

Local Historic Preservation District: North Downer Avenue Commercial District

-  Historic District Boundary
-  Historic Site



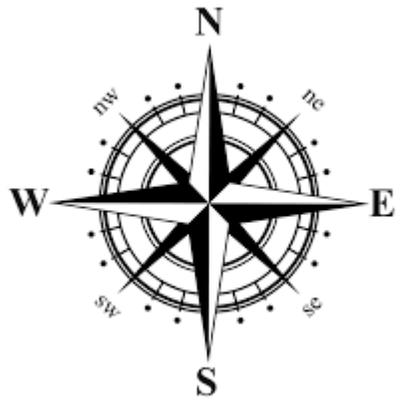
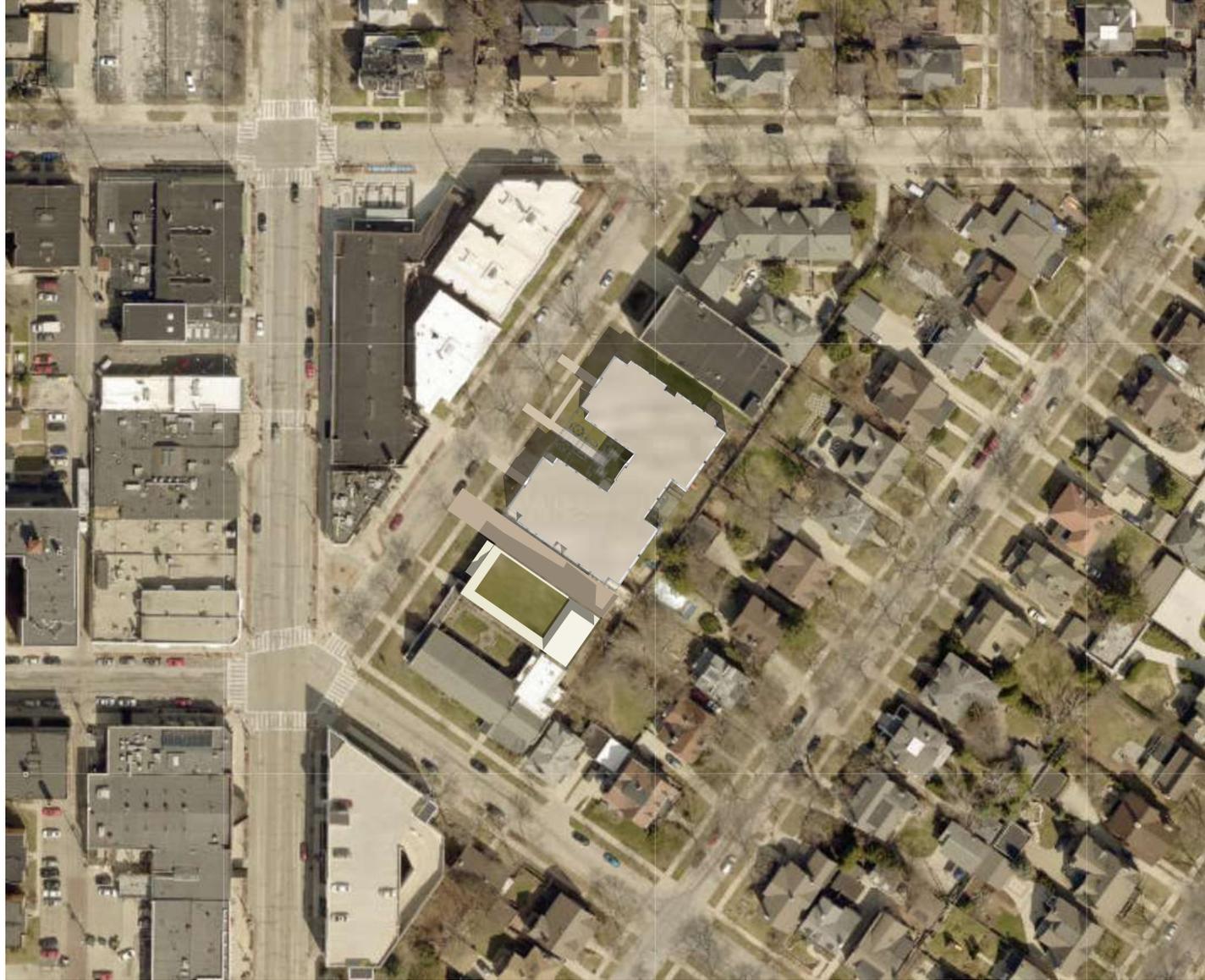
St. Mark's Episcopal Church (1911) located at 2604 N. Hackett Avenue, is pivotal to the character of the district and an excellent example of the design work of an important Milwaukee Architect, Fitzhugh Scott, Sr. St. Mark's is Milwaukee's only example of a small English-style parish church with an 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.



