
HILTON TEMPO

MILWAUKEE, WISCONSIN

HKS
HOLDINGS, LLC

Kahler Slater

HPC SUBMITTAL
DECEMBER 14, 2022

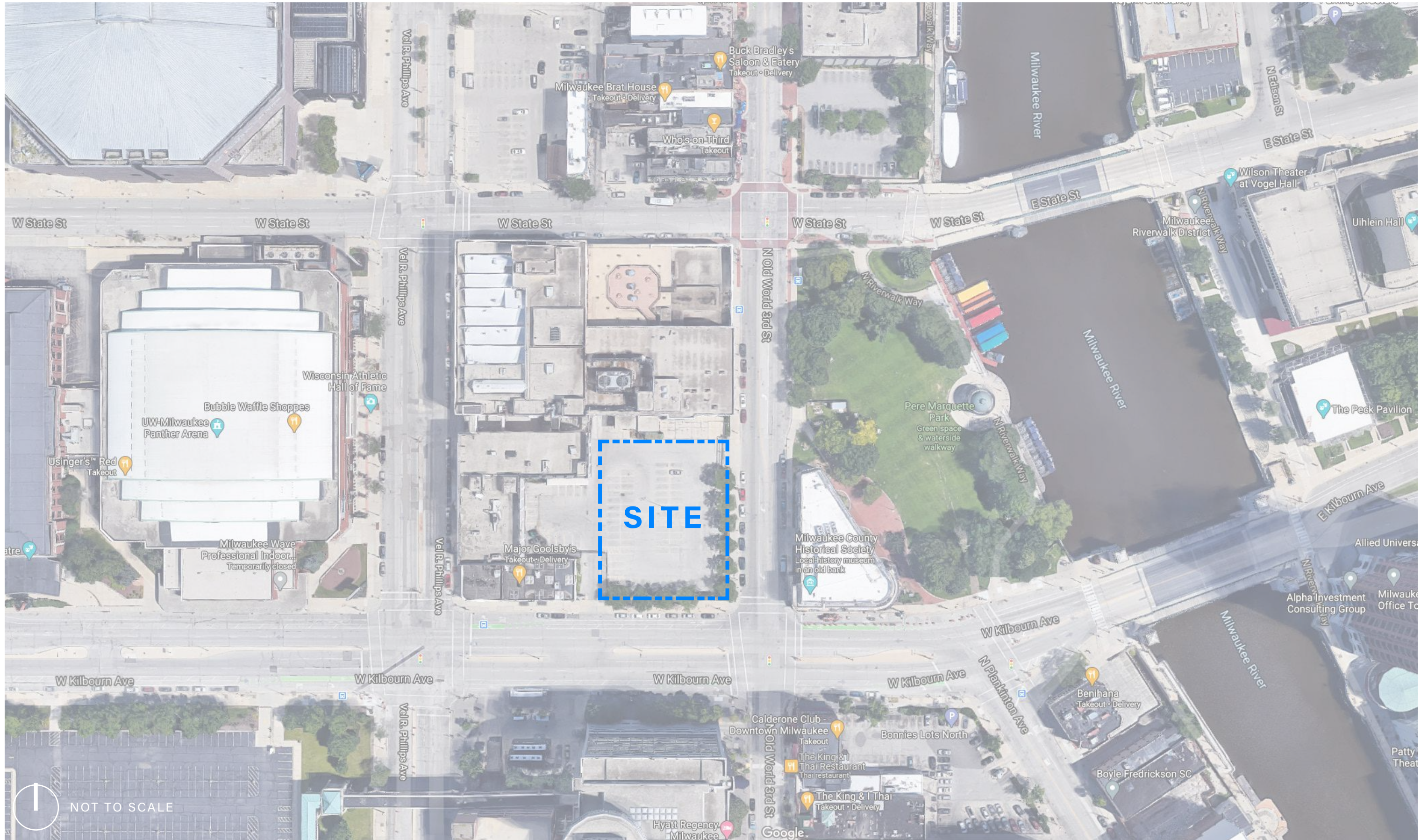
This proposed project consists of a new 8 story hotel constructed at the corner of MLK Jr. Drive and Kilbourn Avenue, current address 308 West Kilbourn Ave. The site is currently a surface parking lot, yet has been designated a historic parcel due to its proximity to the Milwaukee Journal Building and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

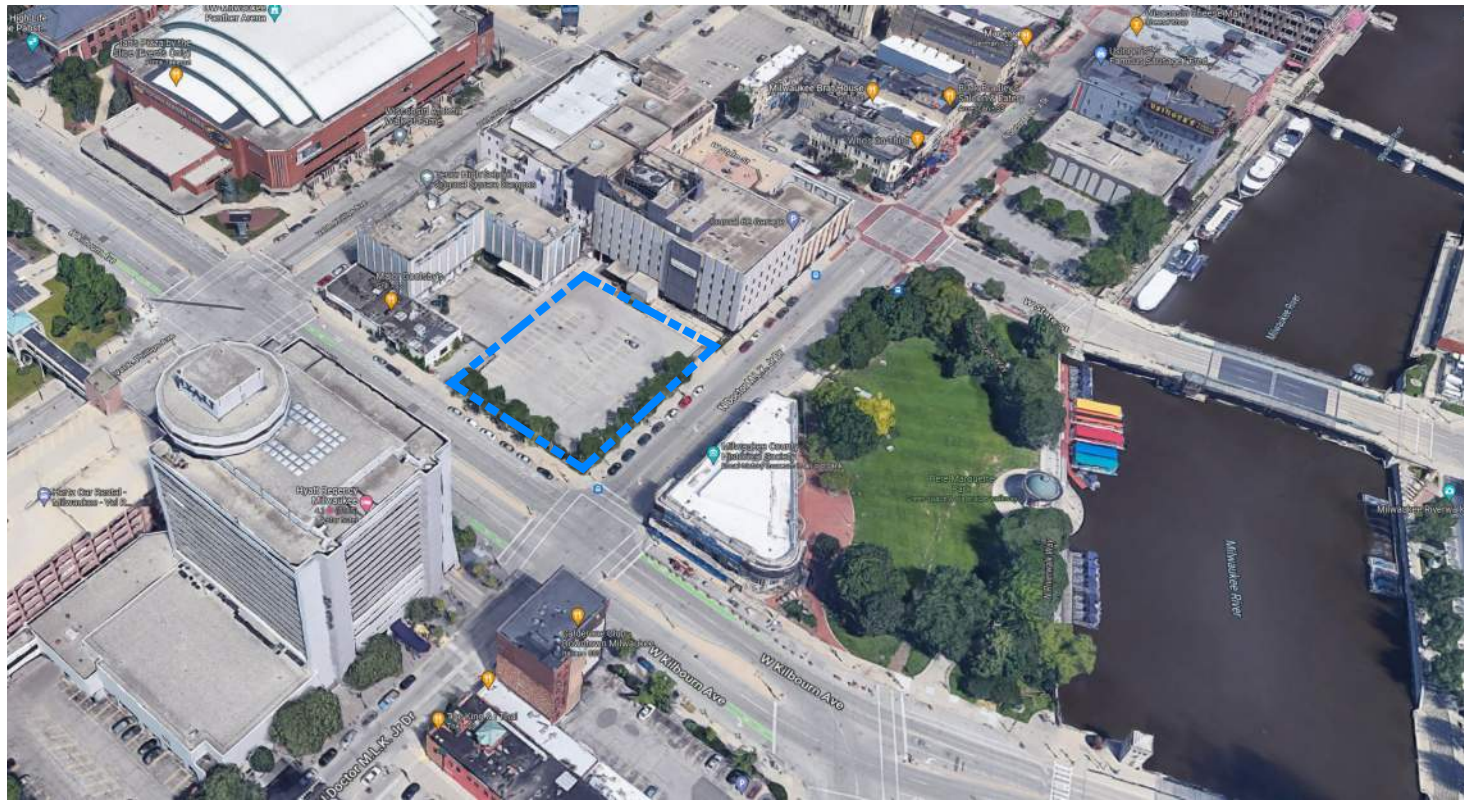
The new hotel building is designed as a freestanding structure. The massing of the building responds to the 1960's addition with an expressed alignment of its masonry mass to the adjacent King Drive elevation of the Journal Building addition. The glassy facade of 8th floor of the proposed hotel is set back from the main masonry mass of the building and consists of vertically operating glass panels that can provide an open rooftop feature to the top floor in warmer months. The overall height of the building is approximately 6' lower than the upper most roof elements of the Journal Building.

