



# Certificate of Appropriateness

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

**Property  
Description of  
work**

**308 W Kilbourn**

**Milwaukee Journal Complex**

Construct new hotel per attached drawings.

**Date issued**

1/14/2025

PTS ID N/A

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:

**The screening wall for equipment that faces Kilbourn shall be constructed of a decorative brick bond. See examples next page.**

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 Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: [hpc@milwaukee.gov](mailto:hpc@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/lms](http://www.milwaukee.gov/lms), or call (414) 286-8210.

City of Milwaukee Historic Preservation

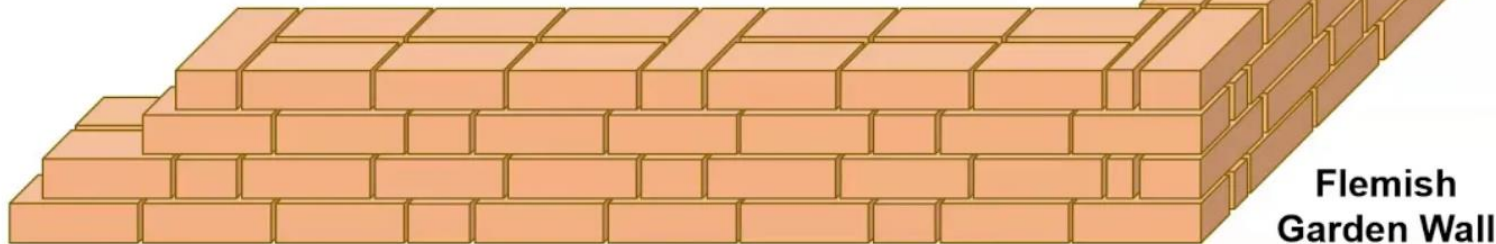
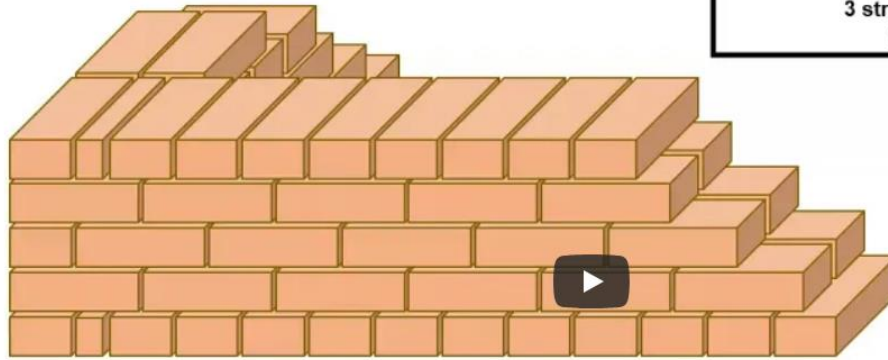
18 pages total

# Garden Wall Bonds

**English Garden Wall bond**  
3 courses of stretchers (*or an odd number greater than 3*)  
to one course of headers

**Flemish Garden Wall bond**  
3 stretchers (*or an odd number greater than 3*)  
to every header (on the same course)

**English  
Garden Wall**



**Flemish  
Garden Wall**

The  
Brickwork Tutors  
Tool Box

Typical decorative brick bond examples.

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# HILTON TEMPO

MILWAUKEE, WISCONSIN

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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.

