

Building Name: The Pritzlaff Hardware Building

Street Address: 305 & 315 N Plankinton Ave. Milwaukee, Wisconsin

Construction Date: Entire Complex Started in 1875 through 1916. Date of South building - c. 1910

Architect: John Ruqee



Style: Early 20th Century American Industrial Warehouse

Historic Status: Contributing building in a national historic district (Historic Third Ward)

Construction Type: Heavy timber construction with load bearing cream city brick masonry exterior walls

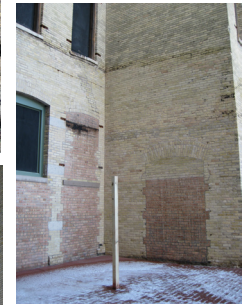
Footprint Size: 100' x 150'

Approx. Gross Square Footage: 103,584 sq. ft.





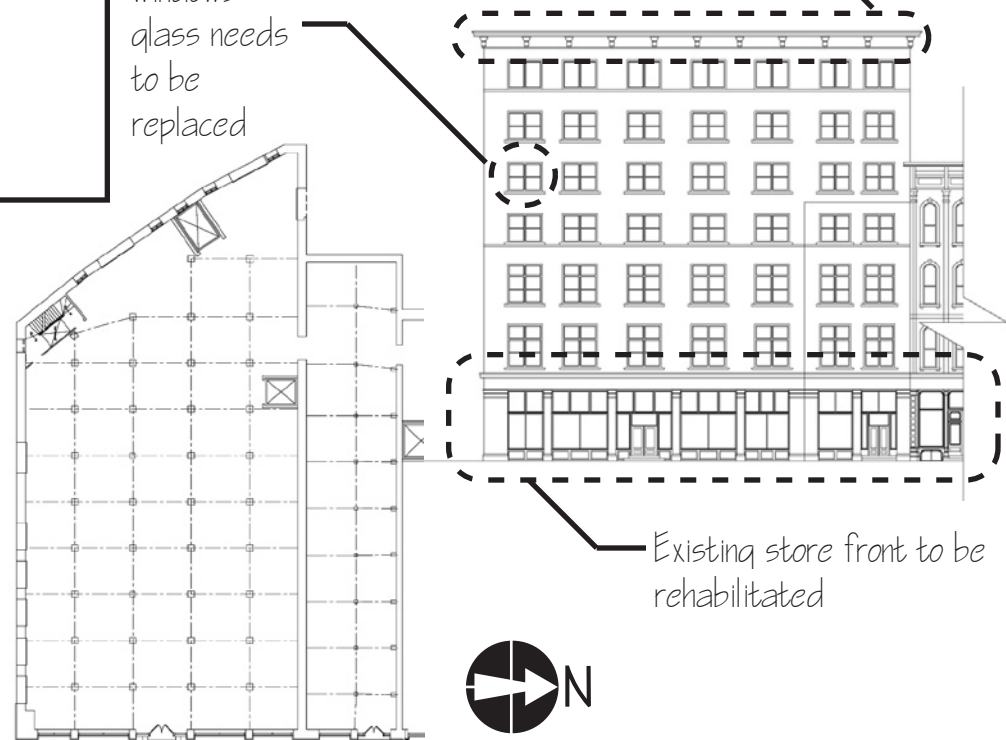
West Facade with historic masonry openings