The proposed materials for the new building consist of brick masonry that is complimentary in color to the Kasota Stone panels of the historic structures, accented with a dark stone base that references the granite base of the adjacent 1960's addition. Architectural metal panel accents at the punched openings and roof form are consistent with the contemporary language of the addition facade along MLK Jr. Drive, and are intended to create a similar rhythm to the adjacent facade. The public spaces of the hotel create street activation along both street facades at the ground level through the use of regularly spaced bays of storefront glazing.

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

SITE & CONTEXT

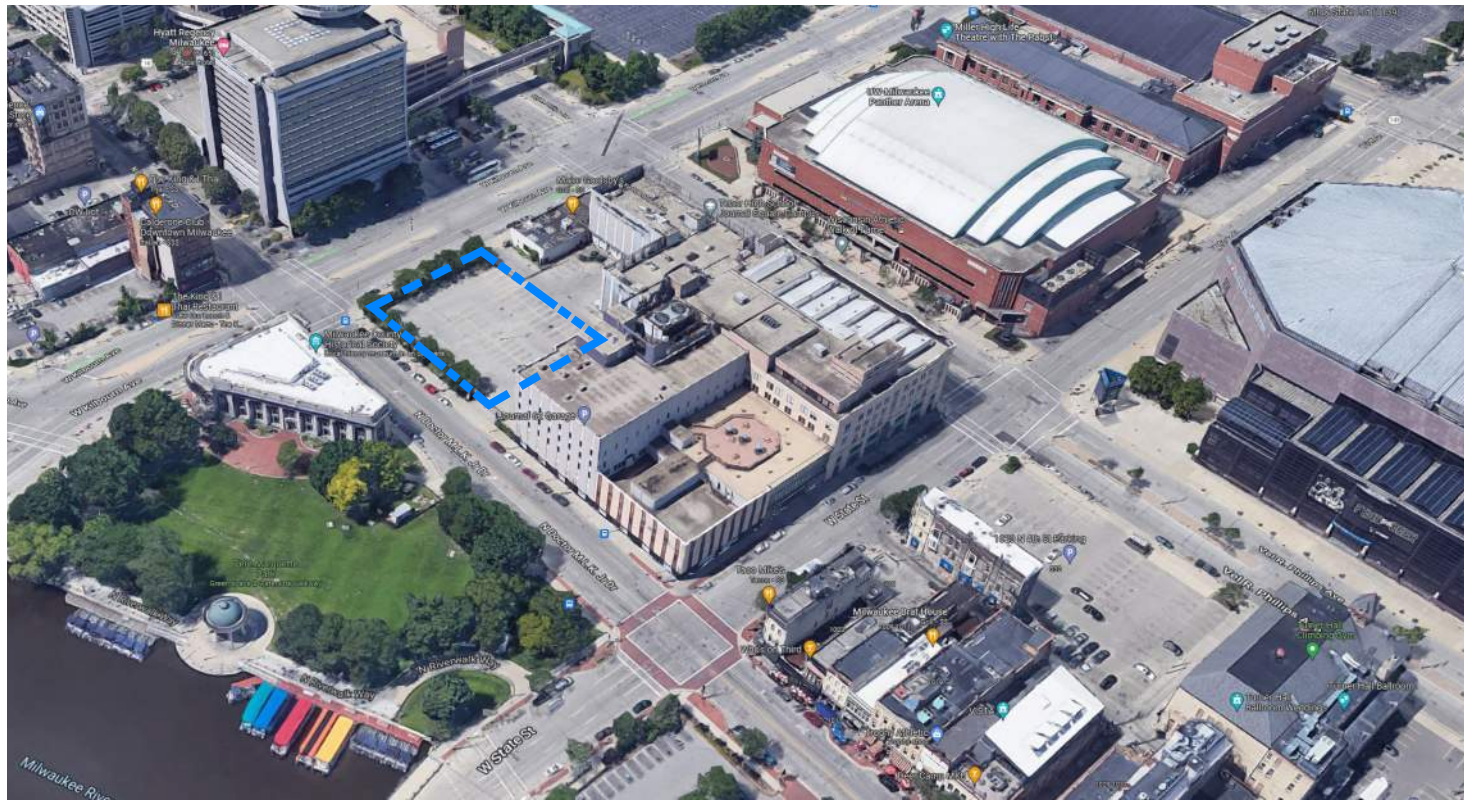




AERIAL TO NORTHWEST



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)



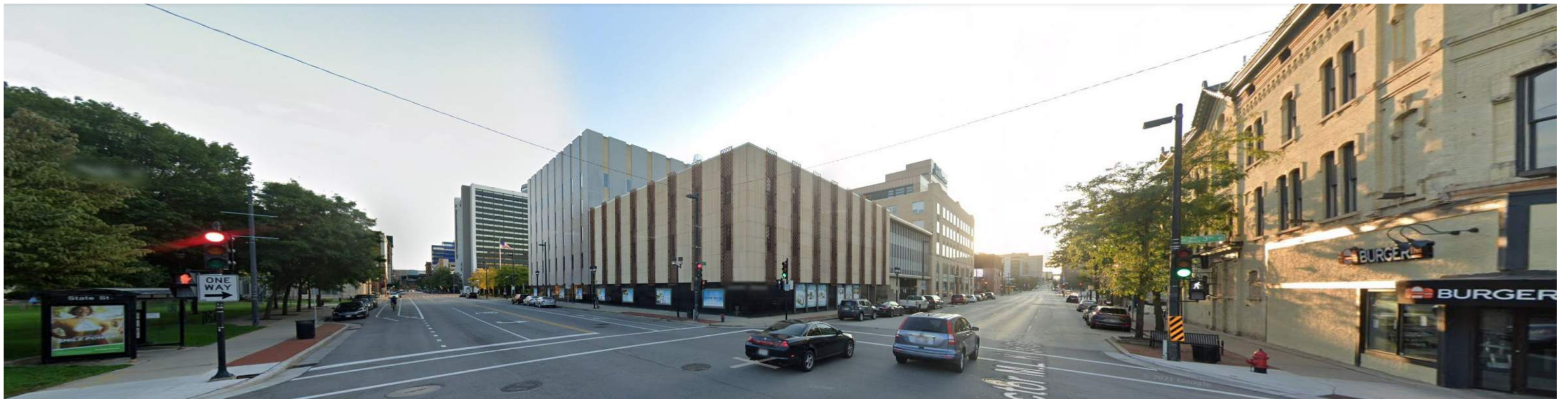
KILBOURN AVE. & N MLK JR DR. LOOKING NORTHWEST



