



# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.

Please print legibly.

**1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)**

Bloodgood Residence; First Ward Triangle

**ADDRESS OF PROPERTY:**

1139 East Knapp Street

**2. NAME AND ADDRESS OF OWNER:**

Name(s): Lynde and Harry Bradley Foundation

Address: 1241 North Franklin Place

City: Milwaukee

State: WI

ZIP 53202

Email: \_\_\_\_\_

Telephone number (area code & number) Daytime: \_\_\_\_\_

Evening: \_\_\_\_\_

**3. APPLICANT, AGENT OR CONTRACTOR: (if different from owner)**

Name(s): Steve Wellenstein, AIA Uihlein/Wilson Architects

Address: 322 E. Michigan Street Suite 400

City: Milwaukee

State: WI

ZIP Code: 53202

Email: [stevew@uihlein-wilson.com](mailto:stevew@uihlein-wilson.com)

Telephone number (area code & number) Daytime: (414) 271-8899

Evening: \_\_\_\_\_

**4. ATTACHMENTS**

**A. REQUIRED FOR ALL PROJECTS:**

Photographs of affected areas & all sides of the building (annotated photos recommended)

Sketches and Elevation Drawings (1 full size and 2 reduced to 11" x 17" or 8 1/2" x 11")

Material and Design Specifications (see next page)

**B. NEW CONSTRUCTION/DEMOLITION ALSO REQUIRES:**

Floor Plans (1 full size and 1 reduced to 11" x 17")

Site Plan showing location of project and adjoining structures and fences

Other (explain):

**PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED.**

**5. DESCRIPTION OF PROJECT:**

Describe all existing features that will be affected by proposed work. Please specify the condition of materials, design, and dimensions of each feature (additional pages may be attached)

Existing features affected by proposed work, per elevation:  
EAST At the second-floor level of the brick veneer, a mid-span settling of the structural framing is verified. The wood sills of the two attic-level dormers are visibly affected. Photos 1, 1a.  
NORTH The garden-level entrance will be removed so as to return to the historic window configuration. At the entrance porch the full-glass window will be returned to historic condition. All infill materials at the garden level windows will be removed. Photo 2.  
The clapboard and aluminum-framed glazed windows forming the enclosed porch at the first and second-levels will be removed. The site's existing brick retaining wall with its decorative iron-gate will be retained. Photo 3.  
WEST The three-floor tower, recessed from the street line, will be reworked into the new addition. The single dormer will be removed and rebuilt into the north facade of the addition. All existing brick will be retained for re-use. Photos 4, 4a, 5 and 5a.  
SOUTH The historic Bloodgood Residence shares a party wall with its sister-residence, the Hawley

Photo No. 1 through 7 Drawing No. na

**B. Describe all proposed work, materials, design, dimensions and construction technique to be employed (additional pages may be attached)**

The project involves the exterior restoration of the 4-story building (footprint of approx. 1,900 sq. ft.) and an interior/exterior renovation to include an addition of approx. 115 sq. ft. per floor, at all levels. This West-end addition allows an IBC-compliant exit stair and elevator designed to serve all levels.  
EAST The second-story's structural framework will be replaced, restoring the brick veneer facade to its historic appearance at time of construction (late 1890's). All original brick will be removed, cleaned and re-used.  
NORTH The existing garden-level door opening returns to the historic condition of an arched masonry opening for a wood framed, glazed window with mullions. The porch entry door will be refinished and the adjacent window replaced with a window corresponding to the historic condition. The insertion of a glazed curtain wall (65 sq. ft.) extending from the first-floor line to the roof line, transitions the existing facade to the west-end addition. The addition's unglazed brick veneer facade corresponds to the historic brick veneer in color, size and course banding. The renovation provides a semi-enclosed porch and an accessible entry to the enclosed stair and elevator. This porch is composed of elliptical brick

Photo No. na Drawing No. AA001; AA100; A2

**6. SIGNATURE OF APPLICANT:**

  
Signature

Steve Wellenstein October 20, 2011  
Print or type name Date

This form and all supporting documentation **MUST** arrive by 12:00 noon on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Hand Deliver or Mail Form to:  
Historic Preservation Commission  
City Clerk's Office  
200 E. Wells St. Room B-4  
Milwaukee, WI

PHONE: (414) 286-5722 FAX: (414) 286-3004 www.milwaukee.gov/hpc

**Existing features affected by proposed work, per elevation:**

**EAST** At the second-floor level of the brick veneer, a mid-span settling of the structural framing is verified. The wood sills of the two attic-level dormers are visibly affected. *Photos 1, 1a.*

**NORTH** The garden-level entrance will be removed so as to return to the historic window configuration. At the entrance porch the full-glass window will be returned to historic condition. All infill materials at the garden level windows will be removed. *Photo 2.* The clapboard and aluminum-framed glazed windows forming the enclosed porch at the first and second-levels will be removed. The site's existing brick retaining wall with its decorative iron-gate will be retained. *Photo 3.*

**WEST** The three-floor tower, recessed from the street line, will be reworked into the new addition. The single dormer will be removed and rebuilt into the north facade of the addition. All existing brick will be retained for re-use. *Photos 4, 4a, 5 and 5a.*

**SOUTH** The historic Bloodgood Residence shares a party wall with its sister-residence, the Hawley House of comparative square footage.