### 1st Floor

Existing windows - glass needs to be replaced

Existing cornice in good condition



Existing store front to be rehabilitated



South facade and water tower supports



View of entire building complex, and urban context

East facade - Most historically significant part of the building

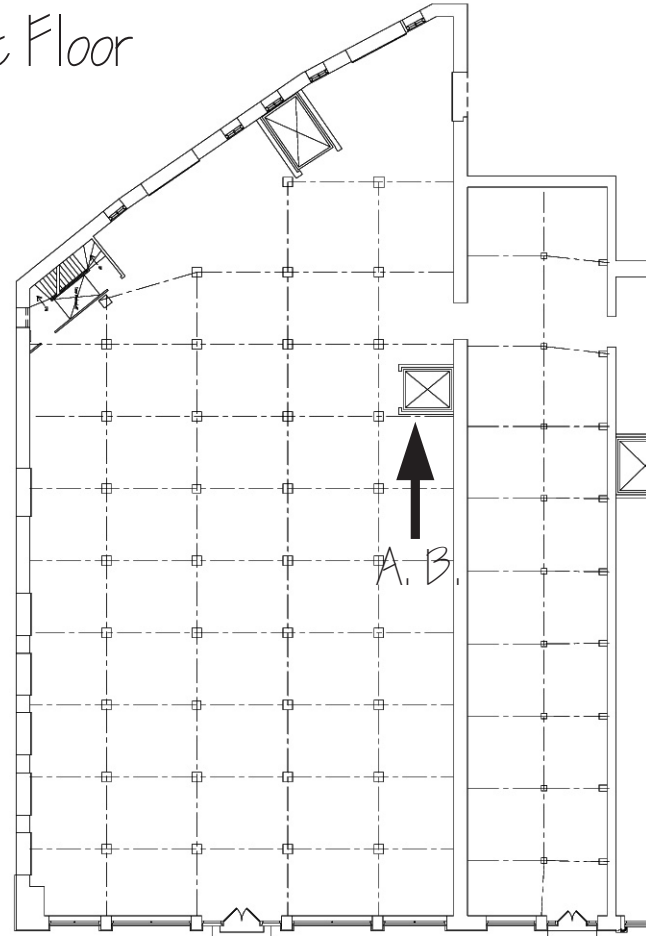




Various Column Connections



1st Floor



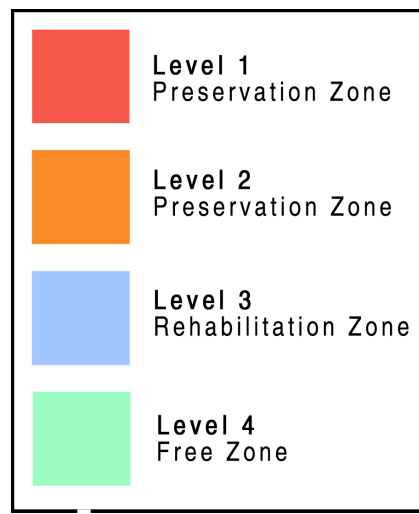
B. Existing Basement Conditions



A. Existing Elevator



The building has open floor plans, with historically significant heavy timber structural elements. The elevators would most likely have to be completely replaced. I have designated a Level I preservation zone for all areas close to the historic masonry window openings.