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

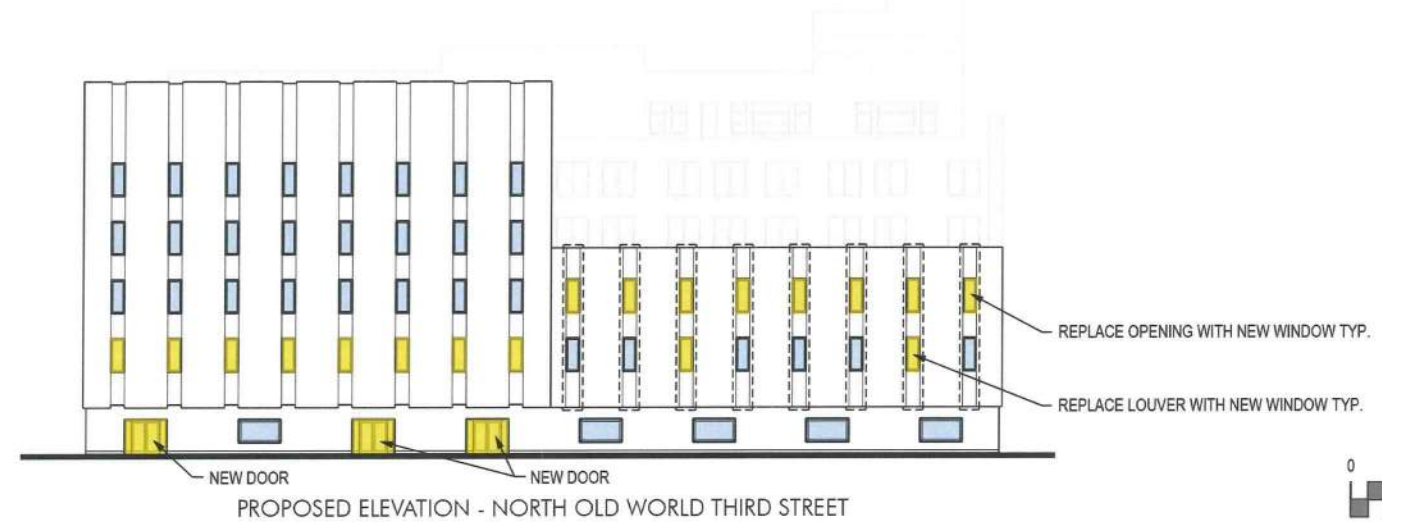
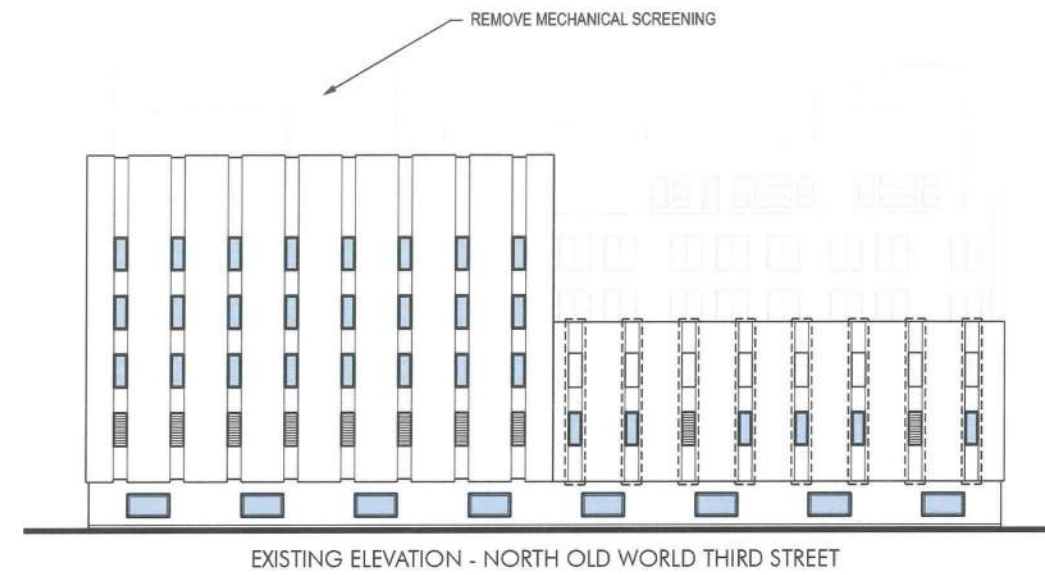


N. VEL R. PHILLIPS STREET ELEVATION OF BLOCK



STATE STREET ELEVATION OF BLOCK





ABBREVIATIONS

PROJECT TEAM

SHEET INDEX

ARCHITECTURAL
EPPSTEIN UHEN ARCHITECTS, INC.