**Approved 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.





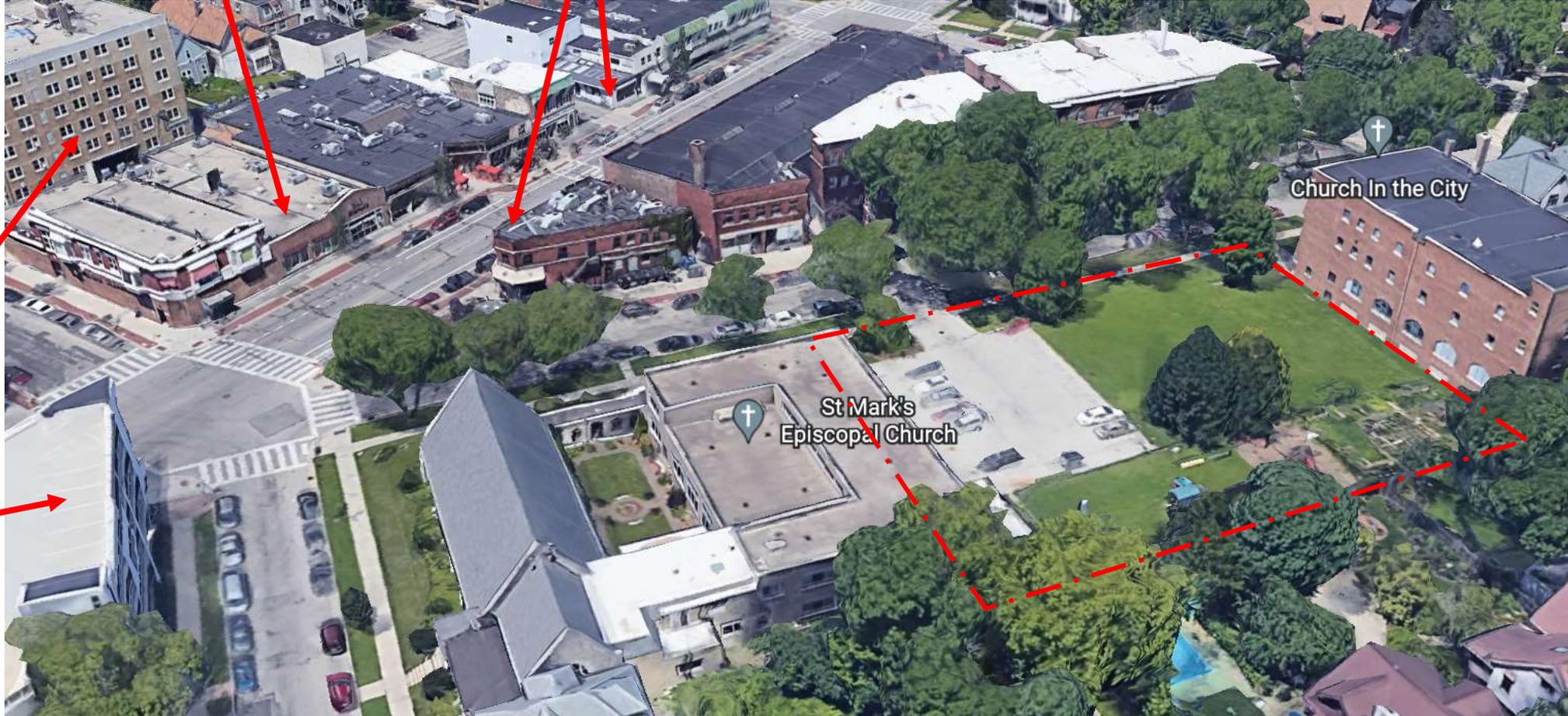


Sendik's Downer and Historic Downer Ave. Retail District (Downer Theater, Stone Creek Coffee, Downer Hardware, Canela Cafe, Café Hollander, Downer Theater, Downer Wine, Robert Laurence Hair, Salon Nova, F-45, Rohr Jewelers, Starbucks, Boswell Books, and Athletico

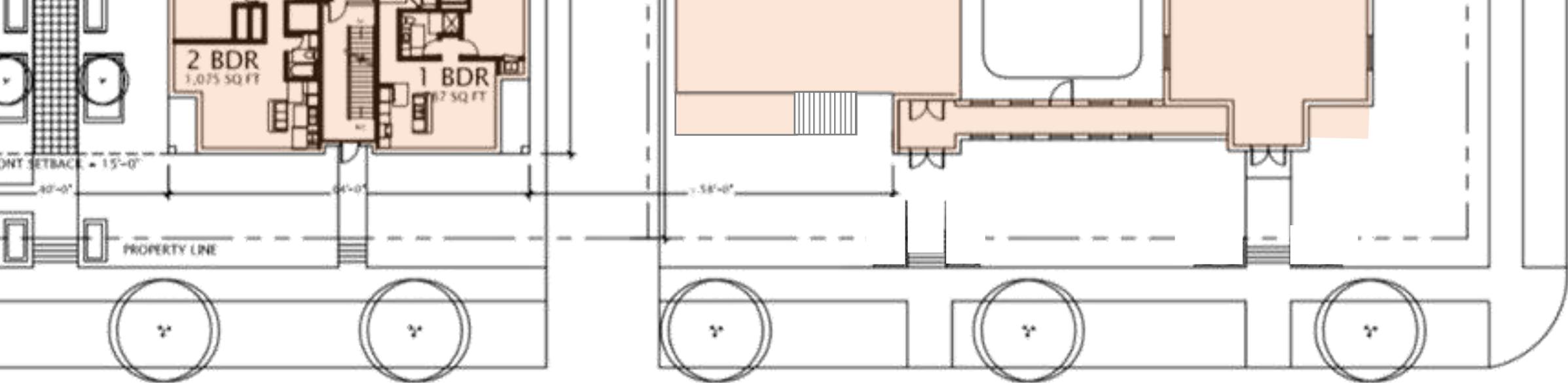
CVS Pharmacy

Belleview Manor Apts.

