

# ART HOUSE HOTEL

817-819 N. MARSHALL ST.  
MILWAUKEE, WI

AKA CHARLES A. KOEFFLER JR. HOUSE

## PETITIONER

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## ARCHITECT

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## PROJECT DATA

ZONING DISTRICT: C9A HIGH DENSITY RESIDENTIAL  
EXISTING/PREVIOUS USE: BUSINESS, PRIMARILY VACANT CURRENTLY  
PROPOSED USE: HOTEL, COMMERCIAL

### PROJECT SUMMARY

THE EXISTING HISTORIC DOUBLE MANSION SHALL BE REDEVELOPED INTO A BOUTIQUE HOTEL WITH MINIMAL INSIGNIFICANT CHANGES TO THE EXTERIOR AND THE INTENDED RETENTION OF ALL EXTANT HISTORIC INTERIOR FEATURES. SLEEPING ROOMS WILL BE GROUPED INTO SUITE CONFIGURATIONS, WHILE RETAINING THE ABILITY TO BE USED INDEPENDENTLY AS MORE TRADITIONAL SINGLE OCCUPANCY ROOMS.

SLEEPING ROOMS, DEDICATED: 18

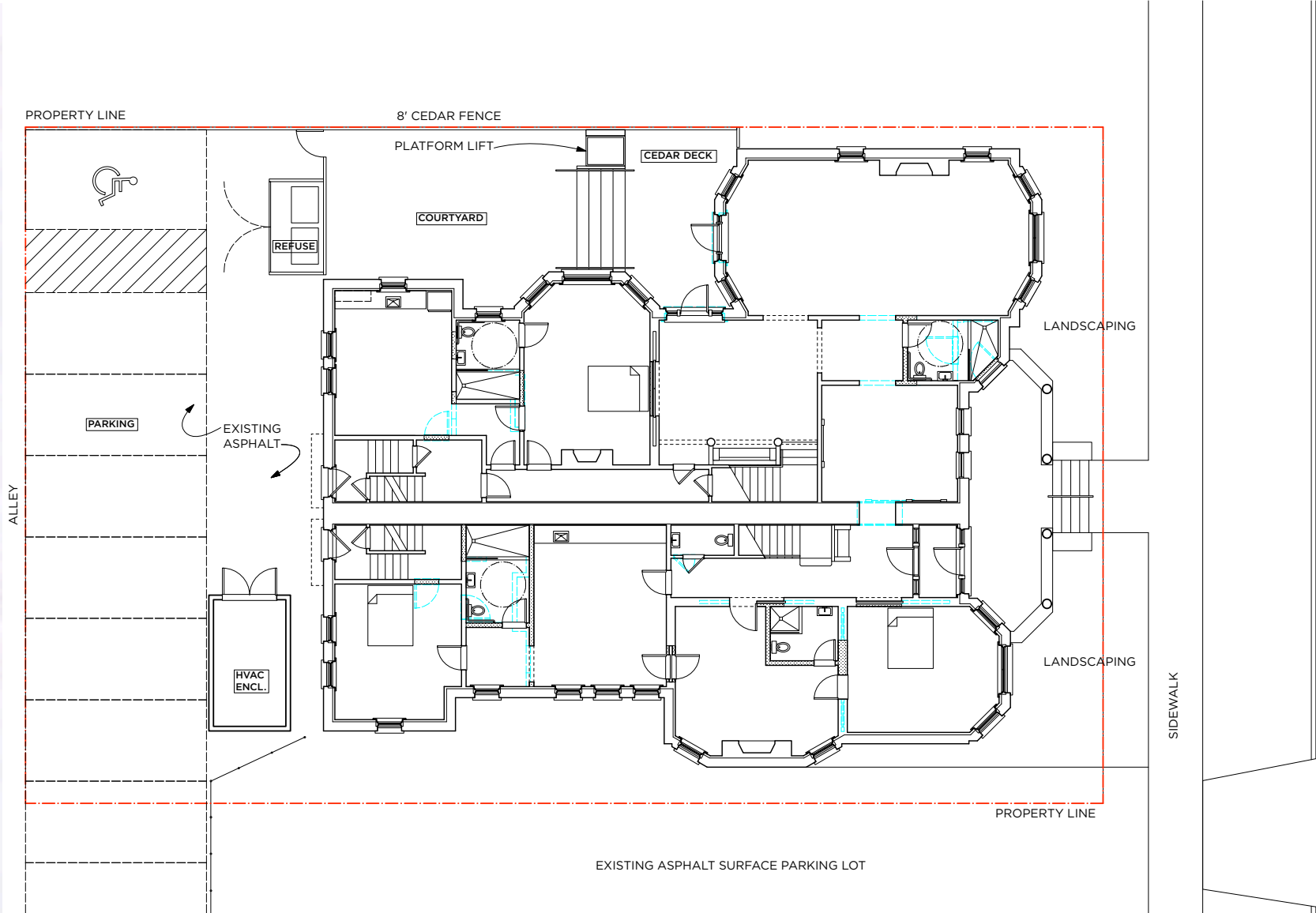
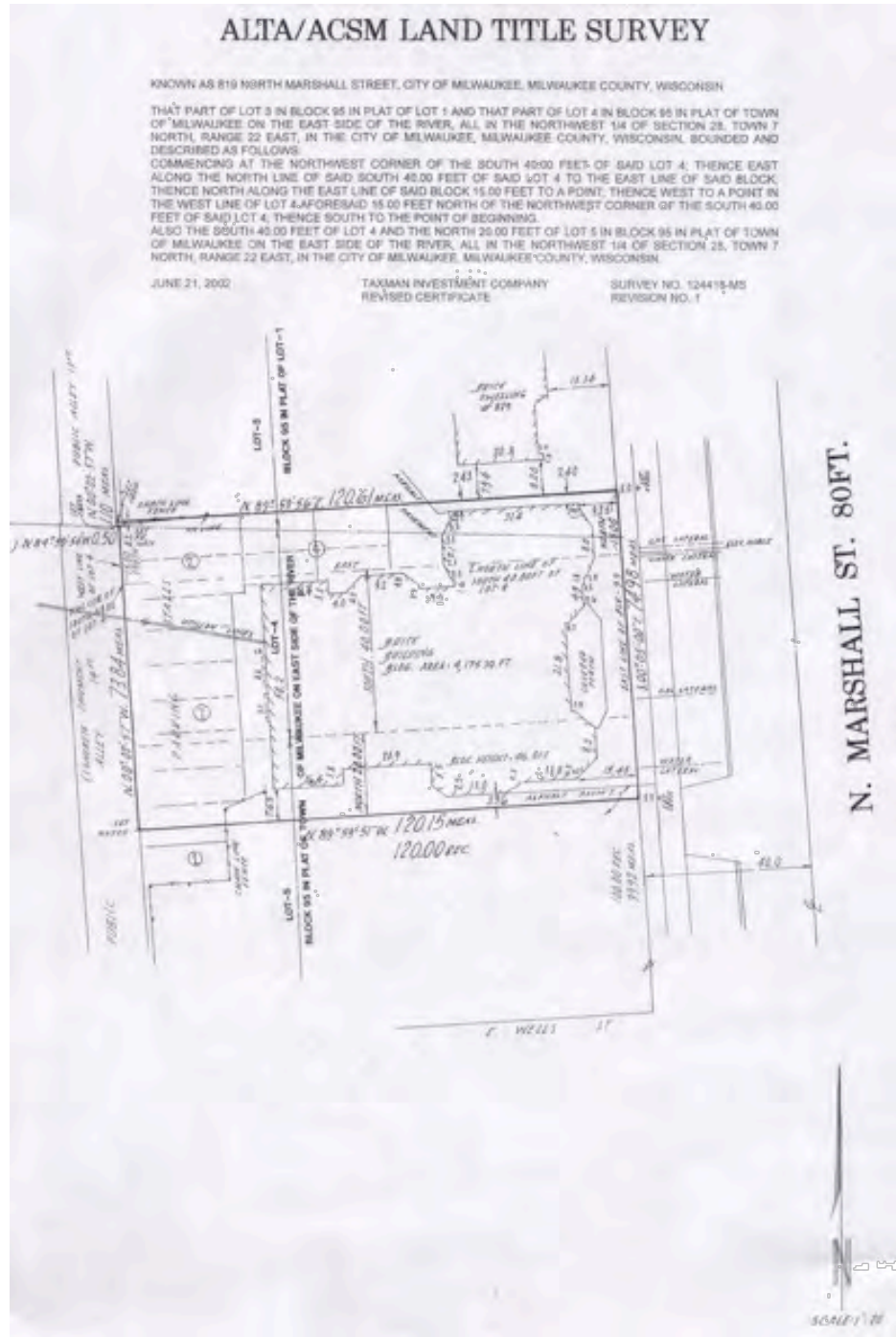
PARKING: 7 SPACES ON SITE, INCLUDED ACCESSIBLE PARKING