GENERAL CONTRACTOR
BERNHAMMER CONSTRUCTION CORPORATION

PROJECT DATA

EXTERIOR LIFE SAFETY NOTES

SYMBOL LEGEND

CALLOUTS

TAGS

GRAPHICS

VICINITY MAP

PROJECT LOCATION

KEY PLAN

INDEX AND LIFE SAFETY ELEVATIONS

G101

SCREEN TO REMAIN ALONG WEST ELEVATION

REMOVE METAL SCREEN ALONG SOUTH AND EAST ELEVATIONS, SEE PLAN ABOVE

SHADED REGION INDICATES AREA FOR SCREEN REMOVAL

CURRENT WEST ELEVATION

CURRENT SOUTH AERIAL

CURRENT NORTH WEST STREET VIEW

KEY PLAN

INDEX AND LIFE SAFETY ELEVATIONS

A200

EXISTING CONCRETE HAUNCHES TO REMAIN

REMOVE EXISTING DOORS AND INFILL THE OPENINGS WITH MASONRY TO MATCH THE EXISTING ADJACENT MASONRY

EXISTING SOUTH ELEVATION

KEY

PROJECT INFORMATION

RESURFACE AND RESTORATION

KEY PLAN

INDEX AND LIFE SAFETY ELEVATIONS

A202

BRICK REPLACEMENT

NORTH-EAST SKYBRIDGE INFILL

REMOVE FILLED IN NON-MATCHING MASONRY AND INFILL OPENING CONSTRUCTION TO MATCH ADJACENT MATERIALS AND ASSEMBLY

REMOVE EXISTING WINDOW AND INFILL THE OPENINGS WITH MASONRY TO MATCH THE EXISTING ADJACENT MASONRY

