



CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.

Please print legibly.

1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)

East Side Commercial Historic District

ADDRESS OF PROPERTY:

500 N. Water St.

2. NAME AND ADDRESS OF OWNER:

Name(s): Texas City Venture, LTD (c/o John Reinhart)

Address: 4011 80th St.

City: Kenosha

State: WI

ZIP: 53142

Email: john@beardevelopment.com

Telephone number (area code & number) Daytime: 262-842-0447

Evening: _____

3. APPLICANT, AGENT OR CONTRACTOR: (if different from owner)

Name(s): David Plank, AIA, Kahler Slater

Address: 111 W. Wisconsin Av.

City: Milwaukee

State: WI

ZIP Code: 53203

Email: dplank@kahlerslater.com

Telephone number (area code & number) Daytime: 414-290-3796

Evening: _____

4. ATTACHMENTS: (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

A. REQUIRED FOR MAJOR PROJECTS:

Photographs of affected areas & all sides of the building (annotated photos recommended)

Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")
A digital copy of the photos and drawings is also requested.

Material and Design Specifications (see next page)

B. NEW CONSTRUCTION ALSO REQUIRES:

Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

Site Plan showing location of project and adjoining structures and fences

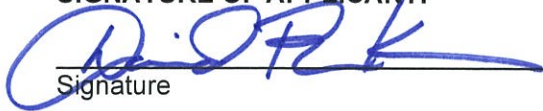
PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED AND SIGNED.

5. DESCRIPTION OF PROJECT:

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached.

Please see the attachments for narrative and drawings.

6. SIGNATURE OF APPLICANT:


Signature

David Plank, AIA
Please print or type name

October 15, 2015
Date

This form and all supporting documentation **MUST** arrive by 12:00 noon on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Hand Deliver or Mail Form to:
Historic Preservation Commission
City Clerk's Office
200 E. Wells St. Room B-4
Milwaukee, WI 53202

PHONE: (414) 286-5722

FAX: (414) 286-3004

www.milwaukee.gov/hpc

Or click the **SUBMIT** button to automatically email this form for submission.

SUBMIT

5. DESCRIPTION OF PROJECT:

A. Describe all existing features:

500 North Water Street

The Button Block is a seven-story Romanesque Revival style commercial building constructed in 1892 on the northeast corner of N. Water and E. Clybourn Streets. The architects were the Milwaukee firm of Crane and Barkhausen. The first two floors are constructed of dark red, rock-faced sandstone and the upper floors clad with dark red pressed brick trimmed with sandstone and terra cotta on the primary facades. At the southwest corner is a seven-story turret with conical roof that is supported by a granite column with a Romanesque capital. The east (alley) elevation consists of Cream City brick with regular window openings. The north elevation is a Cream City brick party wall previously shared with a building to the north, now demolished. The structure was heavily damaged by a fire in 1992. The first and second floors of the building are currently occupied by a restaurant; the third through seventh floors are vacant.

Over the past twenty years, the fire damage has been repaired and a variety of masonry restoration work has been performed on the building. Several crumbling sandstone sills were replaced in kind with new sandstone and a major belt course was replaced with a fiberglass replica. A major repair occurred at the southwest corner of the building, where the prominent granite column and sandstone base were replaced and the underlying timber piles were repaired. For the most part, the remaining masonry is in satisfactory condition, with the exception of additional deteriorated stone sills, particularly at the second floor of the turret. The brick facades are in satisfactory condition, requiring minor repointing. The north parapet is in poor condition and will need to be rebuilt.

Windows overall are in fair condition. First floor windows have been previously replaced with aluminum storefront and insulated glass. Second floor fixed wood sashes have been reglazed with insulated glass and are in fair condition. The third floor windows appear to be original wood sash with single-pane glazing and are in poor condition. Storm sashes are not present. The windows have not been painted recently, so show significant areas of bare wood. Sills throughout the building exhibit severe checking. Many windows show deterioration of the bottom rail. The windows at the fourth through seventh floors were replaced with aluminum single-hung windows following the fire.

The primary and secondary entrances on Water and Clybourn Streets have been replaced with aluminum storefront and painted wood doors, which are in satisfactory condition.

The existing roof has a low-slope modified bitumen roofing system. The roof membrane is in satisfactory condition, but nearing the end of its anticipated life expectancy. The roof slopes from the high side on the west down to an external gutter at the east.