Downer Parking Garage
130 Spaces
Accessible

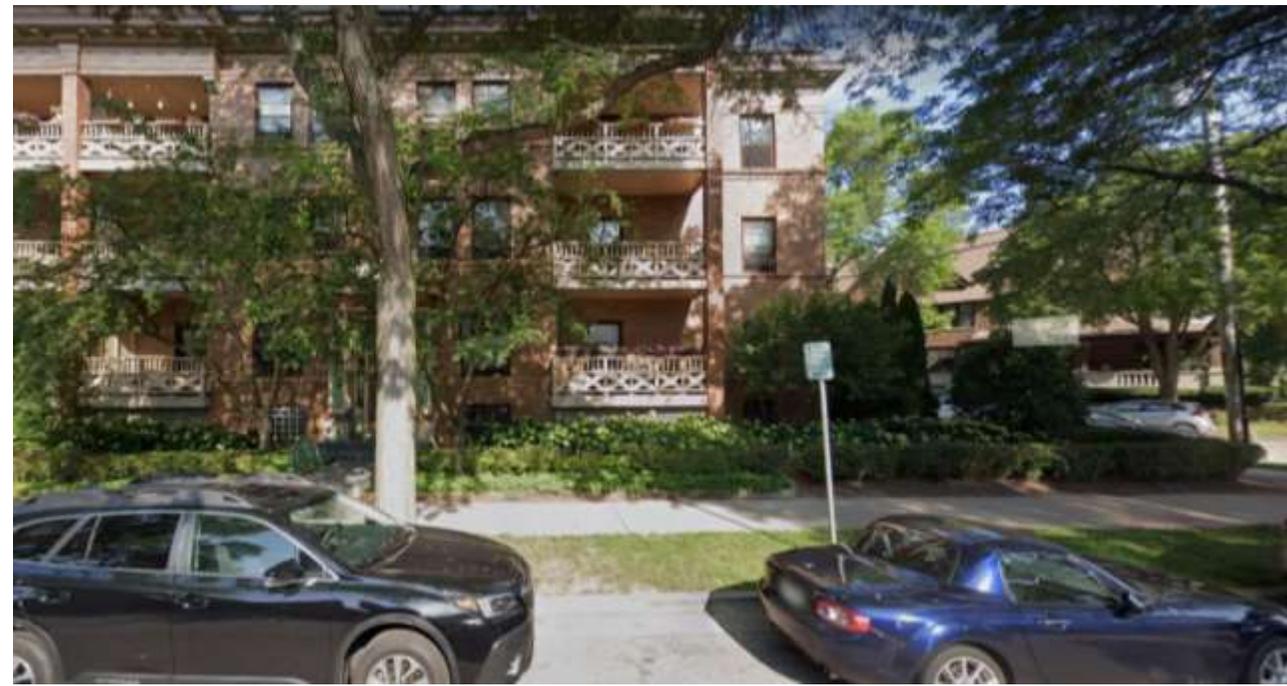


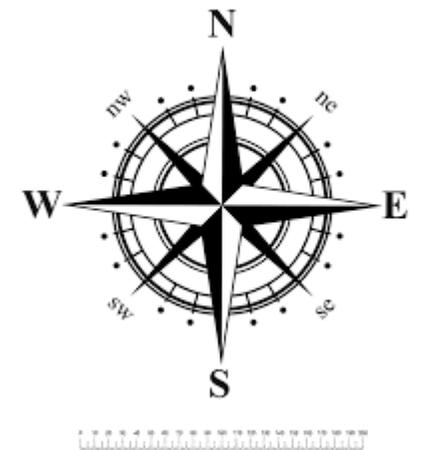




N. HACKETT AVE.









COURTYARDS





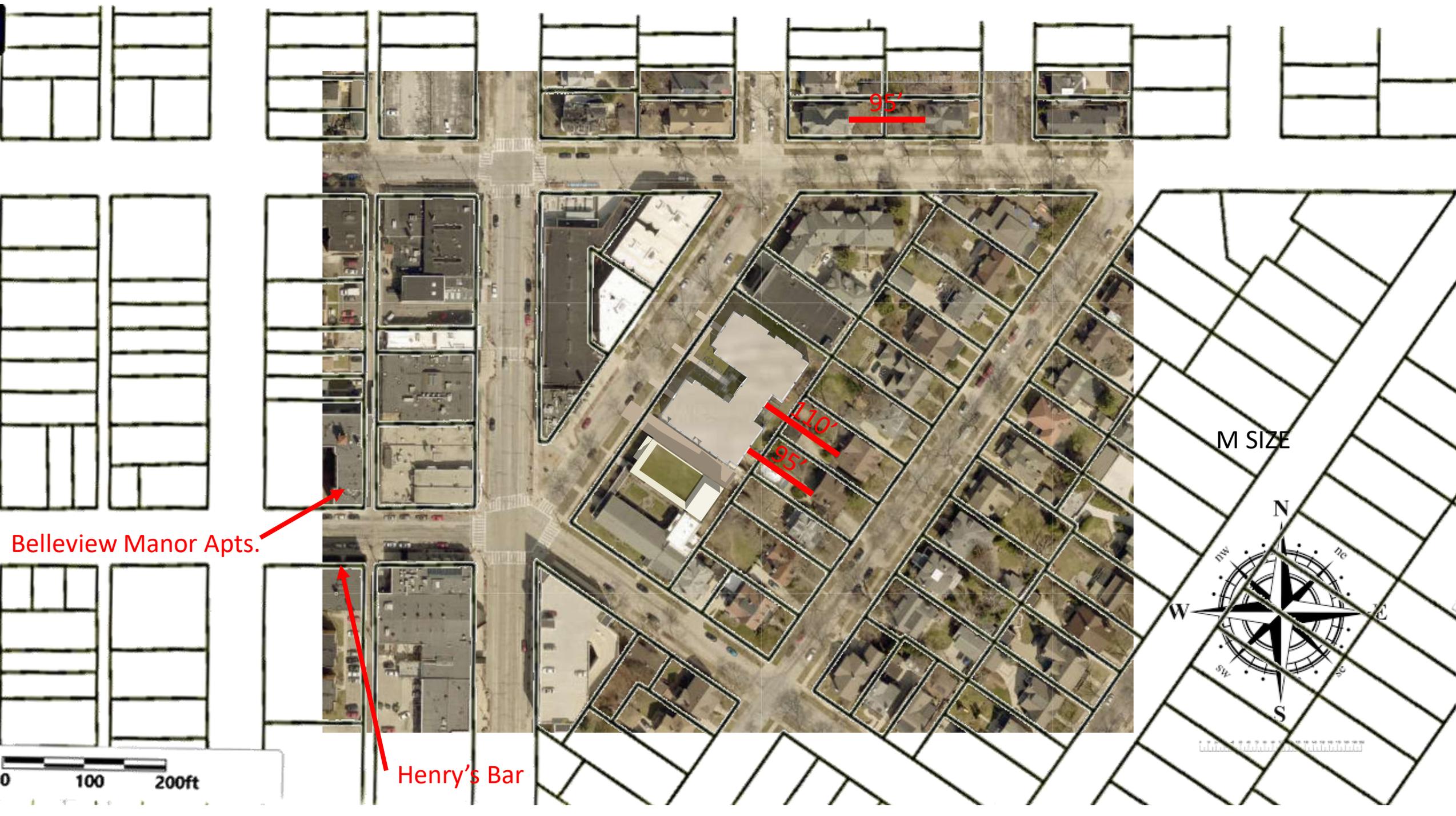
240'

300'

BLOCK SIZE

0 100 200ft



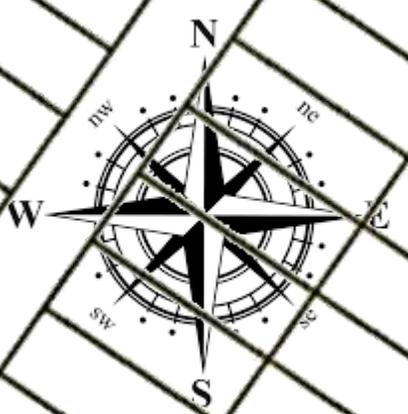


95'

110'

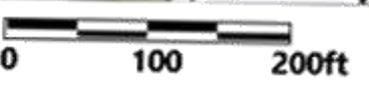
95'

M SIZE



Belleview Manor Apts.

