



Certificate of Appropriateness

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

Property

1751 N. PALMER ST. Brewers Hill Historic District

Description of work

The property at 1751 North Palmer Street was included within the local Brewer's Hill Historic District when the district was created November 12, 1985. All properties with frontage along Vine Street were included in the historic district. The property to the south, addressed as 1741-1745 North Palmer was and is a vacant lot but not included in the district.

The proposed parking lot will allow for additional parking for the future tenants of the Fortress project, the conversion of the former Mayer Boot & Shoe Company factory into 132 residential apartments as well as commercial space on the on the first floor of the south side of the building. The former Mayer Boot & Shoe Company occupies a majority of the west half of the block bounded by Pleasant, Palmer, Vine and North 1st Streets.

The new asphalt surfaced lot will occupy all of the property addressed at 1741-1745 North Palmer and expand north into 1751 North Palmer with 16 spaces. Due to the higher elevation along the Vine Street frontage of No. 1751, this north portion will not be paved but remain as a green buffer.

The lot will have a cast in place concrete retaining wall at its north end and south end. An aluminum picket fence (47.3/4 inches tall) will be installed on top of the concrete retaining wall. A green buffer of evergreens, deciduous trees, ornamental trees and various shrubs will be added to the buffer area along Vine Street, and it will serve almost like a pocket park.

The parking lot will be illuminated by four lantern-topped light poles.

Date issued

11/10/2017

PTS ID 113964 COA Surface Parking Lot

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 be carried out according to the attached plans and drawings.

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) 286-5722 E-mail: chatal@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.

