



MILWAUKEE
HISTORIC
PRESERVATION
COMMISSION

LIVING WITH HISTORY

Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

Property

500 N. WATER ST. East Side Commercial Historic District

Description of work

This project involves the adaptive reuse of the Button Block into an extended-stay hotel. The hotel will consist of approximately 94 guestrooms; public spaces including lobby, dining area, meeting rooms; 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.

Staff believes this is an excellent adaptive reuse proposal for a building underutilized for the last two decades. The repair of the parapet wall, re-pointing of masonry, use of matching replacement materials, and replacement in-kind of certain building components is appropriate and within the guidelines. The guidelines offer additional guidance on the installation of new openings and additions to historic buildings. Adding new openings to the north elevation is appropriate as the guidelines recommend against creating new openings in primary historic elevations; however, this is a secondary elevation and historically, was a blind party wall with an adjacent building. The proposal for the vehicle drop-off area and canopy is also within the guidelines which state that additions "harmonize with the existing building architecturally and are located so as not to be visible from the public right-of-way, if at all possible." The guidelines also discourage additions that are unsympathetic to the original structure and intrude on principal elevations. The modifications to the north elevation are sympathetic to the existing structure, do not intrude visually on a principal elevation, and the materials and design reflect a clear differentiation between the historic architecture and the new construction.

The façade feature wall, constructed between the Button Block and its nearest neighbor to the north, is an appropriate modification. Its construction will reinforce the street wall at the pedestrian level, filling in the gap between the two buildings. The use of modern design and contemporary materials clearly sets it apart from the historic building.

Date issued

11/10/2015

PTS ID 104957 COA

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

All work to be completed per the plans and specifications submitted to staff in the original application. Any substantive changes to be submitted to staff for approval. Samples of glazing for replacement windows to be submitted to staff for approval of tinting/reflectivity.

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Dean Doerrfeld of the Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: Dean.Doerrfeld@milwaukee.gov.

If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/build, or call (414) 286-8210.



City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Robert Bauman, Contractor, Inspector Peter Schwartz (286-2537)

