



LIVING WITH HISTORY

## Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

### Property

1139 E. KNAPP ST. First Ward Triangle HD

### Description of work

At the rear of the North elevation on the West facade of the building, the clapboard and aluminum-framed glazed windows that form the enclosed porch at the first and second stories will be removed. Also, the secondary chimney will be removed (not visible from the North or East stree elevations) and the terracotta and brick from its deconstruction will be utilized for infill throughout the project. At the North/West facades, voids in the masonry left by door removal will be infilled with salvaged brick to match existing conditions. Extant brick will be cleaned of paint and new stone banding will reproduce the surrounding conditions. The IBC compliant exit stair will be removed in the demolition phase. The existing wood fence will be extended to enclose garbage and HVAC condensers. The chimney stack will be removed as it is not visible from the North elevation street level. Newly exposed brick as a result of the removal of this addition will be cleaned of paint and tuckpointed where needed. Matching salvaged brick will be utilized to infill openings in the masonry wall to accommodate the installation of newly replicated windows. Masonry repairs and cleaning within the area behind the demolished section are EXCLUDED from this approval because of the necessity of a separate permitting process. Hand scraping of paint for initial removal with low pressure water (<200psi at nozzle) is allowed under this approval.

Additionally, the West dormer metal gable finials and crockets will be restored/replicated appropriately. Newly cut stone lintels/belt courses and stone masonry will match historic conditions.

### Date issued

2/20/2020

PTS ID 114898 COA north and west elevation restoration

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

1. Paint removal from masonry requires a separate building permit and separate COA for any method other than gentle hand-scraping. Staff is prepared to handle such an approval without a return to the Commission. Expectations are below for reference

2. Masonry cleaning conditions

Abrasive cleaning methods are prohibited on historic buildings by Wisconsin state law. Exceptions can only be granted in writing by the Wisconsin Historical Society. Chemical and power-washing are acceptable methods of cleaning that the city can approve.

3. Standard masonry conditions.

New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar shall contain approximately the same ingredient proportions of the original mortar. Mortar that is too hard is subject to premature failure and could damage the masonry. See the city's books *As Good As New* or *Good for Business, Masonry Chapters*, for more information. In most cases, this means a lime mortar with natural hydraulic cement rather than Portland cement. No joint of a width less than 3/8" may be cleaned of damaged/decomposed mortar with power disc grinders. No over-cutting of the joints is permitted. Remove decomposed mortar back into the wall 2.5 times the height of the joint before repointing.

New brick must match as closely as possible the color texture, size, and finish of the original brick.

A sample panel of brick and mortar must be reviewed and approved by HPC staff prior to general installation of the material.

**UNDER NO CIRCUMSTANCES SHALL UNPAINTED MASONRY BE PAINTED, BE GIVEN A WATERPROOFING TREATMENT, OR CLEANED BY ABRASIVE MEANS; THIS STATEMENT SUPERSEDES ANY OTHER WORDING IN THIS DOCUMENT INDICATING THE CONTRARY.**

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: [hpc@milwaukee.gov](mailto:hpc@milwaukee.gov).

If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, [www.milwaukee.gov/build](http://www.milwaukee.gov/build), or call (414) 286-8210.



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City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Robert Bauman, Contractor, Inspector John Cunningham (286-2538)