Henry's Bar



Neighborhood/Immediate Area Density Comparison and Context – Belleview Manor Apartments – built in 1928 - 1 block away kitty corner from Henry’s and across alley from CVS. Can literally see both buildings from Henrys Bar– one looking northwest and one looking northeast. Belleview Manor sits on 16,470 SF of land. Is 6.5 stories tall. Has 61 Units. Zoned RM-7 and is a block away – Our proposal sits on 30,000 SF of Land. Is 4 stories tall. Has 55 Units and 69 Underground parking spaces. Seeking RM-6 Zoning.

Belleview Manor Apartments

Proposed Hackett Apartment Site

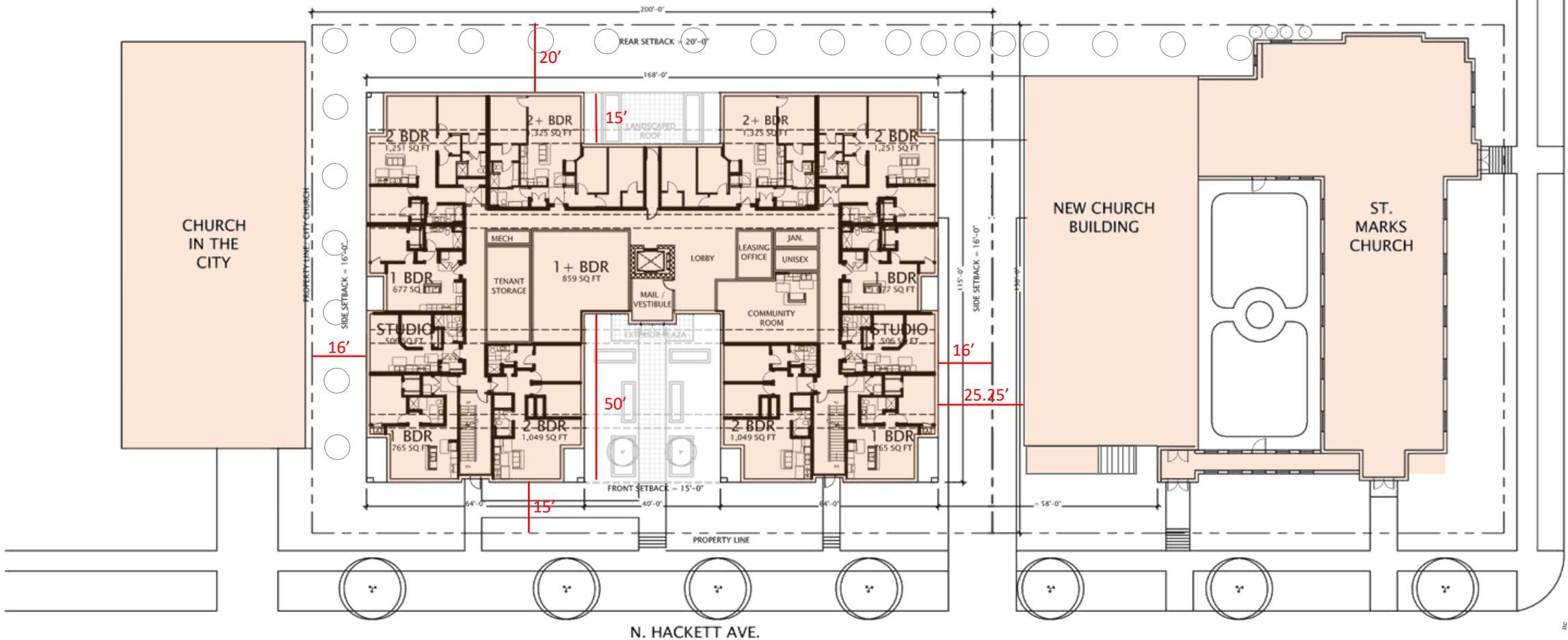


Looking Northwest

Looking Northeast

St Marks Church

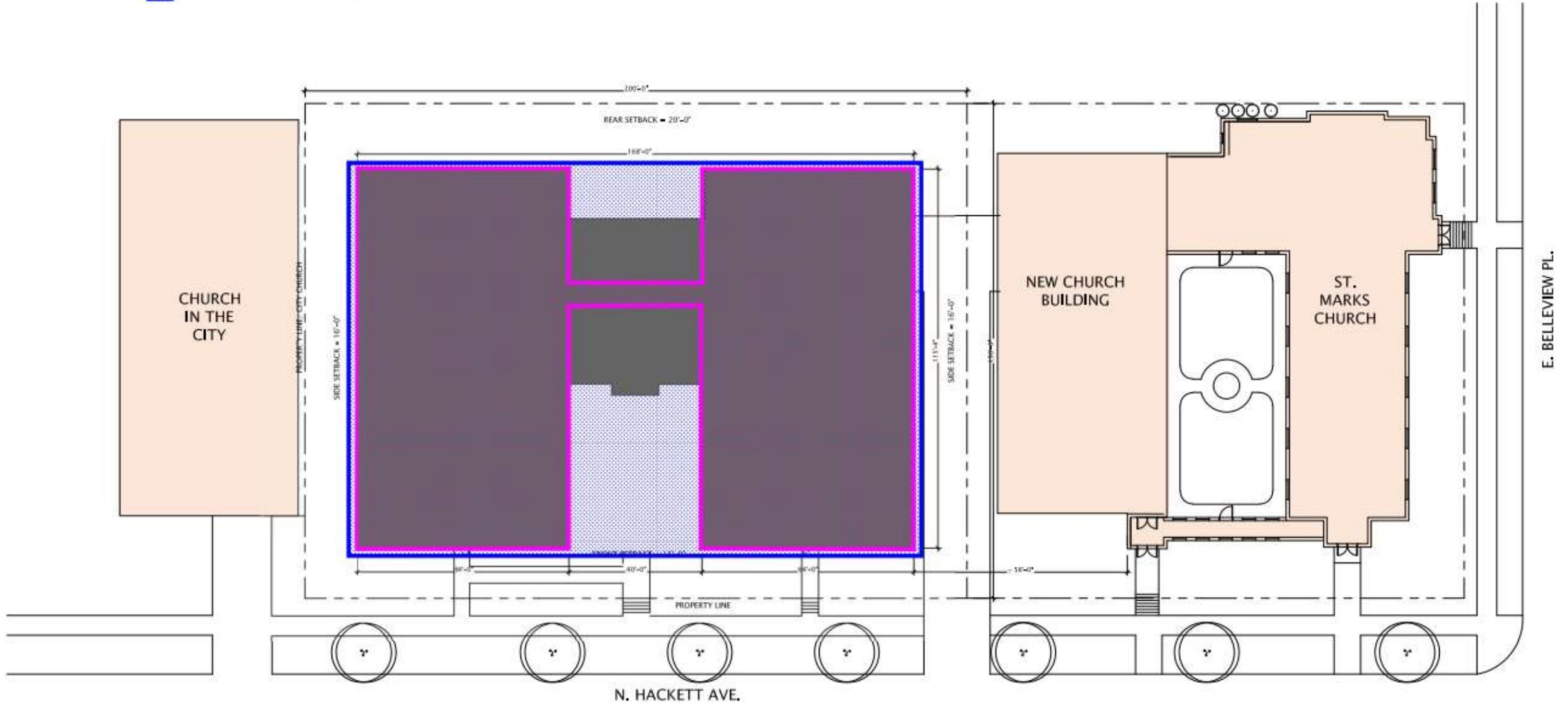
Downer Garage

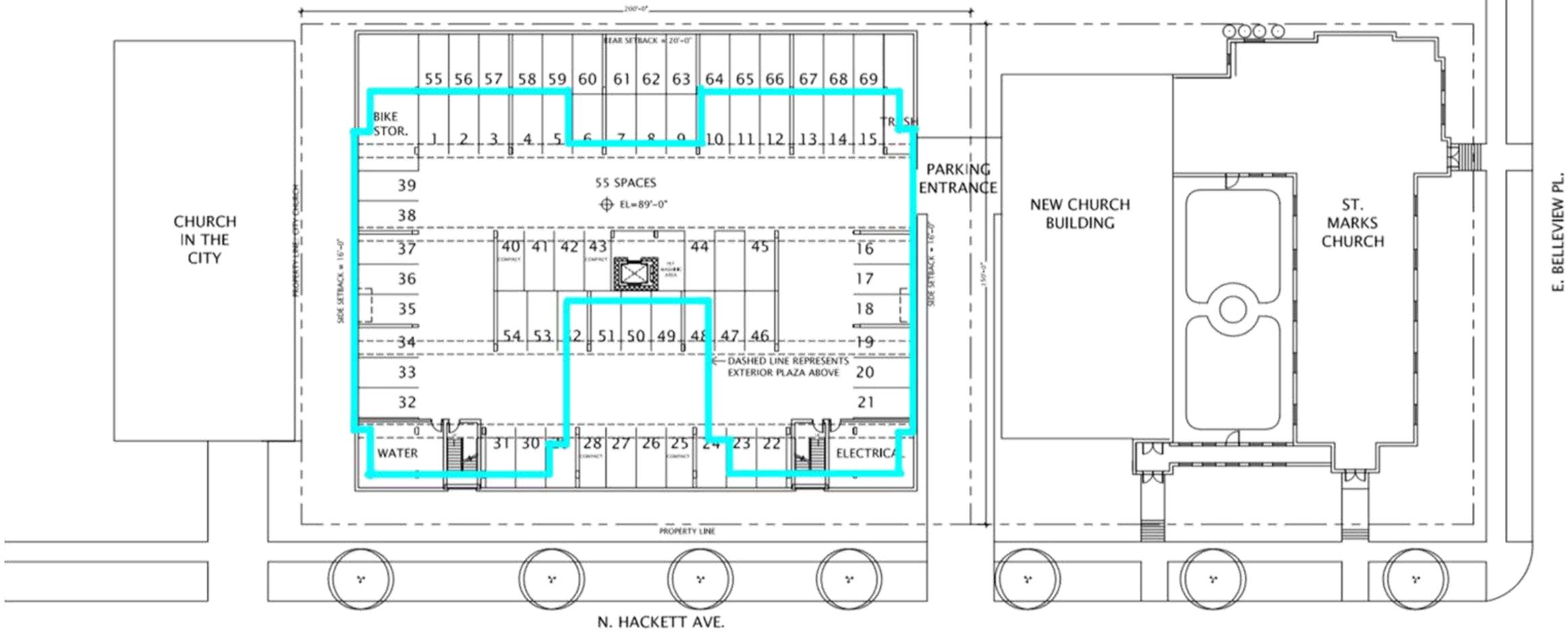


E. BELLEVUE PL.



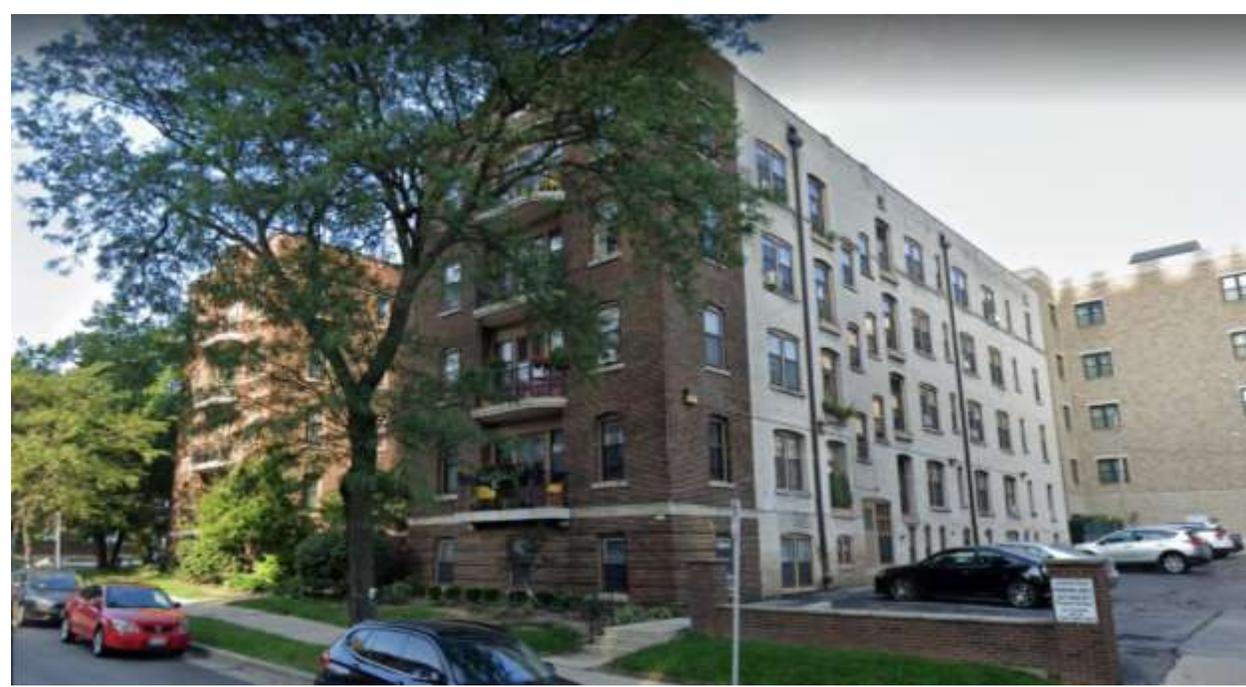
-  - Proposed Building Lot Coverage (56%)
-  - RM3 Max Lot Coverage (50%)
-  - RM6 Max Lot Coverage (70%)





