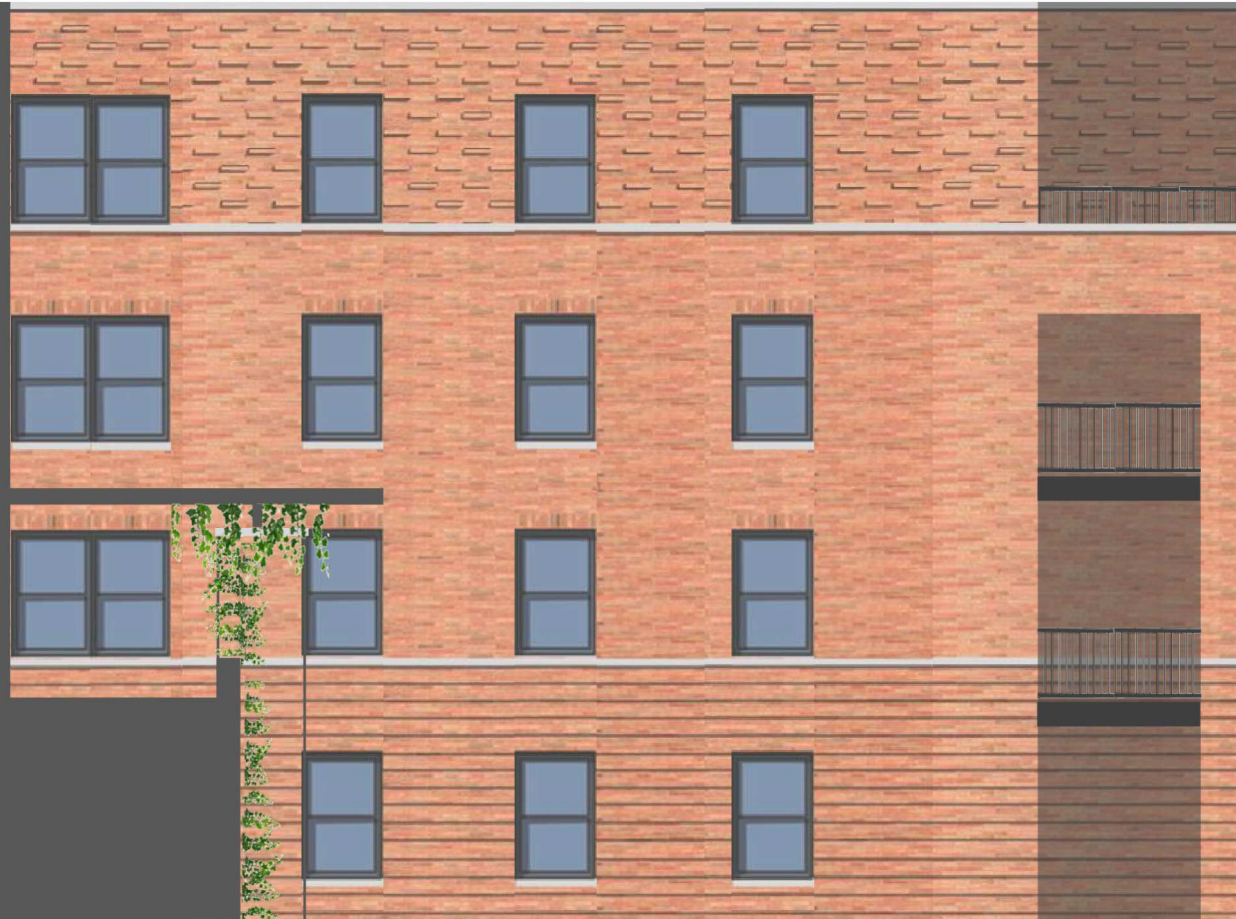
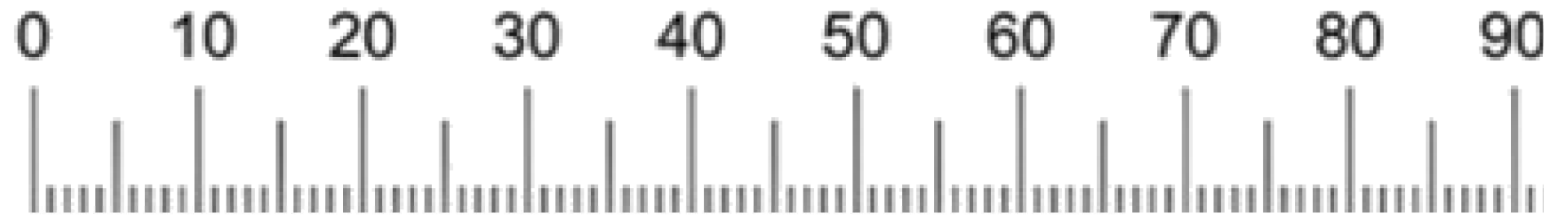