**OVERALL** The existing wood, double-hung muntin-glazed windows at the garden and first floor levels will be removed and replaced to match historic profiles. Likewise, second and attic-level windows will be removed and replaced. *Photos 6, 6a.* The aluminum combination storm and screens will be removed throughout. The existing roof drainage system of metal gutters and downspouts will be replaced to correspond to historic conditions. *Photo 7.*

**ROOF** The existing dimensional shingle system will be replaced to correspond to historic conditions.

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**Proposed work:**

The project involves the exterior restoration of the 4-story building (footprint of approx. 1,900 sq. ft.) and an interior/exterior renovation to include an addition of approx. 115 sq. ft. per floor (all levels). This West-end addition allows an IBC-compliant exit stair and elevator designed to serve all levels.

**EAST** The second-story's structural framework will be replaced, restoring the brick veneer facade to its historic appearance at time of construction (late 1890's). All original brick will be removed, cleaned and re-used.

**NORTH** The existing garden-level door opening returns to the historic condition of an arched masonry opening for a wood framed, glazed window with mullions. The porch entry door will be refinished and the adjacent window replaced with a window corresponding to the historic condition. The insertion of a glazed curtain wall (65 sq. ft.) extending from the first-floor line to the roof line, transitions the existing facade to the west-end addition. The addition's unglazed brick veneer facade corresponds to the historic brick veneer in color, size and course banding. The renovation provides a semi-enclosed porch and an accessible entry to the enclosed stair and elevator. This porch is composed of elliptical brick arches bearing on brick pilasters to a stone masonry half-wall. The porch half-wall is in direct relation to the first-floor line of the adjacent, original facade. The north facade renovation includes architectural

terra cotta elements and a round window. New cut-stone lintels and stone masonry will match historic conditions.

Windows throughout the building will be of wood frame and sash with profiles and proportions to match historic conditions. Glazing will be with insulated glass. New stone headers and sills will correspond to historic profiles.

**WEST** The glazed curtain wall is composed of three glazed areas with two areas of 54 sq. ft. and one section of 165 sq. ft. (See Elevations A200)

The roof will be entirely replaced, restoring the building's original splendor of a textural clay tile roof.

All decorative crowning elements (croquets, ridge elements) at the roof line and at the dormers will be restored, replacing all degraded elements. All sheet metal at gutters, downspouts, collectors, valleys, copings, ridge caps and flashings will match existing profiles and stampings. Exposed metal roofing accessories will be zinc-covered copper with paint finish to be determined upon further investigation.

Roof drainage will be restored with specifically restored valleys, ridge caps, eaves, collectors, downspouts with hangers.

**OVERALL** The veneer brick will be tuckpointed where appropriate.

**SITE** The Work scope includes the rebuilding of the existing brick retaining wall, with its decorative iron gate. An entry ramp is provided completing the new accessible entrance.

\* \* \*



BLOODGOOD RESIDENCE - East elevation detail

Second-story's structural framework and brick veneer to be restored.

Existing metal gutters and downspouts to be removed and replaced.

PHOTO NO. 1a



BLOODGOOD RESIDENCE - Interior  
Historic photo of main entry window tracery.