Source: East Side Commercial Historic District Study Report

B. Describe all proposed work:

Program

The proposed work consists of an extended-stay hotel. The hotel will consist of approximately 94 guestrooms, public space including lobby, dining area, meeting space, fitness center, indoor swimming pool and associated support, administration and mechanical areas. The proposed project will use state and federal historic preservation tax credits and received Conditional Approval from the National Park Service on August 10, 2015.

Roofs

The existing roofing will be replaced with a fully-adhered EPDM membrane roofing system. Three low-profile cooling towers, two stairway exhaust fans and a make-up air system will be added above the north portion of the roof. The total height of the cooling towers, including support structure, will be approximately 12' above the roof surface; support steel will be inserted below the existing roof deck in order to minimize the overall height of the equipment. The north center location was selected because it is furthest from the street facades; this factor, plus the existing parapet height will largely screen the mechanical equipment from the street view.

Masonry

Stone joints will be repointed where existing mortar is loose, damaged, missing or has been replaced inappropriately with sealant. Mortar composition will be analyzed so that pointing mortar can match the original as closely as practical in mix design, hardness and color. Joint profiles will match the original. The deteriorated stone sills at the second floor of the turret will be replaced with matching stone, profiled to match the original. In other areas where stone is showing significant loss of section, but not to a degree warranting replacement, it will be repaired with a compatible stone-patching mortar as manufactured by Jahn Mortars or Edison Coatings.

Brick joints will be repointed where existing mortar is loose, damaged, missing or has been replaced inappropriately with sealant. Selective brick replacement may be done where original bricks are heavily spalled. Mortar composition will be analyzed so that pointing mortar can match the original as closely as practical in mix design, hardness and color. Joint profiles will match the original. Selective demotion will be performed on the north parapet to determine the amount of reconstruction required. The parapet will be reconstructed as necessary to be structurally sound and match the original appearance. Skyward-facing joints at stone and terra cotta (parapet caps, window sills, etc.) will be cut out and replaced with sealant.

The existing fire escape will be removed from the alley façade since provisions for exiting will be handled by interior stairways. Abandoned conduit, piping, signage, anchors and fasteners will be removed from building façades. Holes will be patched to match surrounding materials.

Windows

Wood and steel components of windows will be scraped and sanded in preparation for painting. Deteriorated wood will be repaired with Abatron LiquidWood and WoodEpoxy or equal.

Third floor windows and windows on the second floor, east elevation will be replaced with painted aluminum windows matching the existing windows on the fourth through seventh floors.

New window openings will be added on the north façade to accommodate the guestroom layout in the building. These windows will be fixed aluminum windows with a painted finish.

Doors

Existing entry doors on the Water and Clybourn facades will be removed and replaced with new medium stile aluminum doors with a painted finish. Flush hollow metal service doors will be installed along the alley and north façade.

A new accessible entrance will be added within the existing opening on the north facade. A revolving door will also be added on the north façade.

North Entrance

The existing entrances at the southwest and northwest corners of the building will remain the primary entrances for the hotel. However, a new vehicular drop-off is proposed in the north lot. This entrance will include concrete stairs as well as a concrete ramp to accommodate hotel guests with wheelchairs, strollers and roller bags. The elevation difference between the sidewalk and first floor is approximately 2'-6", necessitating thirty feet of ramp. This ramp will connect with the existing northwest building entrance, via the existing opening in the north wall. A revolving door will also be provided west of the existing opening. Railings will be metal, with glass infill panels.

A canopy is proposed above the ramp and new north entrance. The canopy will be constructed of cantilevered steel members through-bolted to the masonry party wall and will have a fritted glass top. Painted metal wall panels will be installed along the ramp and adjacent to the revolving door.

North Lot Façade

A façade feature wall will be constructed along the west edge of the north lot to continue the street wall that has been discontinuous since a building that previously existed in this location was demolished. The proposed design for this feature consists of concrete piers, painted steel framework, perforated metal panel and a glass canopy element. The design is intended to be differentiated from the historic buildings on either side, but complementary to the canopy, stairs and ramps in the north lot.

Signage

A vertical blade sign with the hotel name and logo is proposed for the south facade of the building at the third through fifth floors. A similar but smaller sign will replace an existing sign on the west façade, second floor. These sign will comply with the City of Milwaukee zoning ordinance for Type A Projecting Signs. Signage consisting of individual metal letters with the hotel name applied to the façade is proposed for the south parapet.

Streetscape

The existing paving and street lighting on Water and Clybourn Streets will remain. A paved vehicular drop-off is proposed for the north lot, along with a pedestrian sidewalk. Landscaped concrete planters will be provided in this area. Wood slat screens will conceal trash and electrical equipment at the eastern end of the north lot.

Please see the attached drawings for more information.