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# HILTON TEMPO

MILWAUKEE, WISCONSIN

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**HKS**  
HOLDINGS, LLC

**Kahler Slater**

HPC SUBMITTAL  
MARCH 6, 2023

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 8 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 December, the building has taken on a more vertical expression with taller windows, especially with a 2-story base expression. In addition, the predominately masonry form has been interrupted to express 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. In addition, the rooftop form has been more integrated into the project with 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 waterable 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.



DECEMBER 2022 SUBMITTAL



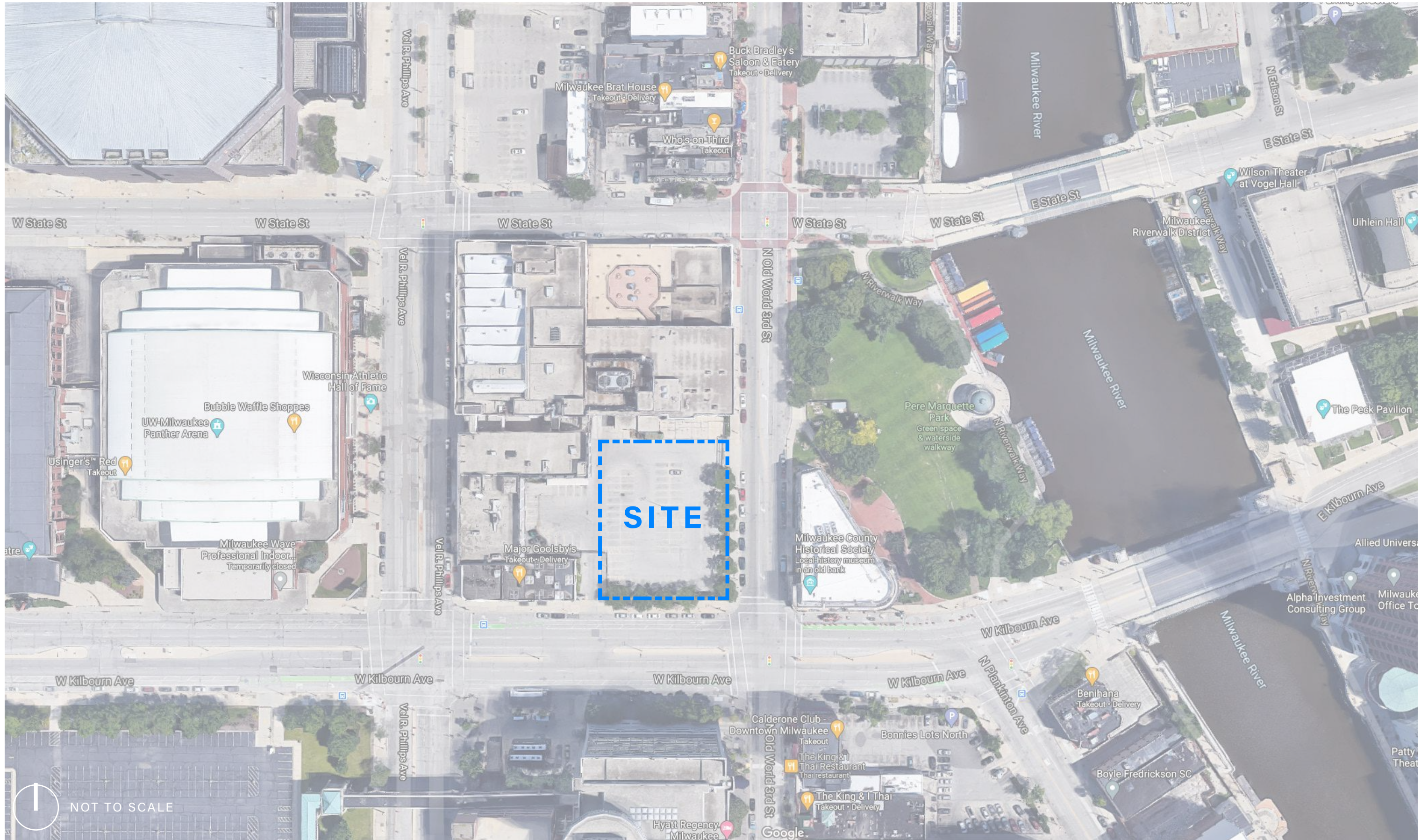
CURRENT SUBMITTAL

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# SITE & CONTEXT

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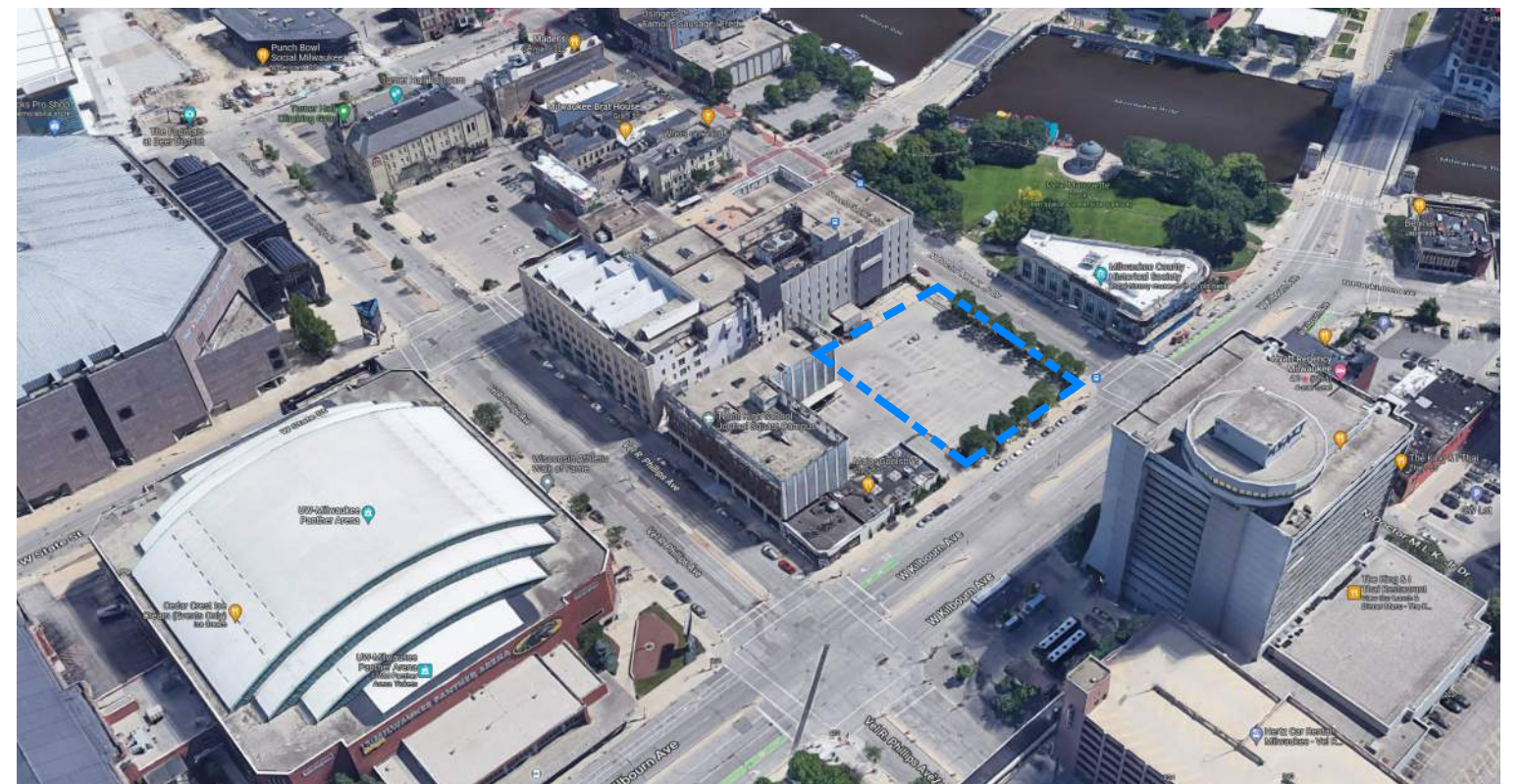
**SITE**