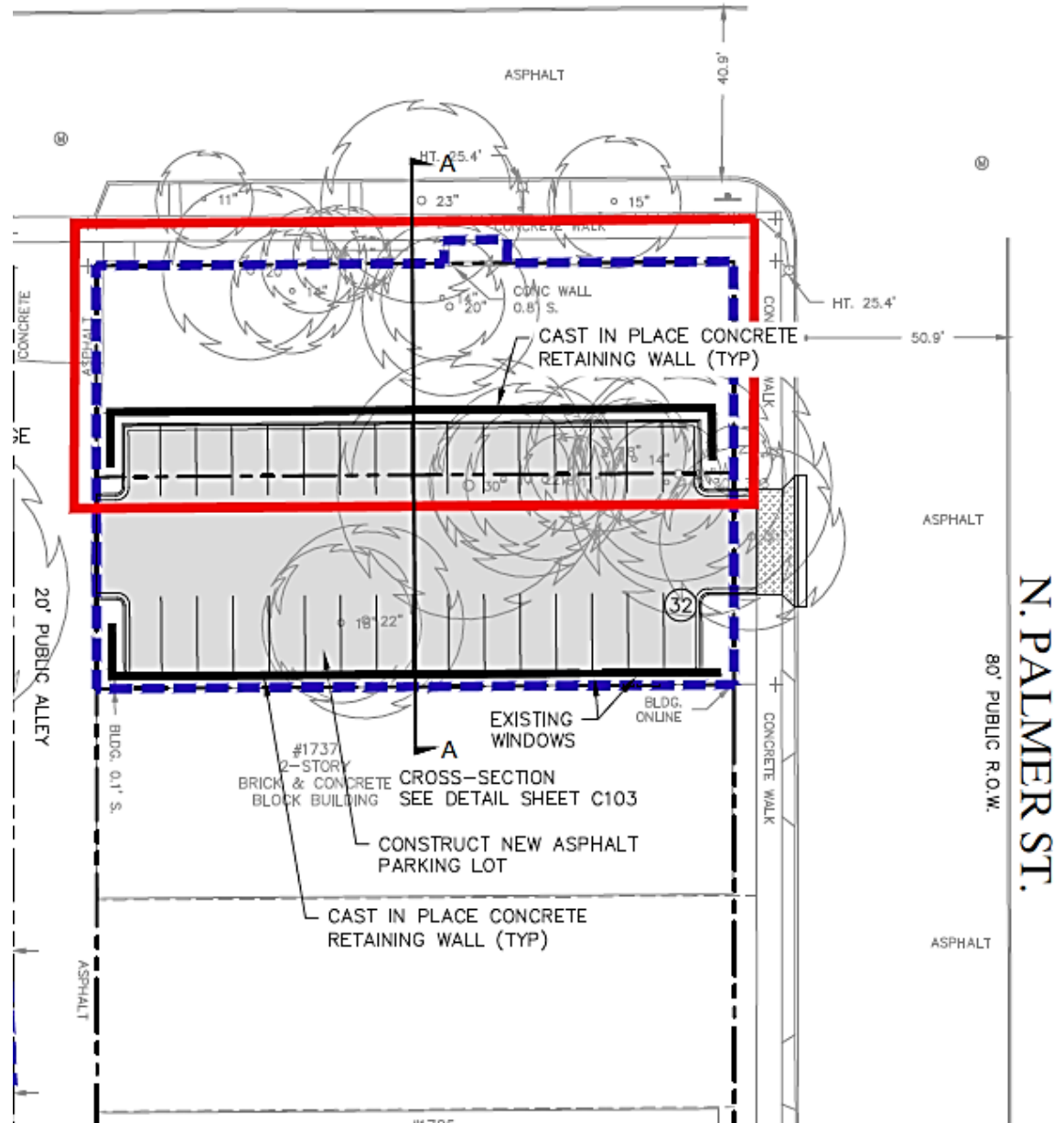


City of Milwaukee Historic Preservation Staff

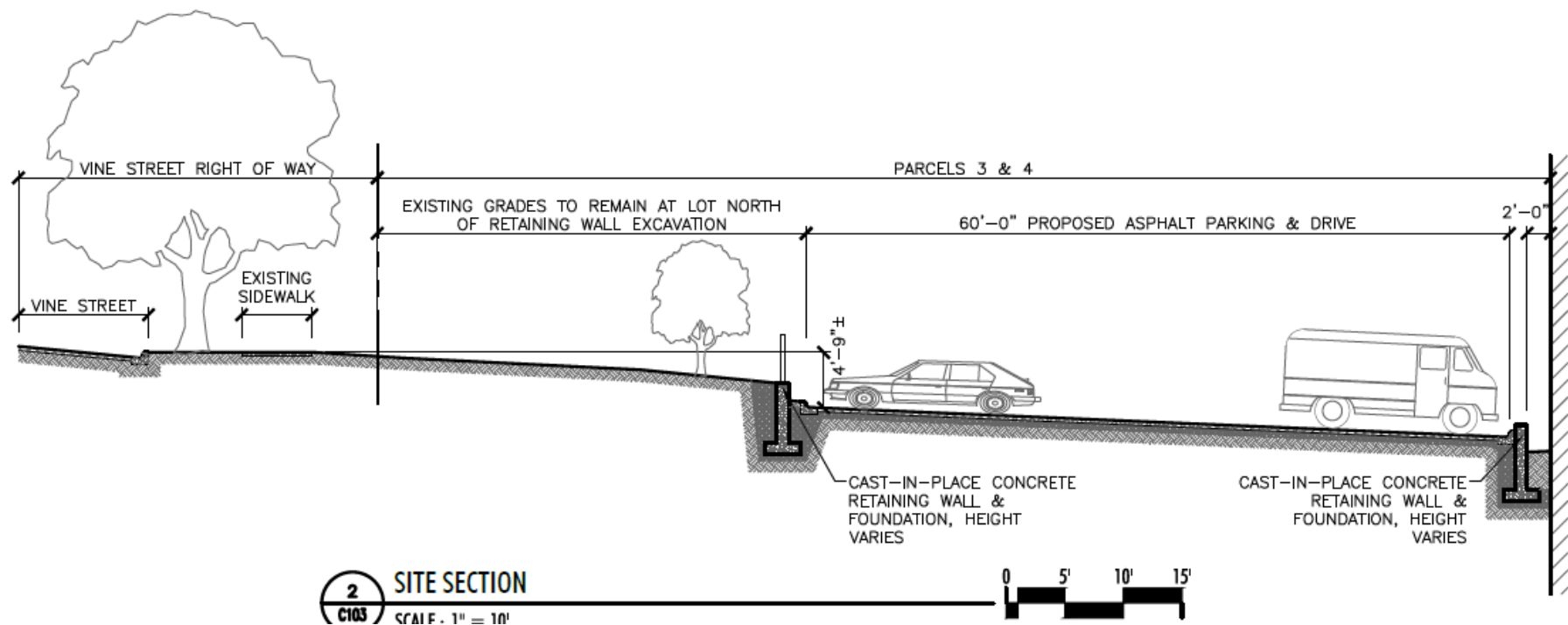
Copies to: Development Center, Ald. Milele Coggs, Contractor , Inspector John Cunningham (286-2538)

NE ST.