## HPC SUBMITTAL

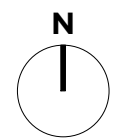
NOVEMBER 9, 2017

NOTE: DRAWINGS PRINTED AT 50%



**2** PLAT OF SURVEY  
SP1.1 SCALE: NOT TO SCALE

**1** SITE PLAN  
SP1.1 SCALE: 1/8" = 1' - 0"



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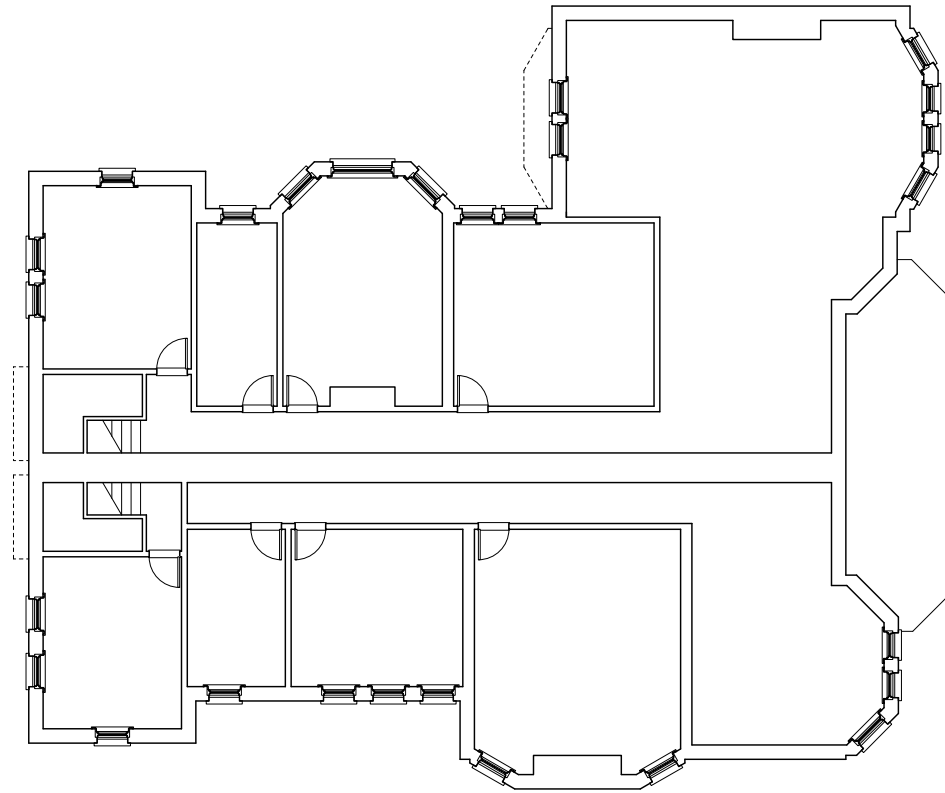
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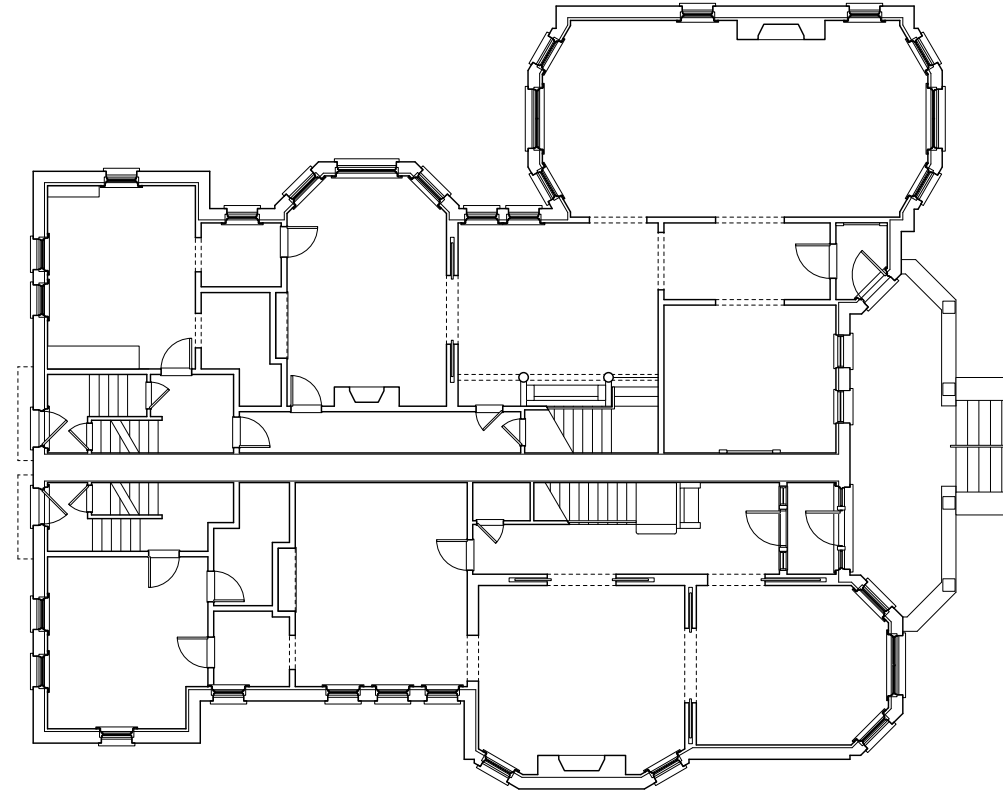
DATE	REASON
11.02.17	BOZA SUBMITTAL
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PROJECT NO. 1702