NOT TO SCALE





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

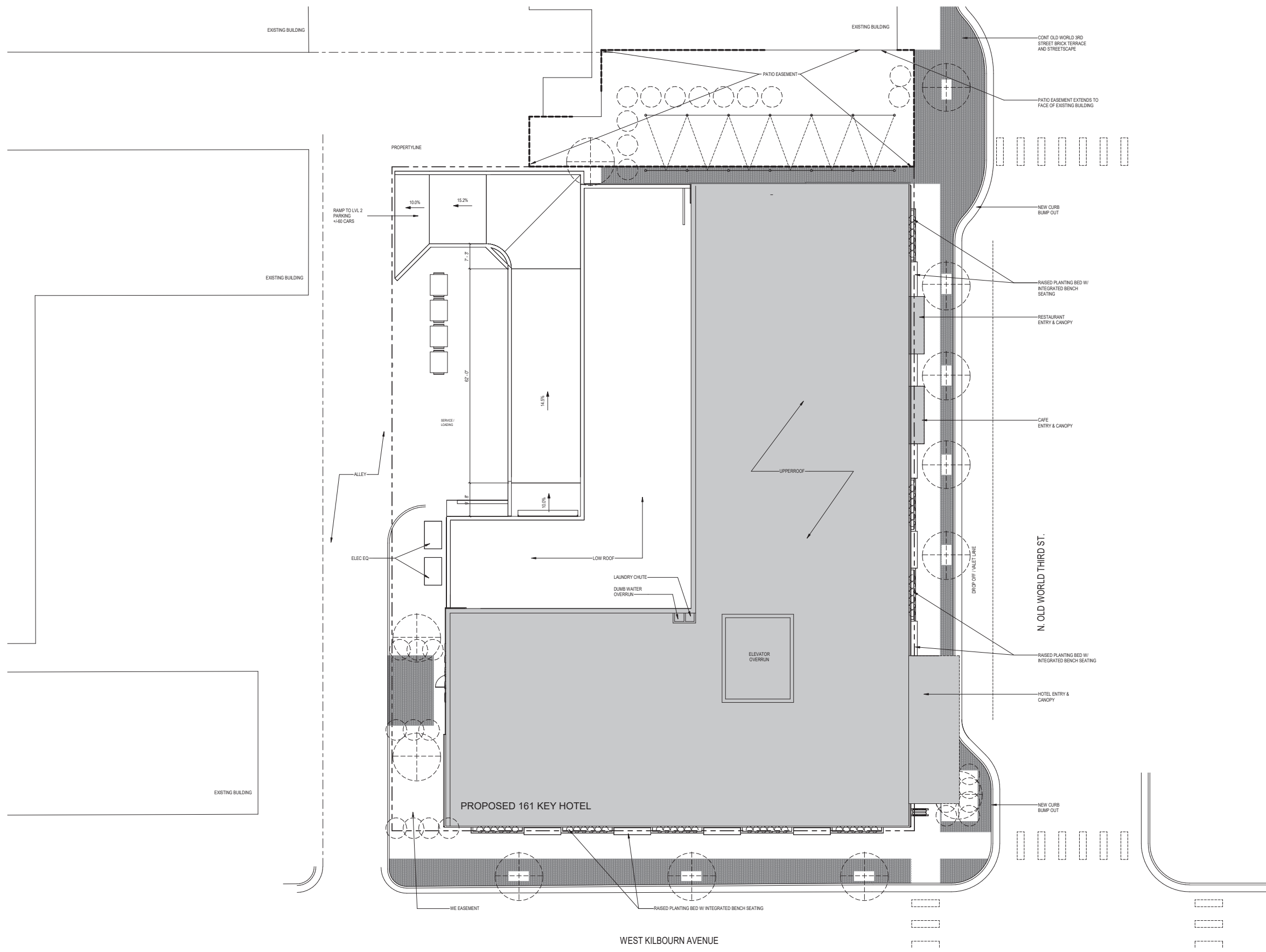