10' R.O.W.



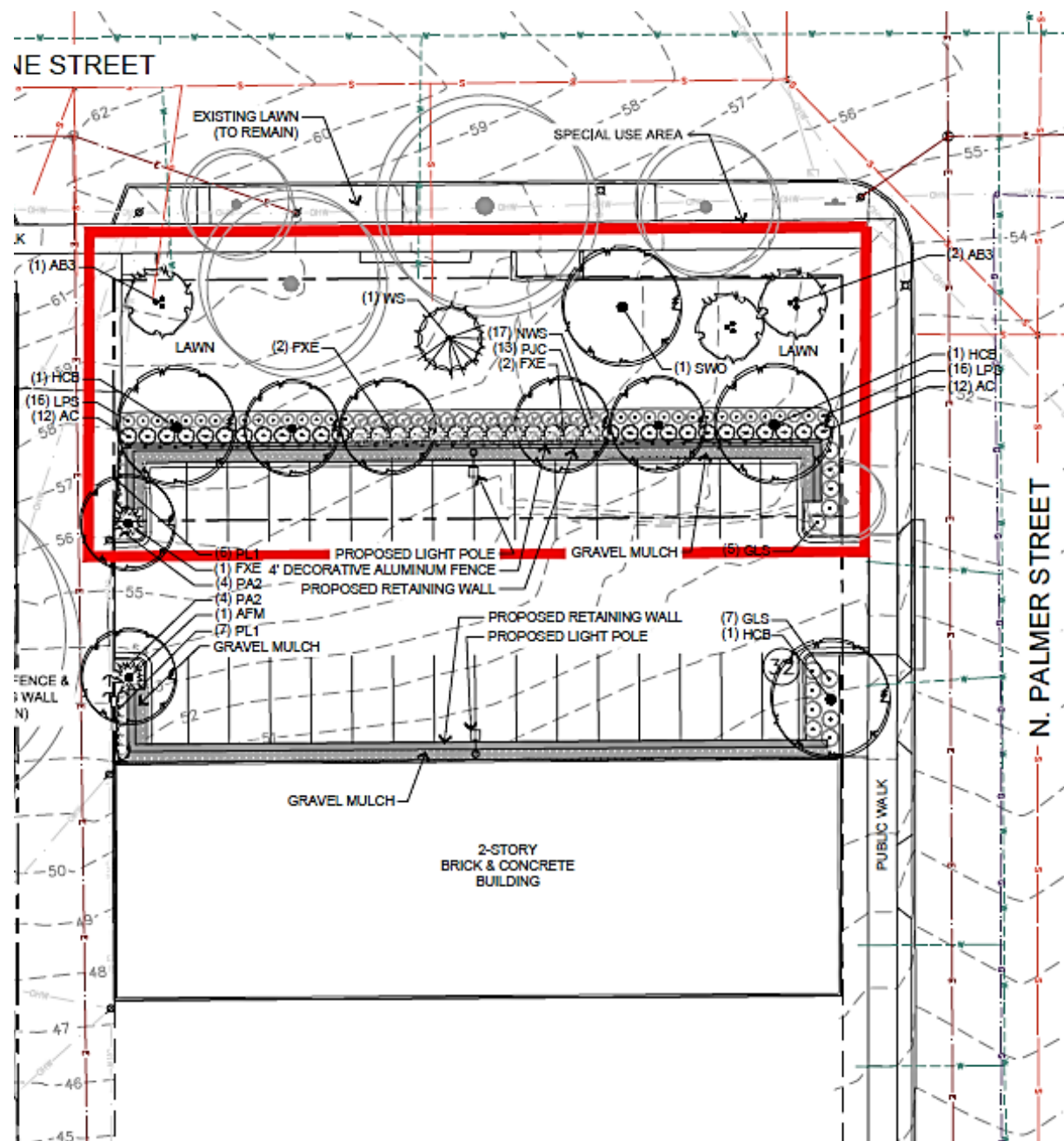
Area outlined in red is
1751 North Palmer Street