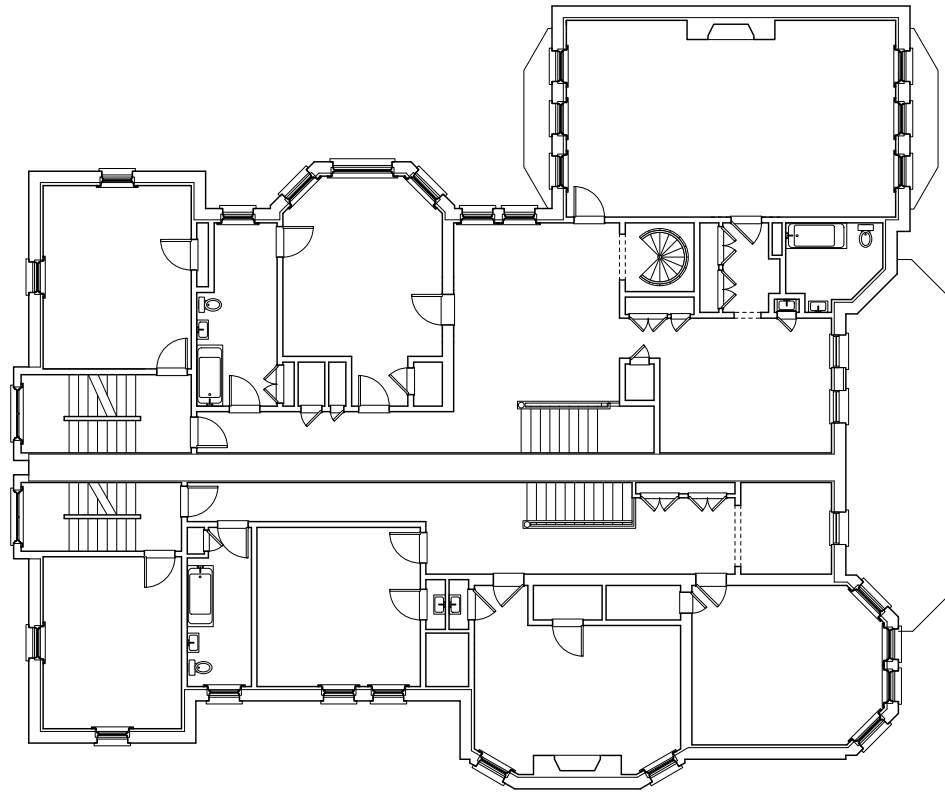
**SP1.1**



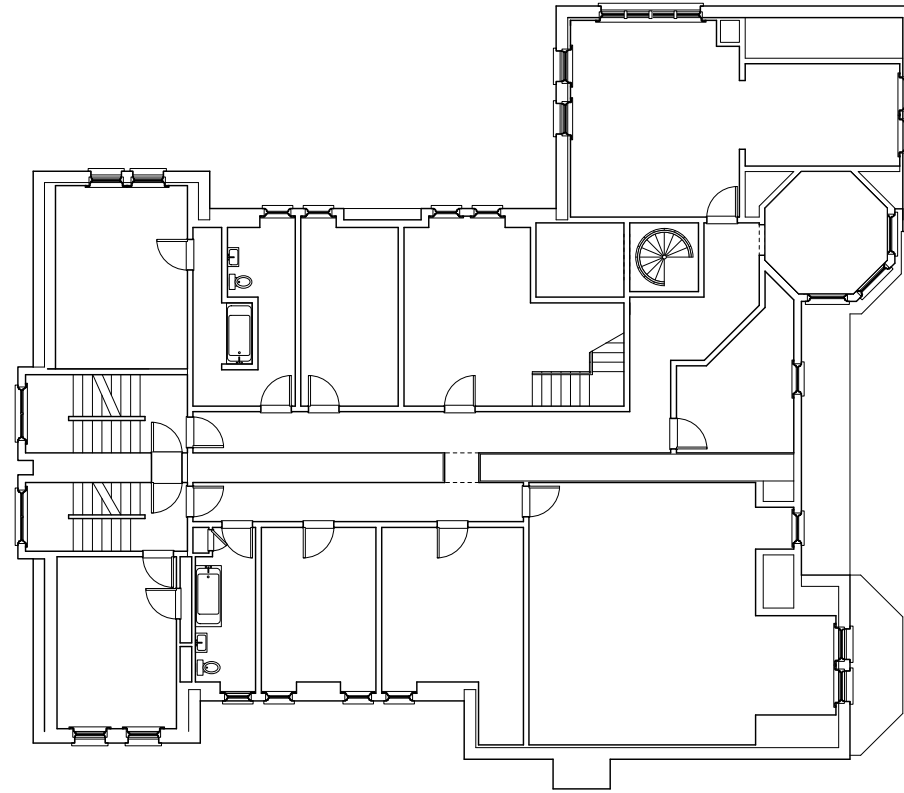
**1** **EXISTING BASEMENT FLOOR PLAN**  
 A0.1 SCALE: 1/8" = 1' - 0"



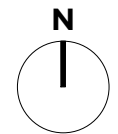
**2** **EXISTING FIRST FLOOR PLAN**  
 A0.1 SCALE: 1/8" = 1' - 0"



**3** **EXISTING SECOND FLOOR PLAN**  
 A0.1 SCALE: 1/8" = 1' - 0"



**4** **EXISTING THIRD FLOOR PLAN**  
 A0.1 SCALE: 1/8" = 1' - 0"



### PLAN NOTES

#### GENERAL NOTES

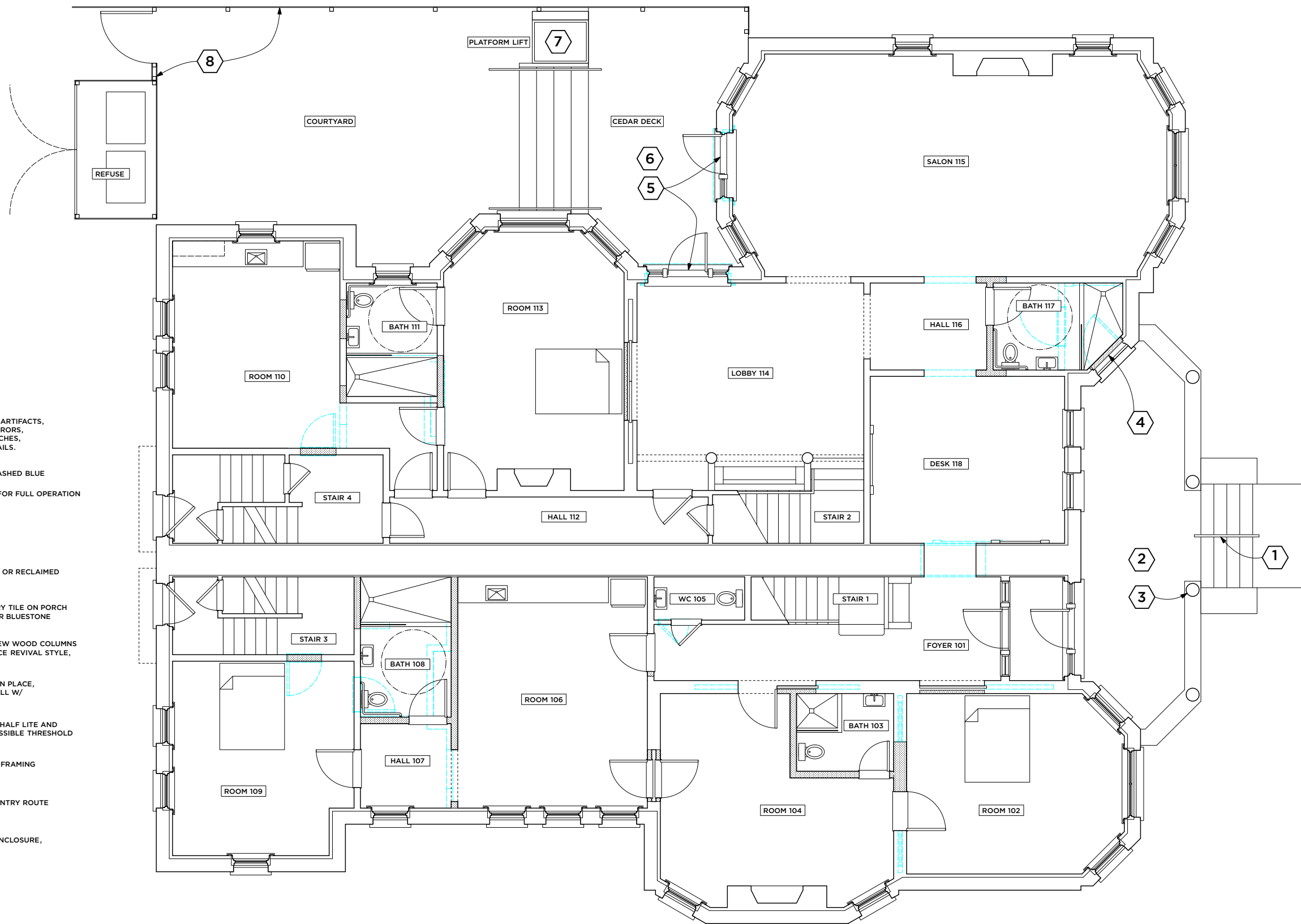
PRESERVE AND PROTECT REMAINING HISTORIC ARTIFACTS, INCLUDING BUT NOT LIMITED TO PANELING, MIRRORS, STAIRS, BASE, CROWN, CASING, CABINETS, BENCHES, MANTELS, SURROUNDS, DOORS AND MISC. DETAILS.

