
HILTON TEMPO

MILWAUKEE, WISCONSIN

HKS
HOLDINGS, LLC

Kahler Slater

HPC SUBMITTAL
DECEMBER 20, 2024

This proposed project consists of a new 8 story hotel constructed at the corner of MLK Jr. Drive and Kilbourn Avenue with a current address of 308 West Kilbourn Ave. The site is currently a surface parking lot, yet has been designated a historic parcel due to its proximity to the Milwaukee Journal Building and its additions.

The new hotel building is a freestanding structure that is 7 stories tall. The L-shaped hotel form holds the street edges with activated uses and is respectfully consistent in height with the other buildings on the block. Since the last submittal in March of last year, the building has kept the vertical expression with the taller windows, particularly with a 2-story base expression which has been edited to capture the first floor of guestrooms with the removal of the second floor indoor parking area. We are maintaining, the predominately masonry form with its interrupted expression of a two bay wide entry condition which reads as a vertical slot on the east facade. This same slot language has been utilized on the west and north facades as well. The angled geometry motifs have been edited to be orthogonal and vertical in nature. Also being maintained, the rooftop form with its more integrated vertical lines carrying through the facade.

The proposed materials for the new building consist of light toned brick masonry that is complimentary in color to some of the other buildings on the block and is carefully detailed to express mass and verticality. The masonry is accented with a dark stone base watertable and dark metal panel trim and window framing. The rooftop level has operable glass walls and is set back from the masonry edge. It is crowned with a projecting roof form and clad with a soffit panels in a contrasting color.

This project is seeking a Certificate of Appropriateness from the City of Milwaukee Historic Preservation Commission.