N. HACKETT AVE.

E. BELLEVIEW PL.

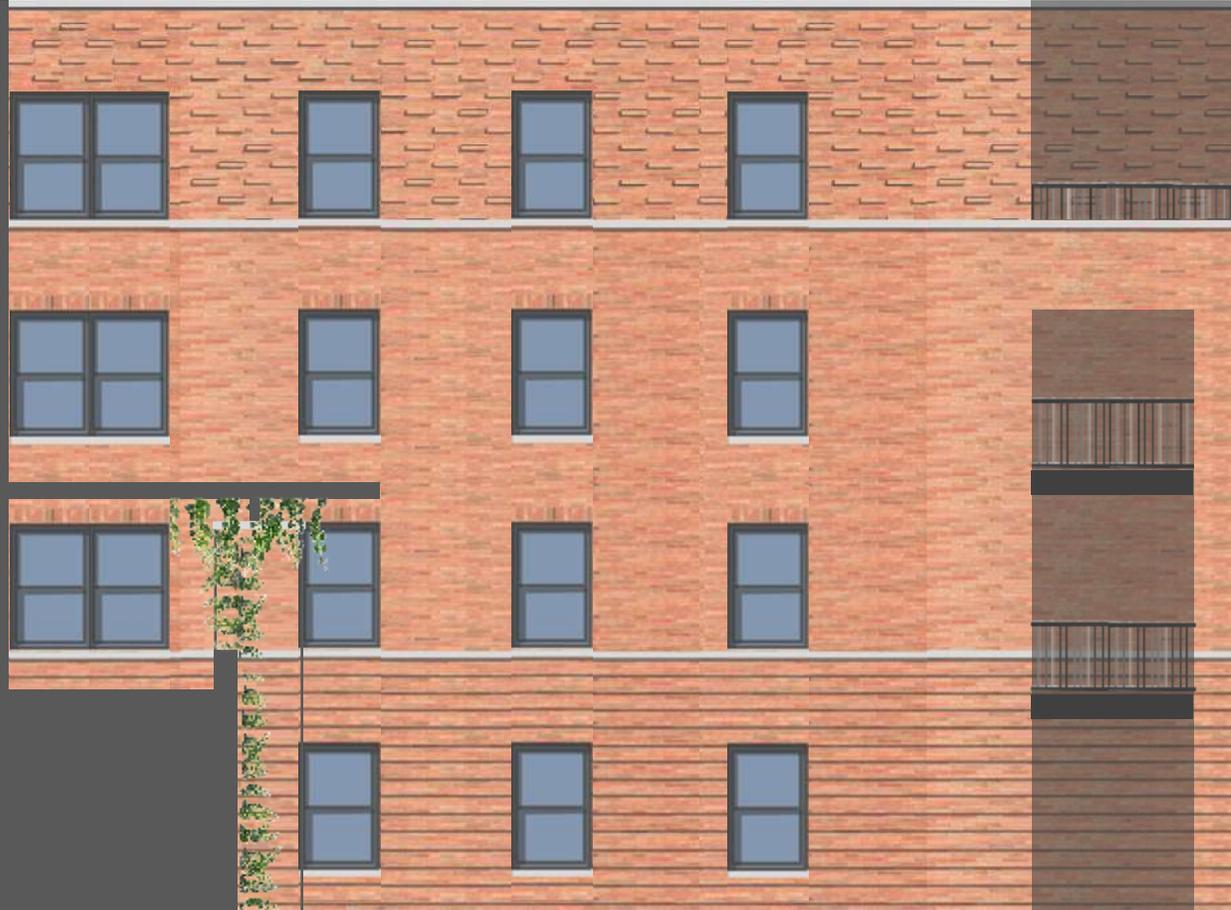
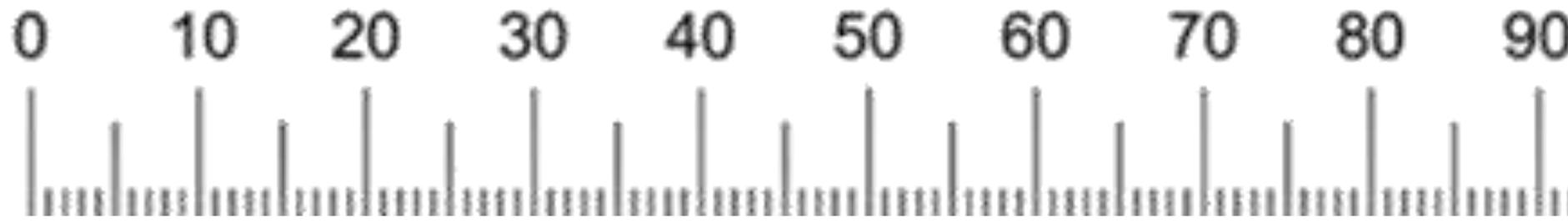




