



LIVING WITH HISTORY

## Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

**Property**

1701 N. LINCOLN MEMORIAL DR. Milwaukee Flushing Tunnel Pumping Station

**Description of work**

The Milwaukee River Flushing Tunnel Station has been occupied by Colectivo Coffee (originally Alterra) since 2001. HPC gave approval for the outdoor seating area in 2001.

The current proposal is to enlarge the outdoor seating area and add an outdoor coffee bar at the northwest corner of the building and construct an outdoor fireplace.

The seating area will be expanded out to the public sidewalk and will be bordered with a low brick wall on which will be installed light fixtures. 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 faced with brick having limestone caps, approximately 1-foot 10-inches tall.

The 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 will have a canvas roof. It will not be used in winter but will remain a permanent feature on the grounds.

**Date issued**

2/1/2017

PTS ID 114162 COA Alterations to Flushing Tunnel Station

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 will follow the plans in this COA that were approved by the Historic Preservation Commission, including location of features and materials.**

**The entry canopy is being redesigned and a future COA will be issued to approve that element. No construction on the entry canopy can begin without approval of its design.**

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. 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 Fax: (414) 286-3004 E-mail: carlen.hatala@milwaukee.gov.

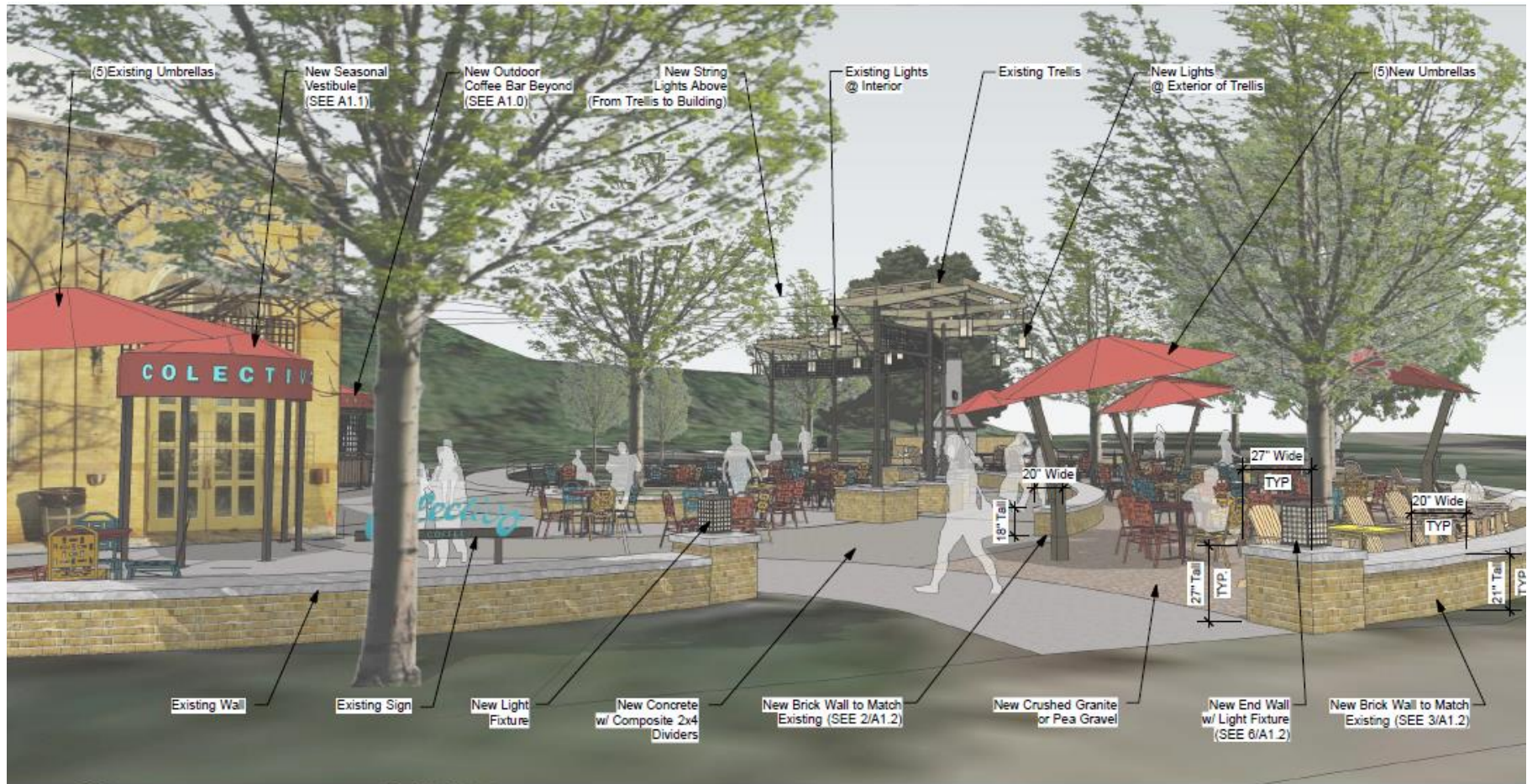
If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, [www.milwaukee.gov/build](http://www.milwaukee.gov/build), or call (414) 286-8210