West Elevation

Existing City Sidewalk Slope





Section thru Courtyard Looking South





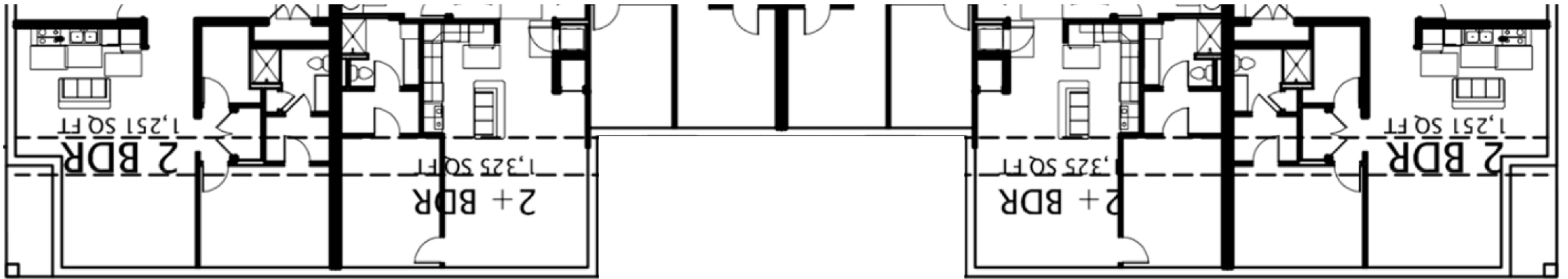
North Elevation Face Brick Return w Light Grey Brick





