From:	Deb Kraft
To:	Elmer, Linda
Cc:	Owczarski, Jim; Coggs, Milele
Subject:	Comment On HPC COA for 1737-1751 N. Palmer Street
Date:	Friday, September 03, 2021 10:40:20 AM

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Linda Elmer
Office of the City Clerk
Milwaukee City Hall
200 East Wells Street, Room 205
Milwaukee, WI 53202

Dear Ms. Elmer,

I write regarding the Historic Preservation Commission's consideration of a Certificate of Appropriateness for the new fifty-unit apartment building at 1737-1751 North Palmer Street in the Historic Brewer's Hill neighborhood.

I own and reside in a residential property across Palmer Street from the proposed building, and I have reviewed the plans attached to Council File 210674.

I object to the approval of the Certificate of Appropriateness because the building's plans, as submitted, are significantly out of proportion, incorporating a design incompatible with the character of the historic district.

The ordinance asks the Commission to consider whether the building's architecture is *"…sensitive to the mass and proportions of existing structures on the site or within the district in which the subject property is located...,"* and whether it is *"…appropriately-scaled architecture that is clearly differentiated from nearby historic structures, while taking cues from them…,"* and whether the *"…new construction conforms to the objectives of the historic preservation plan for the district as duly adopted by the Common Council."* By all these standards the proposed apartment building should not receive a Certificate of Appropriateness.

The scale of the proposed development is likely to harm the Historic District's nature by increasing density, traffic, noise, and parking issues. The structure would tower over the one- and two-family homes in the immediate vicinity, fundamentally changing the neighborhood character of the District.

The developers of the proposed building have suggested the nearby Fortress apartment building is similar in scale. However, the Fortress is differentiated in several ways. It is not in the historic district; it is an adaptive reuse of a historic factory; and, it is not across the street from multiple, two-story, single-and two-family homes in the historic district.

When a Certificate of Appropriateness was approved for the surface parking lot at 1751 North Palmer Street in November of 2017, the narrative incorporated in the Certificate cited the *"…green buffer of evergreens, deciduous trees, ornamental trees and various shrubs…"* in the plan that, *"…will serve almost like a pocket park."* The new application for a Certificate on this site eliminates the green space mandated in the previous approval.

I appreciate this opportunity to offer my perspective on the application, and I ask the Historic Preservation Commission to deny the Certificate of Appropriateness for this new development.

Respectfully,

Debra J. Kraft
1730 N. Palmer Street
Milwaukee, WI 53212

cc: City Clerk Jim Owczarski
Alderwoman Milele A. Coggs

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