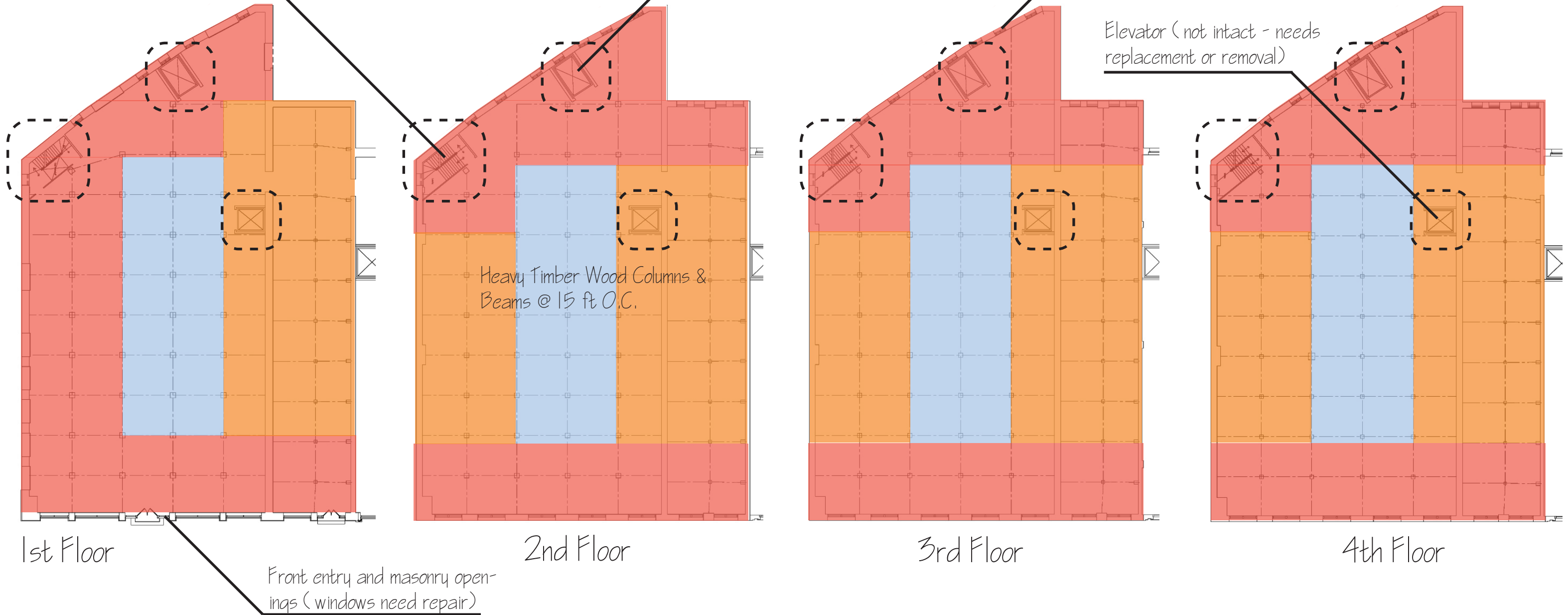


The 5th through 7th floors are identical to the 4th floor, and would be designated in the same way. A support system for a water tower on the roof should be retained and repaired.

Wood Staircase (can be rehabilitated)

Elevator (not intact - needs replacement or removal)

Masonry Openings (windows need replacement)



Credit Number	Credit Title	Reason For Achievement
Sustainable Sites Credit 1	Site Selection	This is an existing building on a pre developed site
Credit 2	Development Density & Community Connectivity	meets minimum density requirement and is within 1/2 mile of residential neighborhood
Credit 3	Brownfield Redevelopment	The site of the Pritzlaff Hardware Co. is in fact a contaminated site from extensive rail usage
Credit 4.1	Alternative Transportation: Public Transit	Site is within walking distance of 2 major bus lines
Credit 4.2	Alternative Transportation: Bicycle Storage & Changing Rooms	Storage rooms for bikes and locker rooms will be provided
Credit 4.3	Alternative Transportation: Low Emitting & Fuel Efficient Vehicles	Fuel Efficient vehicles will be available for hotel employees to use
Credit 5.1	Site Development: Protect or Restore Habitat	Green roof will have native plants and covers more than 50% of site area
Credit 6.1	Stormwater Design: Quantity Control	Green roof and water retention tank will be provided
Credit 6.2	Stormwater Design: Quality Control	Green roof
Credit 7.2	Heat Island Effect: Roof	Green roof
Credit 8	Light Pollution Reduction	All lighting will be mechanically controlled to turn off when not in use
Water Efficiency		
Credit 1.1	Water Efficient Landscaping: Reduce by 50%	Green roof & Captured Rainwater
Credit 3.1	Water Use Reduction: 20%	Occupant Sensors and high efficiency fixtures
Credit 3.2	Water Use Reduction: 30%	Occupant Sensors and high efficiency fixtures