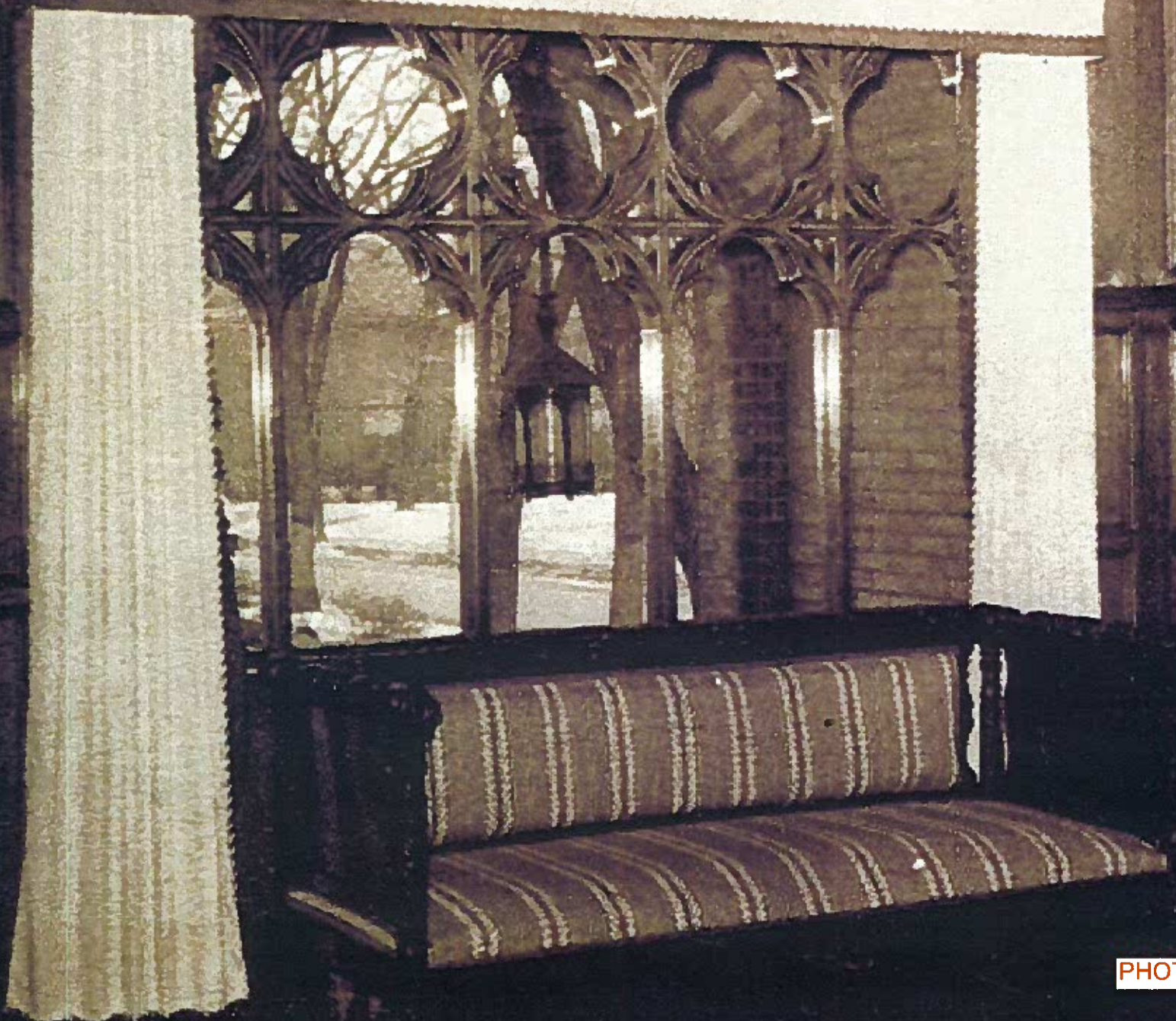


PHOTO NO. 1b

BLOODGOOD RESIDENCE - North elevation

Restore all dormer windows, roof accessories, typical

Return to historic window configuration

Return to historic window configuration. Removal of concrete block

Garden level entrance to be removed. Return to historic window configuration

PHOTO NO. 2







Enclosed porch to be removed.

Brick retaining wall to be retained in renovation

BLOODGOOD RESIDENCE - West end tower detail

Dormer window and decorative elements to be dismantled, restored and rebuilt at addition in North elevation

3-floor tower to be reworked into the proposed renovation and addition



PHOTO NO. 4

**BLOODGOOD RESIDENCE - West elevation**  
Garden level of enclosed porch and 3-level tower.



**PHOTO NO. 4a**

Typical condition of decorative metal elements at dormers. West dormer to be reconstructed to the North facade in renovation.



BLOODGOOD RESIDENCE - West elevation  
Roof line, dormer condition. Dormer to be re-built in new North elevation