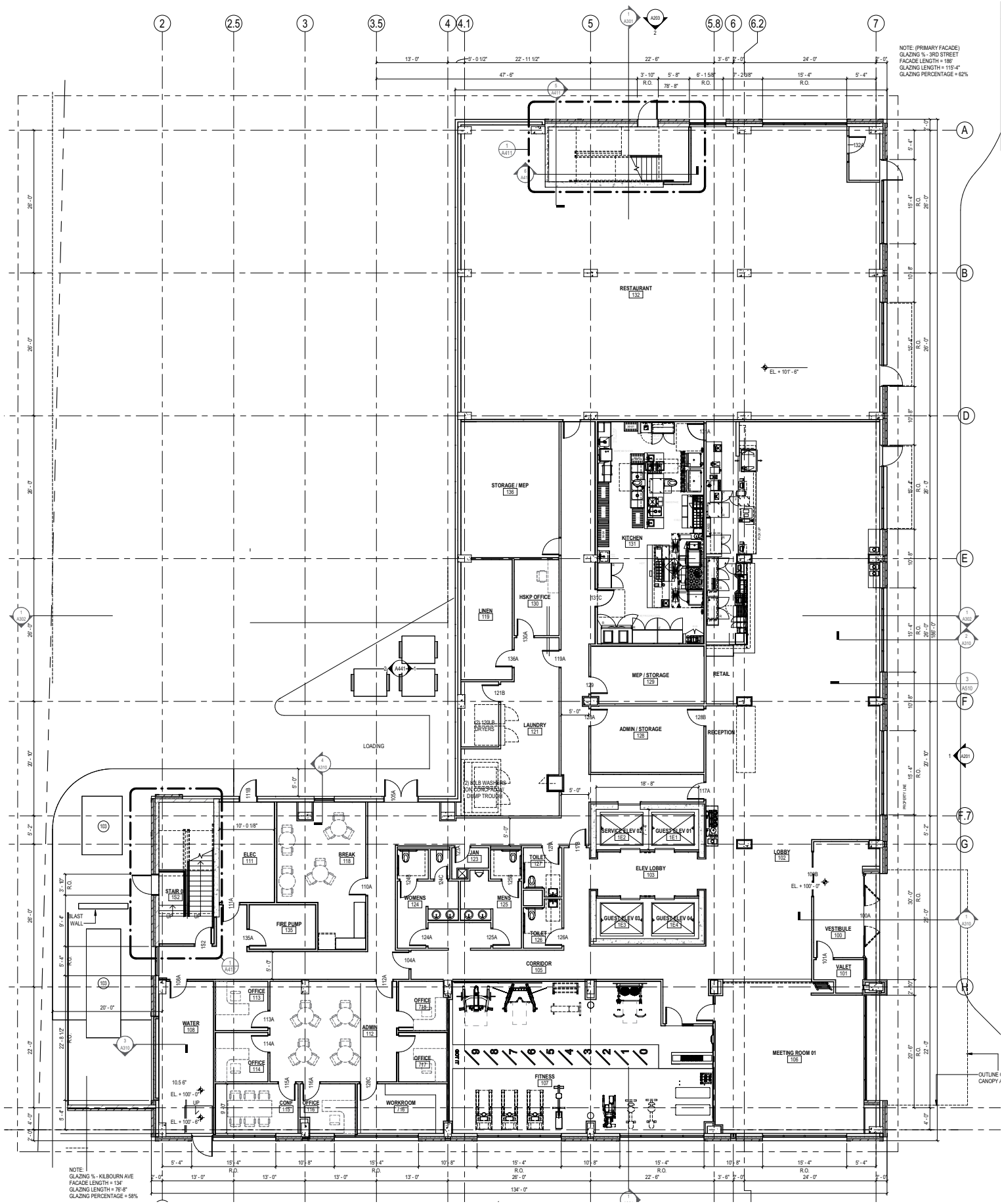
The new hotel building is a freestanding structure that is 7 stories tall. The L-shaped hotel form holds the street edges with activated uses and is respectfully consistent in height with the other buildings on the block. Since the last submittal in March of last year, the building has kept the vertical 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.