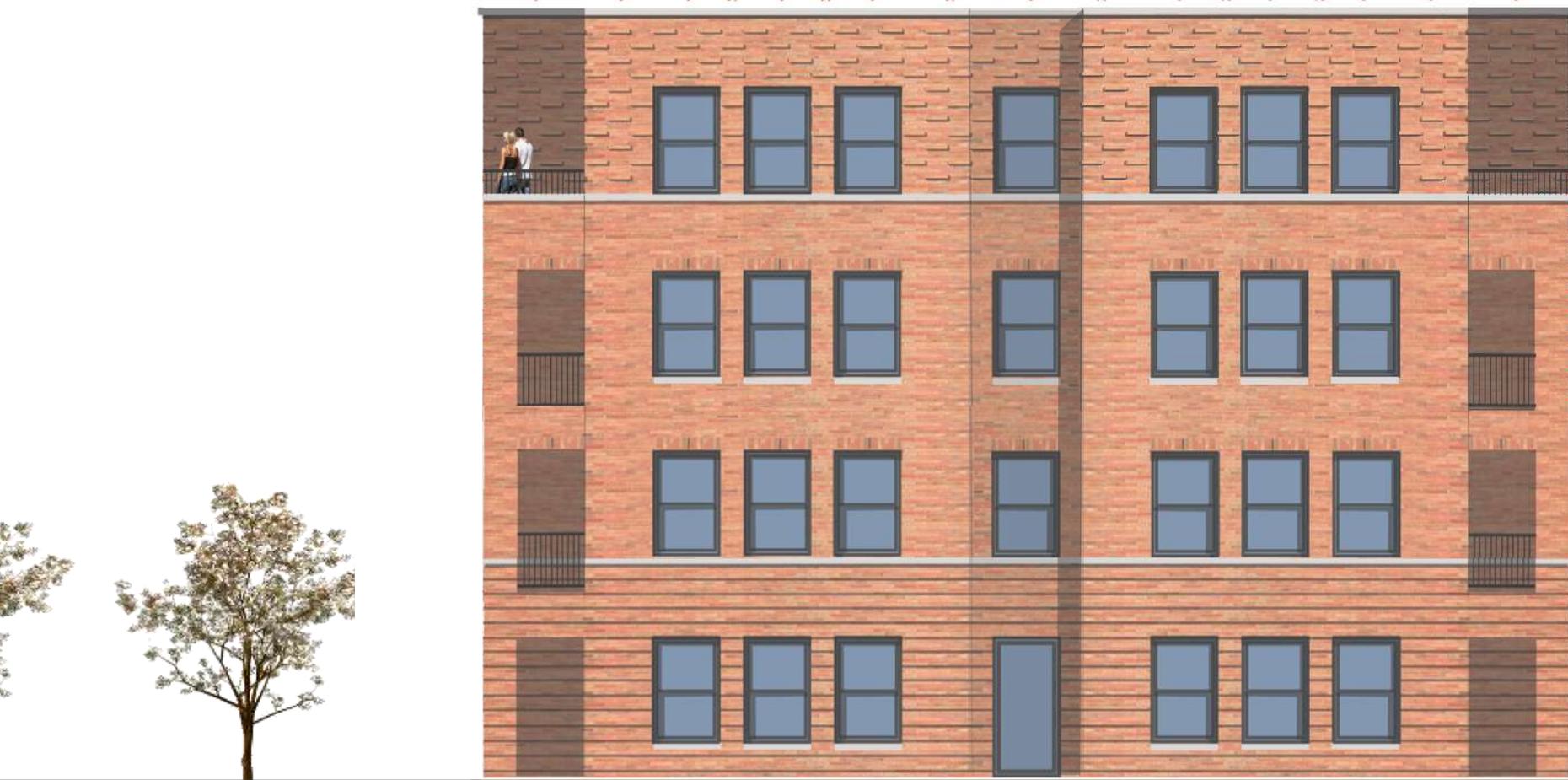
West Elevation

Existing City Sidewalk Slope





Section thru Courtyard Looking South



Typical West End Elevation

4'

5'-4"

4'

1'-4"

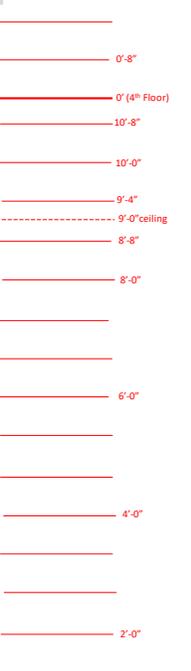
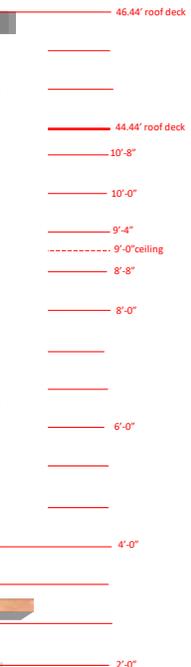
4'

1'-4"

4'

4'

6'