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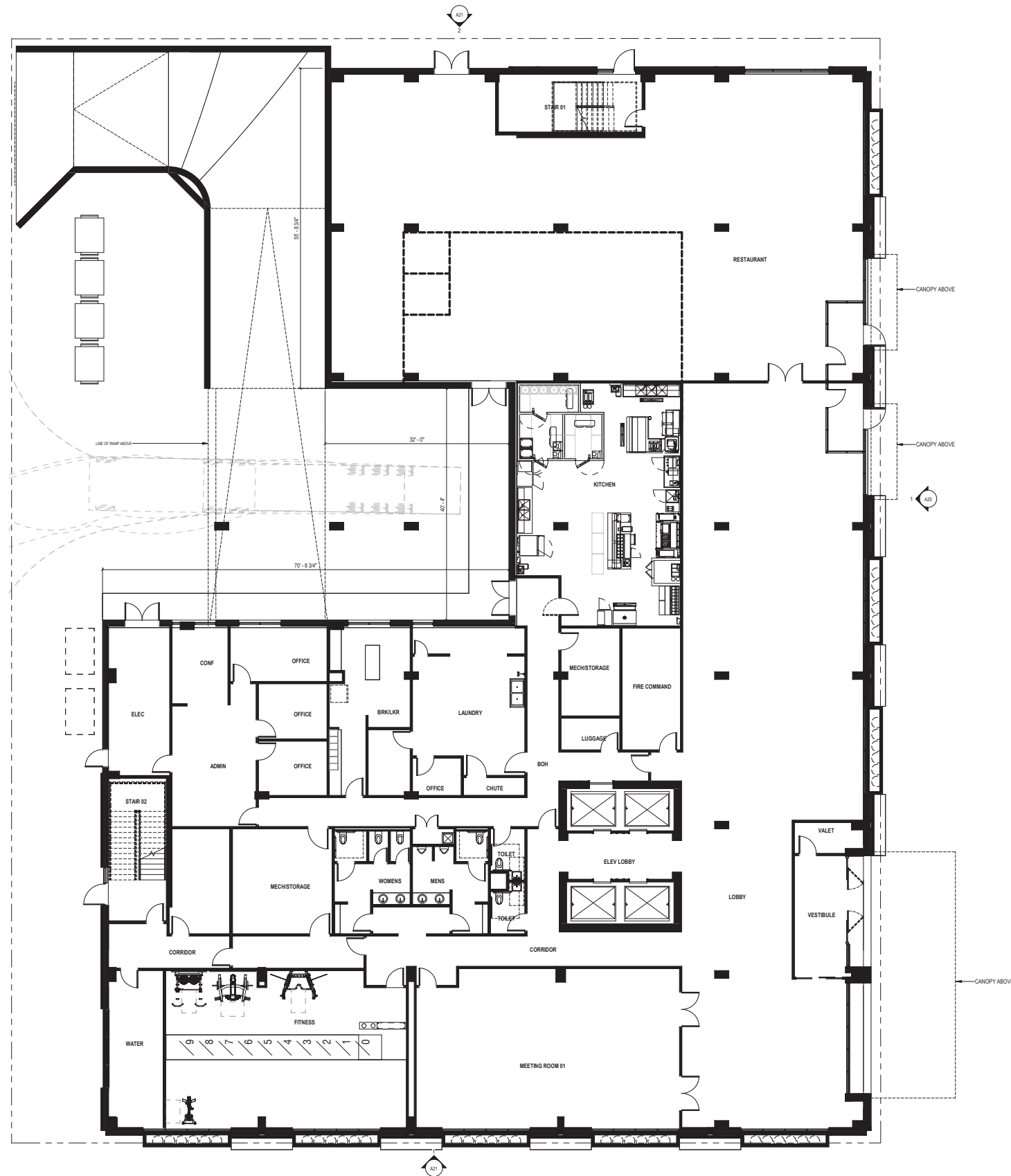
PROPOSED PROJECT