REPAINT EXISTING BRICK ALONG NORTH, EAST, AND SOUTH ELEVATIONS. COLOR SELECTED: SHERWIN WILLIAMS SW 7038, TONY TAUPE

KEY

PROJECT INFORMATION

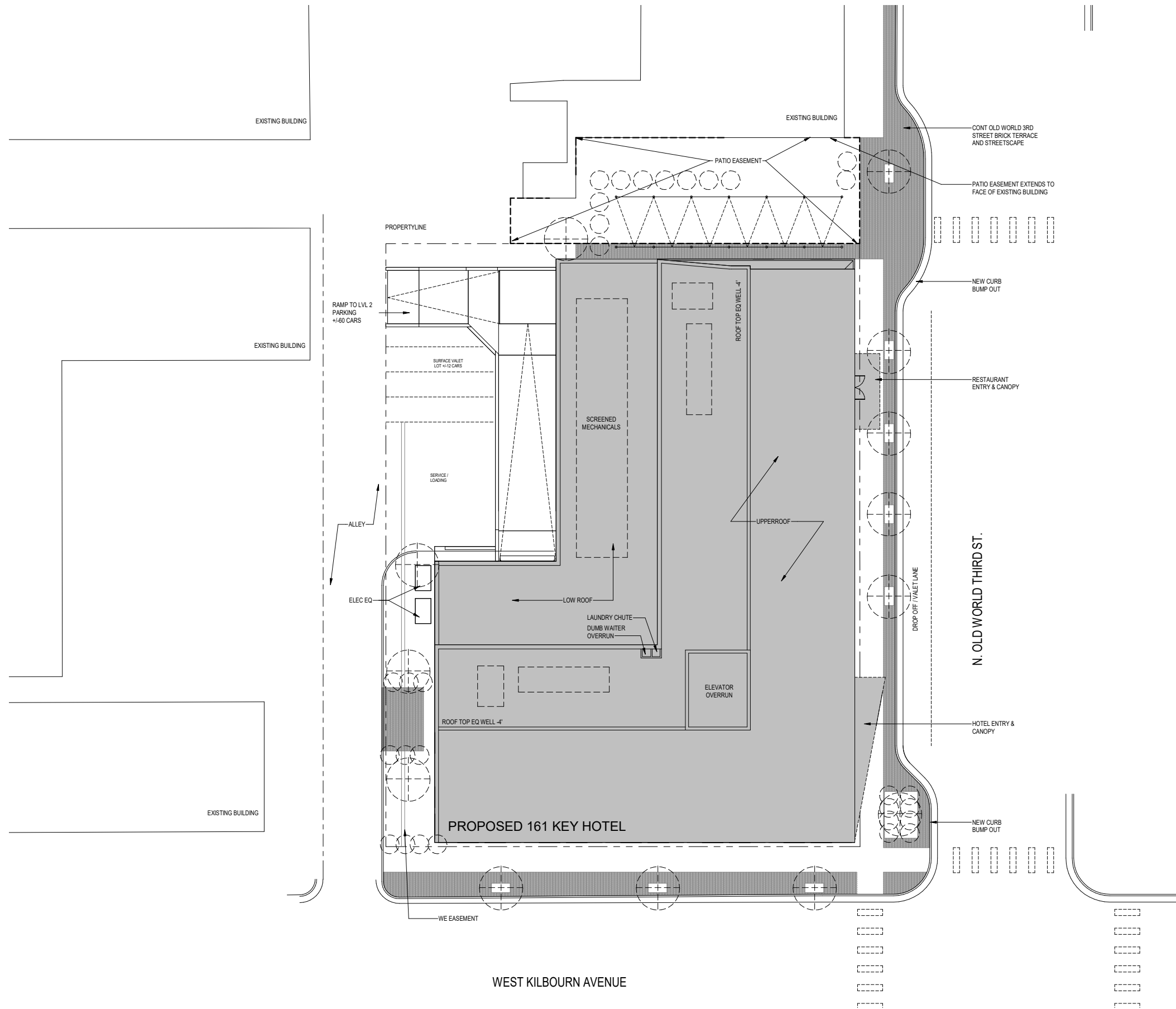
RESURFACE AND RESTORATION

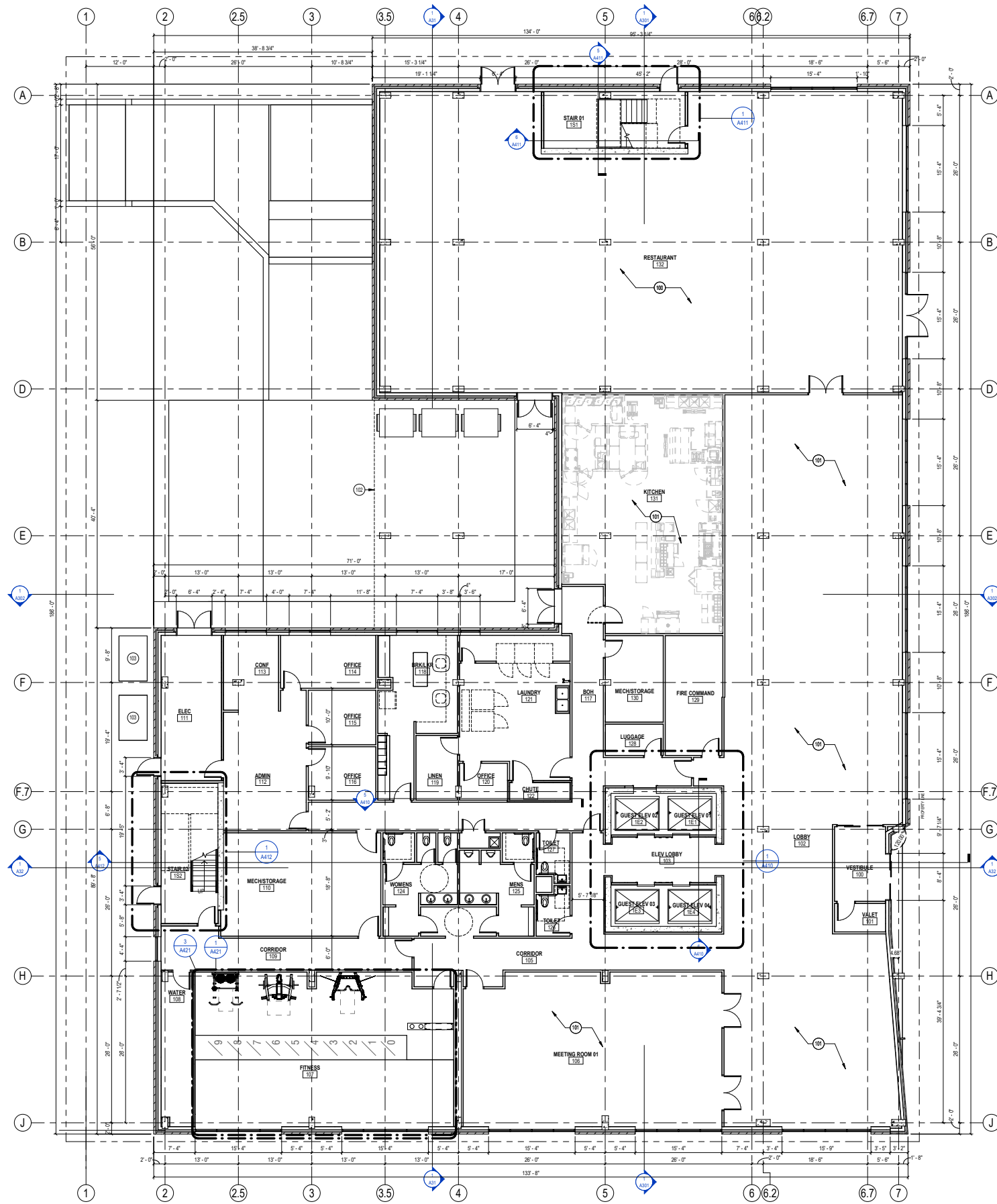
KEY PLAN

INDEX AND LIFE SAFETY ELEVATIONS

A201

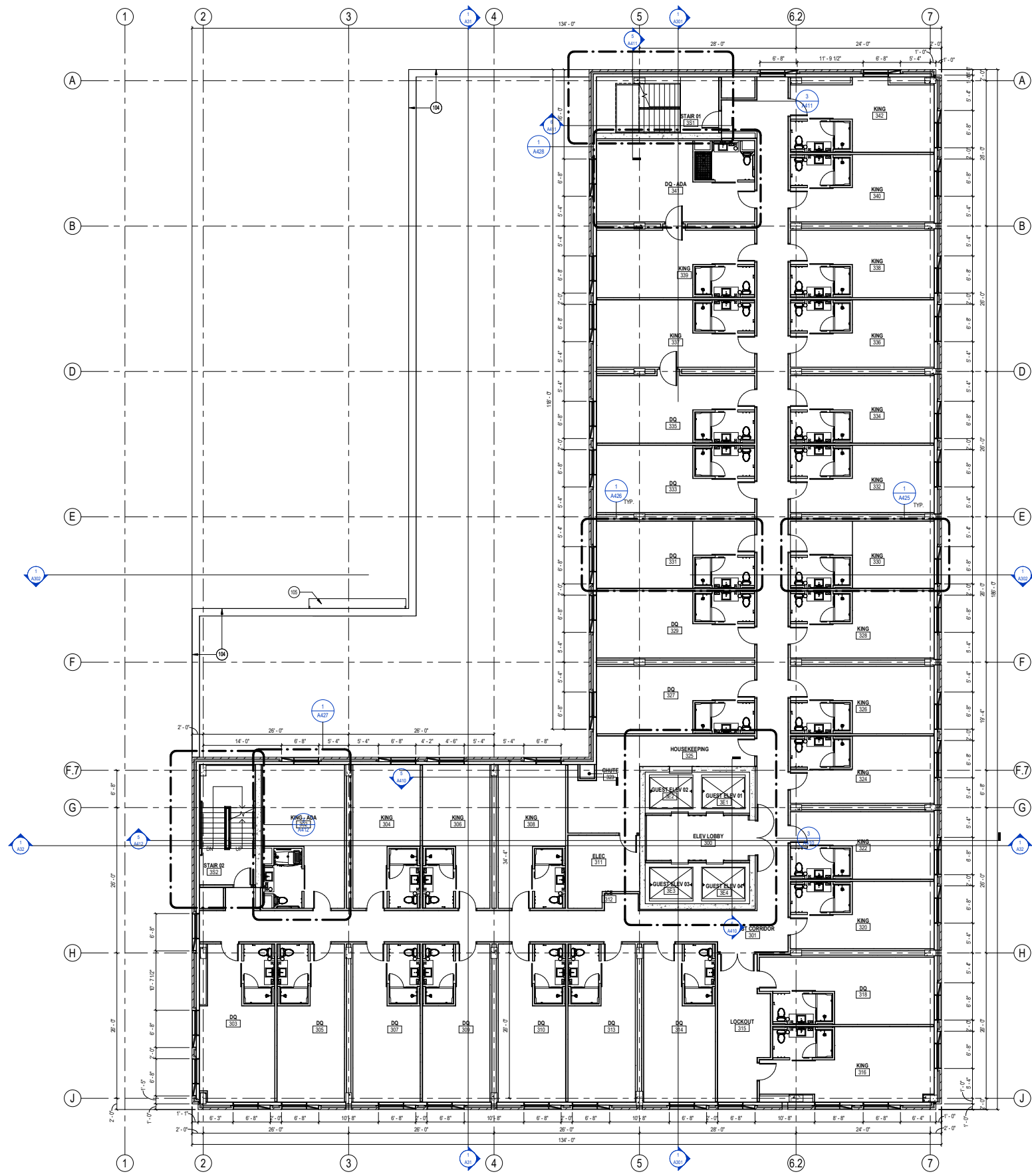
PROPOSED PROJECT

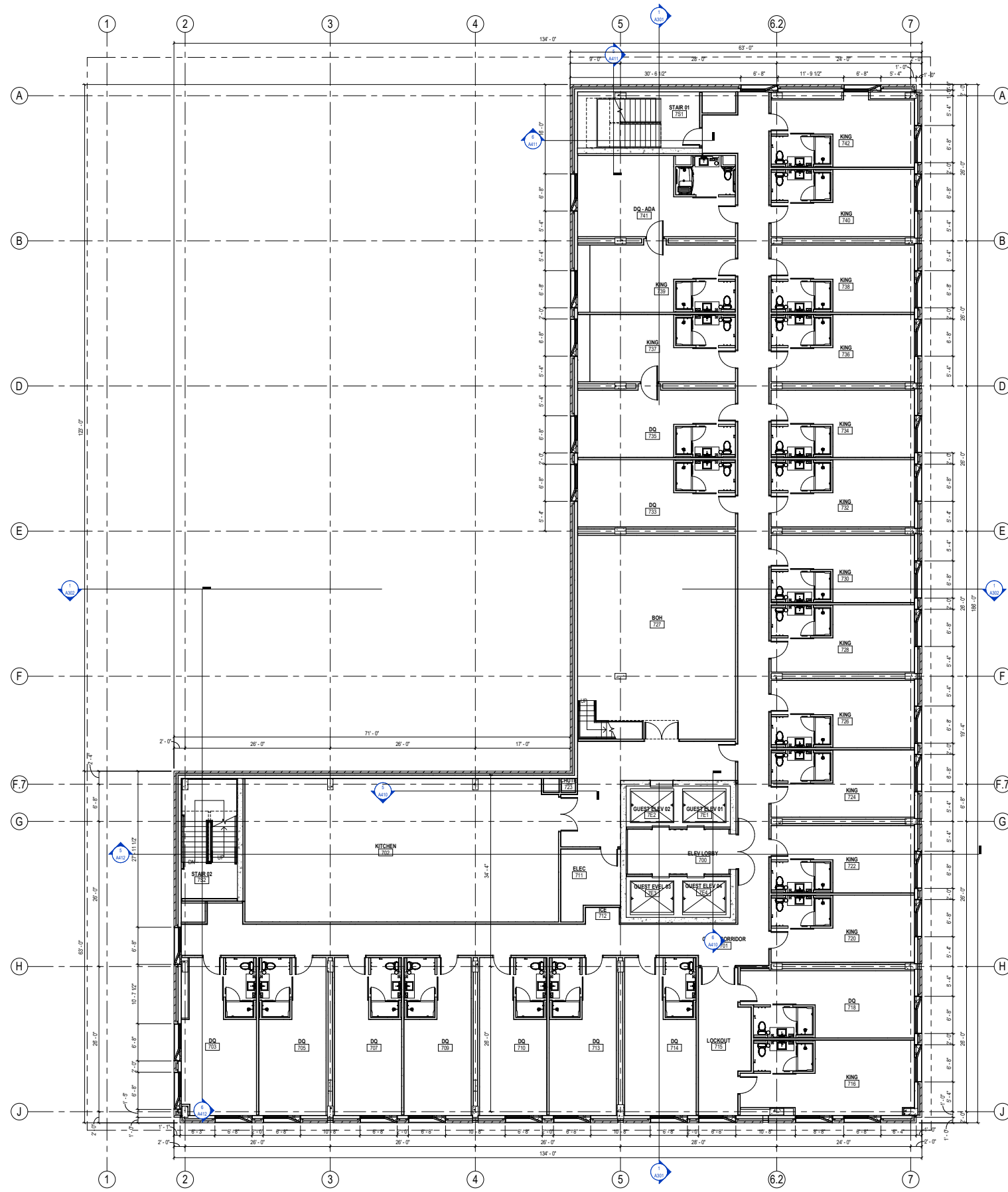


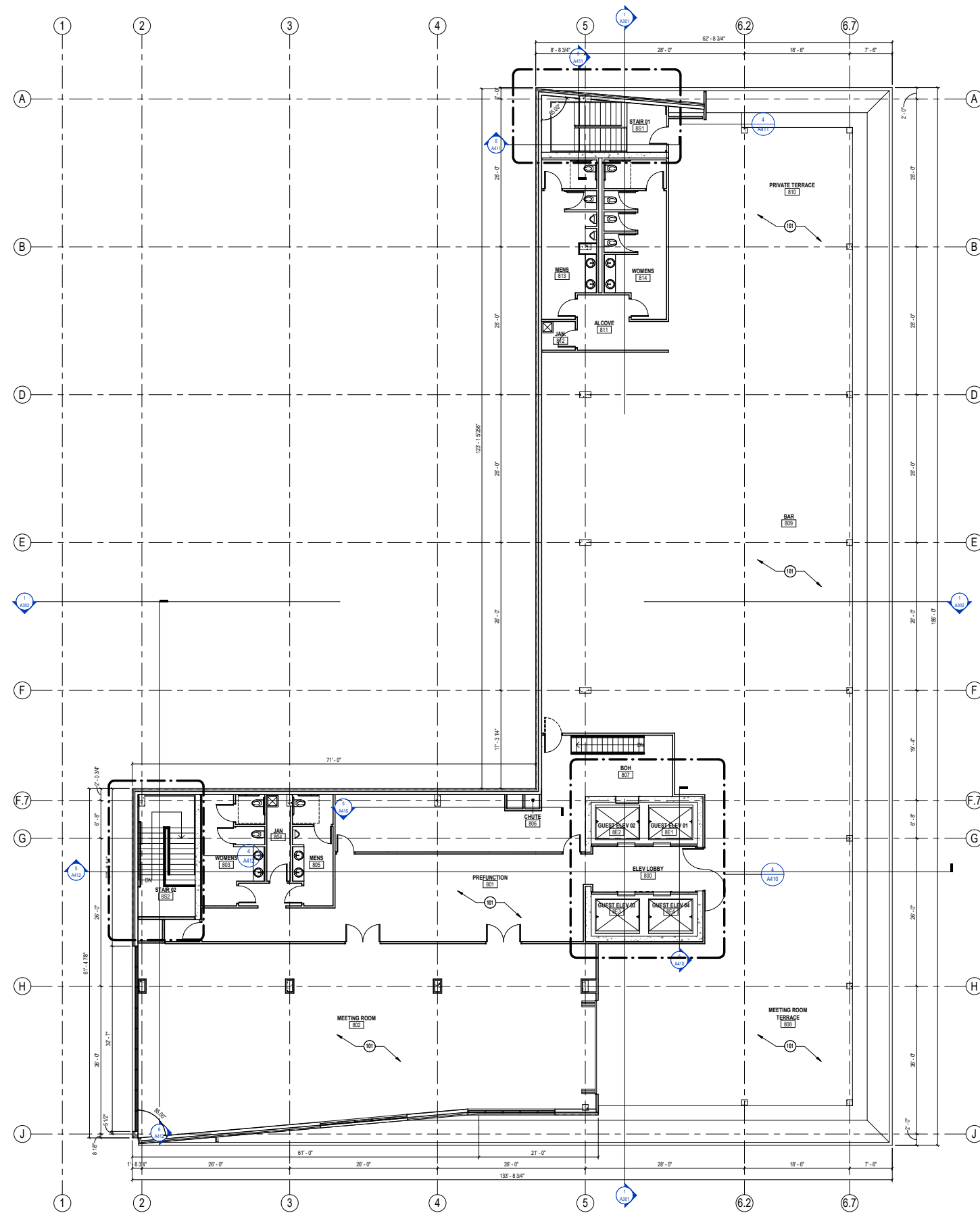