NEW WALLS SHOWN SHADED GREY  
EXISTING WALLS TO BE REMOVED SHOWN IN DASHED BLUE

REFURBISH EXISTING WINDOWS AS REQUIRED FOR FULL OPERATION

#### KEY NOTES

- 1 REPLACE EXISTING PIPE RAIL WITH NEW OR RECLAIMED WROUGHT IRON OR BRONZE HANDRAIL
- 2 REMOVE AND REPLACE EXISTING QUARRY TILE ON PORCH W/ MUDSET FLAGSTONES; LIMESTONE OR BLUESTONE
- 3 REPLACE WOOD BOX COLUMNS WITH NEW WOOD COLUMNS CONSISTENT WITH ENGLISH RENAISSANCE REVIVAL STYLE, ARCHITECT TO SELECT
- 4 REFURBISH AND AFFIX EXISTING DOOR IN PLACE, PAINT DOOR SIDE OF NEW INTERIOR WALL W/ GRAPHITE COLOR, FINISH CLEAN
- 5 NEW RAISED PANEL WOOD DOOR WITH HALF LITE AND WOOD FRAMED SIDE LIGHT(S), W/ ACCESSIBLE THRESHOLD
- 6 NEW 5/4"x6" CEDAR DECK ON TREATED FRAMING FOR ACCESSIBLE ENTRY
- 7 NEW PLATFORM LIFT FOR ACCESSIBLE ENTRY ROUTE
- 8 8'-0" TALL CEDAR FENCE AND REFUSE ENCLOSURE, W/ GATE TO PARKING AREA



**1** FIRST FLOOR PLAN  
A1.1 SCALE: 1/4" = 1' - 0"



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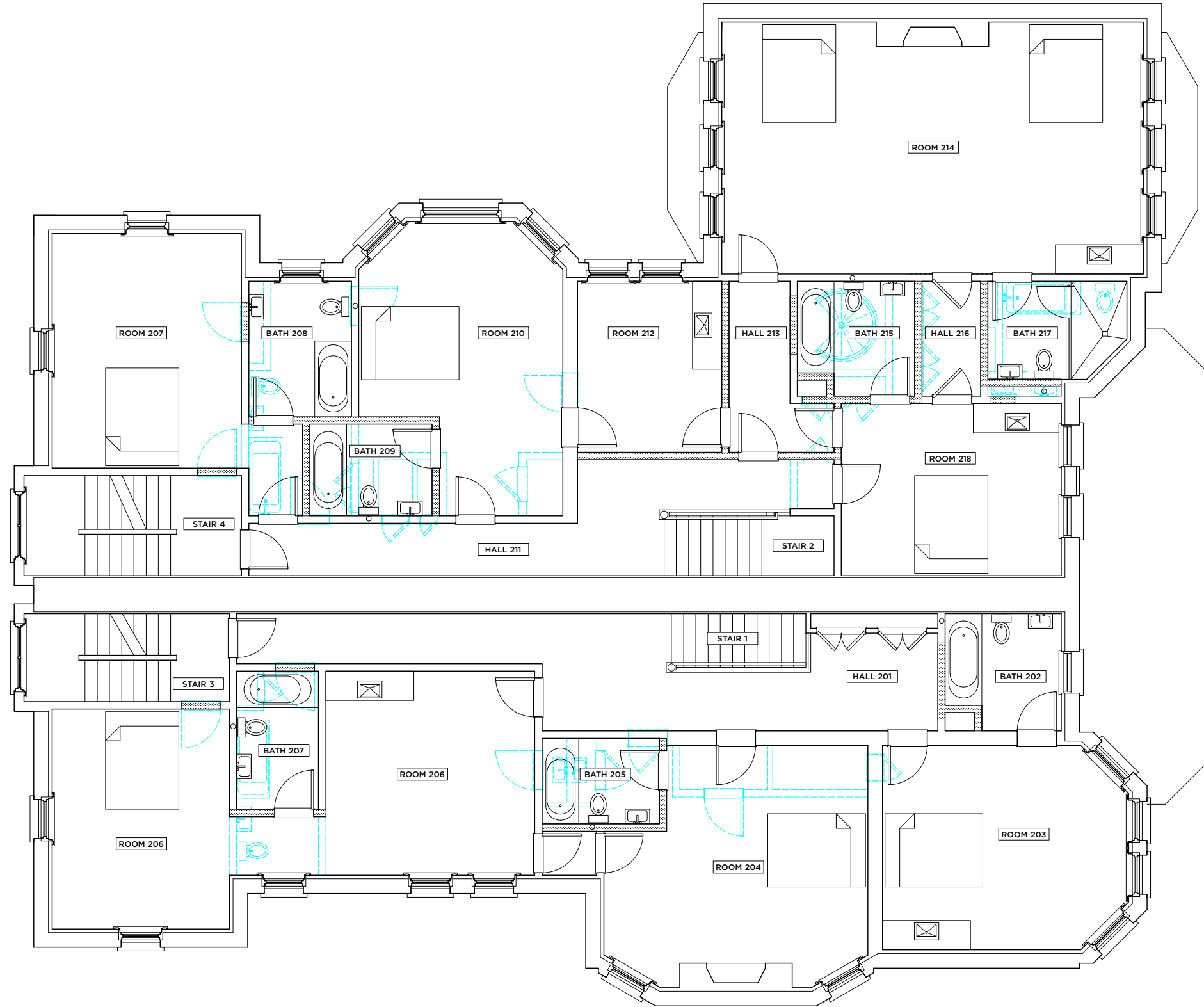
**PLAN NOTES**

**GENERAL NOTES**

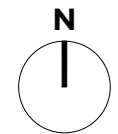
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NEW WALLS SHOWN SHADED GREY  
EXISTING WALLS TO BE REMOVED SHOWN IN DASHED BLUE

