

*Maintenance
Programming*

March 13, 2009

*Architectural
Engineering*

Mr. Albert J. Franitza – Principal Planner
City of Milwaukee Department of City Development

Consulting

809 N. Broadway
Milwaukee, WI 53202

In regards to: 1888 North Water Street - Building Envelope Rehabilitation
Amendment to Planned Development
Owner's Statement of Intent

Dear Mr. Franitza,

Building Envelope:

Attached you will find the design concept for a façade rehabilitation at the 1888 North Water Street structure. In summary, the majority of the windows are leaking and exterior brick cladding is not flashed and draining correctly. Specifically, the proposed work includes:

*Investigation
Assessment
Design
Support*

4th to 7th Floor Residential Towers Wall and Fenestration:

Complete comprehensive window and door replacement. Apply “clad-over” system including a drainage type exterior insulation and finish system (EIFS) to brick veneer. Retain architectural reveals and embellish cornice with direct applied finish system (DAFS).

1st to 3rd Floor Walls and Windows:

Complete comprehensive window and door replacement (*excluding lobby window assembly*). Complete comprehensive masonry rehabilitation to include installation of masonry movement joints, head flashing repairs, sill flashing installation, localized brick replacement, cleaning, and sealant rehabilitation.

*Energy Conservation
by Design.*

Stair Towers

Complete comprehensive window replacement. Apply “clad-over” system including a drainage type EIFS to brick veneer.

7th Floor Roof and Penthouse Walls

Complete cladding replacement.

Various Railing and Steel Fabrications

Complete comprehensive railing, removal, refinish, and reinstallation.

Other than technical changes to address appropriateness/durability of assemblies, architecturally the proposed work will have minimal impact on aesthetics.

- *The intent of the aesthetic change is limited to texture and embellishment of the cornice.*
- *The color of the alternative cladding systems will match the two (2) primary colors present within the existing brick cladding.*
- *Fenestration rhythm, detail and color will remain unchanged.*
- *Function of the site, its circulation, landscaping, density, signage, lighting, and open space will remain unchanged.*

Attached you will find existing elevation/colors and architectural vignettes of the eastern-most section of the building. Additionally, you will find the original planned development design concepts for reference. Thank you for your consideration, and I look forward to meeting with the Common Council if need be.

Sincerely yours,



Kelly B. Thompson AIA, CSI
Principal Architect

Cc: William Burkhart – Skyline Development
Highbridge Condominium Association

Attachments:

Illustrations
Original PD Exhibit