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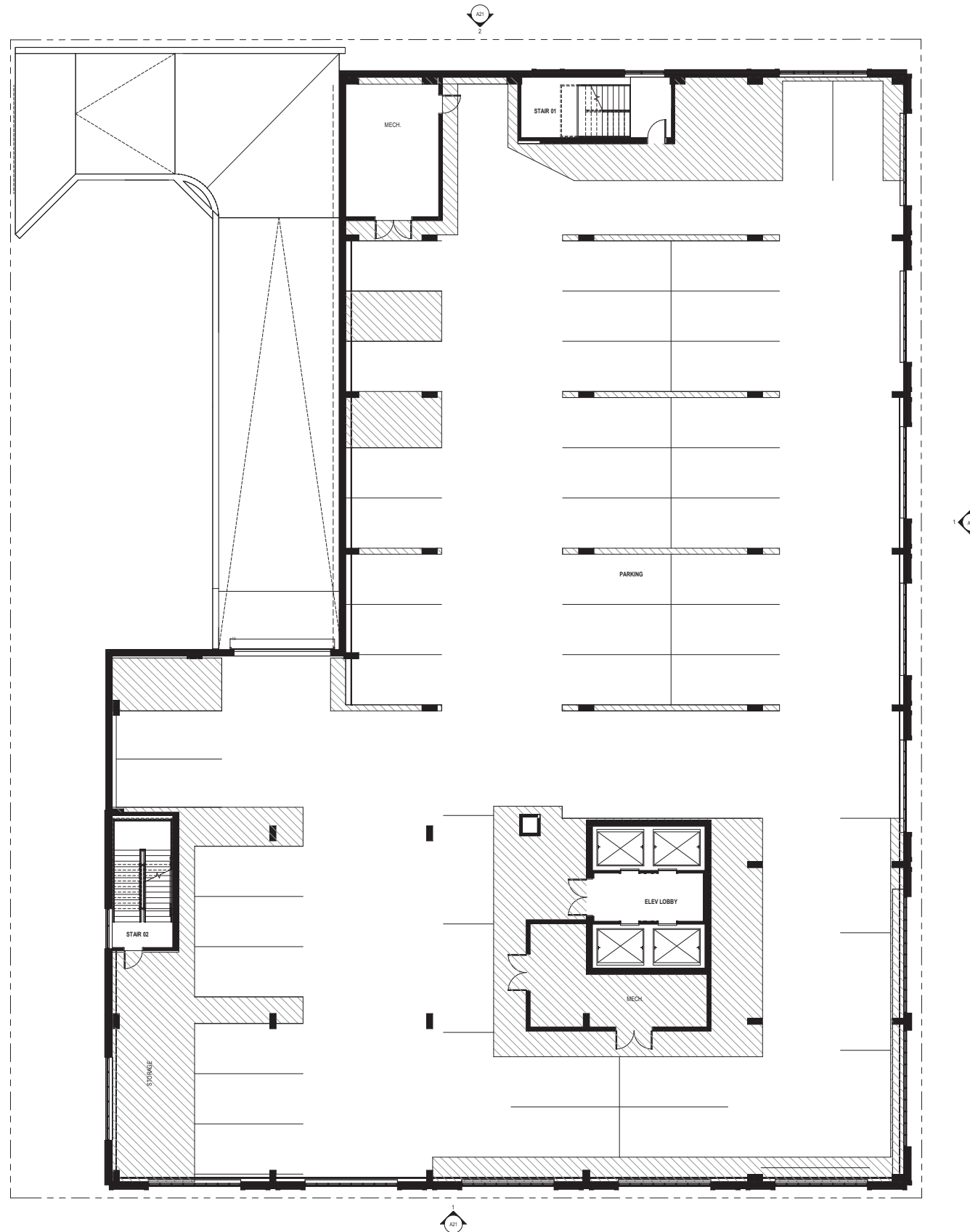