REFURBISH EXISTING WINDOWS AS REQUIRED FOR FULL OPERATION



**1** SECOND FLOOR PLAN  
A1.2 SCALE: 1/4" = 1' - 0"



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**A1.2**

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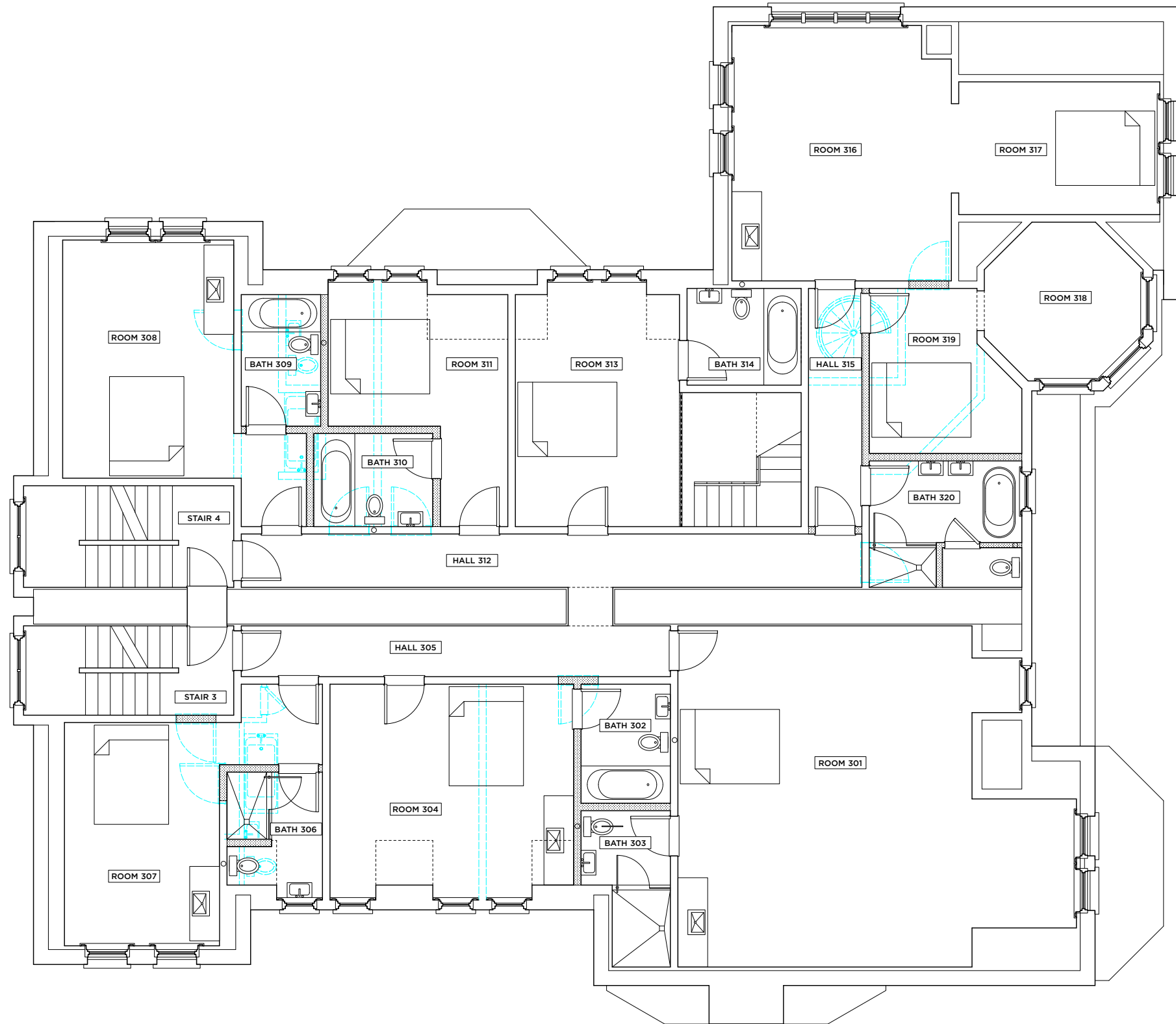
**PLAN NOTES**

**GENERAL NOTES**

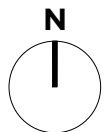
PRESERVE AND PROTECT REMAINING HISTORIC ARTIFACTS, INCLUDING BUT NOT LIMITED TO PANELING, MIRRORS, STAIRS, BASE, CROWN, CASING, CABINETS, BENCHES, MANTELS, SURROUNDS, DOORS AND MISC. DETAILS.

NEW WALLS SHOWN SHADED GREY  
EXISTING WALLS TO BE REMOVED SHOWN IN DASHED BLUE

REFURBISH EXISTING WINDOWS AS REQUIRED FOR FULL OPERATION



**1** THIRD FLOOR PLAN  
A1.3 SCALE: 1/4" = 1' - 0"



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**A1.3**

### PLAN NOTES

#### GENERAL NOTES

PRESERVE AND PROTECT REMAINING HISTORIC ARTIFACTS, INCLUDING BUT NOT LIMITED TO PANELING, MIRRORS, STAIRS, BASE, CROWN, CASING, CABINETS, BENCHES, MANTELS, SURROUNDS, DOORS AND MISC. DETAILS.