**DESIGN BUILD PLUMBING, HVAC AND ELECTRICAL SYSTEM GENERAL NOTES:**

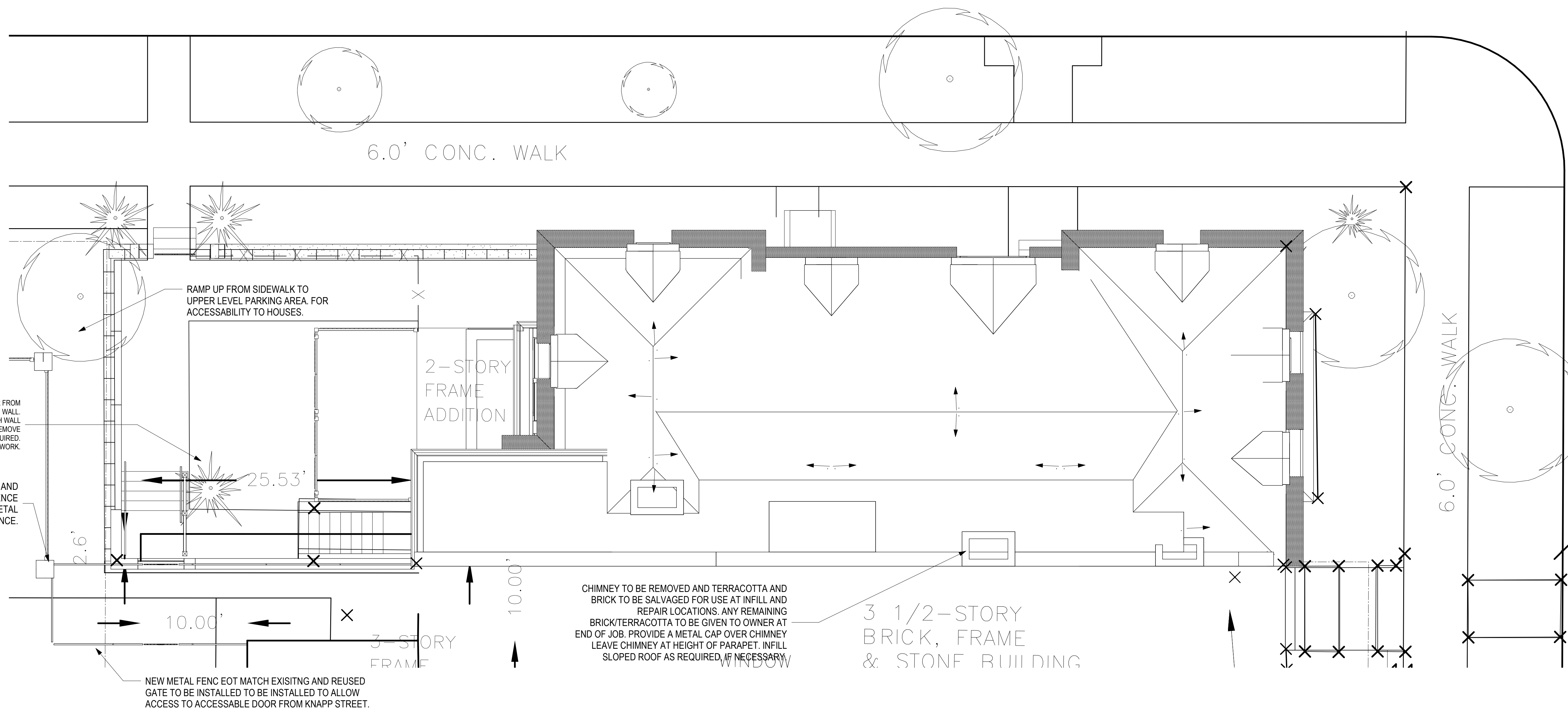
1. PROVIDE A DESIGN BUILD FIRE ALARM SYSTEM THROUGH-OUT THE BUILDING. MANUFACTURER - NOTIFIER. DESIGNED BY FIRE DETECTION GROUP. ALL CONDUIT RUNS TO BE CONCEALED. IF ANY CONDUIT IS EXPOSED IT NEEDS TO BE EVALUATED WITH THE ARCHITECT IN THE FIELD BEFORE INSTALLATION. COORDINATE LOCATIONS WITH ARCHITECT FOR ALL DEVICES ON SITE.
2. PROVIDE A DESIGN BUILD PLUMBING, ELECTRICAL AND HVAC SYSTEM