Energy & Atmosphere		
Credit 1.1 - 1.7 Credit 2.1 - 2.2	Optimize Energy Performance 31.5% New Buildings / 24.5% Existing Renovations On-site renewable energy - 7.5%	New storm windows will be placed on interior of building, Existing large masonry walls are good thermal protectors, and a new mechanically ventilated double skin will be placed on the south side of the building Photo voltaics will be placed within the double skin cavity of the south wall
Credit 3	Enhanced Commissioning	Will have 3rd party commissioning to monitor construction and building performance
Credit 4	Enhanced Refrigerant Management	Use of refrigerants that reduce the emission of ozone depleting compounds
Credit 5	Measurement and Verification	Provide ongoing monitoring of buildings enery consumption over time
Credit 6	Green Power	green power is available in Milwaukee and will provide a minimum of 35% of the buildings energy needs
Materials & Resources		
Credit 1.1	Building Reuse: Maintain 75% of Existing Walls, Floors, and Roofs	Preserving all walls floors and roofs
Credit 1.2	Building Reuse: Maintain 95% of Existing Walls, Floors, and Roofs	Preserving all walls floors and roofs
Credit 2.1	Construction Waste Management: Divert 50% from disposal	All materials will be recycled and reused where possible
Credit 2.2	Construction Waste Management: Divert 75% from disposal	All materials will be recycled and reused where possible
Credit 3.1	Materials Reuse 5%	Any removed materials will be reused elsewhere
Credit 3.2	Materials Reuse 10%	Any removed materials will be reused elsewhere
Credit 4.1	Recycled Content: 10%	Use of recycled materials
Credit 4.2	Recycled Content: 20%	Use of recycled materials
Credit 5.1	Regional Materials: 10%	Use of regional materials
Credit 5.2	Regional Materials: 20%	Use of regional materials