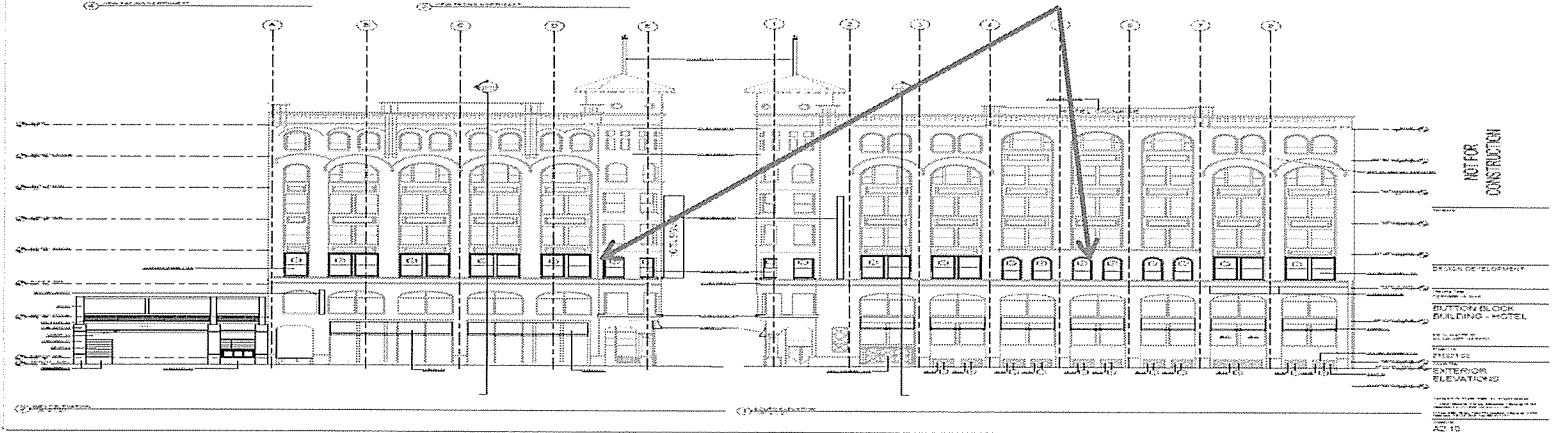


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Kehler Slater

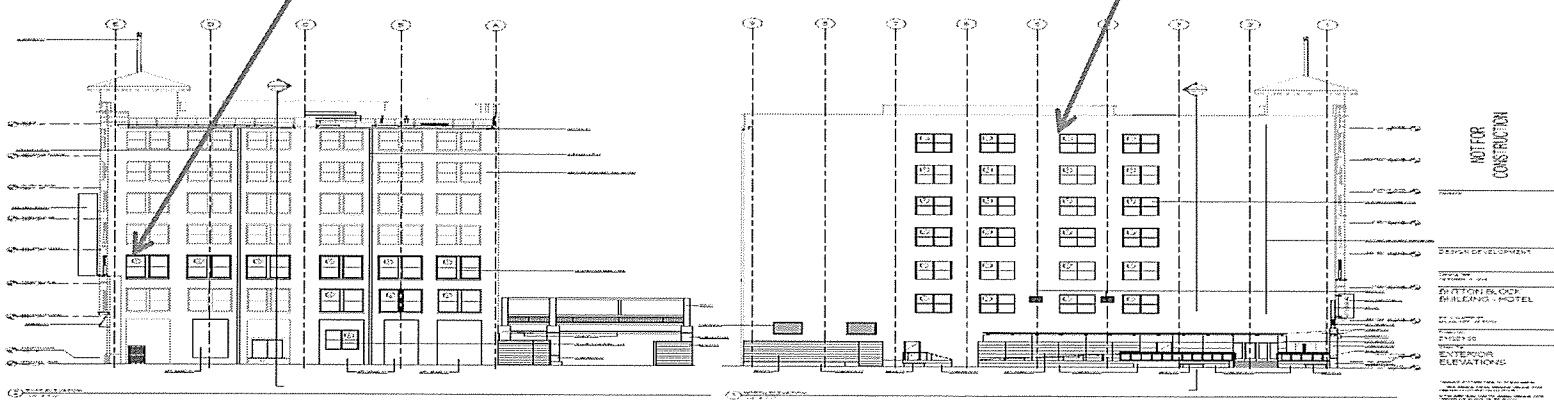
Window replacement



ASSEMBLIES AND CONNECTIONS

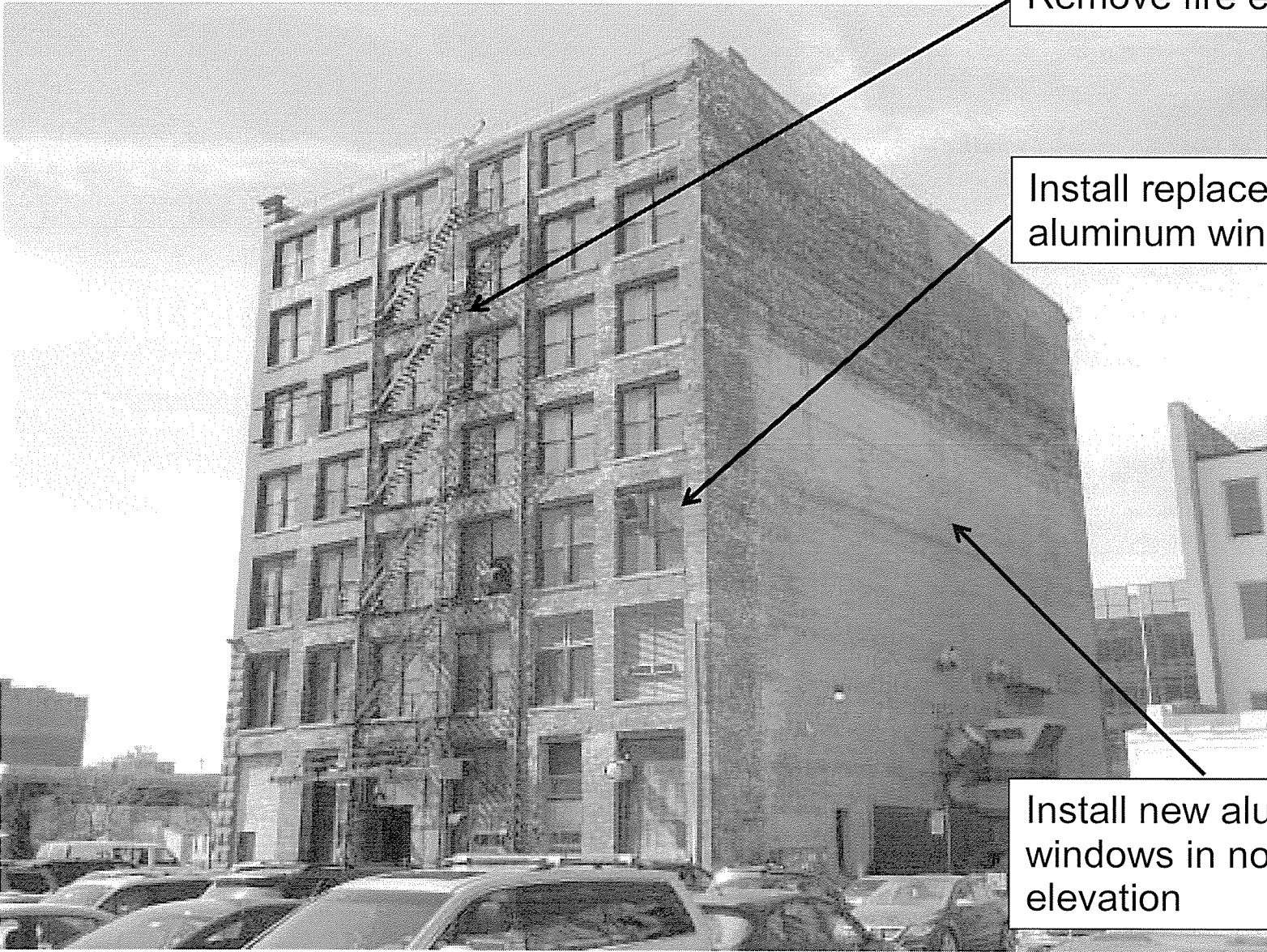
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Kehler Slater





Install replacement
aluminum windows in
third floor



Remove fire escape

Install replacement aluminum windows

Install new aluminum windows in north elevation



Facade Wall