N. MARTIN LUTHER KING JUNIOR DRIVE

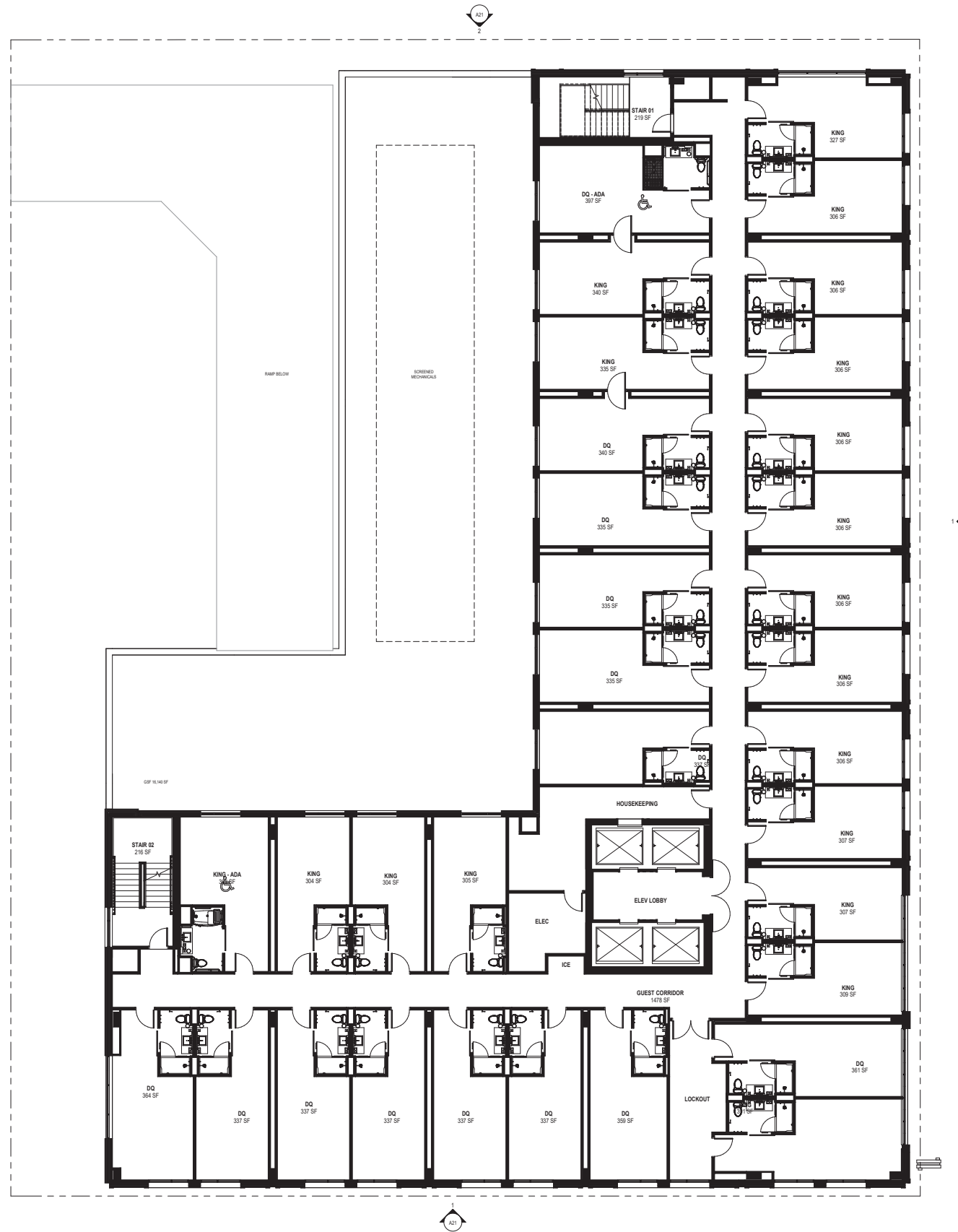
WEST KILBOURN AVENUE

# 1ST FLOOR PLAN

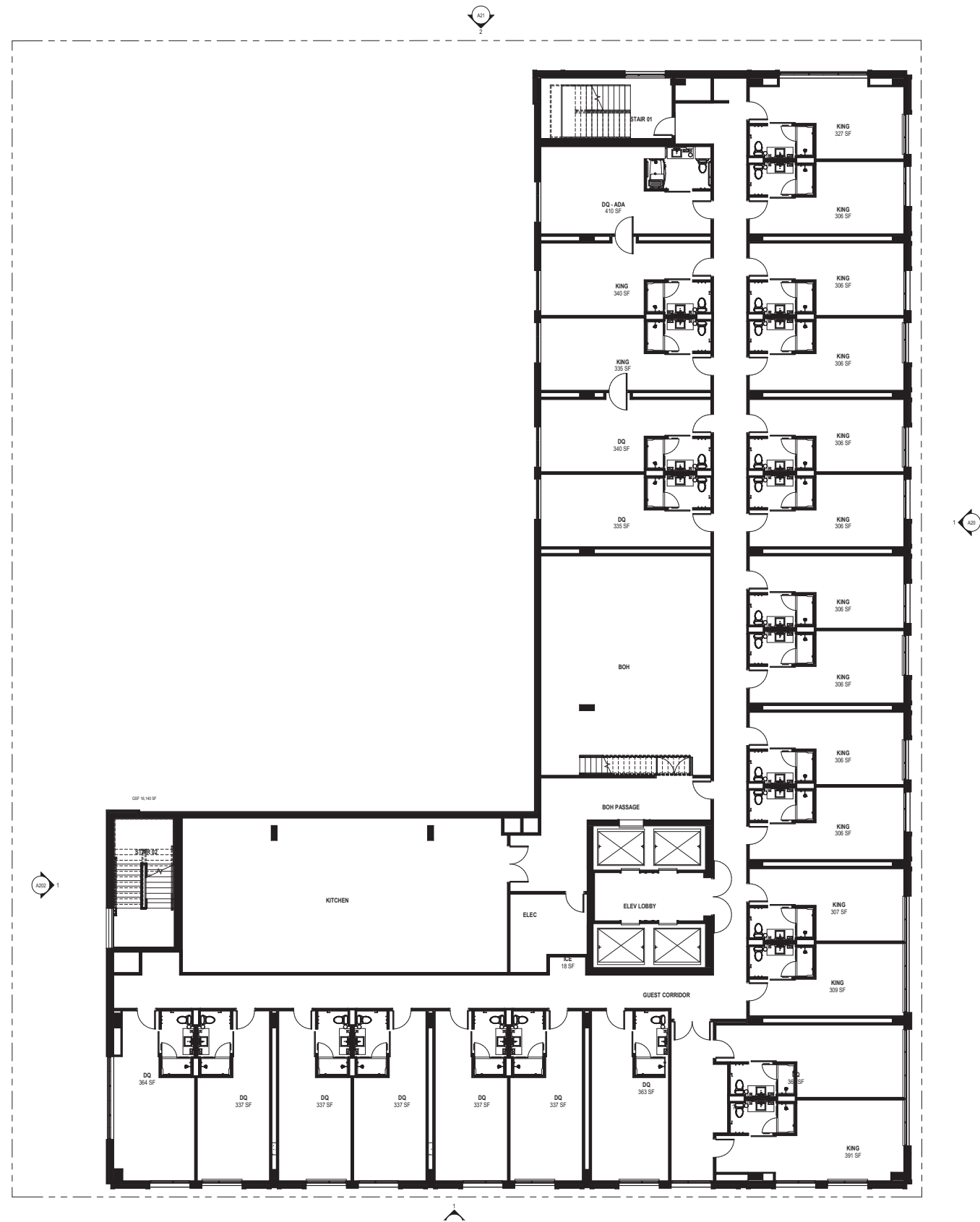




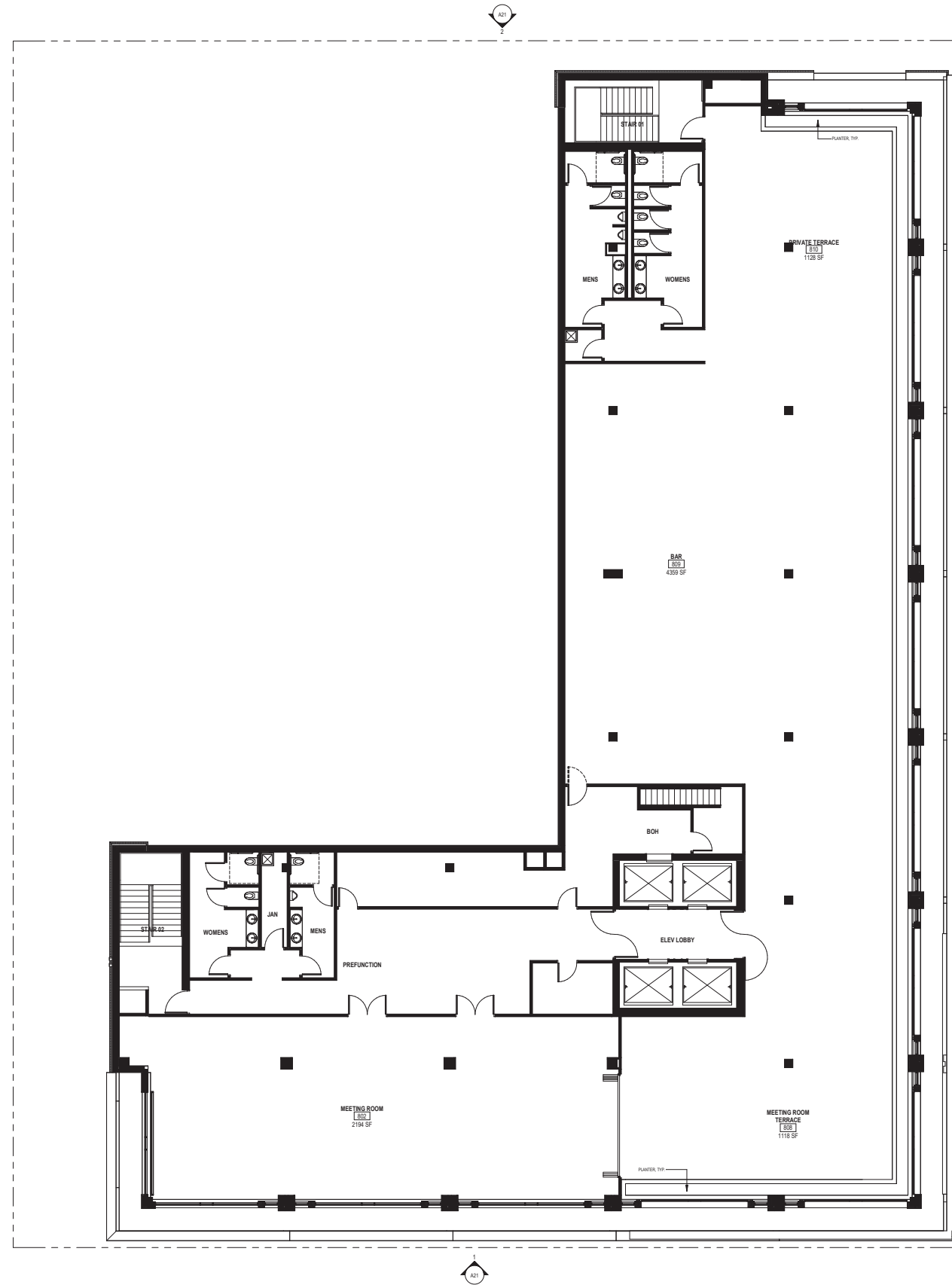
















