

Marquette Manor

SMNG-A designed this 32 unit independent living senior housing development as an adaptive use of the historic St. Luke's School elementary school in Two Rivers, Wisconsin. The original building was built in 1909 with one major addition in 1921, and was left vacant in 1997 when all local Catholic schools were consolidated in one building due to lack of enrollment. The renovated building is now included on the National Register of Historic Places and some of the students who once attended the school now live in the newly created apartments.

The apartments were carefully inserted into space which had previously accommodated classrooms, a library, and other academic functions. Some spaces such as a gymnasium with small performance stage were meticulously preserved for use by the Two Rivers' community and new building occupants. Original wood lockers and slate blackboards were retained to preserve the feel of the original school along side the new modern amenities desired by the residents. Added features include a new fully accessible entry, a large community room, laundry facilities, an elevator, masonry and steel fence, extensive landscape plantings, and on-site parking.

The project was financed through the use of historic and low income housing tax credits administered by the Wisconsin State Housing Finance Agency and the City of Two Rivers.

This renovation was named the Best Adaptive Reuse Project of the Year in 2001 by the Wisconsin Main Street Program.

Client:

MetroPlains Development LLC
St. Paul, Minnesota

Location:

Two Rivers, Wisconsin

Completion Date:

2001

Budget:

\$2.5 million

Size:

38,000s.f.; 33 units