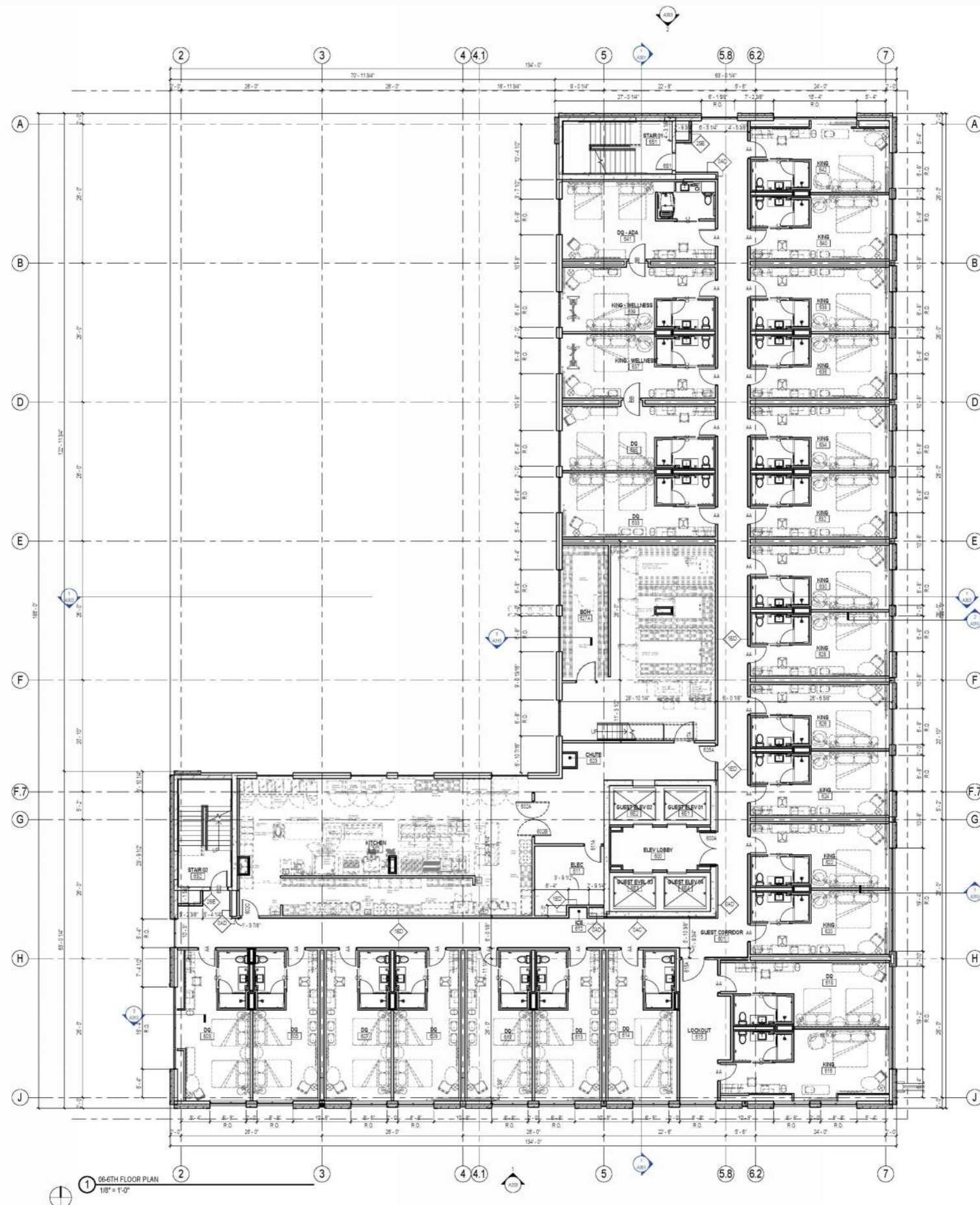




N. MARTIN LUTHER KING JUNIOR DRIVE

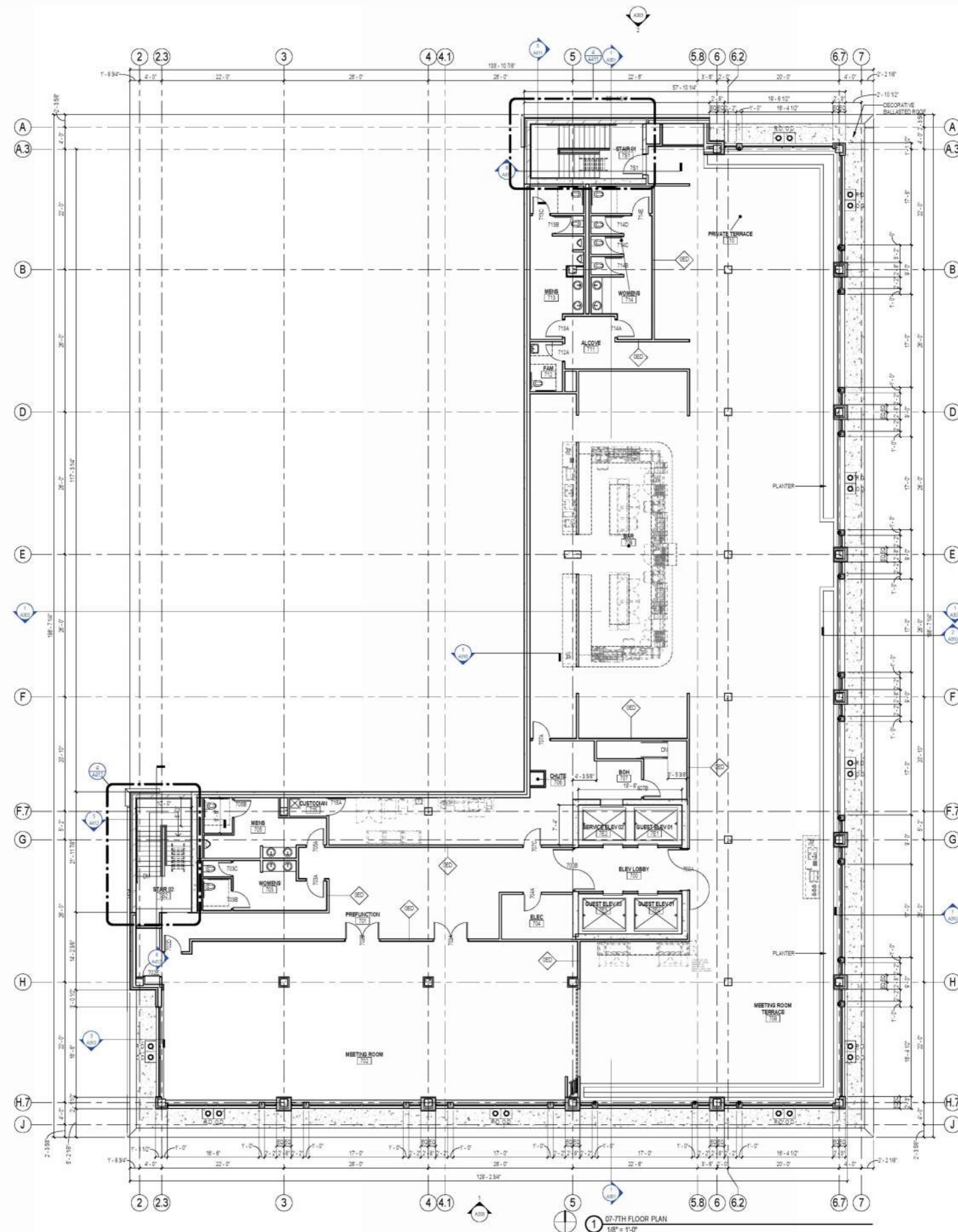






## 6TH FLOOR FLOOR