**DEMOLITION GENERAL NOTES:**

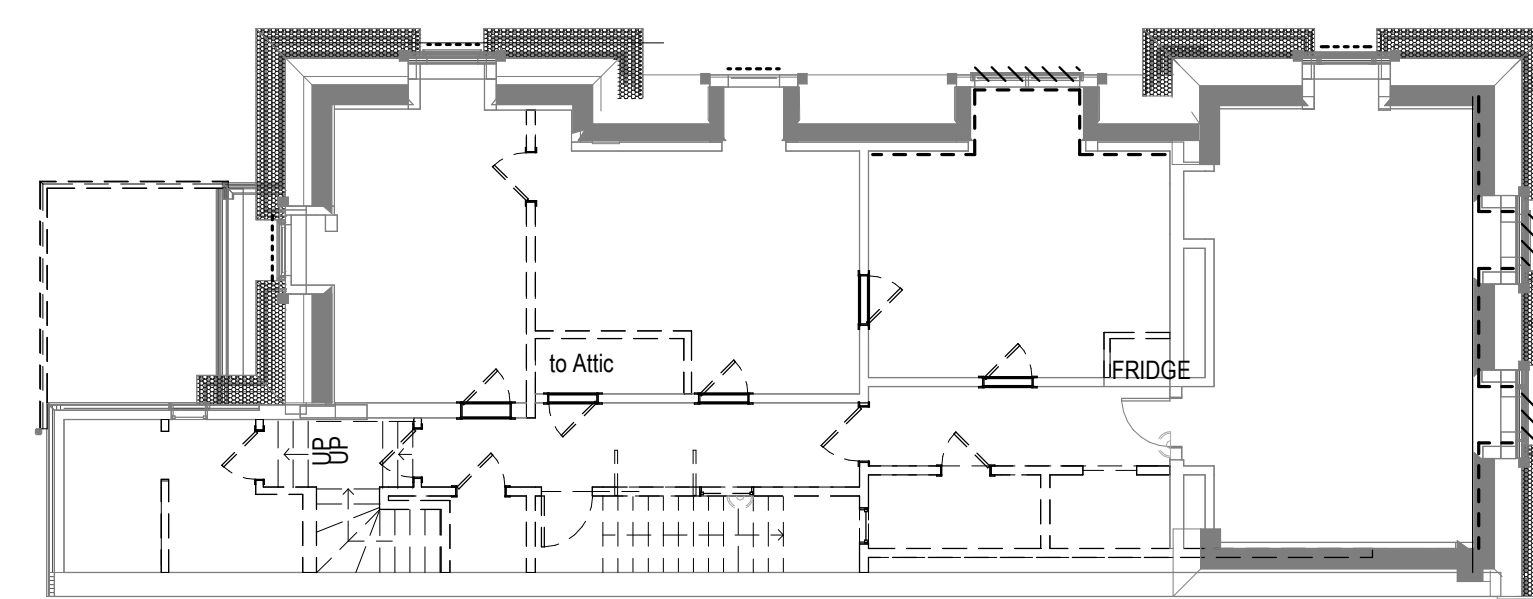
- REMOVE PLASTER & INSTALL 5/8" GYP BD. SHIM AS REQUIRED. REPAINT ENTIRE ROOM & CEILING
- //// REMOVE WINDOW SASH, FRAME, AND CASING. SAVE CASING FOR REINSTALLATION IF POSSIBLE.
- ..... REPLACE SASH ONLY TO MATCH EXISTING PROFILES. USE 1/2" INSULATED GLASS.