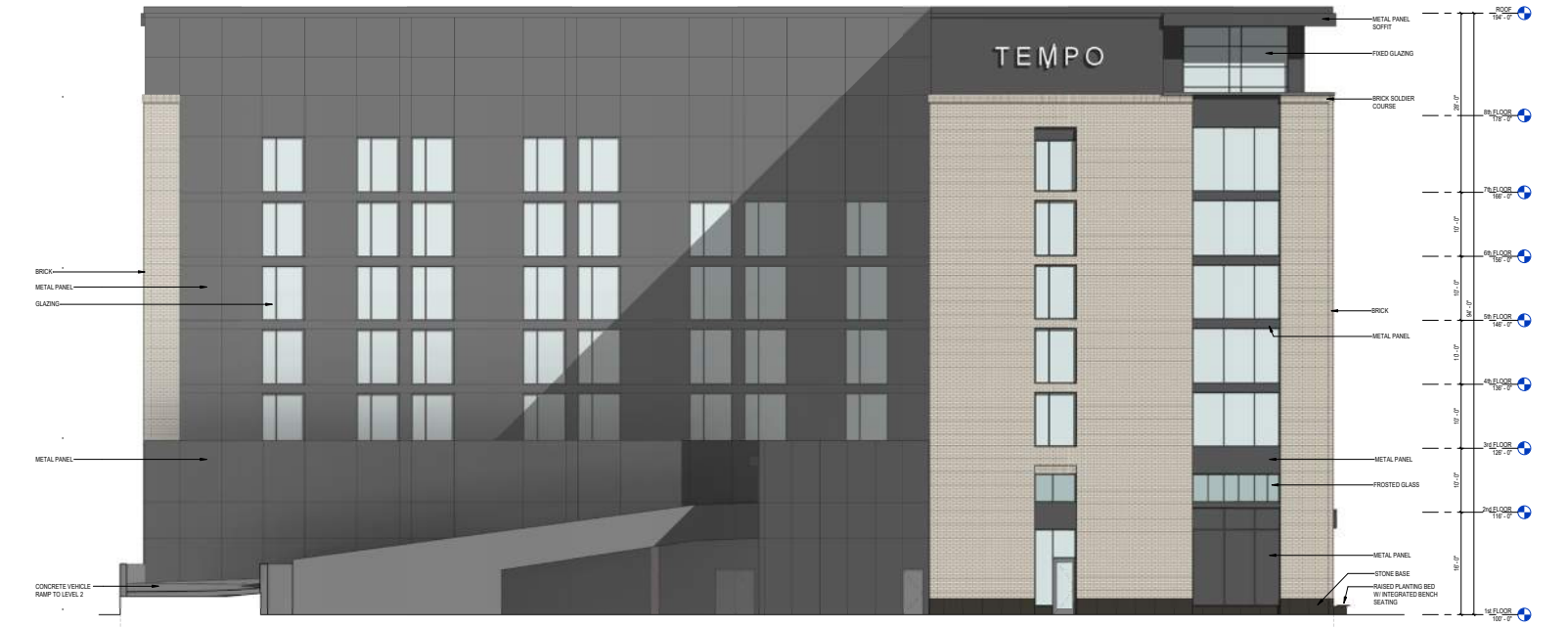
**SOUTH ELEVATION**



**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





ROOF AND SOFFIT

DARK WINDOW FRAMES AND TRIM

BRICK MASONRY

STONE BASE

SOUTHEAST CORNER OF SITE



**HKS**  
HOLDINGS, LLC

**Kahler Slater**

Milwaukee | Madison | Chicago | Richmond

[www.kahlerslater.com](http://www.kahlerslater.com)