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City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Robert Bauman, Contractor, Inspector Paul Wolfgramm (286-2590)



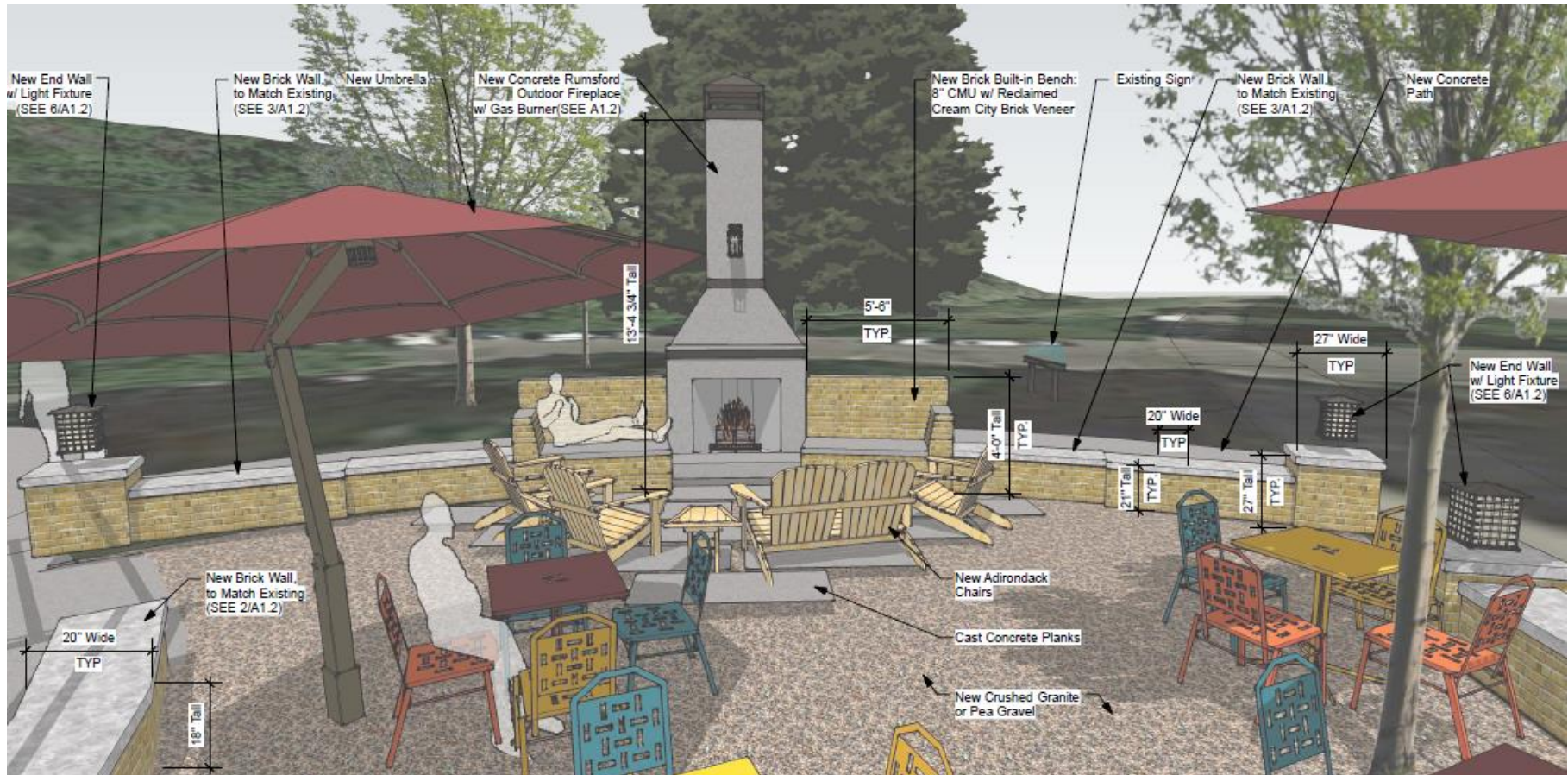
1 VIEW FROM LINCOLN MEMORIAL DR. LOOKING NORTH  
 A2.1 Scale: NTS