PLAN





# 7TH FLOOR PLAN

1/8" = 1'-0"



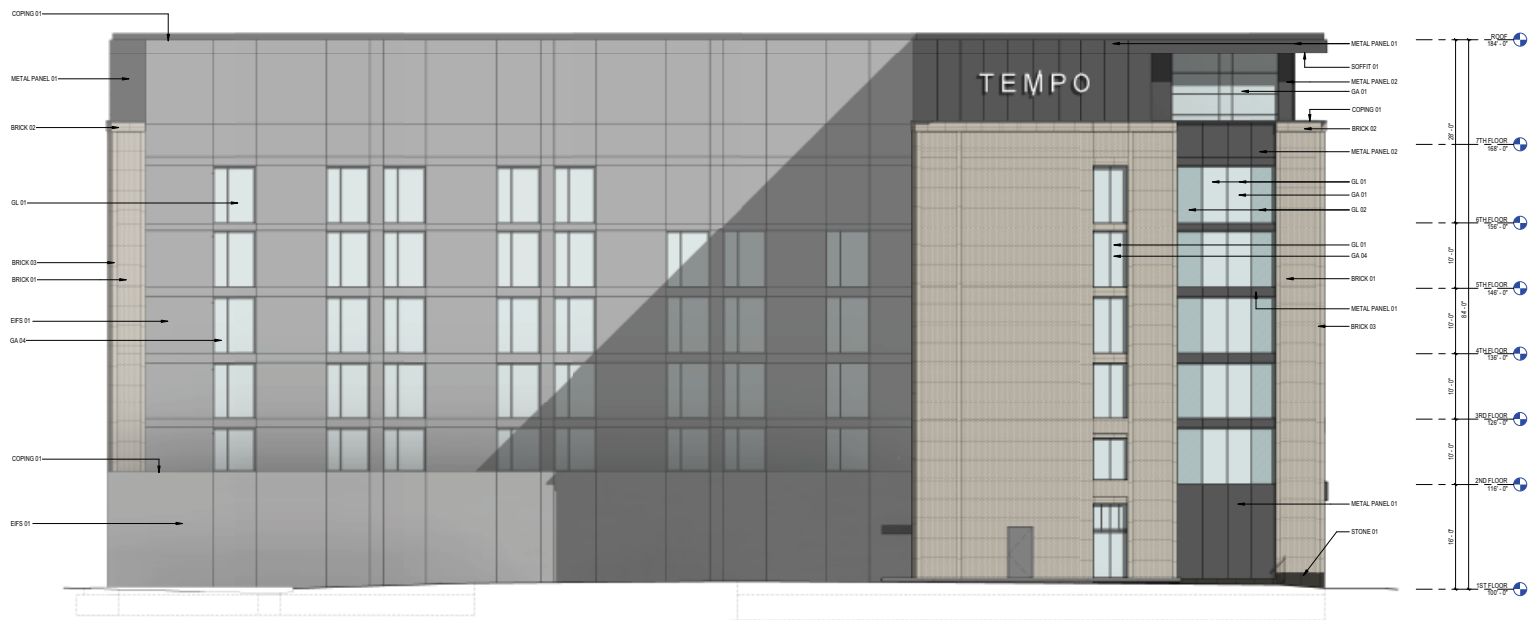
SOUTH ELEVATION



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