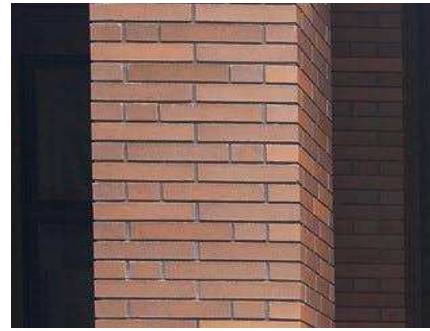
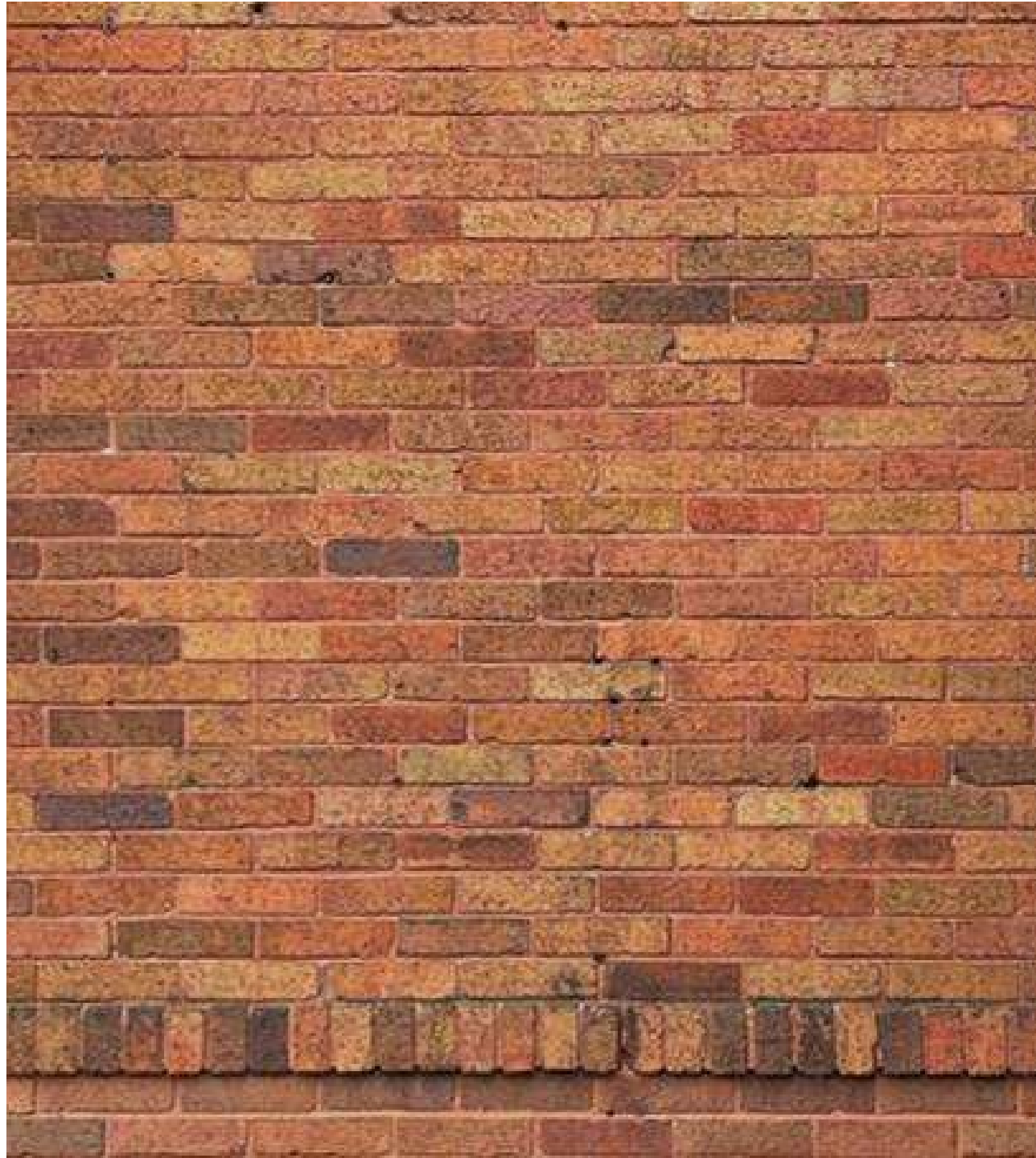
South Elevation Face Brick Return w Light Grey Brick



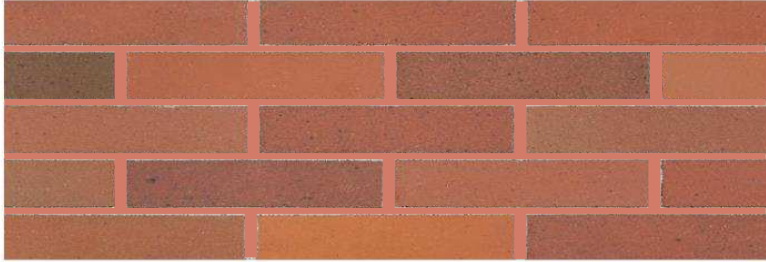


East Elevation with White Brick



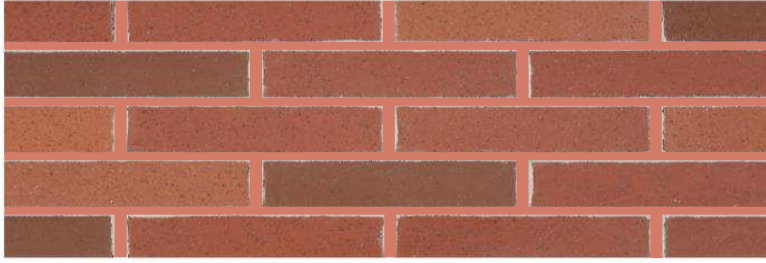


# HGA



## 470-479 MEDIUM RANGE SMOOTH

Type	Face
Color	Brown
Texture	Smooth
Plant	Plant 4
Manufacturing Method	Extruded



## REGAL BLEND

Type	Face
Color	Red
Texture	Smooth
Plant	Plant 8
Manufacturing Method	Extruded



## 470-479 DARK RANGE SMOOTH

Type	Face
Color	Brown
Texture	Smooth
Plant	Plant 4
Manufacturing Method	Extruded









HGA