# LEED PLATINUM



TOTAL LEED POINTS  
- 53 OUT OF 69

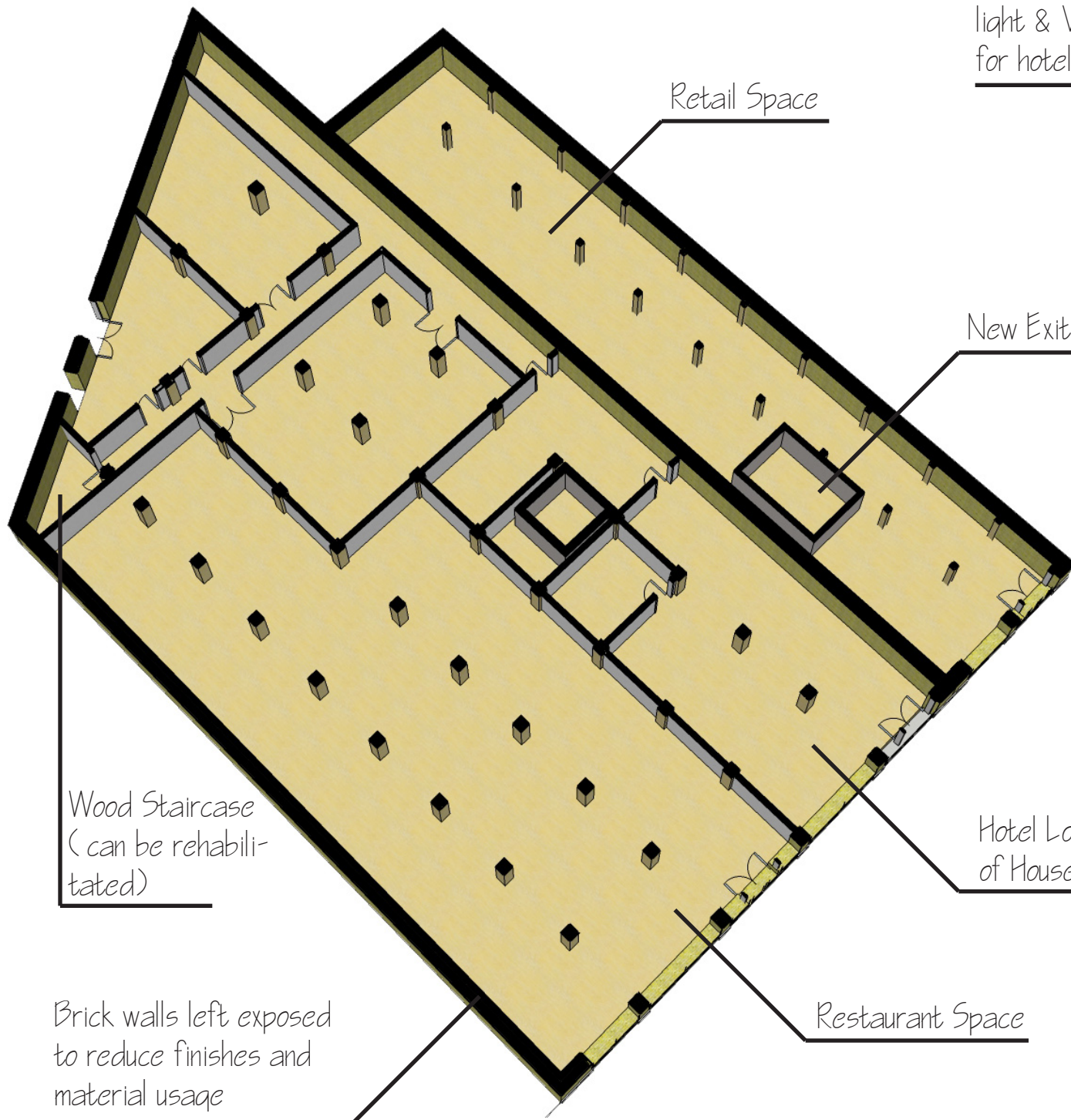
Credit 6	Rapidly Renewable Materials	Use of Bamboo Flooring
Credit 7	Certified Wood	50% of wood used is to be certified by the FSC
Indoor Environmental Quality		
Credit 3.1	Construction IAQ Management Plan: During Const.	Reduce Indoor air quality problems for the well being of construction workers
Credit 3.2	Construction IAQ Management Plan: Before Occupancy	Building will be flushed out prior to occupancy
Credit 4.1	Low-Emitting Materials: Adhesives	Low-emitting materials will be used
Credit 4.2	Low-Emitting Materials: Paints	Low-emitting materials will be used
Credit 4.3	Low-Emitting Materials: Carpet	Low-emitting materials will be used
Credit 4.4	Low-Emitting Materials: Composite Wood	Low-emitting materials will be used
Credit 5	Indoor chemical and pollutant source control	Design to minimize and control pollutant entry into buildings and later cross-contamination of regularly occupied areas
credit 6.1	Controllability of Systems: Lighting	Individual lighting controls for 90% of spaces
Credit 6.2	Controllability of Systems: Thermal Comfort	Individual control of mechanical systems
Credit 7.1	Thermal Comfort: Design	Design HVAC system to promote thermal comfort and conform to ASHRAE standards
Credit 7.2	Thermal Comfort: Verification	Provide an assesment of the buildings thermal performance over time
Credit 8.1	Daylight and Views: Daylight 75% of Spaces	Daylight for 75% of all spaces
Innovation & Design Process		
Credit 1.1	Innovation in Design: Double Skin	A double skin façade would be placed on the south side with integrated photovoltaic panels and would be mechanically ventilated to help preheat air in Milwaukee's Cold climate
Credit 2	LEED Accredited Professional	A LEED accredited professional will be provided