MARCH 2023 SUBMITTAL



CURRENT SUBMITTAL

SITE & CONTEXT

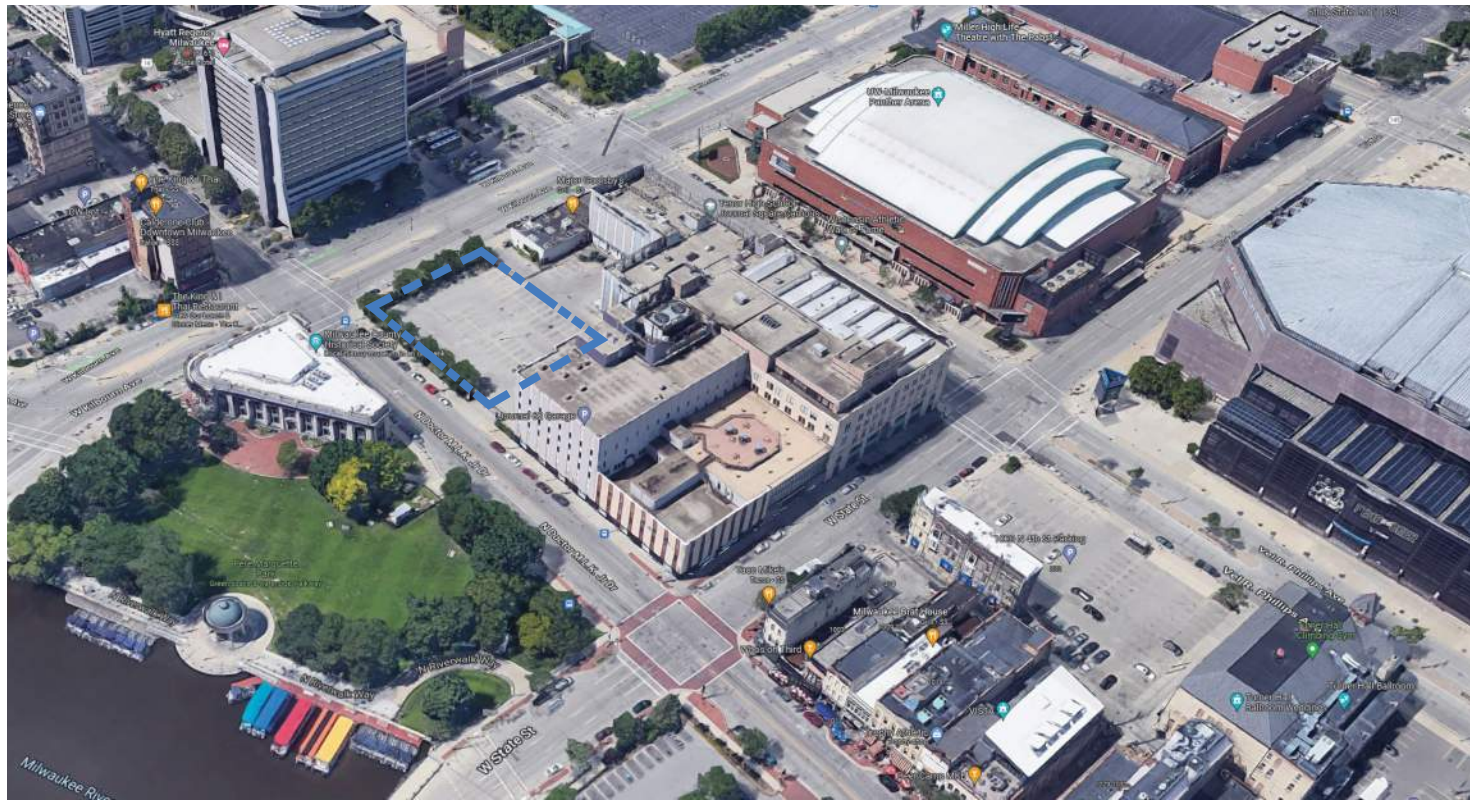




AERIAL TO NORTHWEST



AERIAL TO NORTHEAST



AERIAL TO SOUTHWEST



AERIAL TO SOUTHEAST



1955
REPUBLICAN HOTEL INTACT



1956
KILBOURN WIDENED



1963
REPUBLICAN HOTEL DEMOLISHED
NORTHEAST CORNER CLEARED



1971
NE CORNER BUILDING BUILT
PLANKINTON BUILDINGS REMOVED
POSSIBLE FOUNTAIN SHOWN



1976
CORNER BAR ESTABLISHED (1972)



1981
PLANKINTON REMOVED; PARK EST.
PARKING REPLACES FOUNTAIN
CORNER BAR EXPANDED



1995
ADJACENT PARK FURTHER DEVELOPED



2000
NO MAJOR CHANGES
SITE UNCHANGED TO DATE





UNDATED PHOTO (CIRCA 1970s)