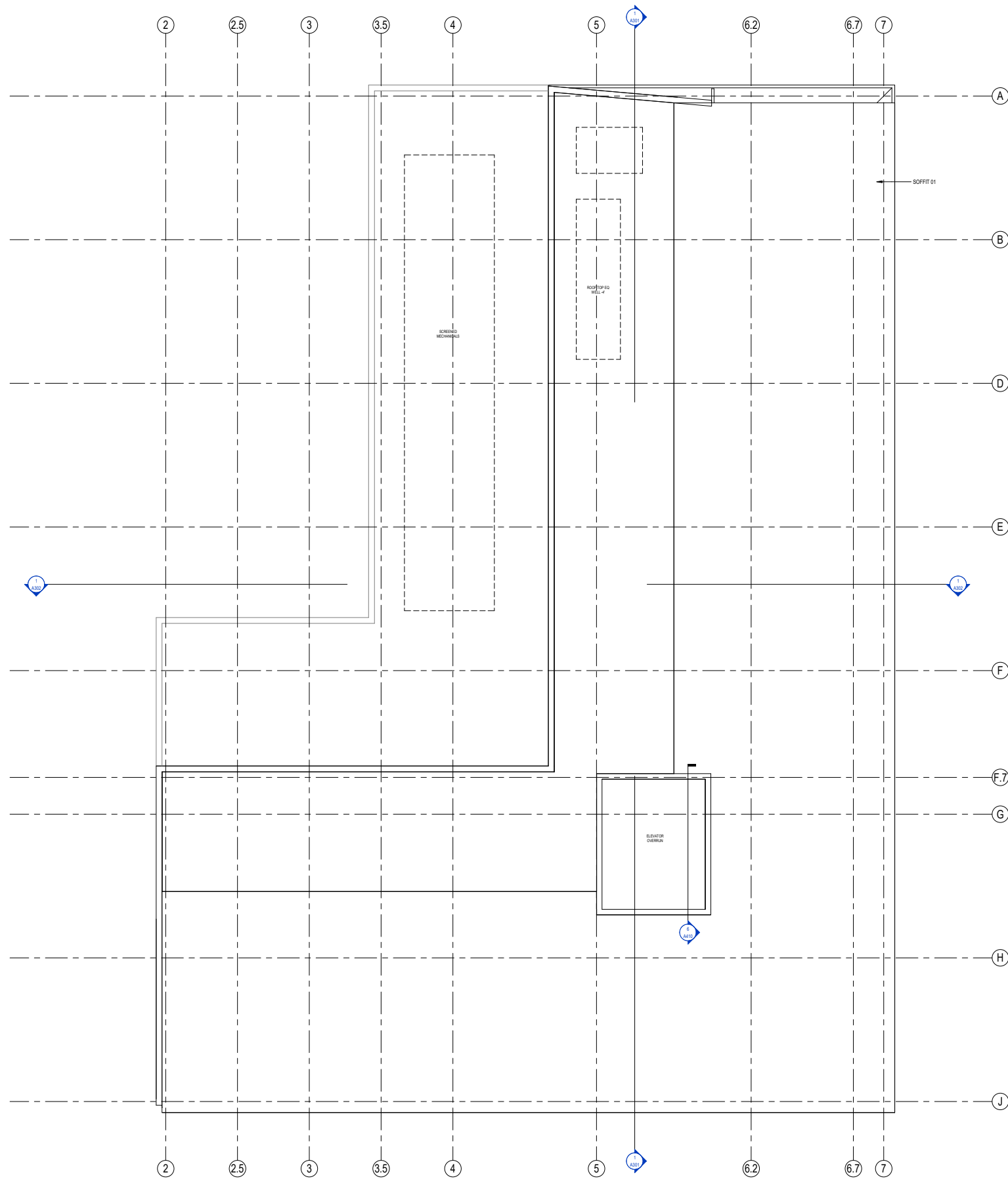
N. MARTIN LUTHER KING JUNIOR DRIVE













SOUTHEAST CORNER OF SITE



SOUTHWEST CORNER OF SITE



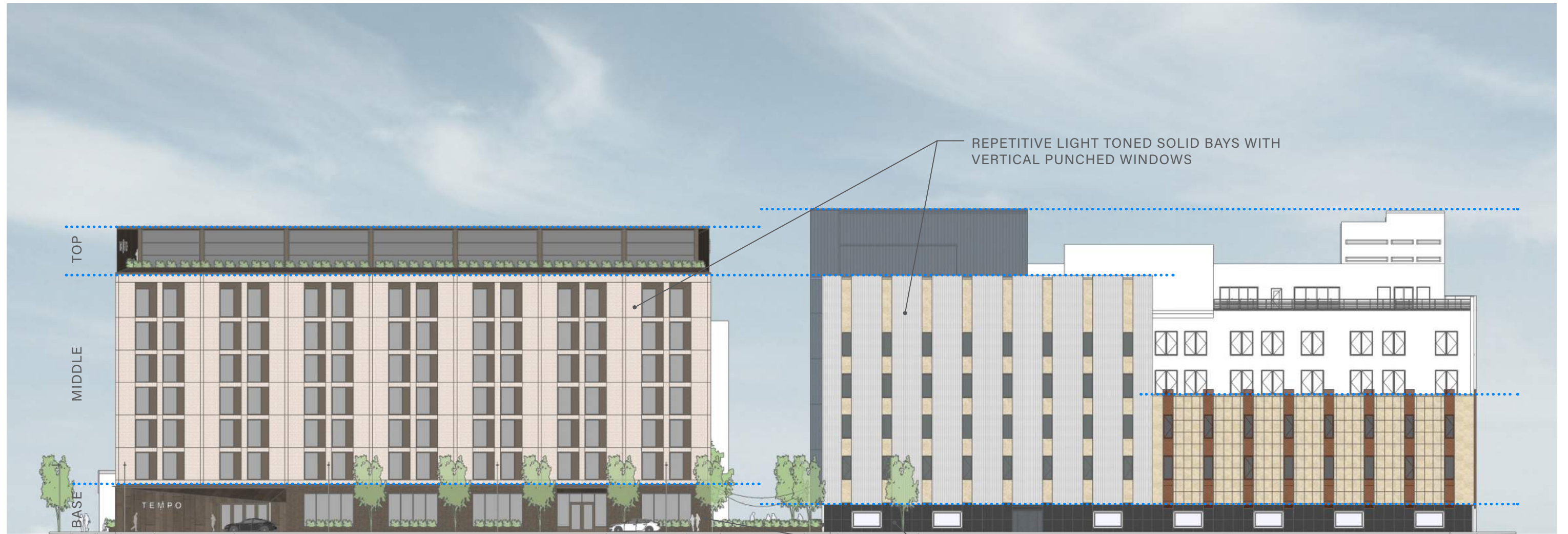
NORTHEAST CORNER OF SITE



KILBOURN AVE. STREET ELEVATION



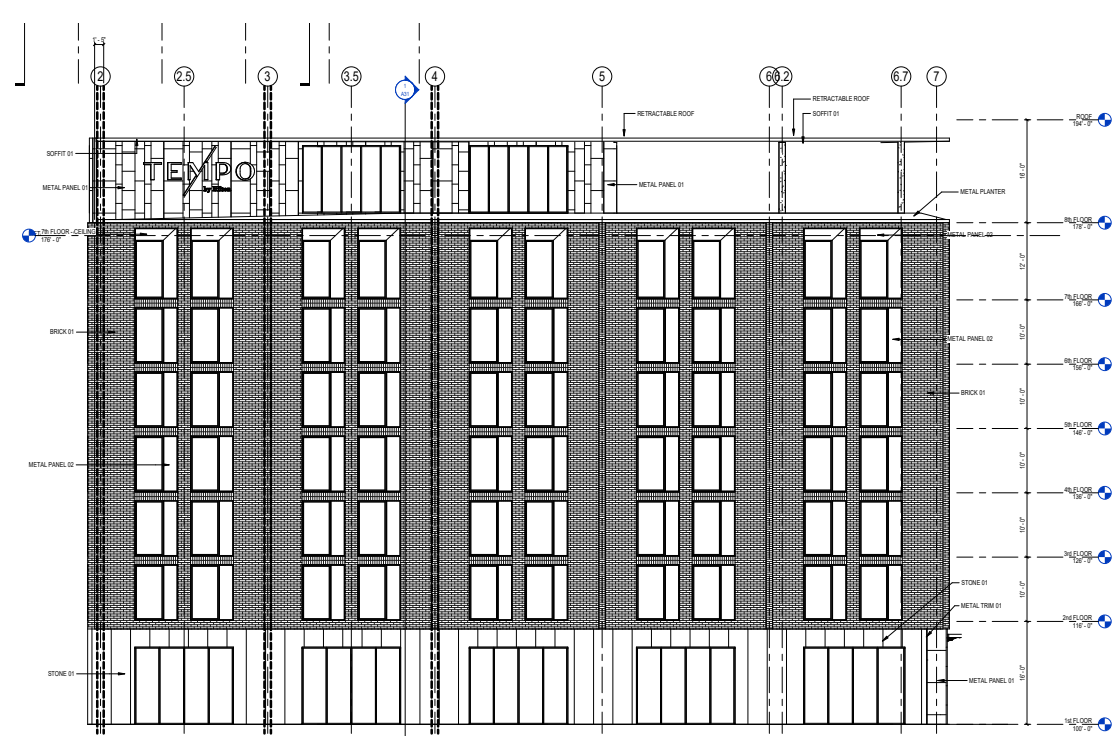
N. MLK JR. DRIVE STREET ELEVATION



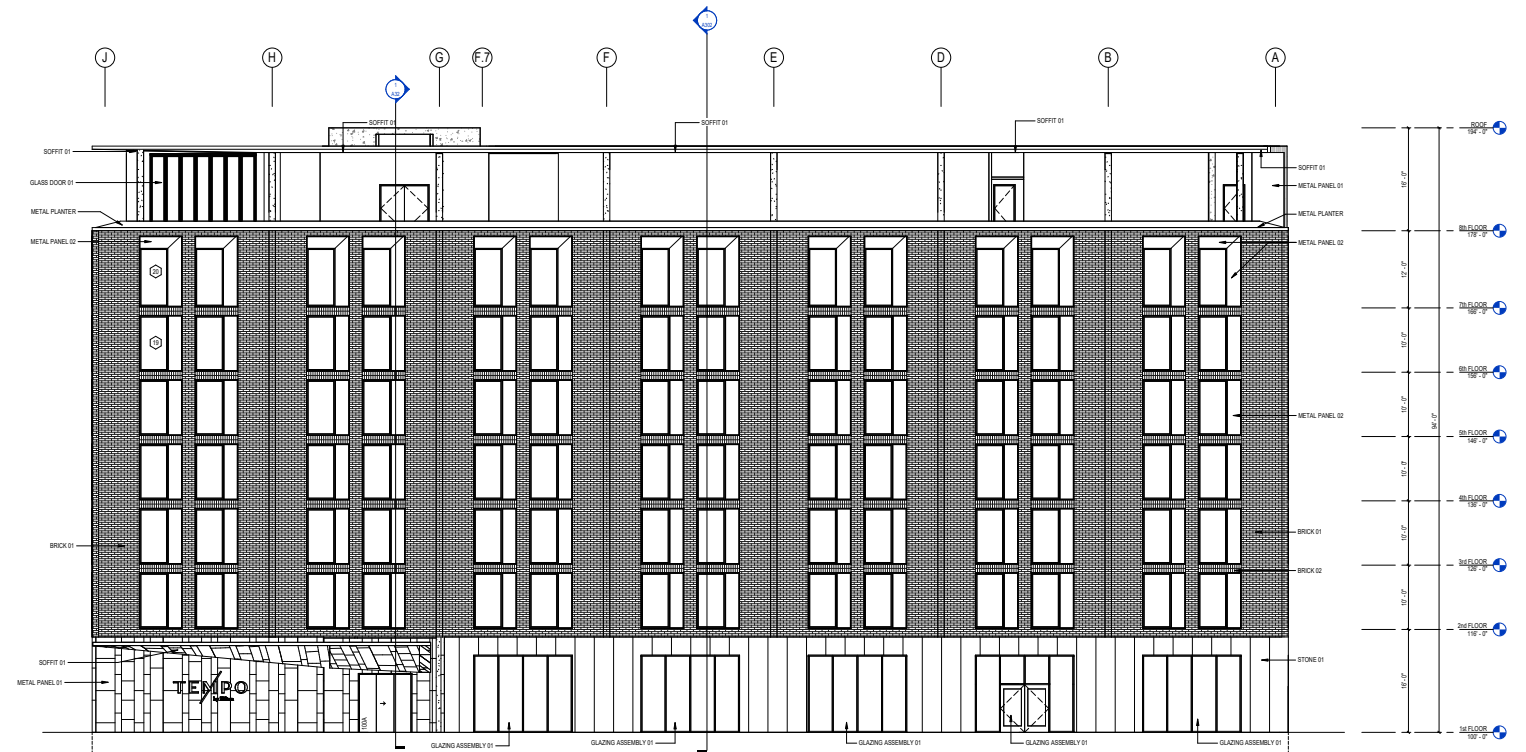
N. MLK JR. DRIVE STREET ELEVATION



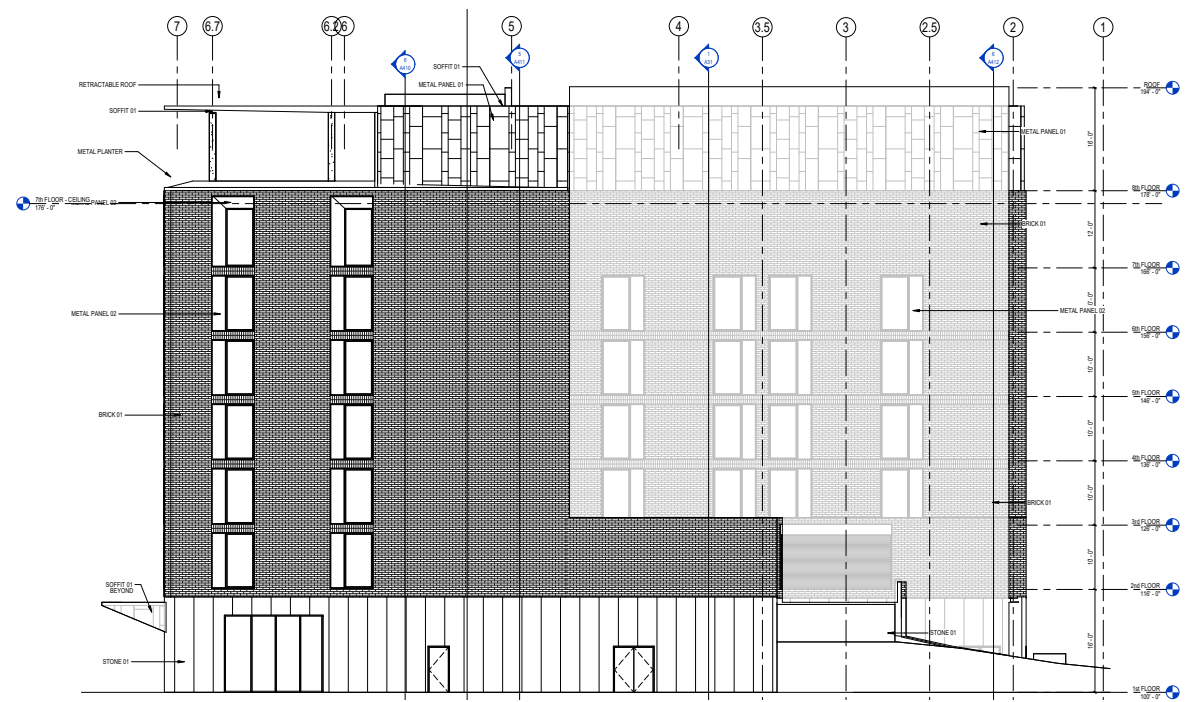
SOUTHEAST CORNER OF SITE