# LEED PLATINUM

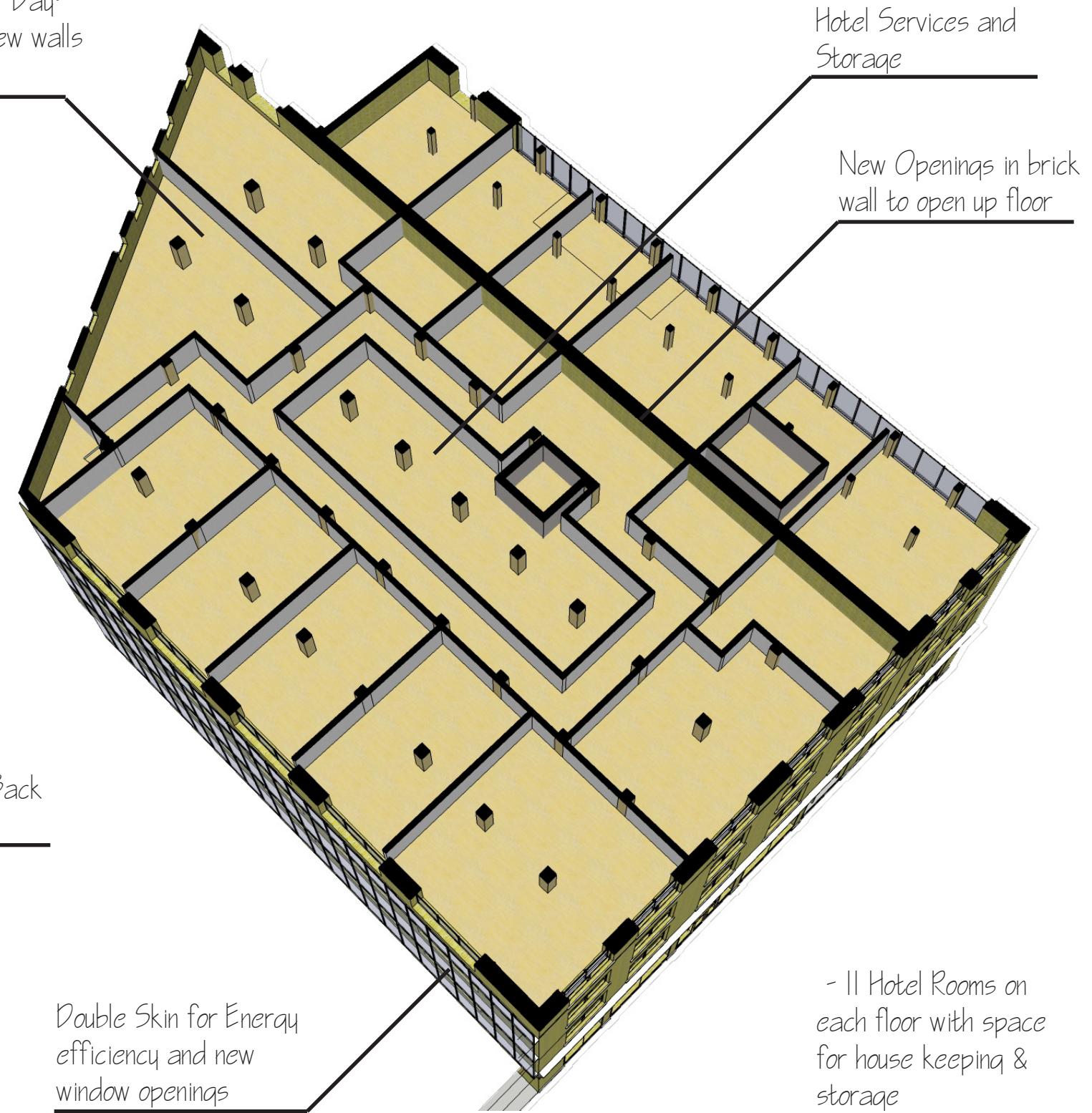


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# 1st Floor



# 2nd - 7th Floors



# Conflict -

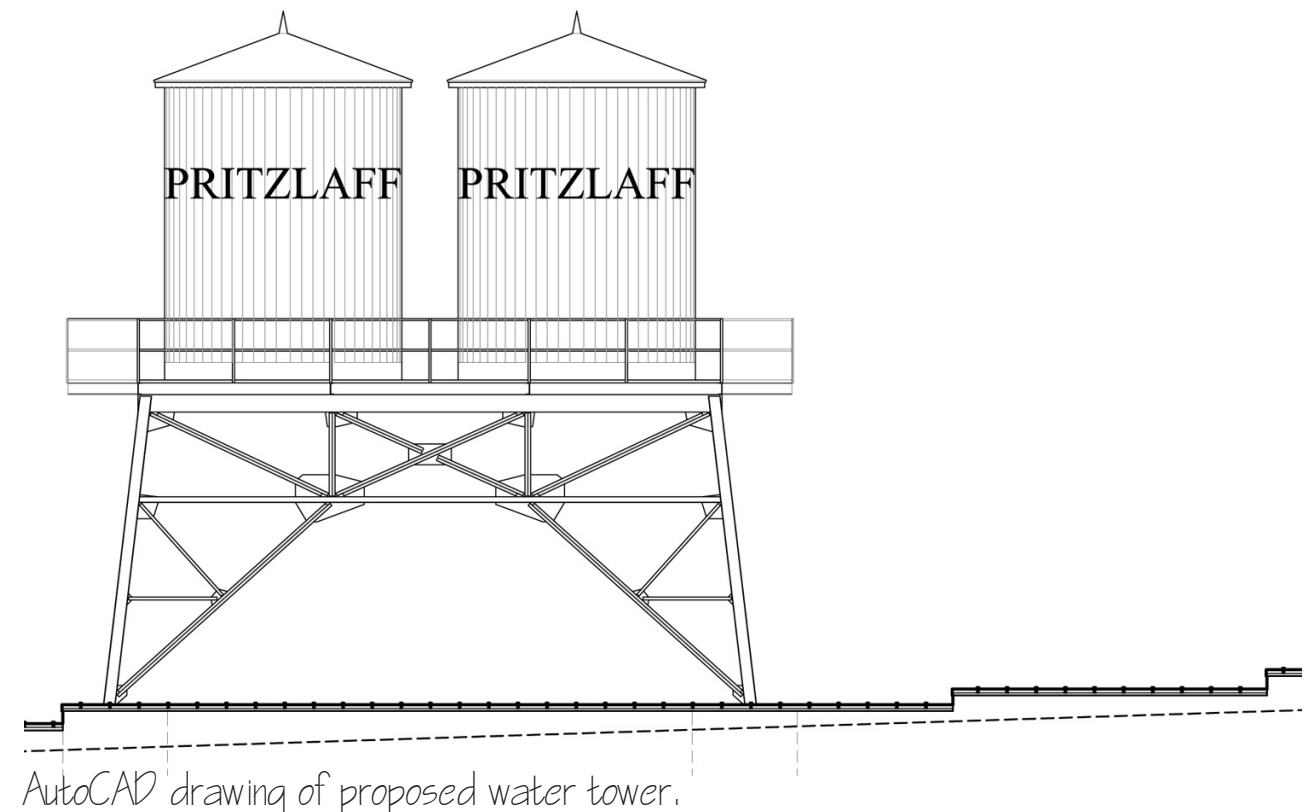
1. For energy efficiency, some rather obvious changes will have to be made to the exterior of the building. These changes however would not affect the historical integrity of the front facade of the building, but would consist of new window openings on the north and south side, a double skin facade placed over the south windows, and storm windows to be placed on the interior of the existing windows to increase energy efficiency.
2. For Daylight and Views, new openings would have to be made on the north and south facade. This would help to maximize daylight and views into all occupied spaces in the hotel.
3. Building reuse - Even though there are open floor plans on all levels of the building, new openings in the brick facade require that the brick be reused somewhere else in the building. The brick could be used to patch up the facade and the rest of the building where there is work to be done. In addition the brick could be used to create new partitions in the basement spaces where sound separation is not important.



Brick missing from facade

# Support -

1. For on site water retention - there were formerly 2 water tanks on the roof that were historically significant. To rebuild the tanks the way they were would return the building to its historic condition, as well as could be functionally useful to store water run off. Drawing to Right.
2. Building reuse - The building has open floor plans and all existing structure, floors, and roofs can be retained without any significant compromises to the building program.
3. Development density and community connectivity - The site is already located in a vibrant residential community with many housing units, retail spaces, restaurants, and in close proximity to downtown.



AutoCAD drawing of proposed water tower.