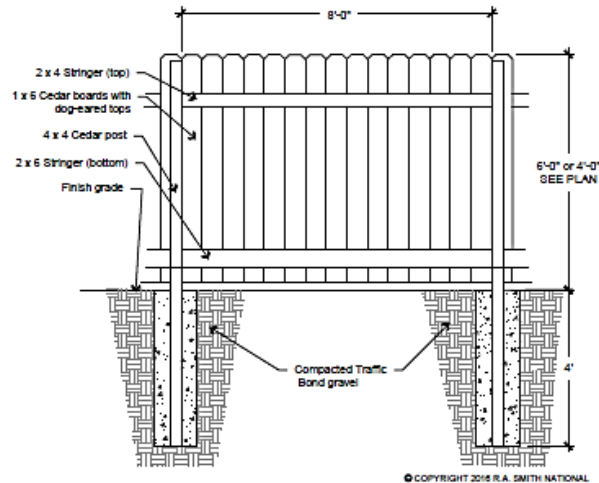
Grade of the proposed parking lot.



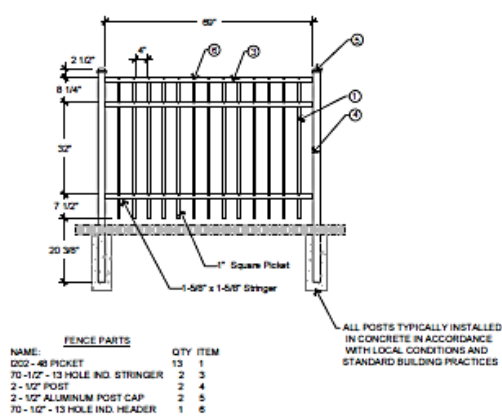
Site as it looked in 2016 above.
Site today 2017 as workers
prepare to install lot at left.



Landscape Plan

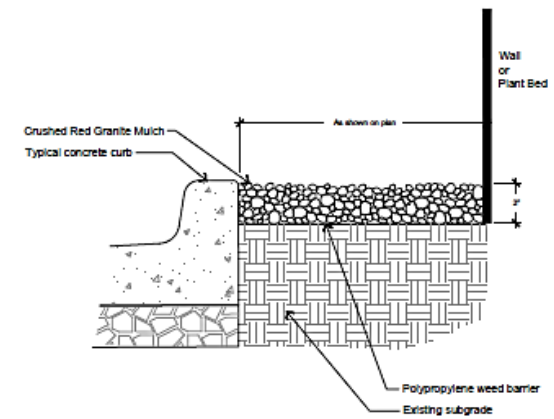


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FENCE PARTS		
NAME	QTY	ITEM
002 - 48 PICKET	13	1
70 - 1/2" - 13 HOLE IND. STRINGER	2	3
2 - 1/2" POST	2	4
2 - 1/2" ALUMINUM POST CAP	2	5
70 - 1/2" - 13 HOLE IND. HEADER	1	6

NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
 3. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CACdetails.com/files
 REFERENCE NUMBER 2578-036