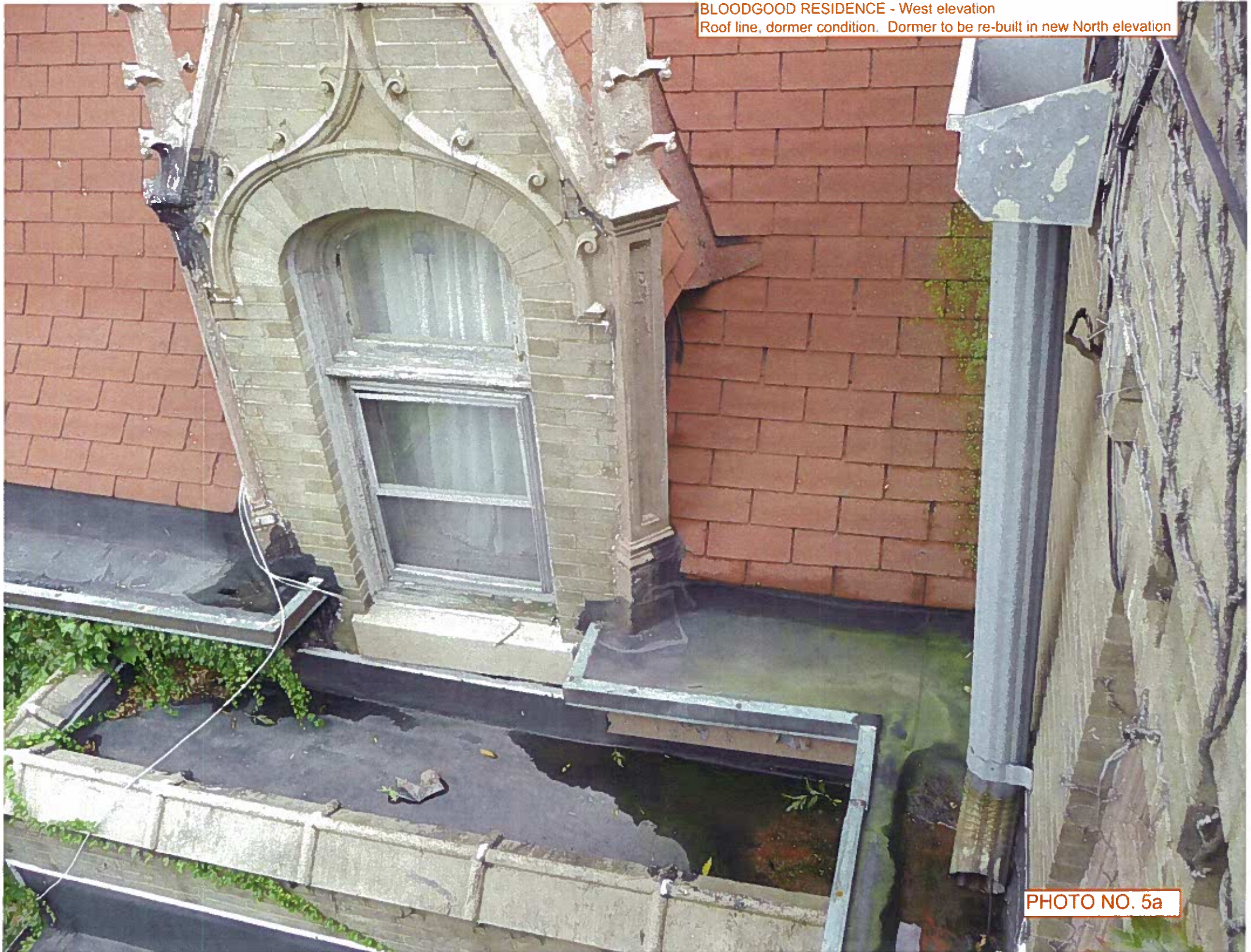


PHOTO NO. 5a

BLOODGOOD RESIDENCE - North elevation  
Typical condition of dormer windows and decorative elements



PHOTO NO. 6

BLOODGOOD RESIDENCE - North elevation detail at dormer window and roof drainage system.



PHOTO NO. 6a

BLOODGOOD RESIDENCE - North elevation  
Roof edge condition detail between dormers.

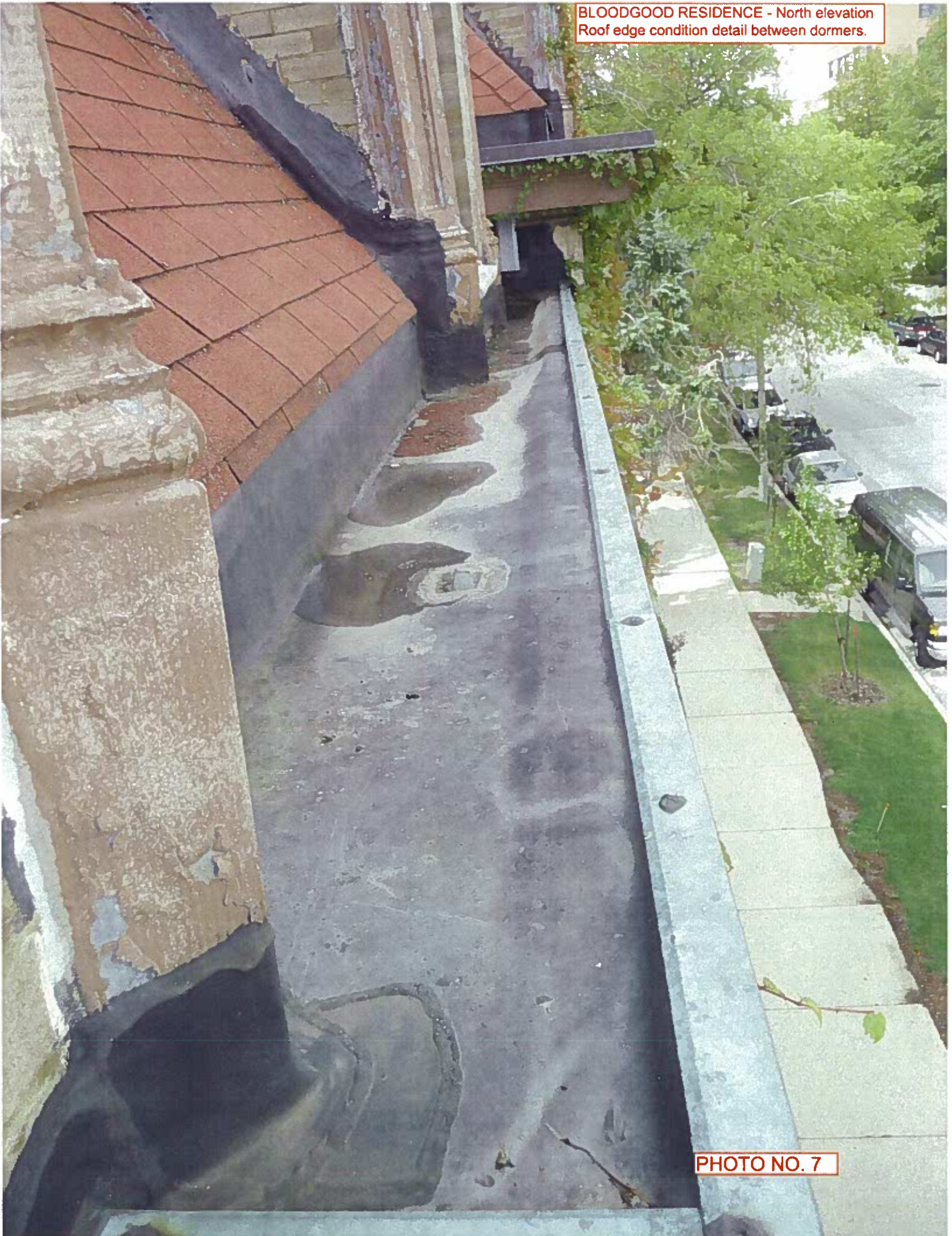
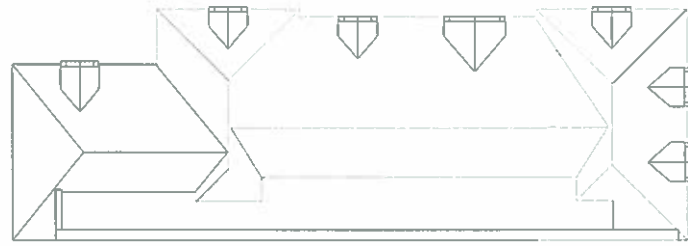
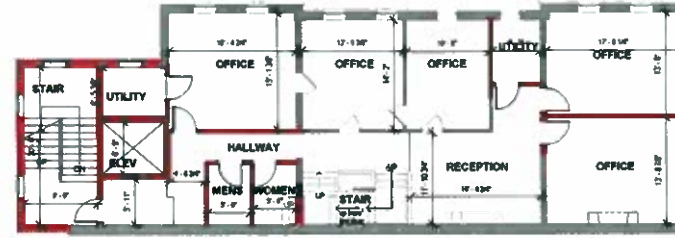