KILBOURN AVE. & N MLK JR DR. LOOKING NORTHWEST



KILBOURN AVE. & N. VEL R. PHILLIPS LOOKING NORTHEAST



N. VEL R. PHILLIPS & STATE STREET LOOKING SOUTHEAST



N. MLK JR DR. & STATE STREET LOOKING SOUTHWEST



N. MLK JR. DRIVE | EAST SIDE OF STREET OPPOSITE SITE



KILBOURN AVE. LOOKING NORTH AT SITE

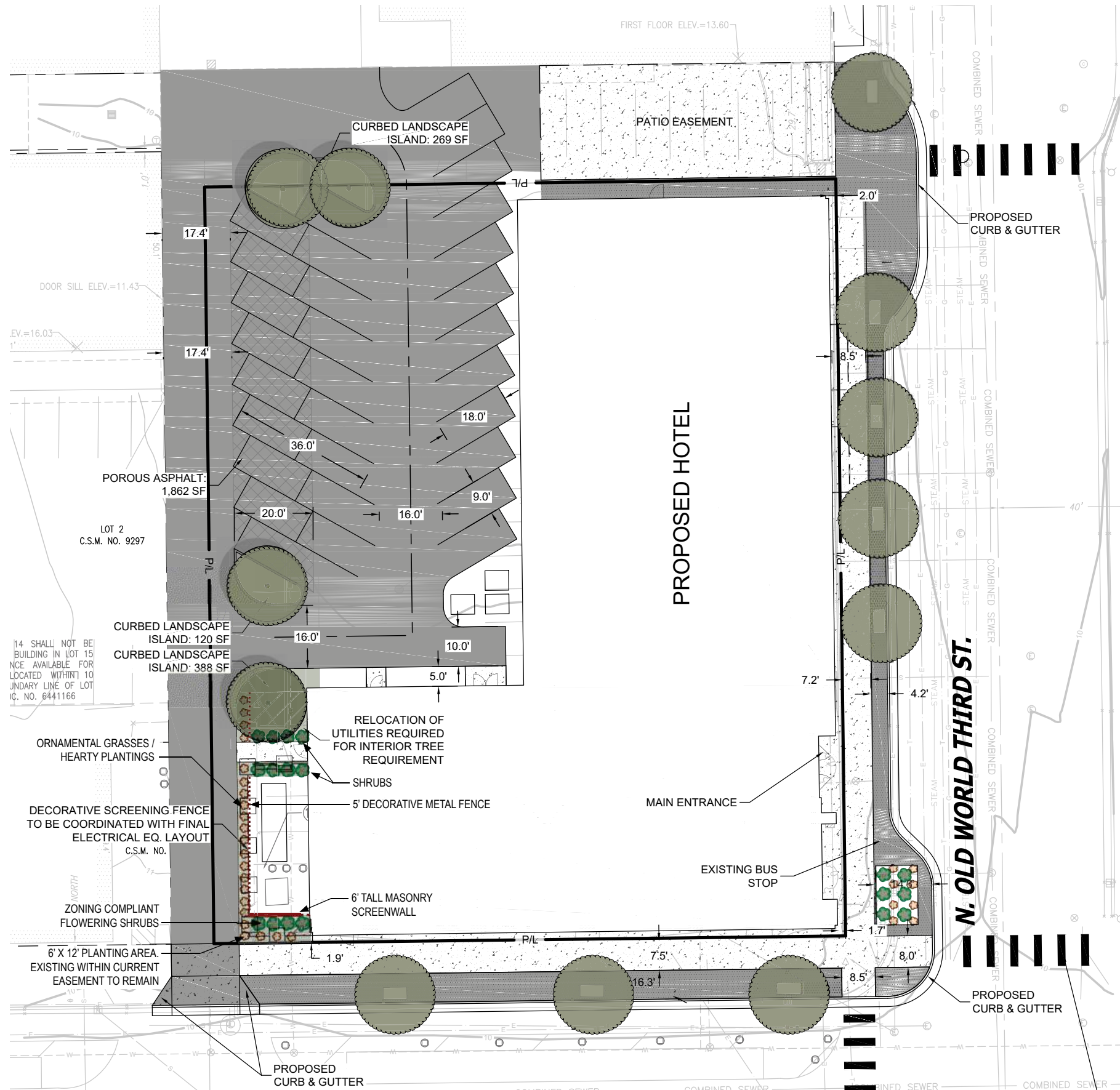


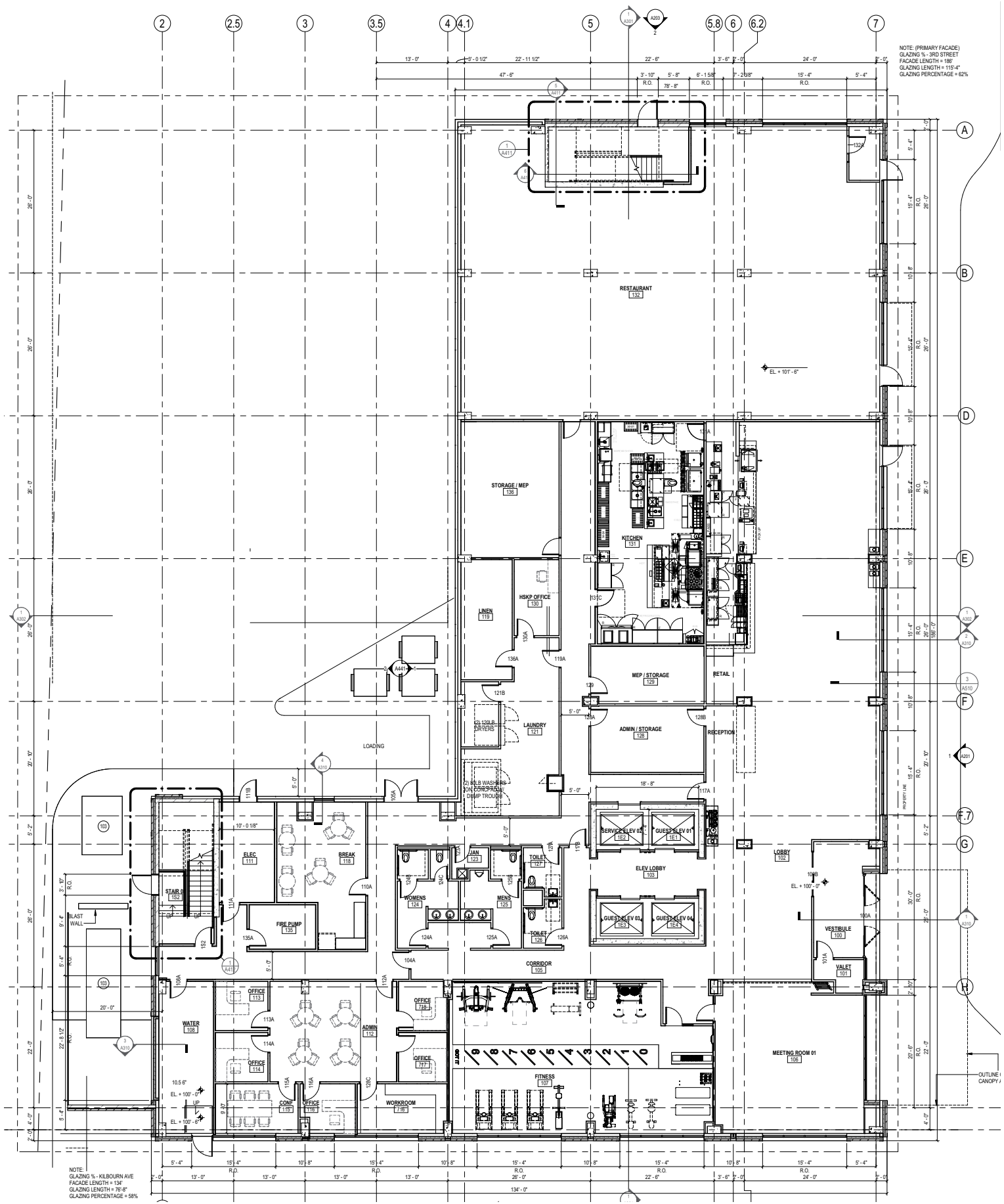
N. VEL R. PHILLIPS STREET ELEVATION OF BLOCK



