The new 2-story addition with its broad cantilevered roof sits on top of the block-long 1915 Marine Terminal Warehouse.
**MARINE TERMINAL BUILDING, Milwaukee, Wisconsin, 2006**

Built in 1915 as a warehouse connecting water and land transport, the Marine Terminal Building was completely renovated into housing on the second and third floors, with first floor office space and parking in the existing basement. Utilizing the vast weight bearing capacity built into the original warehouse, it was possible to add two-story townhouses to the top of the concrete flat slab original. Setting back the addition 8 feet from the old parapet to produce continuous outdoor terraces for the townhouses, an 8 foot roof cantilever visually ties the addition to the historic building below. Using the language of the white infill frame building below, new white frames were established at the same 18.5 foot rhythm as the original. But rather than mimic the historic structure in a direct way, the new addition is handled as a clearly contemporary addition. The white frame elements are thinner and lighter in proportion than the heavy original, and the glass sheets are huge in comparison with the small steel sash replacements of the 1915 work. The new addition also completes the block-long length of the original, with no attempt to “break up the length” of the old composition. A new street-front arcade was cut into the building, recalling the open cart and truck dock portals that had long dominated the façade. A long rod-hung canopy on the street façade was also restored. On the river, new residential balconies were hung in the same language as the restored canopy: black painted steel hung from tension rods with a long, continuous articulation in keeping with the long building.
A new public river walk was built of Ipe ironwood which ramps up to the street, and down under a bridge to connect to an adjacent river walk.
Plan of the new 2-story townhouses built on the roof.

In the office spaces, board-formed concrete structure is exposed.

View of the city from the upper level of a 2-story townhouse

HGA's office features new objects inserted into the old warehouse.