PHOTO NO. 7

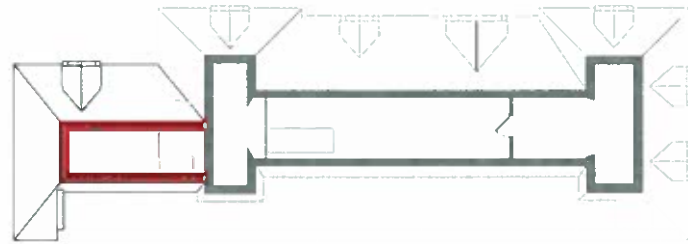




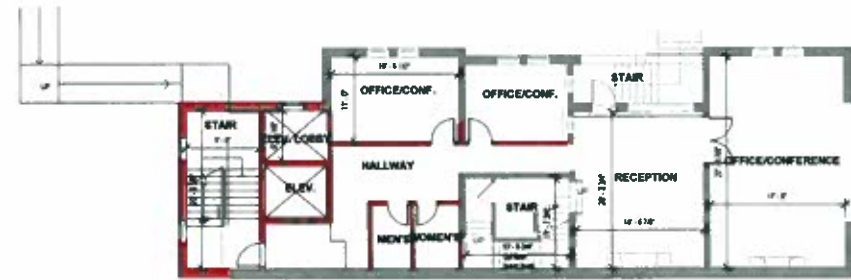
Roof  
1/8" = 1'-0"



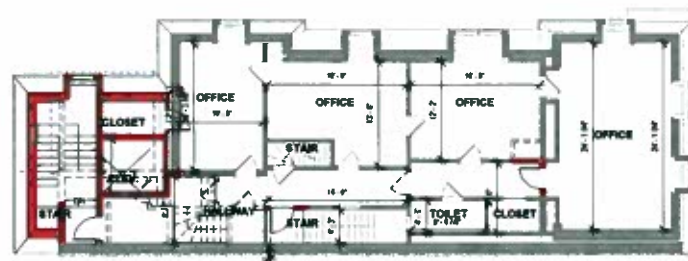
2 Second level - New  
1/8" = 1'-0"



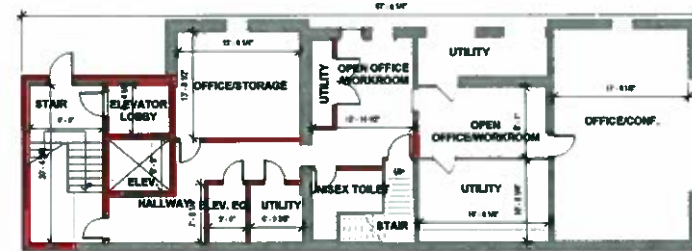
1st Floor  
1/8" = 1'-0"



1 First Floor - New  
1/8" = 1'-0"



3 Third level - New  
1/8" = 1'-0"



0 Garden level - New  
1/8" = 1'-0"



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ARCHITECTS

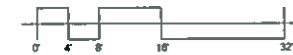
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Milwaukee, WI 53202

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REVISIONS		
No.	Date	Description