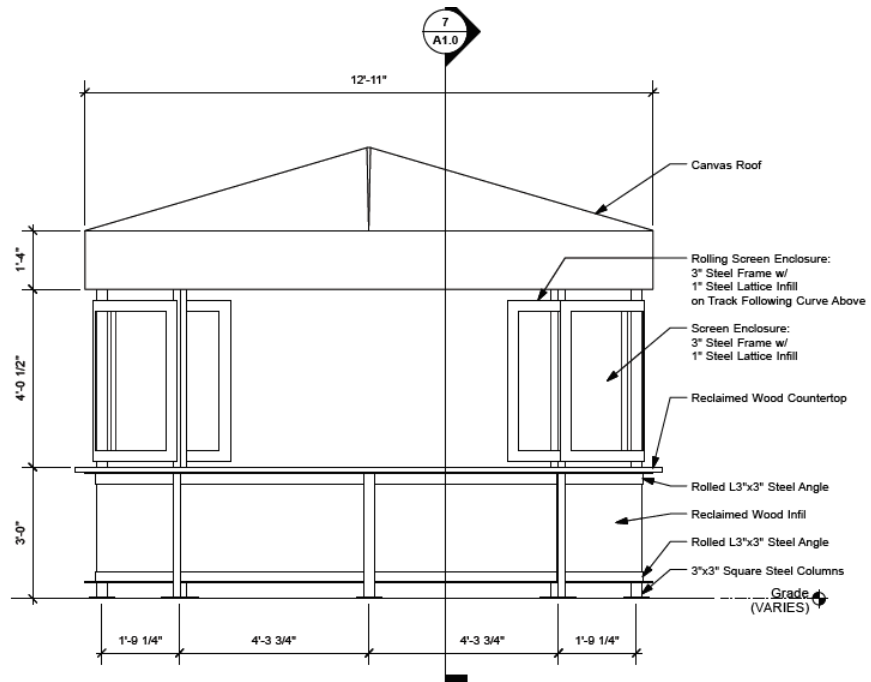
1 VIEW FROM LAFAYETTE RD. LOOKING SOUTH  
 A2.2 Scale: NTS



