



Certificate of Appropriateness

AMENDED TO SHOW A TWO-YEAR COMPLETION DATE

Milwaukee Historic Preservation Commission/841 N. Broadway, WI 53202/phone 414-286-5712/414-286-5722

Property

2618 N. HACKETT AV. Downer Avenue Commercial Historic District

Description of work

The new 55-unit, 4-story flat roofed apartment building will be constructed on vacant land to the north of St. Mark’s church. It has a central courtyard facing Hackett Avenue and a shallower one at the rear. Masonry color and design emulates the former apartment buildings (now condos) across the street and in the vicinity. Balconies at the corners are set into the building and have simple iron railings. Parking is provided in the basement. This property currently belongs to St. Mark’s Church but is in the process of being sold to new owners who will construct the new apartment building.

Date issued

9/02/2022

PTS ID 115284 COA St. Mark's new parish hall and new apartment building

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

All work is to be completed per drawings. Final window details will be worked out with staff as the project progresses.

All work must be done in a craftsman-like manner, and must be completed within two years of the date this certificate was issued. Extensions on this certificate completion date are possible through asking staff. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5722 E-mail: carlen.hatala@milwaukee.gov.

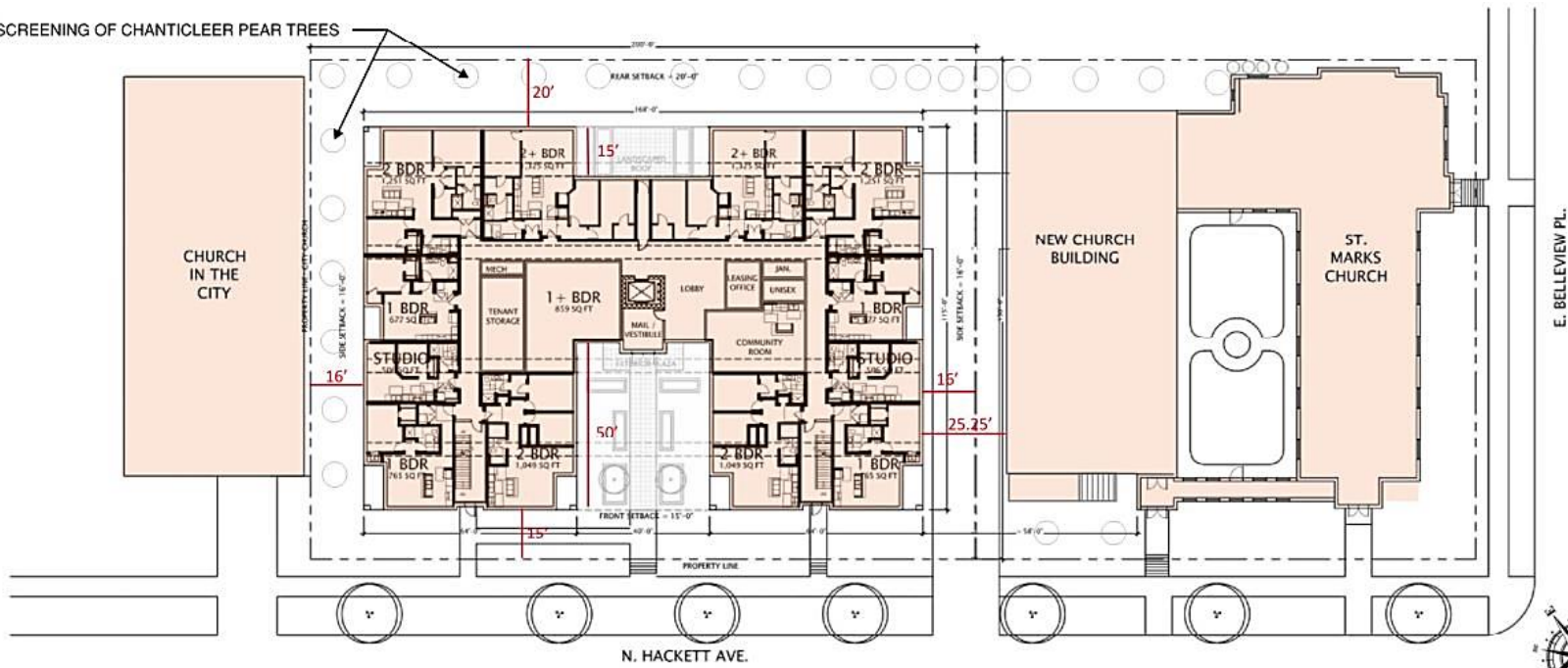
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center’s web site, www.milwaukee.gov/build, or call (414) 286-8210.