STATE STREET ELEVATION OF BLOCK

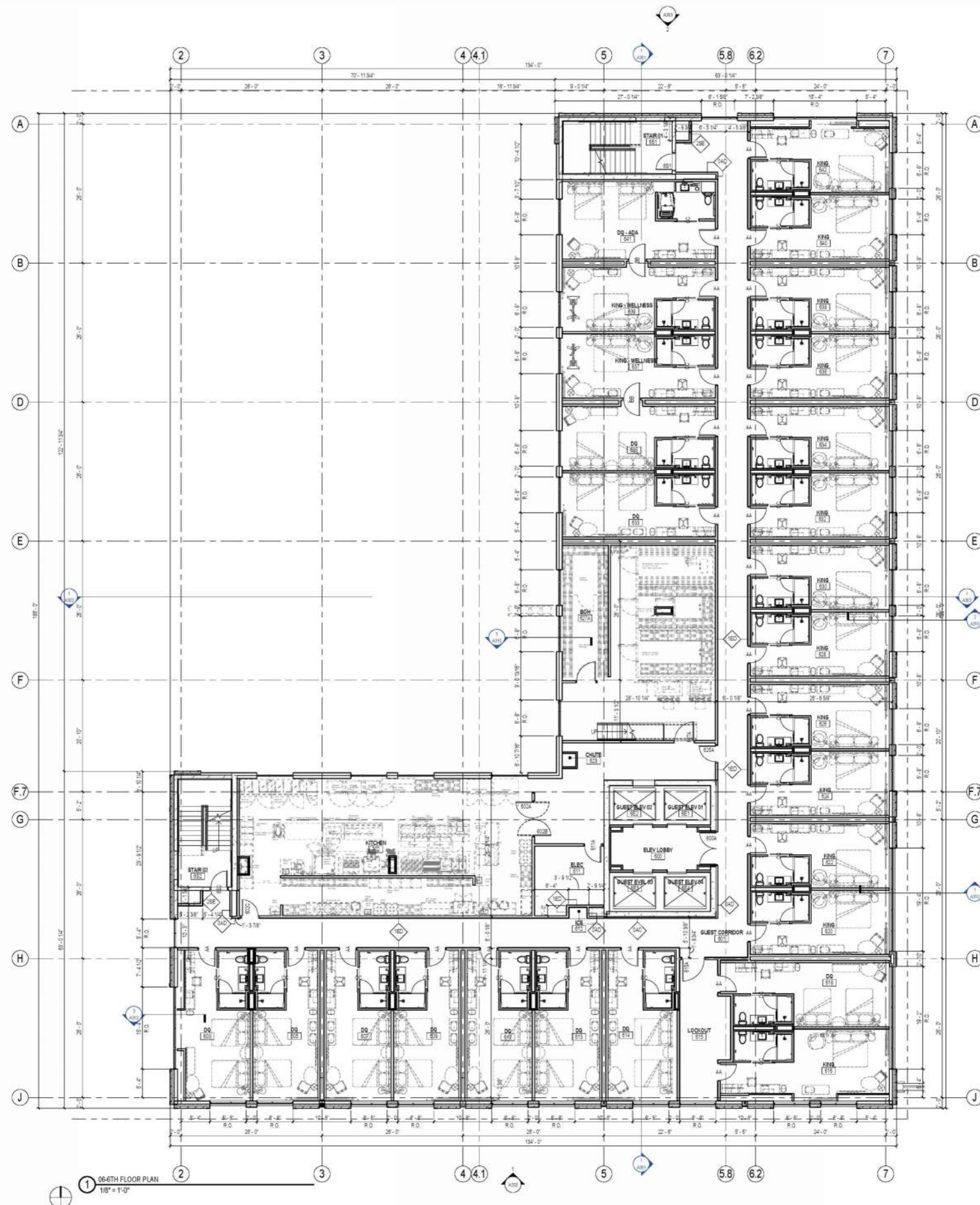
PROPOSED PROJECT



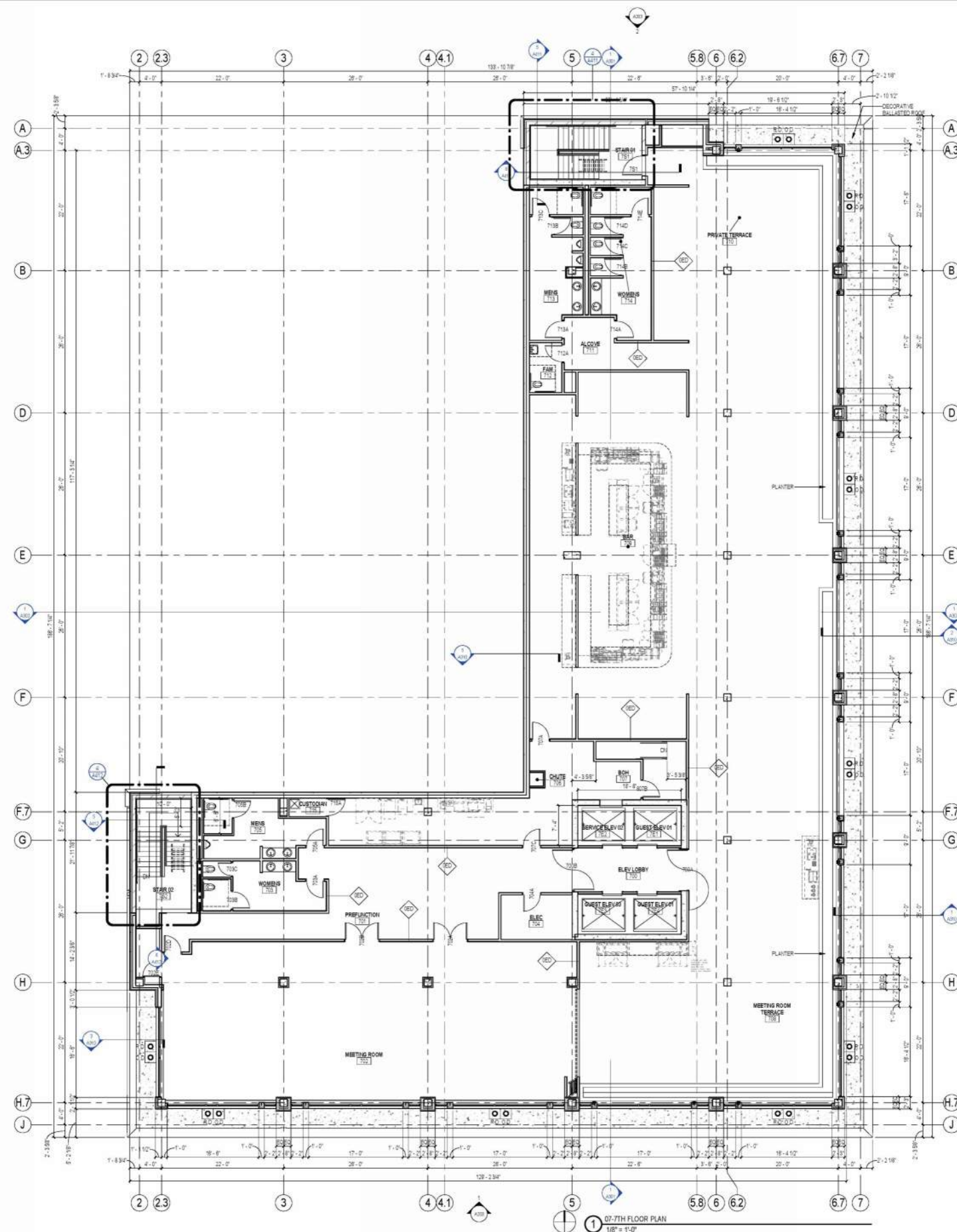


N. MARTIN LUTHER KING JUNIOR DRIVE





6TH FLOOR FLOOR PLAN



7TH FLOOR PLAN

1/8" = 1'-0"



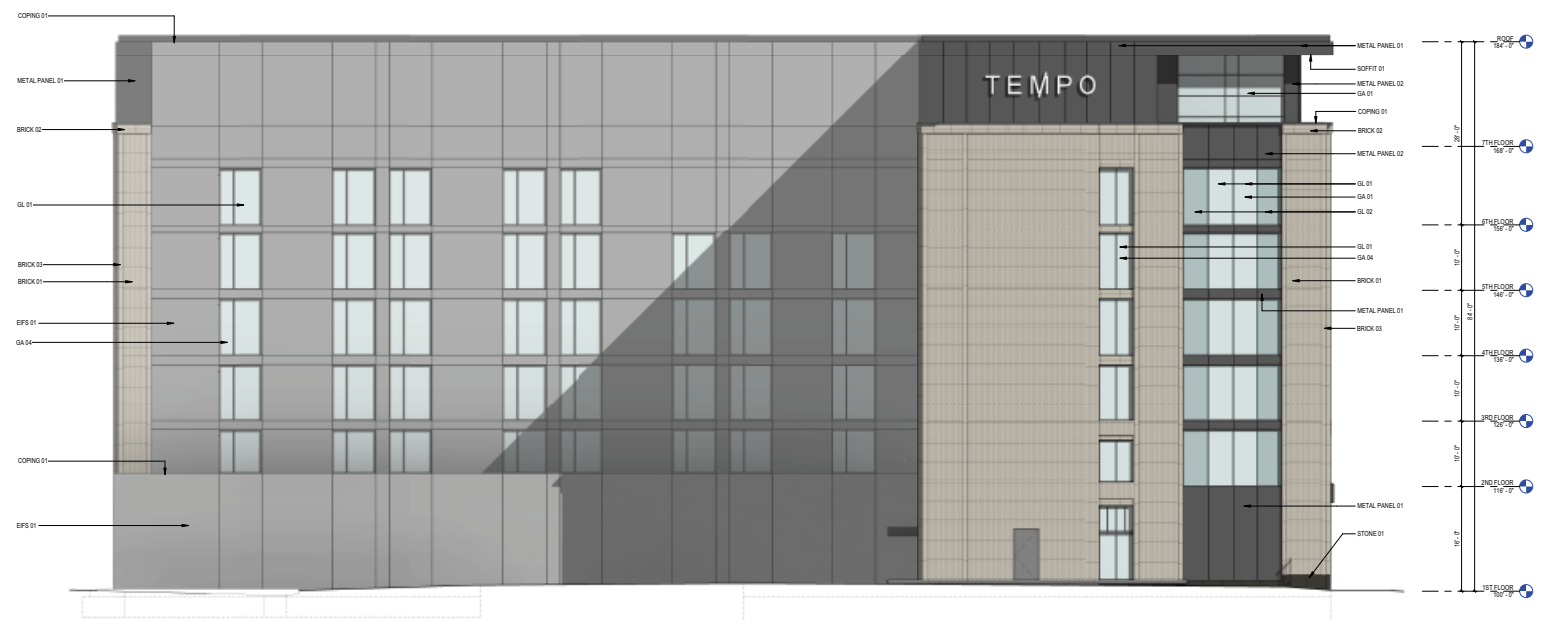
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION









SOUTHEAST CORNER OF SITE



SOUTHWEST CORNER OF SITE



NORTHEAST CORNER OF SITE



KILBOURN AVE. STREET ELEVATION



N. MLK JR. DRIVE STREET ELEVATION



SOUTHEAST CORNER OF SITE



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