7 6' CEDAR FENCE DETAIL
NOT TO SCALE

DETAIL-FILE

8 DECORATIVE ALUMINUM FENCE
NOT TO SCALE

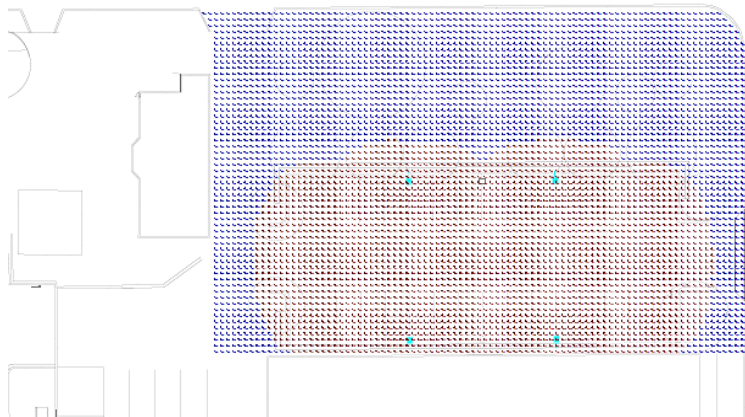
RASP-FQ-01

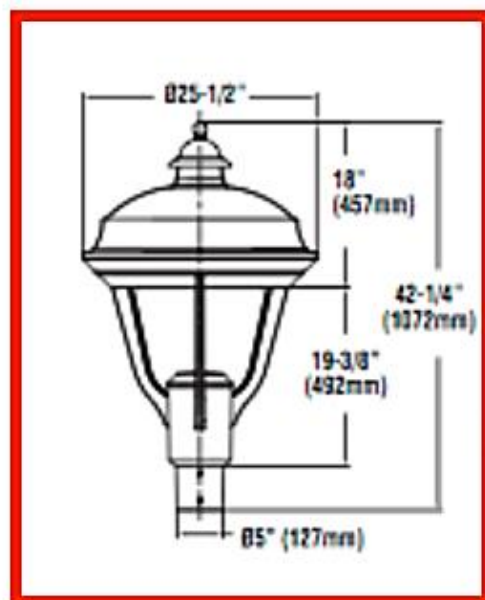
9 GRAVEL MULCH DETAIL
NOT TO SCALE

P-MAINT-08

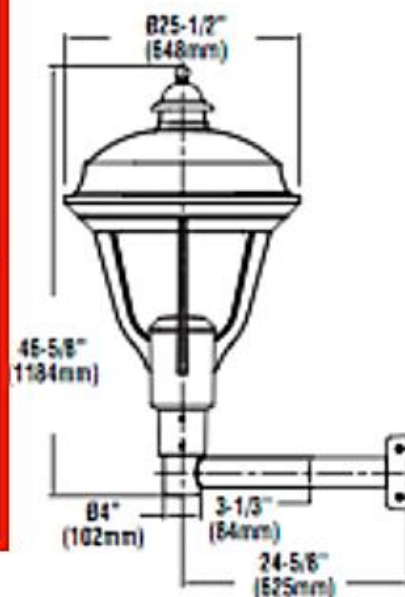
Fencing designs above.

Lighting plan at left.

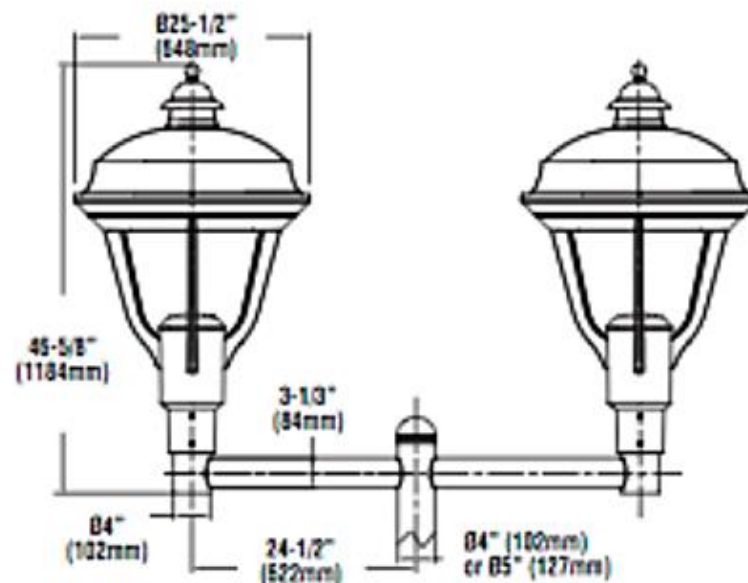




Post Top Single
Slipfits 4" Dia. Tenon (4N) or Pole



Post Top with WM Accessory



Post Top with BK MPT BO (x2)
Mounts to 4" or 5" Dia. D180 Bolt-on Pole
(select 3" reduced drilling pattern)

LUMINAIRE EPA CHART - Crossover Lexington

	MOUNTING STYLE	
■ PT Single	PT	1.4
■ PT D180°	PT	2.7

SHIPPING WEIGHTS - Crossover Lexington

Catalog Number	Est. Weight (kg/lbs.)
XLXM3 (PT)	29/64

Fixtures that will top the four light poles in the parking lot. The light will not spill out into the neighborhood.