Carl Hite

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Amanda Cervantes, Andrew Lasca, Michael DeMichele

SCREENING OF CHANTICLEER PEAR TREES



Streetscape showing the new apartment in context with Church in the City and St. Mark's



West Elevation



Section thru Courtyard Looking South

HGA



North Elevation Face Brick Return w Light Grey Brick

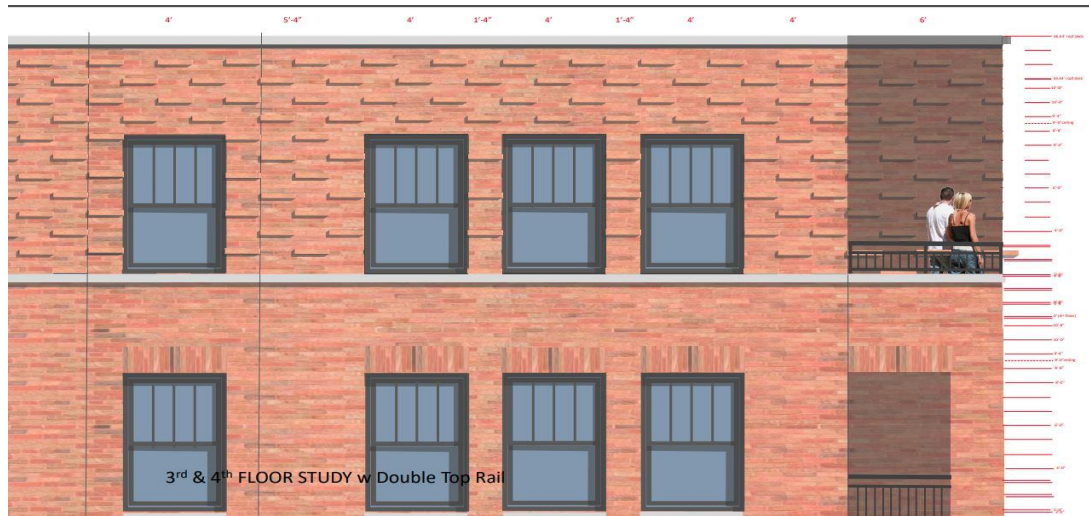
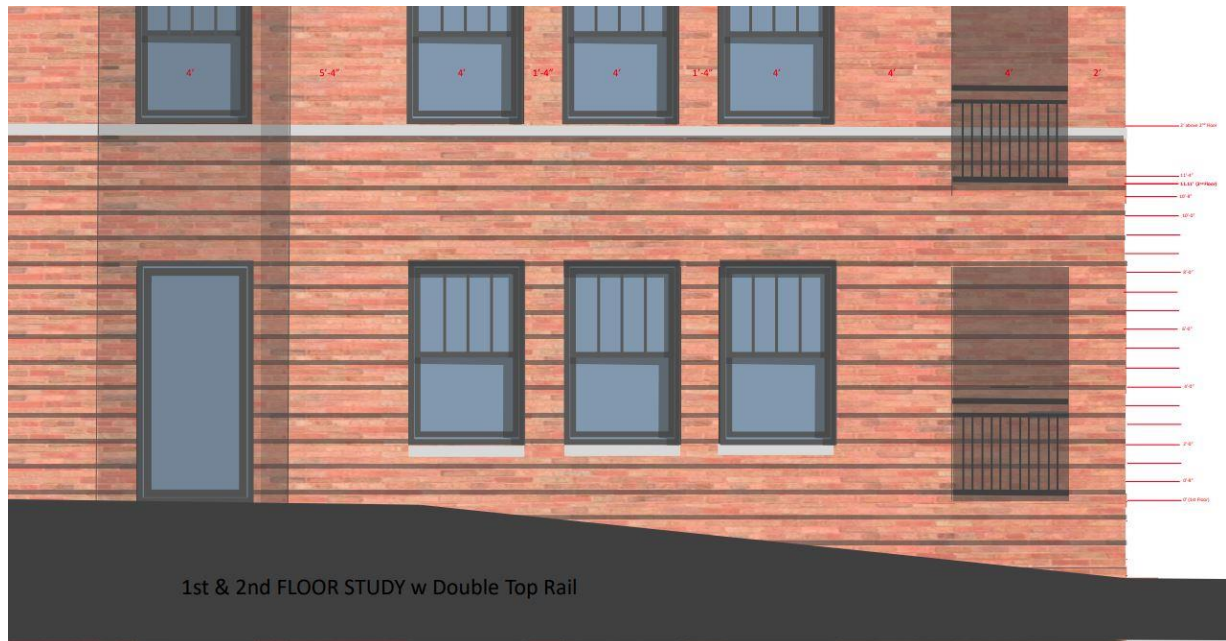
HGA