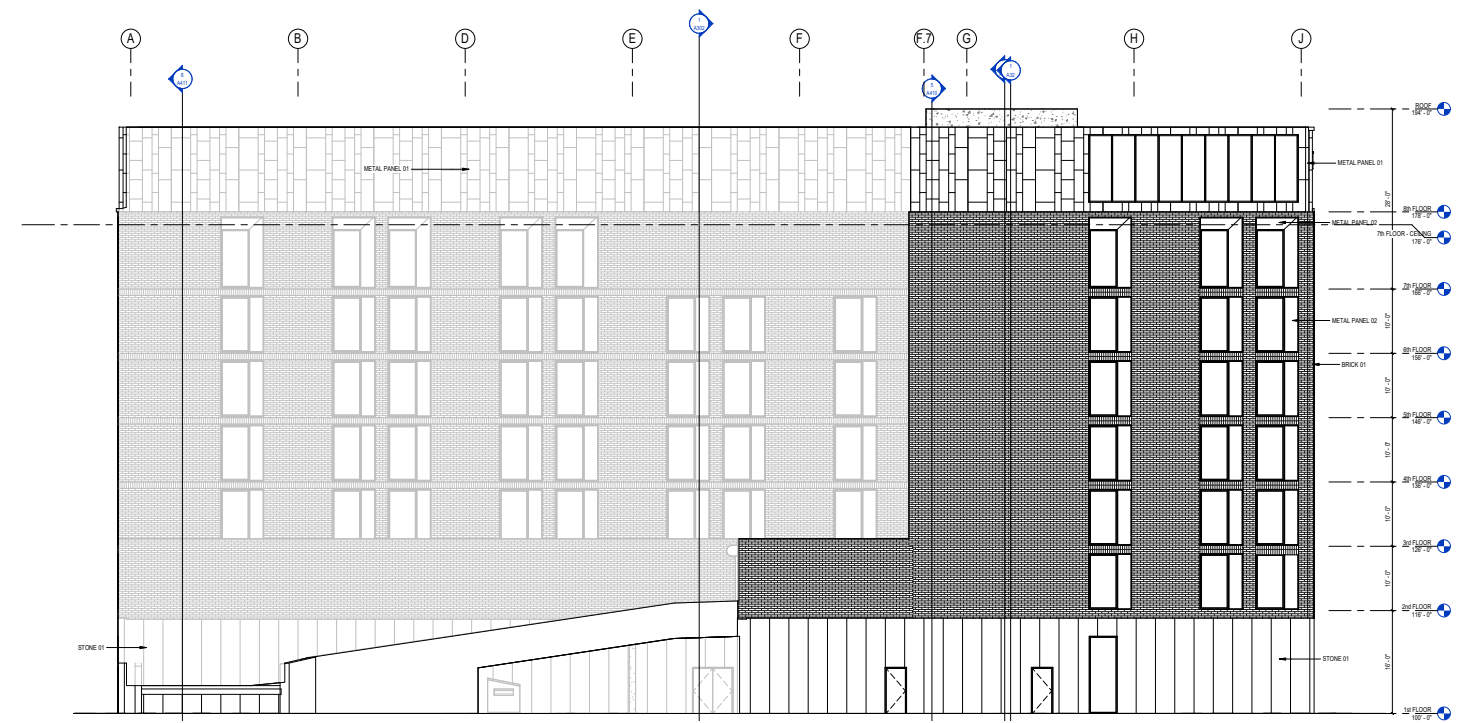
SOUTH ELEVATION



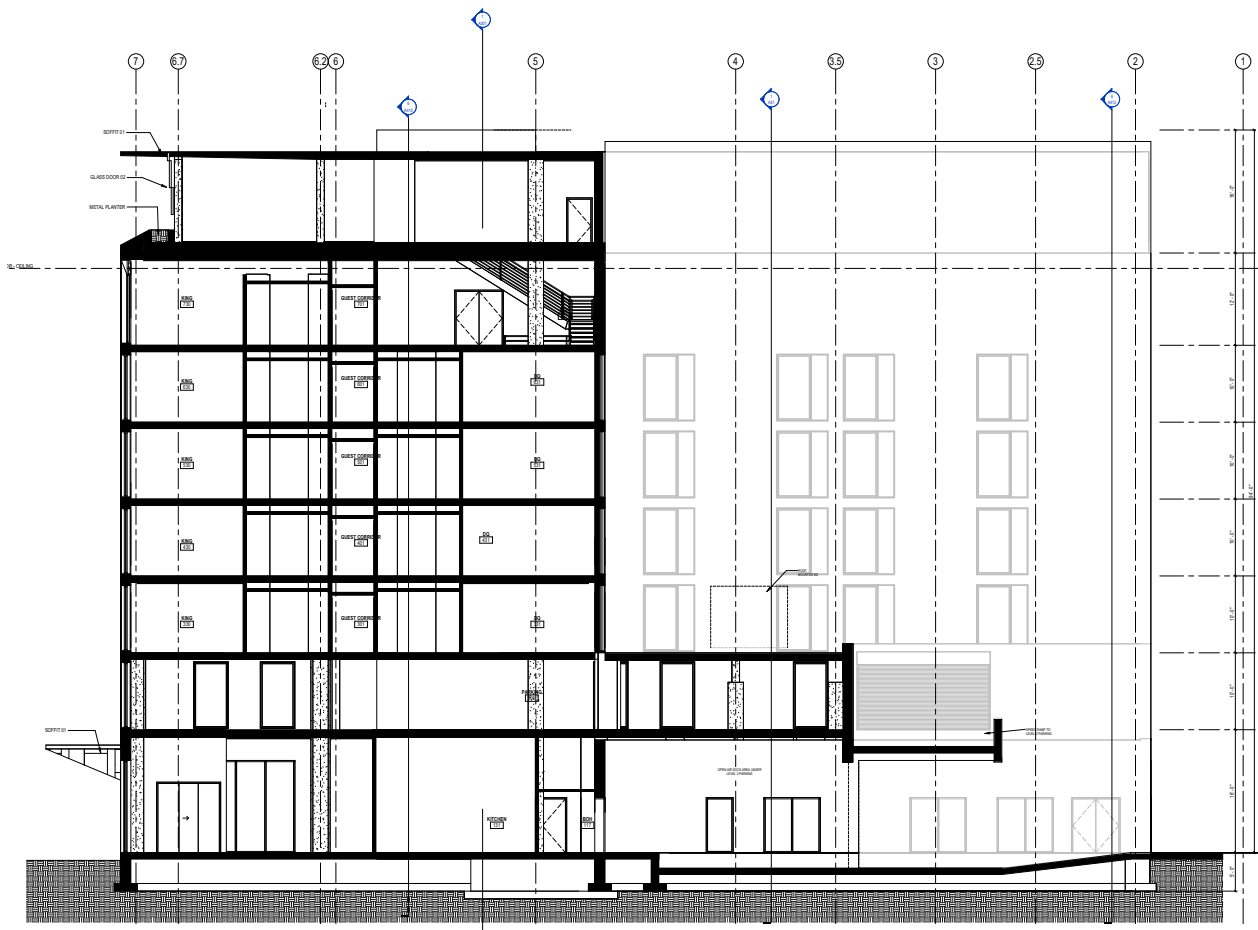
EAST ELEVATION



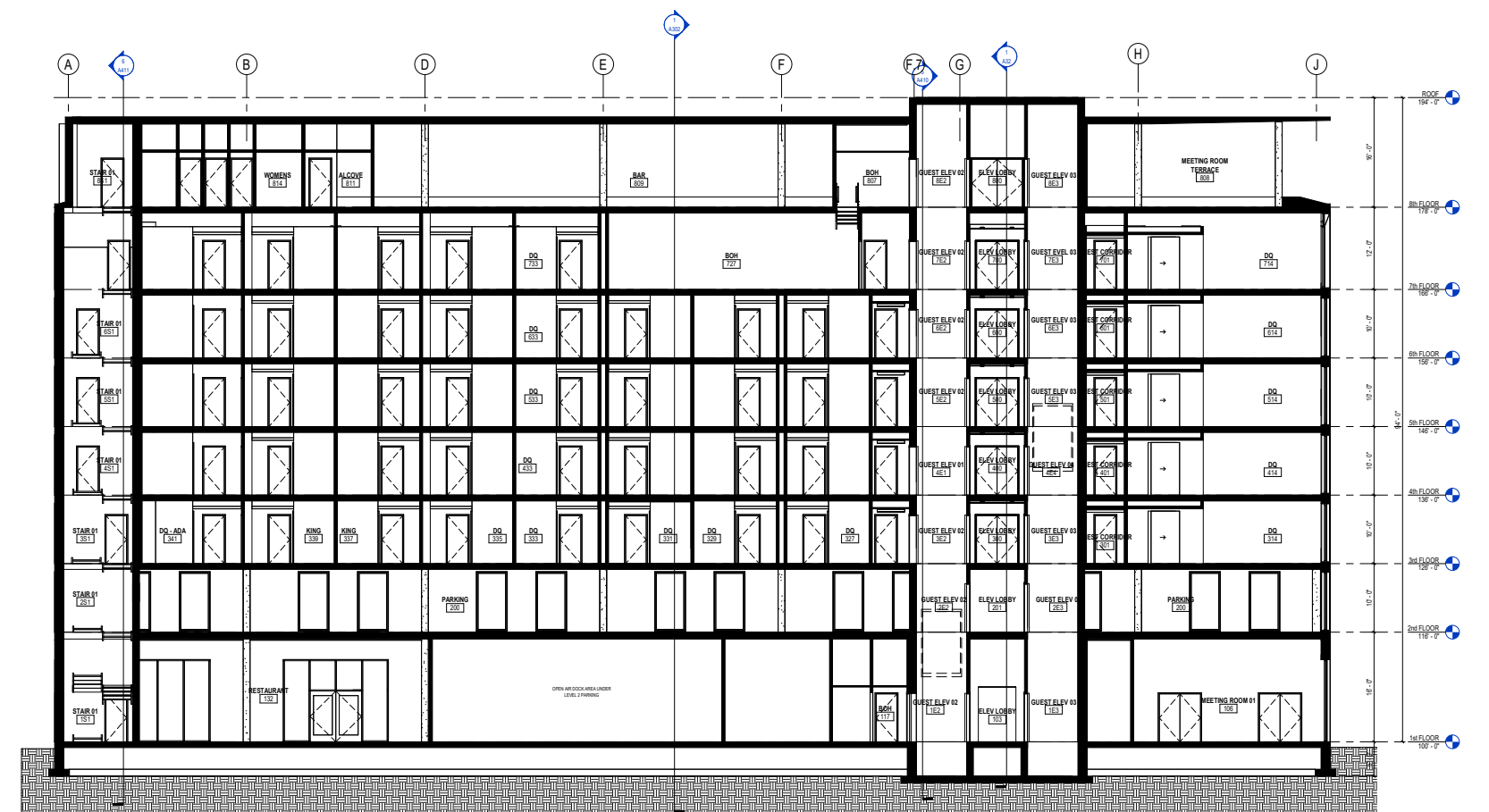
NORTH ELEVATION



WEST ELEVATION



BUILDING SECTION 02
3/8" = 1'-0"
EAST-WEST SECTION



NORTH-SOUTH SECTION



PRELIMINARY DESIGN FOR REFERENCE



PRELIMINARY DESIGN FOR REFERENCE



PRELIMINARY DESIGN FOR REFERENCE



PRELIMINARY DESIGN FOR REFERENCE

HKS
HOLDINGS, LLC

Kahler Slater

Milwaukee | Madison | Chicago | Richmond

www.kahlerslater.com