



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 11/15/2016
Ald. Robert Bauman District: 4
Staff reviewer: Carlen Hatala
PTS #114162

Property 1701 N. LINCOLN MEMORIAL DR. Milwaukee River Flushing Tunnel Station

Owner/Applicant CITY OF MILW SEWERAGE COMM The Kubala Washatko Architects
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ADMINISTRATION Cedarburg, WI 53012
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Proposal The Milwaukee River Flushing Tunnel Station has been occupied by Colectivo Coffee (originally Alterra) since 2001. HPC gave approval for the outdoor seating area, pergola and landscape treatment in 2001.

The current proposal is to enlarge the outdoor seating area, add a seasonal vestibule at the main entrance and add an outdoor coffee bar at the northwest corner of the building as well as an outdoor fireplace.

Staff comments

The current seating areas are defined by a low cream brick undulating wall along the Lincoln Memorial Drive frontage and by a curved pergola that parallels N. Lafayette Hill Road. Currently there are approximately 17 tables on the grounds. The popularity of the site had led to the request for the expansion of seating areas as well as the addition of new structures on the site.

Part of the proposal is to expand the seating area out to the public sidewalk and border the area with a low brick wall (21 inches tall) on which light fixtures will be installed at entry points. Another low brick wall (18 inches tall) will border the pergola area. This will result in an additional 13 tables and 10 individual Adirondack chairs placed on the grounds. At the north end of the new seating area an outdoor fireplace will be constructed. A new concrete path will be poured behind the fireplace zone.

New or additional landscaping will be added to the grounds consisting of ornamental grasses, annuals, perennials and shrubs according to the plan submitted.

Paving will consist of permeable pavers in the original seating area along Lincoln Memorial Drive, concrete at the pergola seating and new crushed gravel or pea gravel in the extended seating area.

The new gas fireplace (13-feet 6-inches tall) will be built of concrete with benches to either side. The benches will be made of reclaimed cream brick with limestone seats. From these seats will extend concrete masonry unit walls (approximately 1-foot 10-inches tall) faced with brick and having limestone caps..

The seasonal vestibule at the northeast entrance will consist of aluminum framed mylar panels that will be self-supporting so as not to be attached to the building. The vestibule will have a canvas awning. It will stand tall enough to reach the lower portion of the transom and will obscure the entry doors.

The seasonal outdoor coffee bar will be located at the northwest corner of the building and be clad in reclaimed wood and framed steel lattice. The structure will be self-supporting and not attached to the building. It too will have a canvas roof. It will be positioned right across a blind archway and will obscure the lower half of this feature.

Lighting will be supplied by the fixtures on the low brick walls as well as strings of lights hung in the pergola area.

In looking back at the discussions in 2001, the HPC had concerns about obscuring the prominence of the building itself. Some of the original landscape features like the pergola were shifted in order to provide a clear view of the building when driving or bicycling southbound along Lincoln memorial Drive. It is this southbound view that takes in the two most prominent elevations.

Today, staff has some of the same reservations but about the vestibule or canopy-like structure at the main/northeast entrance and the outdoor coffee bar at the northwest corner. While the intent is to be festive, both tend to obscure portions of the building and add clutter to the exterior. Staff would be comfortable if both features were to be seasonal only and completely demountable in the cold months, leaving the building open to full view. The grounds should not take prominence away from the importance of the building.

That said, the remainder of the project appears to be acceptable with the low walls and the fireplace set away from the immediate area of the building.

Recommendation	Recommend HPC Approval with condition
Conditions	The canopy at the northeast entry and the outdoor coffee bar and their structures be removed in the cold months.
Previous HPC action	Locally designated 1991 Cream of the Cream City Award for restoration 1998 National Historic Mechanical Engineering Landmark 1992
Previous Council action	