HGA



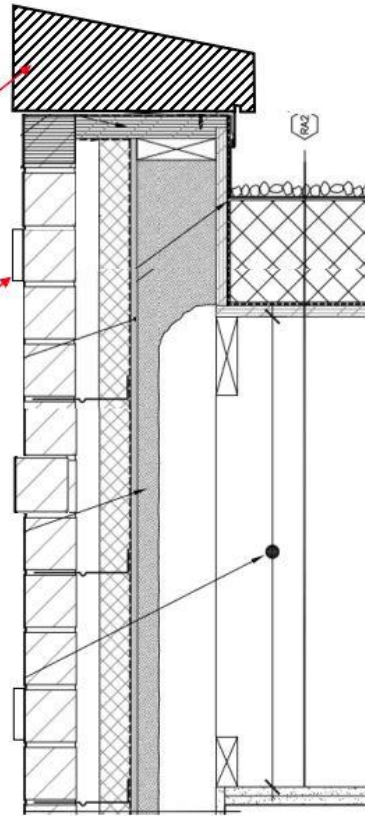
East Elevation with White Brick

HGA



Limestone or cast stone coping on
Hackett, courtyard and side return facades

Ornamental protruding bricks



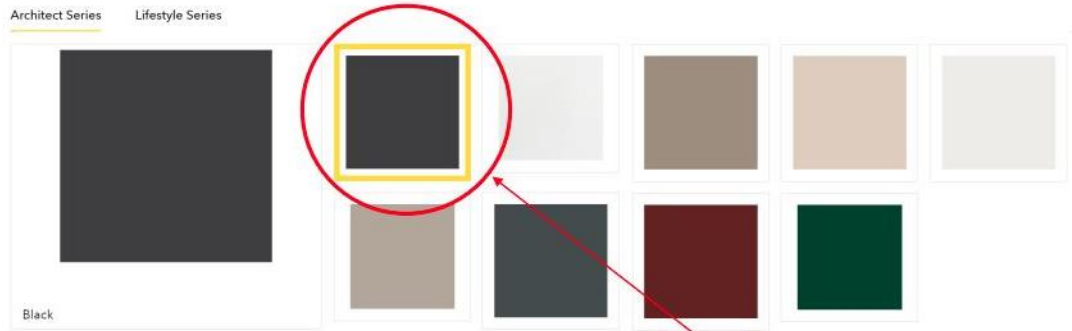


Stone Cap on Hackett, courtyard and returns (stone colored metal on sides and back)

Black painted metal rails with a double top rail

Black windows to match black rails

Typical West End Elevation



Black Color Selection for window frames, Mullions, muntins

Finishes

Whether baked-on enamel, anodized or duranodic, the smart decorative finishes are guaranteed to endure for years of continued service and maintenance-free beauty.



Black Color Selection for metal railings

Final window selection will be made with staff in a separate COA. Windows to have simulated divided lights in upper sash.