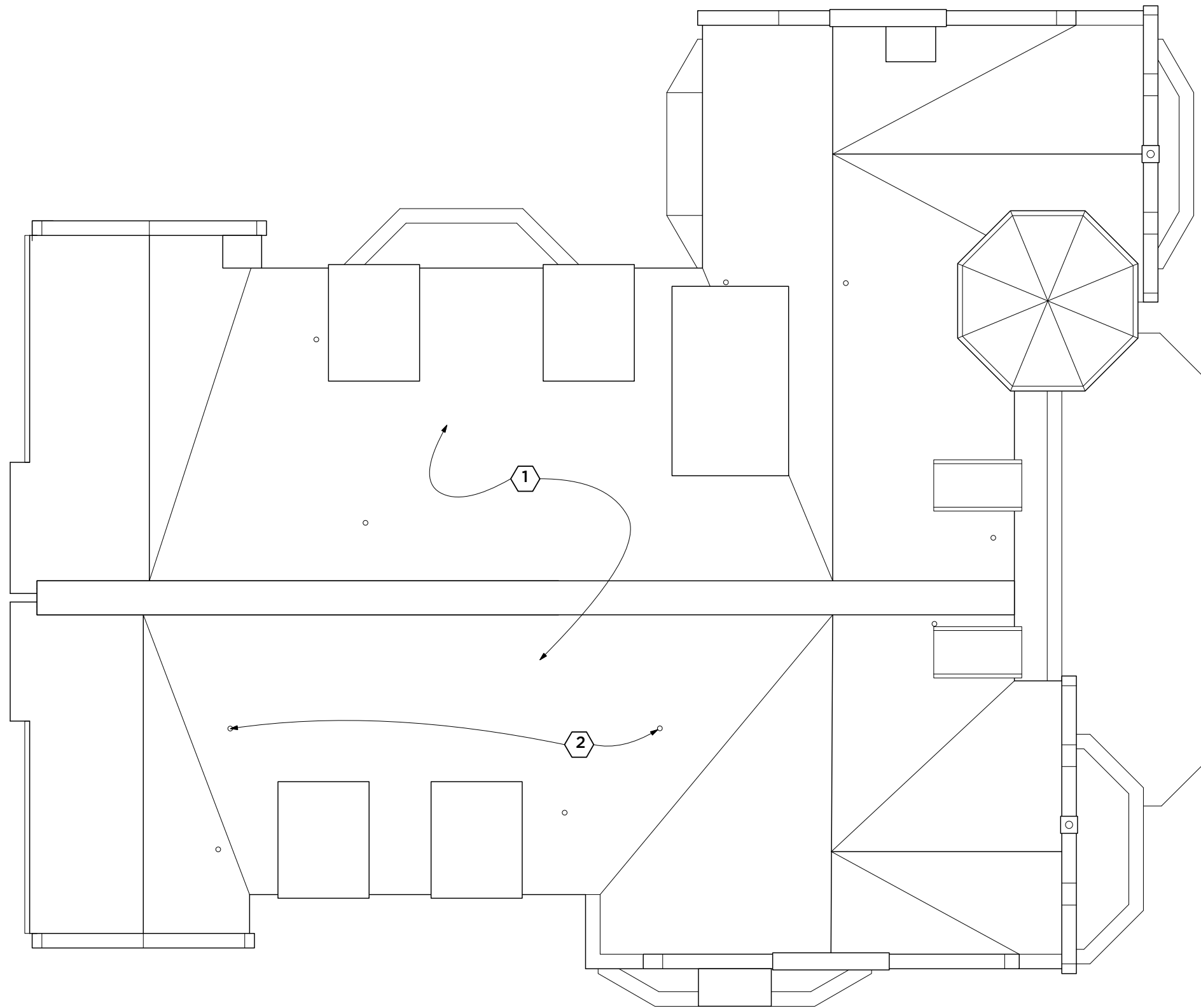
NEW WALLS SHOWN SHADED GREY  
EXISTING WALLS TO BE REMOVED SHOWN IN DASHED BLUE

REFURBISH EXISTING WINDOWS AS REQUIRED FOR FULL OPERATION

#### KEY NOTES

**1** INSPECT AND REPAIR ANY IDENTIFIABLE ROOFING, FLASHING, COPING DEFICIENCIES USING LIKE MATERIALS AND METHODS

**2** NEW BATHROOM EXHAUST VENTS IN CAST IRON OR GALVANIZED PIPE



**1** ROOF PLAN  
A1.4 SCALE: 1/4" = 1' - 0"

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## ELEVATION NOTES

### GENERAL NOTES

- REPAIR AND RE-PAINT EXISTING WOOD TRIM BLACK
- TUCK POINT BRICK IN LIMITED AREAS W/ MORTAR TO MATCH TYPE AND COLOR OF EXISTING
- REFURBISH EXISTING WINDOWS AS REQUIRED FOR FULL OPERATION, PAINT BLACK TO MATCH EXISTING

### KEY NOTES

- 1** REPLACE EXISTING PIPE RAIL WITH NEW OR RECLAIMED WROUGHT IRON OR BRONZE HANDRAIL
- 2** REMOVE AND REPLACE EXISTING QUARRY TILE ON PORCH W/ MUDSET FLAGSTONES; LIMESTONE OR BLUESTONE
- 3** REPLACE WOOD BOX COLUMNS WITH NEW WOOD COLUMNS CONSISTENT WITH ENGLISH RENAISSANCE REVIVAL STYLE, ARCHITECT TO SELECT
- 4** REFURBISH AND AFFIX EXISTING DOOR IN PLACE, PAINT DOOR SIDE OF NEW INTERIOR WALL W/ GRAPHITE COLOR, FINISH CLEAN
- 5** NEW CANOPY/HOOD SIGN 7" X 120" = 6.75 SF BRASS OR BRONZE LETTERS W/ GROUND PLACED SPOT UPLIGHTS

**1 EAST ELEVATION**  
A2.1 SCALE: 1/4" = 1' - 0"





**ELEVATION NOTES**

**GENERAL NOTES**

- REPAIR AND RE-PAINT EXISTING WOOD TRIM BLACK
- TUCK POINT BRICK IN LIMITED AREAS W/ MORTAR TO MATCH TYPE AND COLOR OF EXISTING
- REFURBISH EXISTING WINDOWS AS REQUIRED FOR FULL OPERATION, PAINT BLACK TO MATCH EXISTING

**KEY NOTES**

- 1** NEW WALL SIGN, MOUNTED FLAT W/ BRICK WALL  
5' X 5' = 25 SF

**1** SOUTH ELEVATION  
A2.2 SCALE: 1/4" = 1' - 0"

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**A2.2**



**ELEVATION NOTES**

**GENERAL NOTES**

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- REFURBISH EXISTING WINDOWS AS REQUIRED FOR FULL OPERATION, PAINT BLACK TO MATCH EXISTING

**KEY NOTES**



NEW RAISED PANEL WOOD DOOR WITH HALF LITE AND ACCESSIBLE THRESHOLD, WOOD FRAMED SIDE LIGHT(S) AND TRANSOM SEE A3.3 FOR DOOR IN CONTEXT

**1**  
A2.3

**WEST ELEVATION**

SCALE: 1/4" = 1' - 0"

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**A2.3**

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**ELEVATION NOTES**

**GENERAL NOTES**

- REPAIR AND RE-PAINT EXISTING WOOD TRIM BLACK
- TUCK POINT BRICK IN LIMITED AREAS W/ MORTAR TO MATCH TYPE AND COLOR OF EXISTING
- REFURBISH EXISTING WINDOWS AS REQUIRED FOR FULL OPERATION, PAINT BLACK TO MATCH EXISTING

**KEY NOTES**



NEW RAISED PANEL WOOD DOOR WITH HALF LITE AND ACCESSIBLE THRESHOLD, WOOD FRAMED SIDE LIGHT(S) AND TRANSOM SEE A3.3 FOR DOOR IN CONTEXT