1 VIEW FROM PARKING LOOKING EAST  
A2.3 Scale: NTS

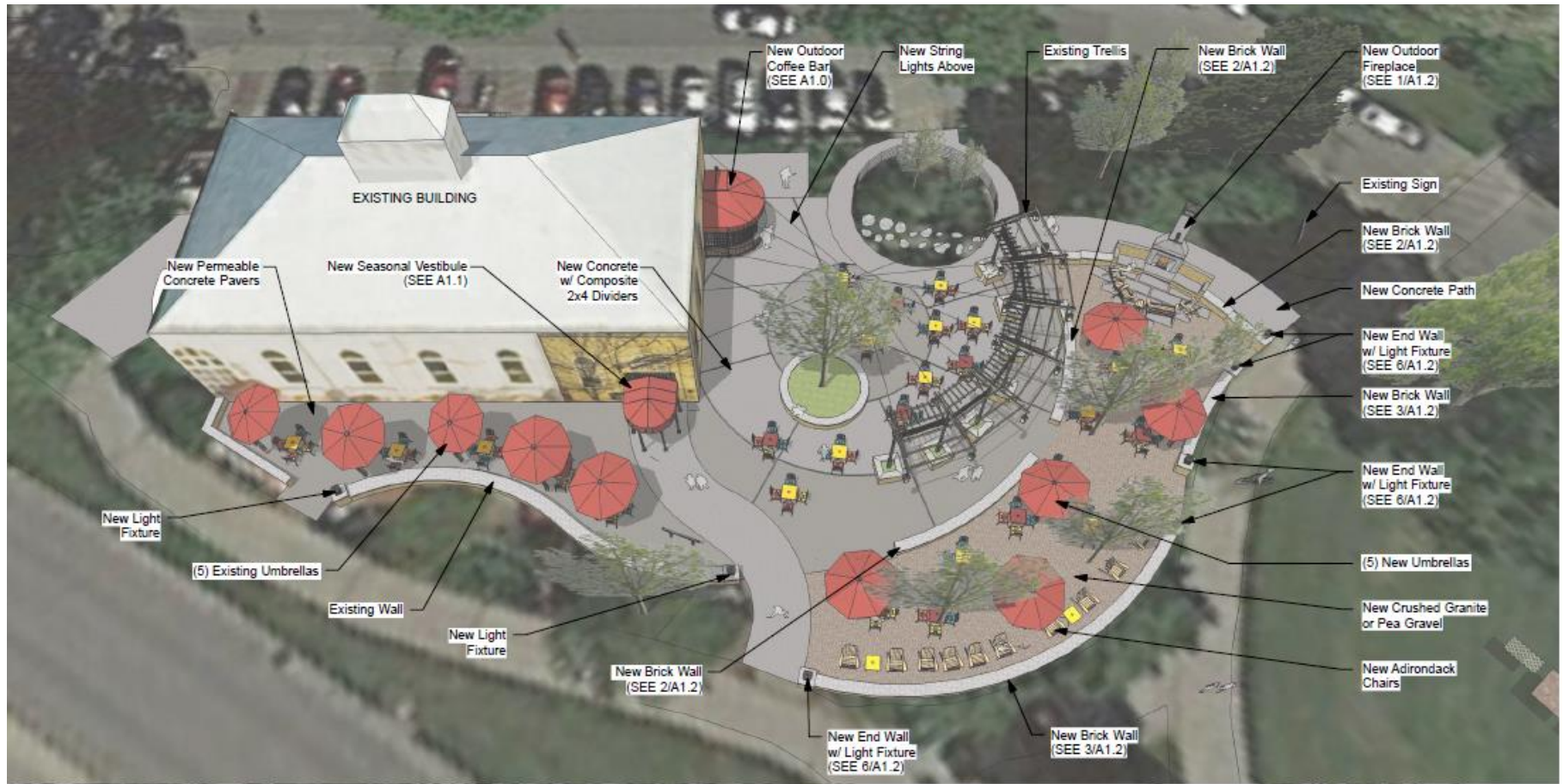


1 **OUTDOOR FIREPLACE**  
 A2.4 Scale: NTS



2  
A1.0 **EXTERIOR COFFEE BAR - ELEVATION**  
Scale: 1/2" = 1'-0"





1 **AERIAL VIEW**  
 A2.0 Scale: NTS

**TK**  
 THE KUBALA WASHATKO  
 ARCHITECTS, INC.  
 4001 14TH STREET, SUITE 200  
 WASHINGTON, DC 20004

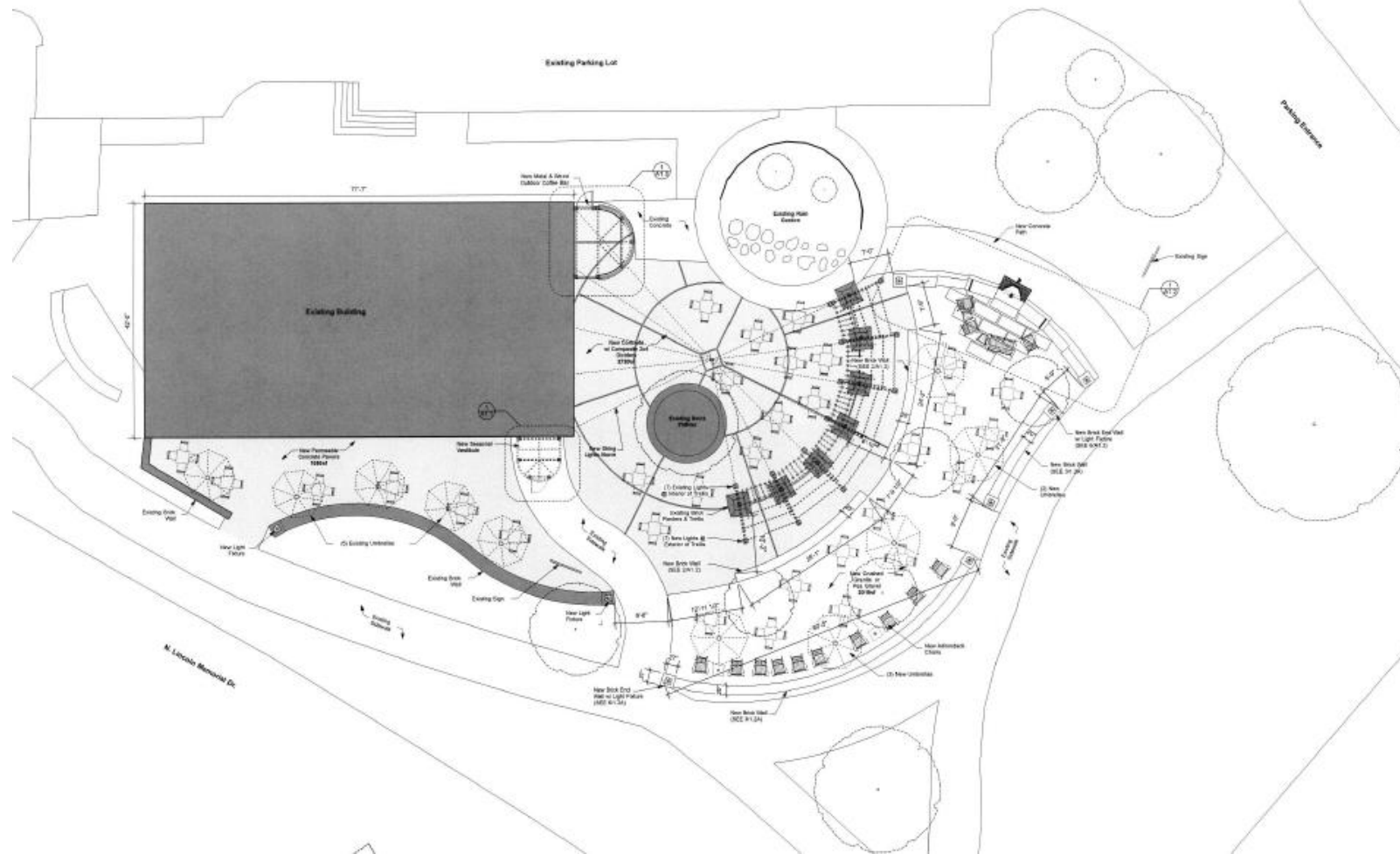
**Colectivo Lakefront - Outdoor Seating**  
 4704 Alameda Memorial Dr.

Historic  
 Preservation

DATE:  
 10.18.2016

A2.0





The Kinetic Wisconsin Architects, Inc.  
201 N. Lincoln Avenue  
Chesham, WI 53011  
P: 262.371.8008 | F: 262.371.2854

PROJECT  
**Collective Lakefront -  
Outdoor Seating**

ALTERATION  
1017 T. Lincoln Memorial Dr.  
Milwaukee, WI 53232

CLIENT  
**COLLECTIVE COFFEE  
ROASTERS**  
2018 N. Lincoln Ave.  
Milwaukee, WI 53211  
P: 414.224.8888

Milwaukee Historic  
Preservation  
Commission

NO. OF SHEETS	
DATE	October 18, 2016
PROJECT NUMBER	212515.00
SHEET TITLE	