**APPROVED**

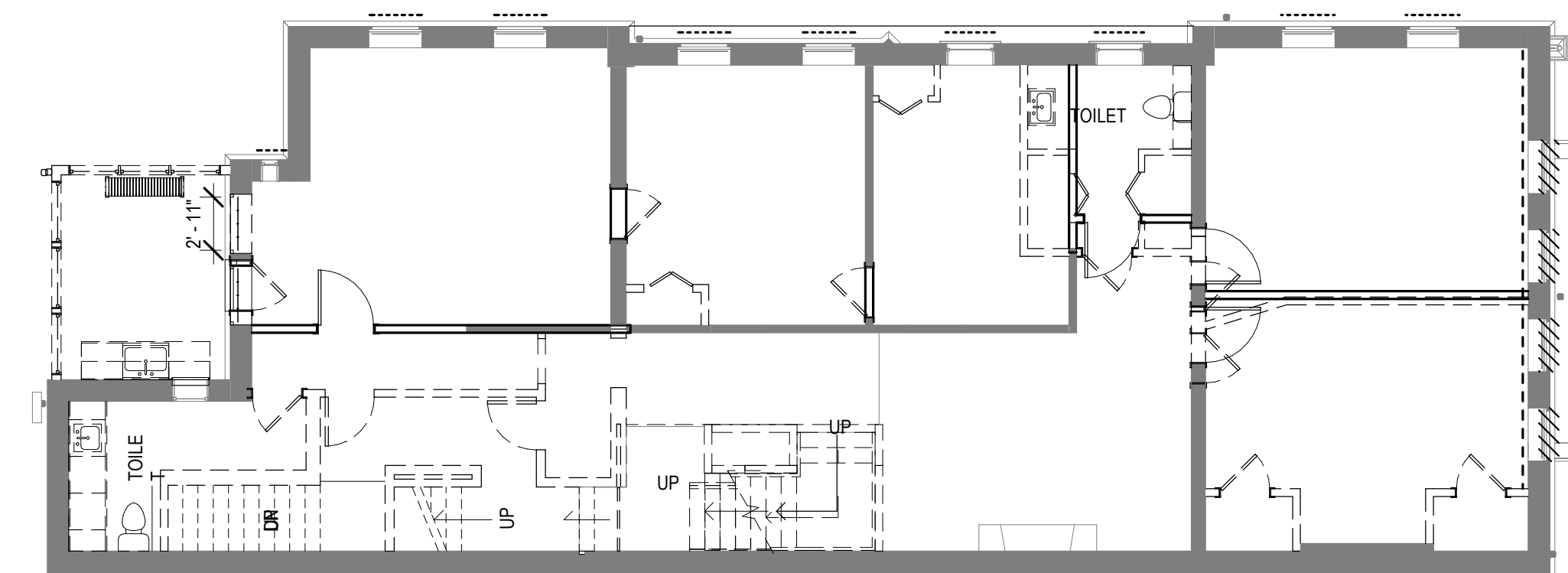
By Tim Askin - Milwaukee HPC at 9:41 am, Feb 20, 2020