**1** NORTH ELEVATION  
A2.4 SCALE: 1/4" = 1' - 0"

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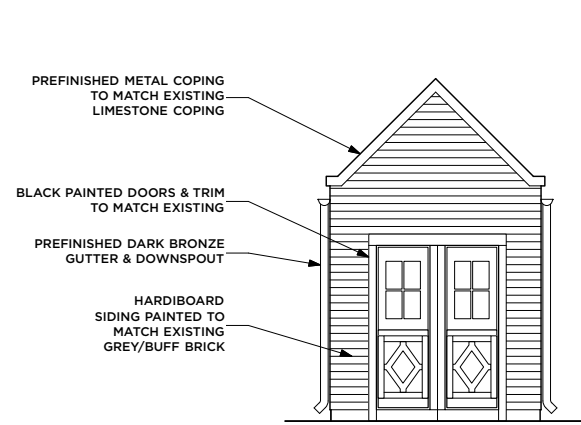
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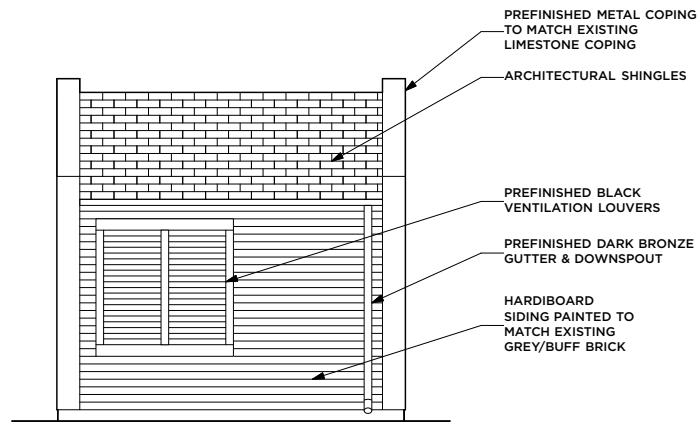
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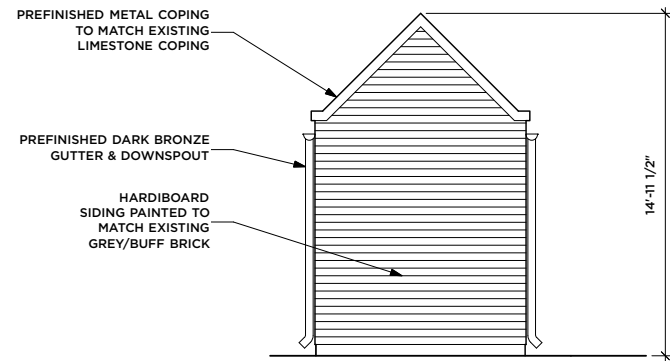
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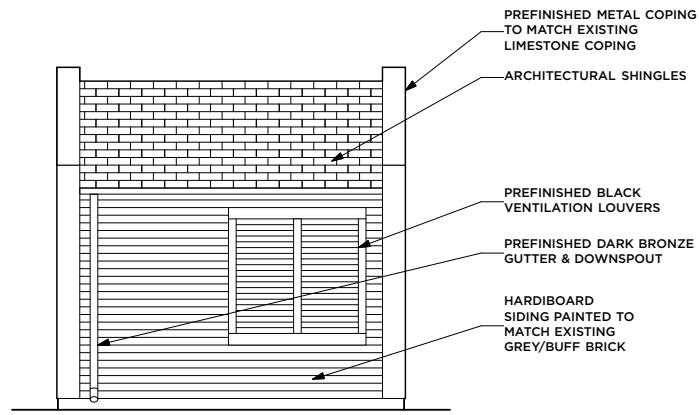
**NORTH ELEVATION**



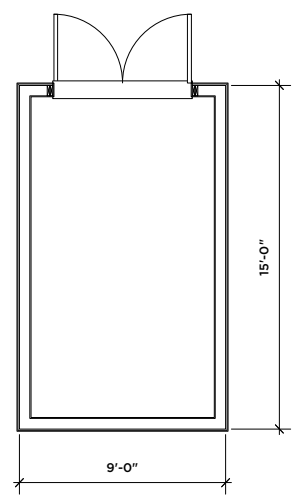
**EAST ELEVATION**



**SOUTH ELEVATION**



**WEST ELEVATION**



**PLAN**

F.F. 3RD FLOOR

F.F. 2ND FLOOR

F.F. 1ST FLOOR

FINISH GRADE



**2 HVAC BLDG**  
SCALE: 1/4" = 1' - 0"

**1 PARTIAL ELEVATION**  
SCALE: 1/4" = 1' - 0"

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**A3.1**



8' TALL CEDAR PRIVACY FENCE  
ALTERNATING VERTICAL 1X6  
AND 1X3 PICKETS SUPPORTED  
ON 4X4 CEDAR POSTS W/ (3)  
2X4 CEDAR HORIZONTAL  
MEMBERS

**1**  
A3.2

**WEST ELEVATION**

SCALE: 1/4" = 1' - 0"



8' TALL CEDAR PRIVACY FENCE  
ALTERNATING VERTICAL 1X6  
AND 1X3 PICKETS SUPPORTED  
ON 4X4 CEDAR POSTS W/ (3)  
2X4 CEDAR HORIZONTAL  
MEMBERS

**2**  
A3.2

**NORTH ELEVATION**

SCALE: 1/4" = 1' - 0"

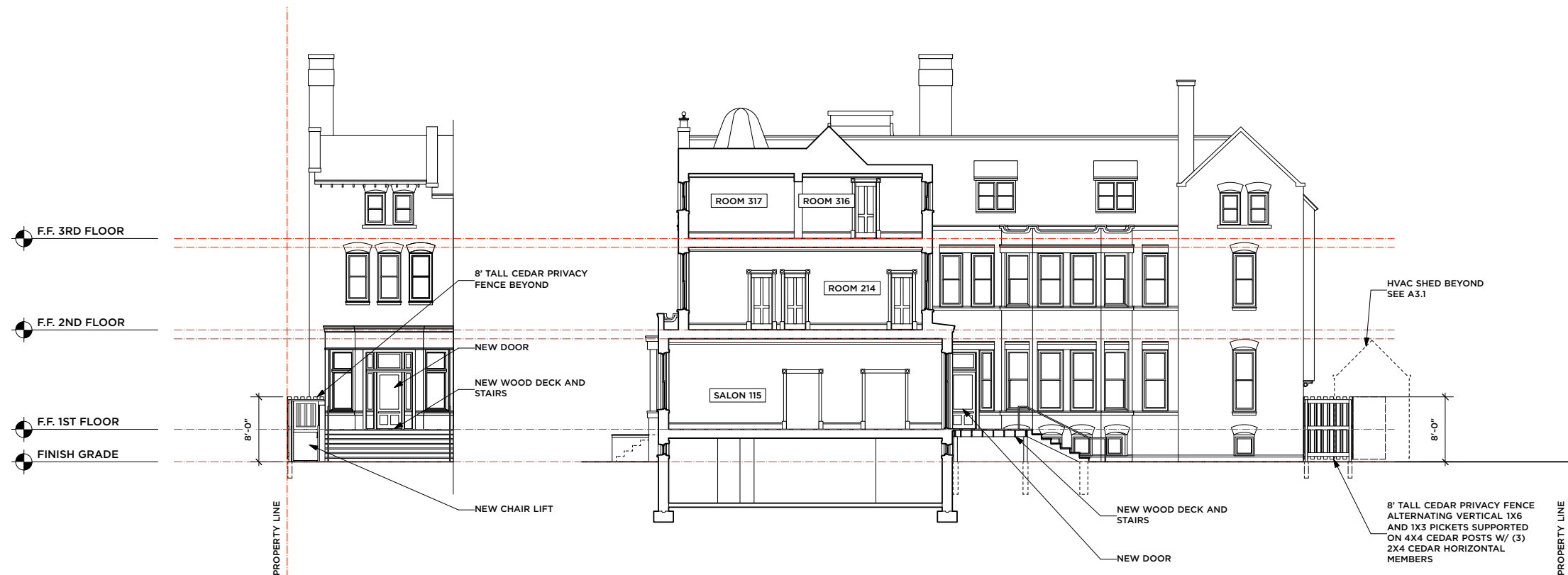
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**A3.2**