PROJECT  
**Bloodgood  
Residence  
Renovation  
1139 East  
Knapp Street**

SHEET  
**PLANS - ALL LEVELS,  
ROOF**

DATE  
October 20, 2011

PROJECT NO.  
11-118

SHEET NO.  
**AA100**





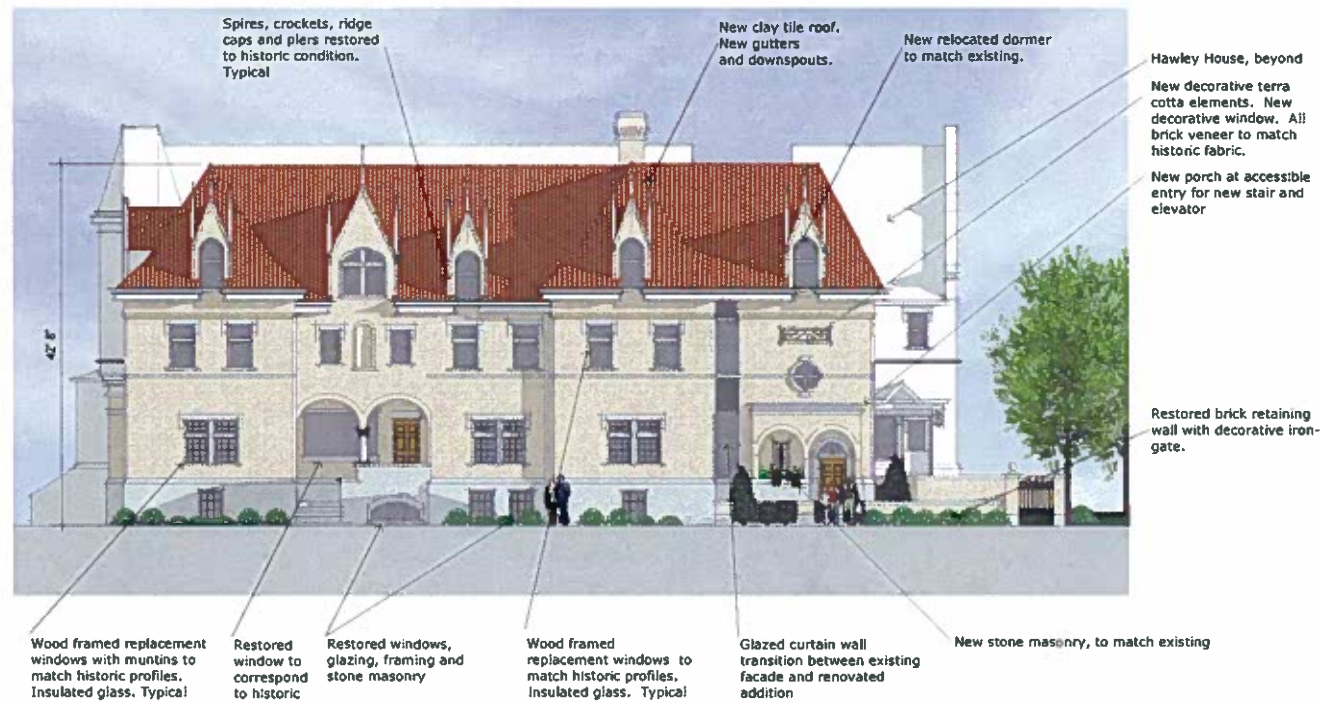
**UIHLEIN  
WILSON  
ARCHITECTS**

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BUSINESS		
No.	Date	Description



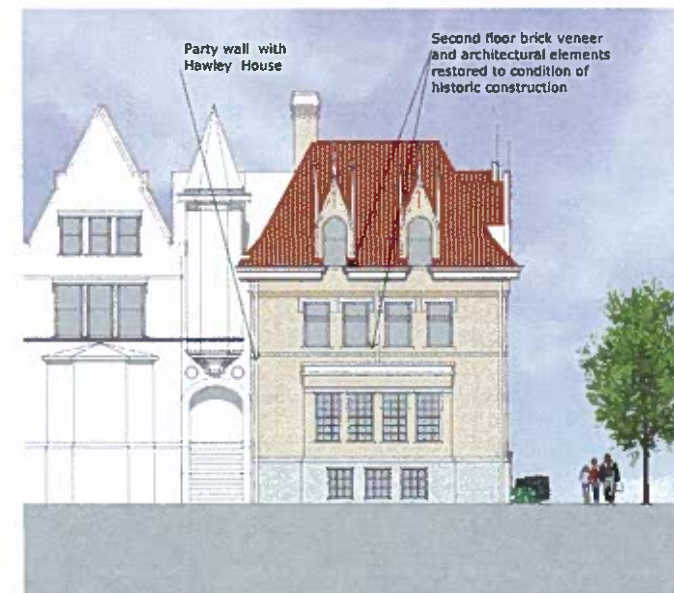
**1** North Elevation  
A200 Scale: 1/8"=1'-0"



**2** West Elevation  
A200 Scale: 1/8"=1'-0"



**4** North Elevation Perspective  
A200 No Scale



**3** East Elevation  
A200 Scale: 1/8"=1'-0"

**Bloodgood  
Residence  
Renovation  
1139 East  
Knapp Street**

SHEET  
Elevations

DATE:  
October 29, 2011

PROJECT NO:  
11-118

SHEET NO:

**A200**



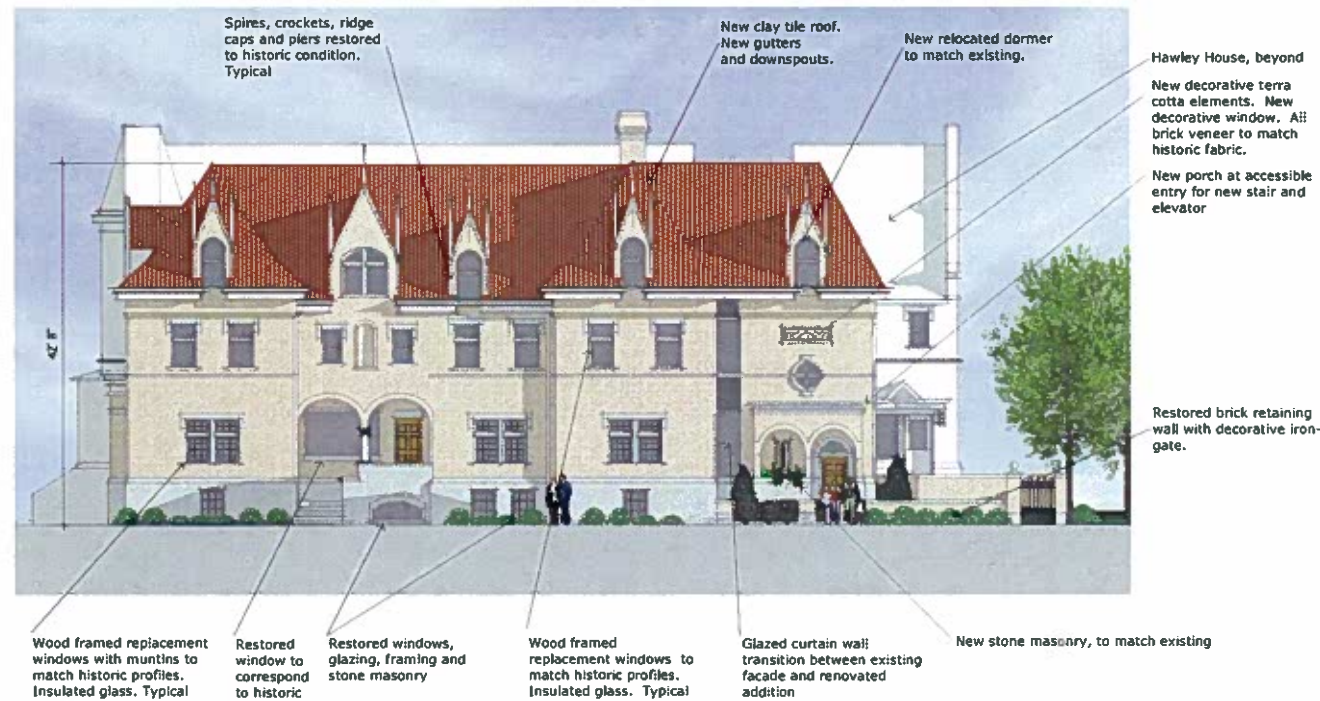
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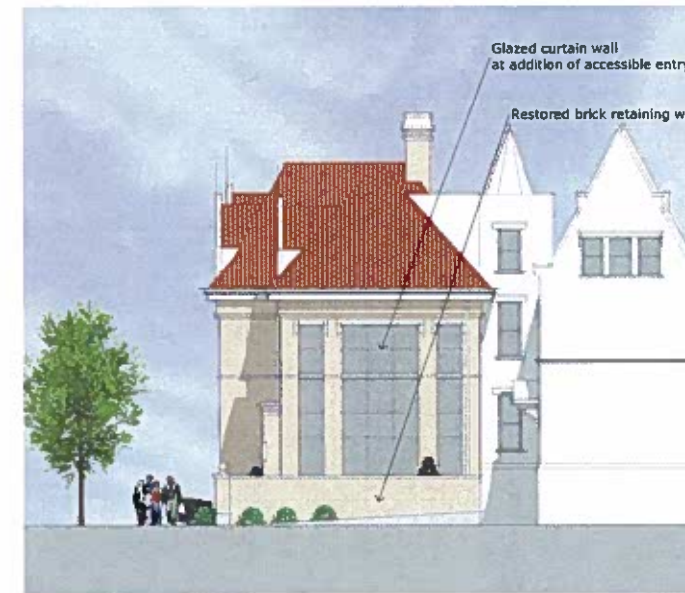
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No.	Date	Description



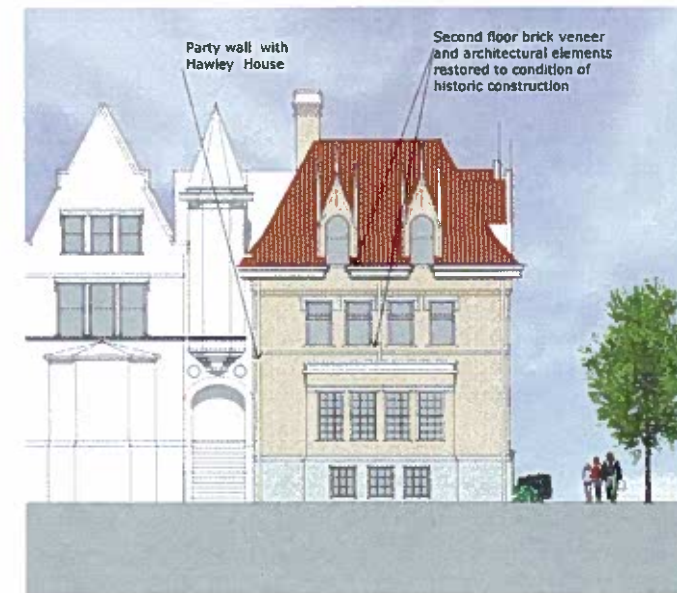
1 North Elevation  
A200 Scale: 1/8"=1'-0"