3rd & 4th FLOOR STUDY



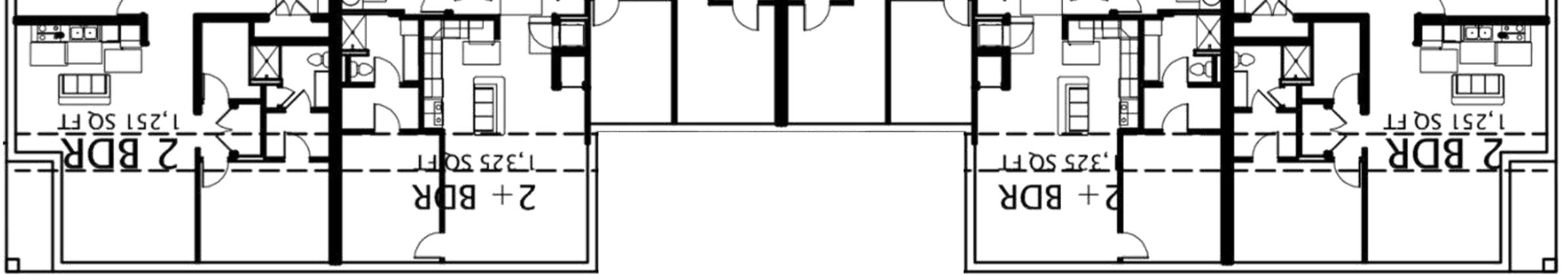
1st & 2nd FLOOR STUDY



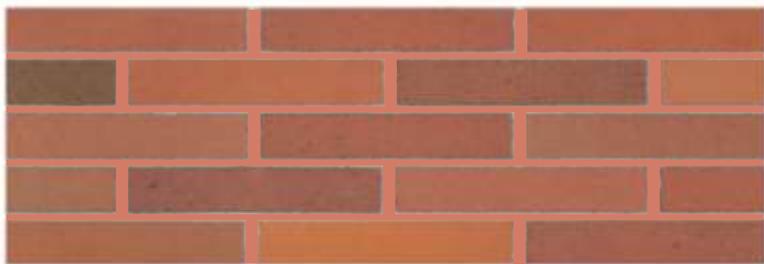
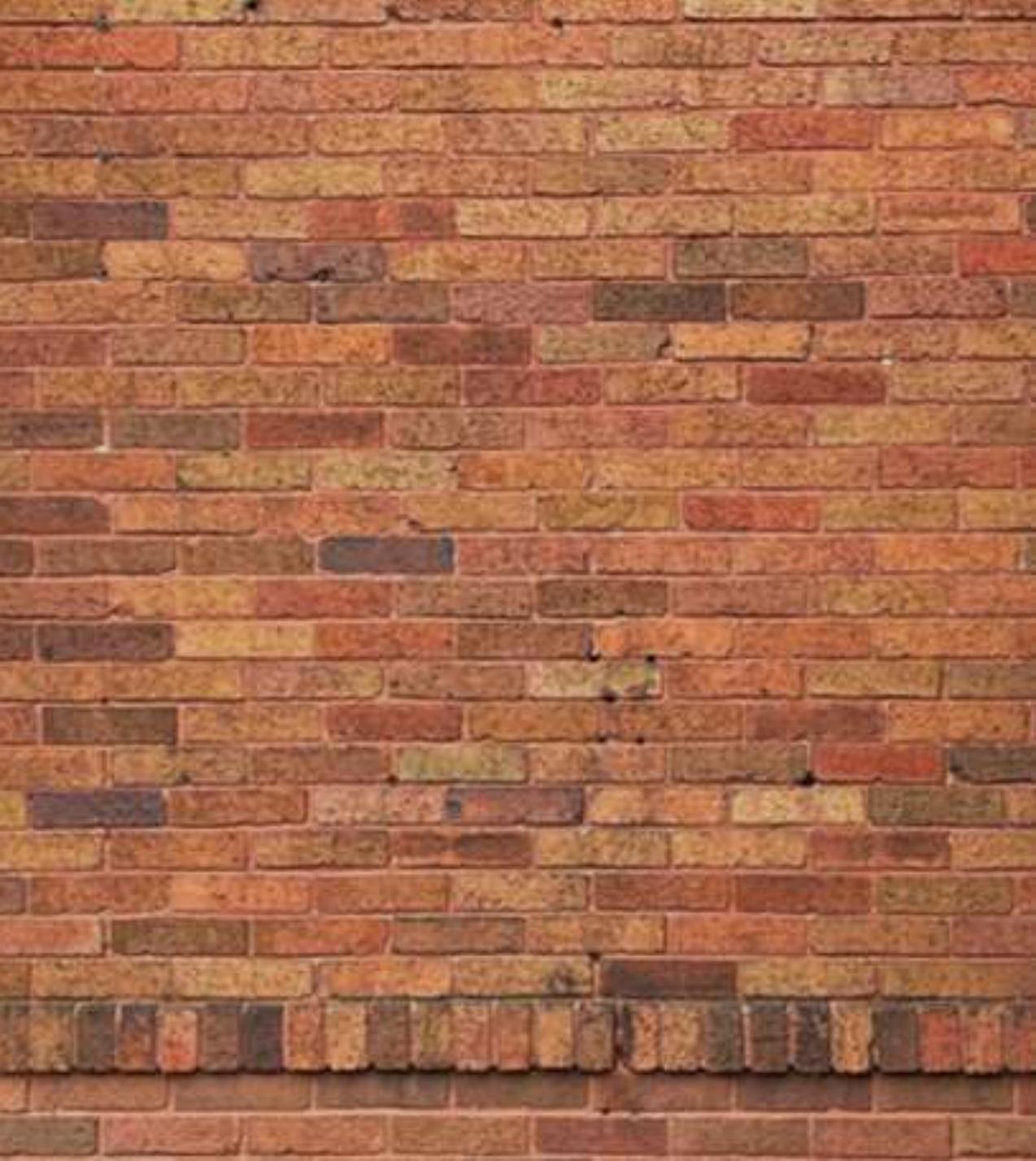
North Elevation Face Brick Return w Light Grey Brick



South Elevation Face Brick Return w Light Grey Brick

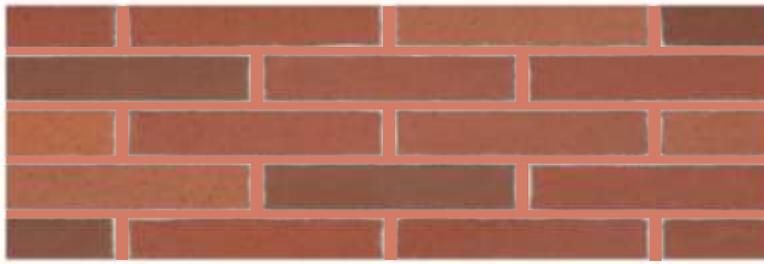


East Elevation with White Brick



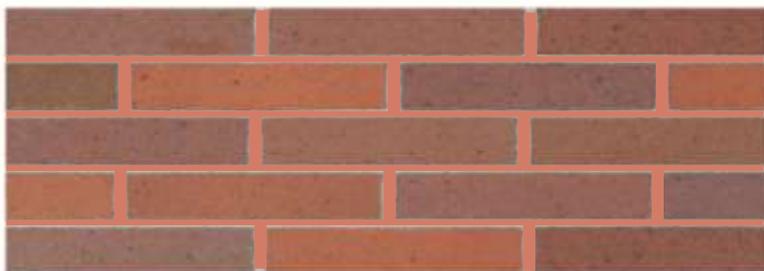
470-479 MEDIUM RANGE SMOOTH

Type	Face
Color	Brown
Texture	Smooth
Plant	Plant 0
Manufacturing Method	Extruded



REGAL BLEND

Type	Face
Color	Red
Texture	Smooth
Plant	Plant 0
Manufacturing Method	Extruded



470-479 DARK RANGE SMOOTH

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