**2 PARTIAL ELEVATION**  
**A3.3** SCALE: 1/8" = 1' - 0"

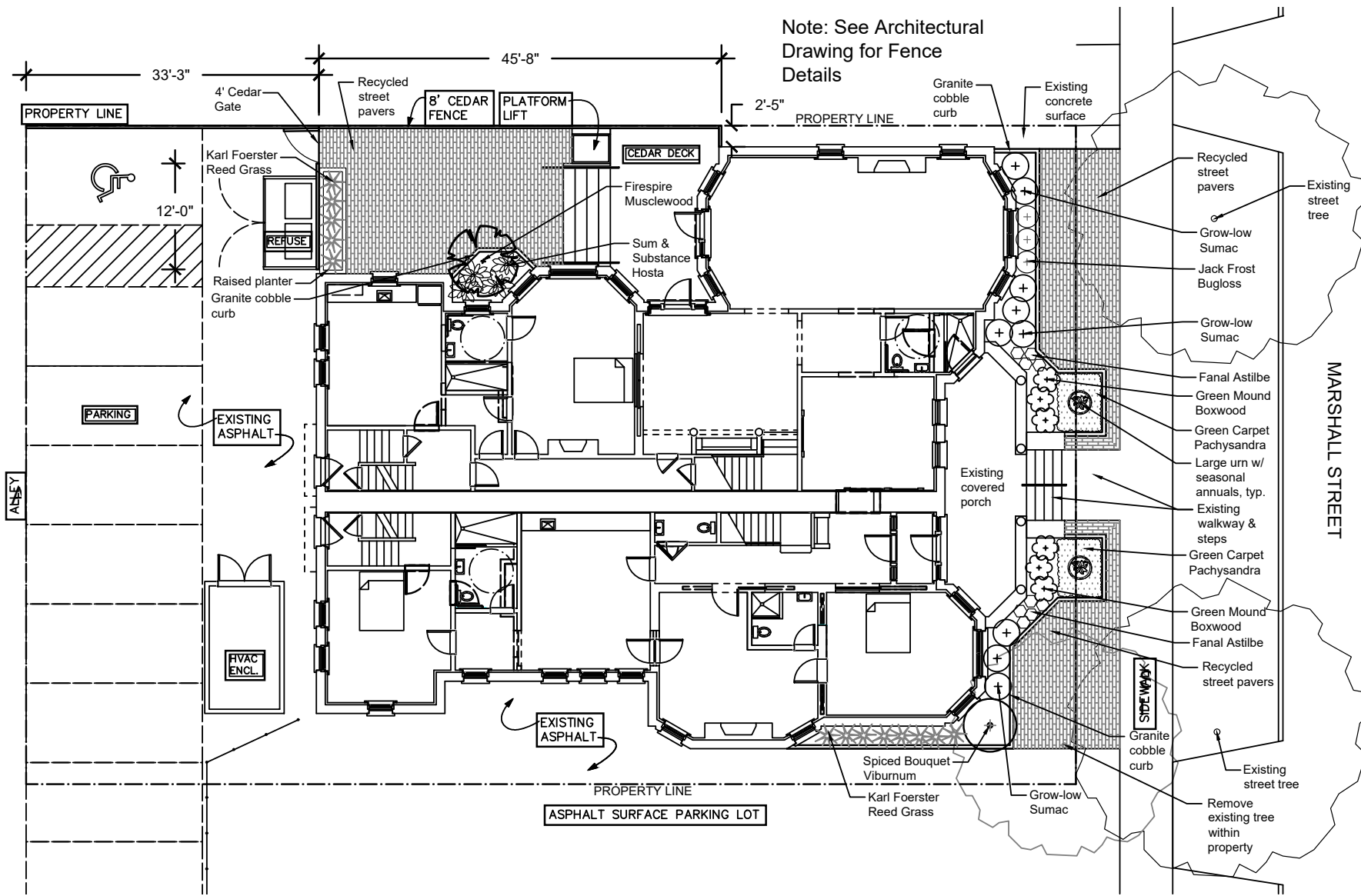
**1 SECTION THRU SALON**  
**A3.3** SCALE: 1/8" = 1' - 0"

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**Plant List**

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	AVERAGE MATURE SIZE
<b>Trees</b>							
Car / Fir	1	Carpinus caroliniana 'J.N. Upright'	Firespire Musclemwood	1 1/2"-2"	BB		20' ht. x 9' spread
<b>Shrubs</b>							
Bux / Mou	6	Buxus x 'Green Mound'	Green Mound Boxwood	18" - 24"	Cont.		3' ht. x 3' spread
Rhu / Gro	9	Rhus aromatica 'Gro-low'	Gro-low Sumac	2 gallon	Cont.		3' ht. x 7' spread
Vib / Spi	1	Viburnum carlesii 'J.N. Select'	Spiced Bouquet Viburnum	30" - 36"	Cont.		5' ht. x 6' spread
<b>Groundcovers, Ornamental Grasses and Perennials</b>							
Asi / Fan	9	Astilbe x arendsii 'Fanal'	Fanal Astilbe	1 gallon	Cont.		1.5' ht x 2' spread, 2' flower ht.
Bru / Jac	3	Brunnera macrophylla 'Jack Frost'	Jack Frost Bugloss	1 gallon	Cont.		1.5' ht x 1.5' spread, 1.5' flower ht.
Cal / Kar	13	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gallon	Cont.		2' ht x 2+ spread, 5.5' flower ht.
Hos / Sum	4	Hosta 'Sum and Substance'	Sum and Substance Hosta	1 gallon	Cont.		2.5' ht x 6' spread, 3.5' flower ht.
Pac / Gre	128	Pachysandra terminalis 'Green Carpet'	Green Carpet Pachysandra	4"	Cont.	8" O.C. spacing	.5' ht x 2'+ spread, 8" flower ht.

**Urns**

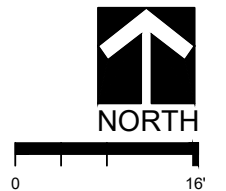


Urn Model No. LS9044 - Lake Bluff 32 from Longshadow (Urn Dimensions - 32" diameter, 15.5" ht., 17" square base)  
 Plinth Model No. LS9033 - Lake Bluff 10 from Longshadow (Plinth Dimensions - 10" ht., 17" square, 22" square base)

**Recycled Street Pavers**



**Granite Cobble Curbs**





**1** EAST ELEVATION  
P1.1



**2** SOUTH ELEVATION  
P1.1



**3** PARTIAL NORTH ELEVATION  
P1.1



**4** WEST ELEVATION  
P1.1

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**P1.1**





**1** DETAIL, EAST ELEV.  
P1.2



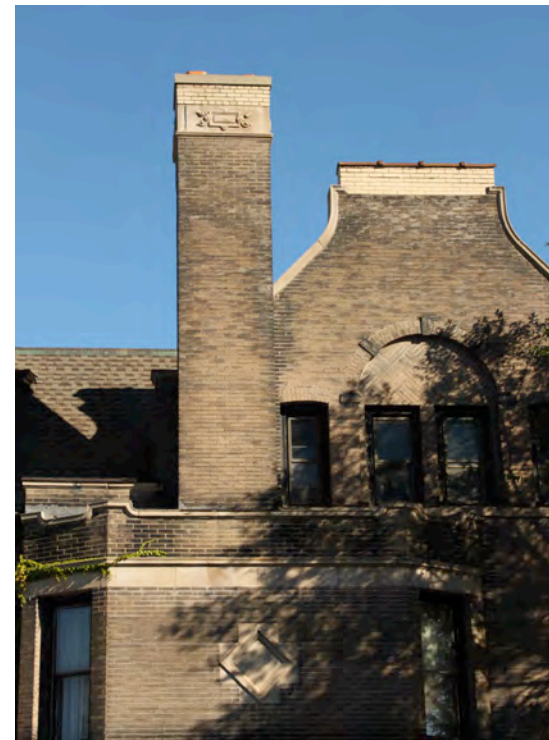
**2** CORNER BAY, EAST  
P1.2



**3** CORNER GABLE, EAST  
P1.2



**4** ENTRY DOOR  
P1.2



**5** DETAIL, SOUTH  
P1.2



**6** CUPOLA ROOM, EAST  
P1.2



**1** CANOPY SIGN  
P1.3



**2** CONTEXT, EAST  
UNIVERSITY CLUB, PARKING GARAGE



**3** WALL SIGN  
P1.3



**4** CONTEXT, NORTH  
McCORMICK LAW OFFICES

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