2 West Elevation  
A200 Scale: 1/8"=1'-0"



4 North Elevation Perspective  
A200 No Scale



3 East Elevation  
A200 Scale: 1/8"=1'-0"

## Bloodgood Residence Renovation 1139 East Knapp Street

NO. 01  
Elevations

DATE:  
October 20, 2011

PROJECT NO:  
11-118

SHEET NO:

# A200



# UIHLEIN WILSON ARCHITECTS

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We do not warrant that the work shall be done in accordance with the standards of the profession and the applicable laws and regulations.  
We do not warrant that the work shall be done in accordance with the standards of the profession and the applicable laws and regulations.

NO.	DATE	DESCRIPTION



PROJECT  
**Bloodgood  
Residence  
Renovation  
1139 East  
Knapp Street**

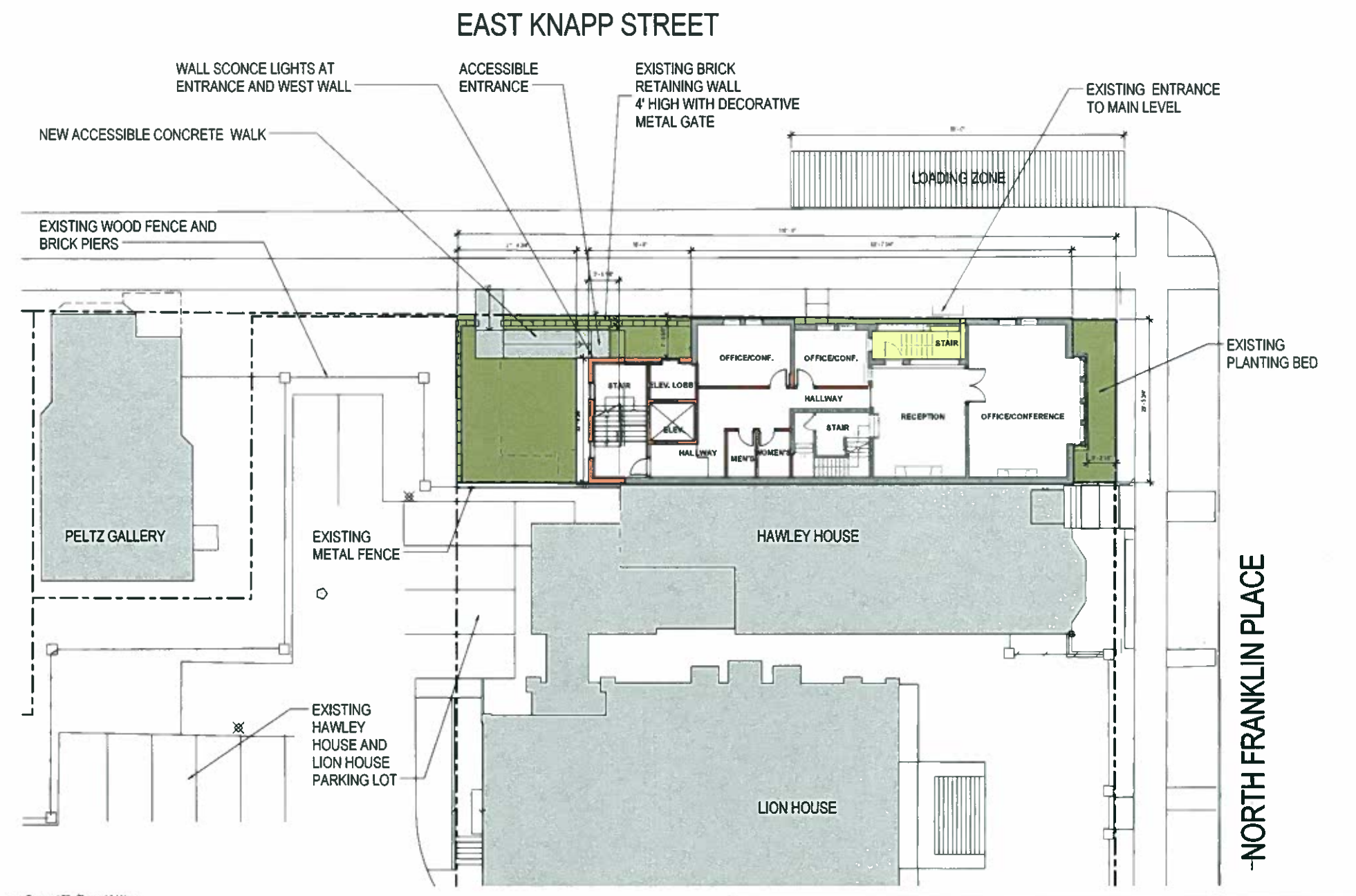
PROPOSED SITE:  
PLAN AND  
ADDITION

DATE:  
October 20, 2011

PROJECT NO:  
11-118

SHEET NO:

## AA001



1 Proposed Site Plan and Addition  
1/8" = 1'-0"