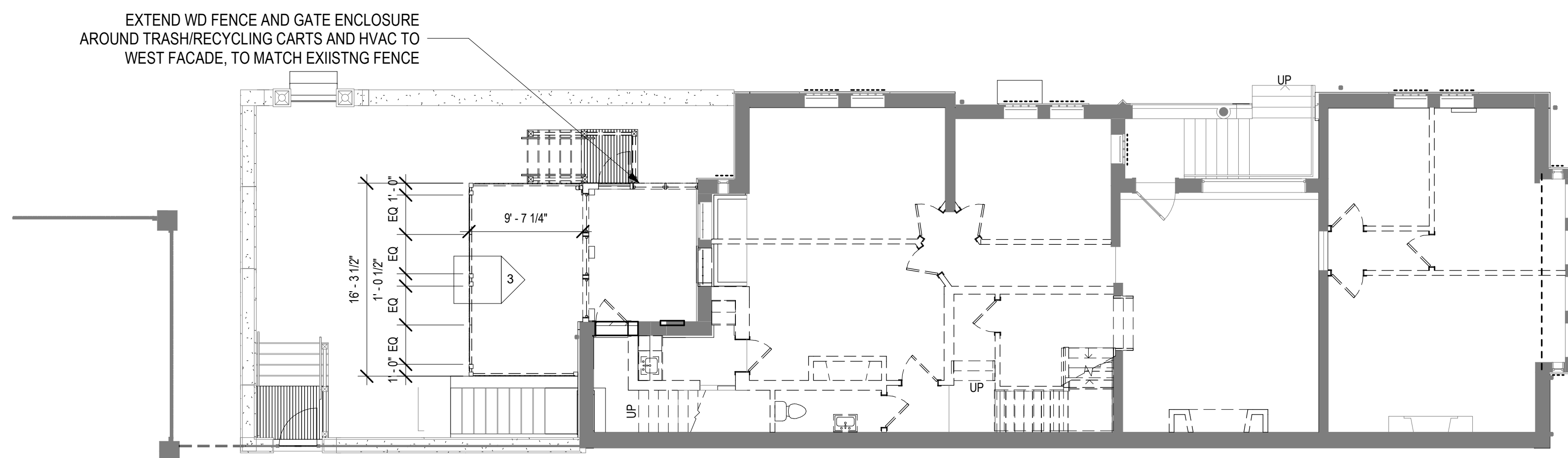
8 PHASE 1 - ROOF PLAN AND SITE PLAN  
3/16" = 1'-0"



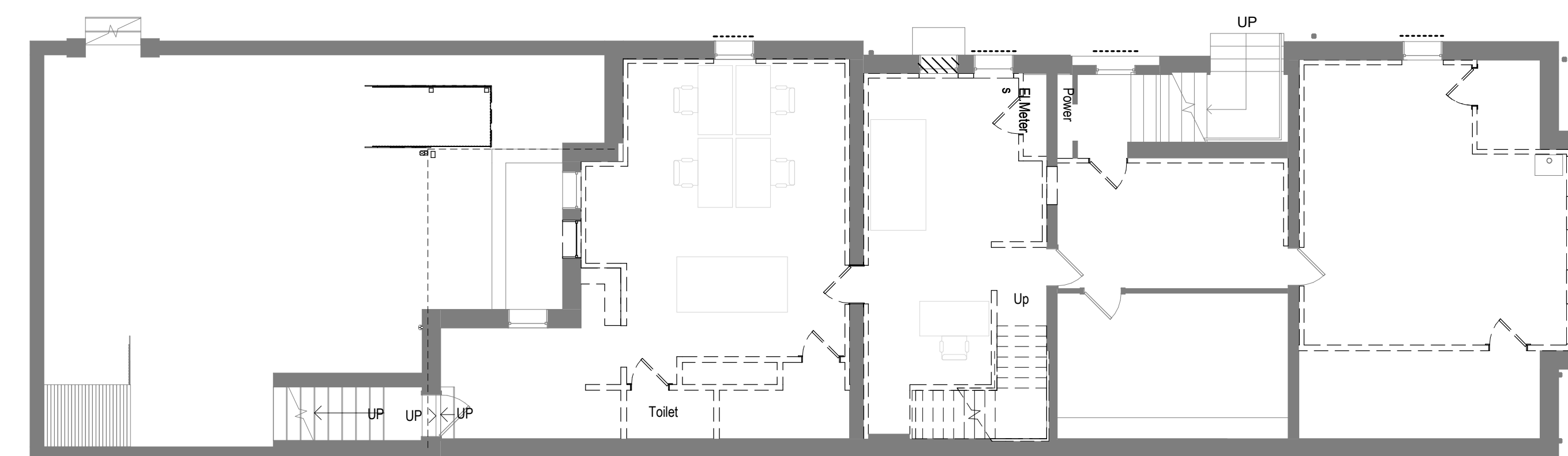
14 PHASE 1 - THIRD LEVEL  
3/32" = 1'-0"



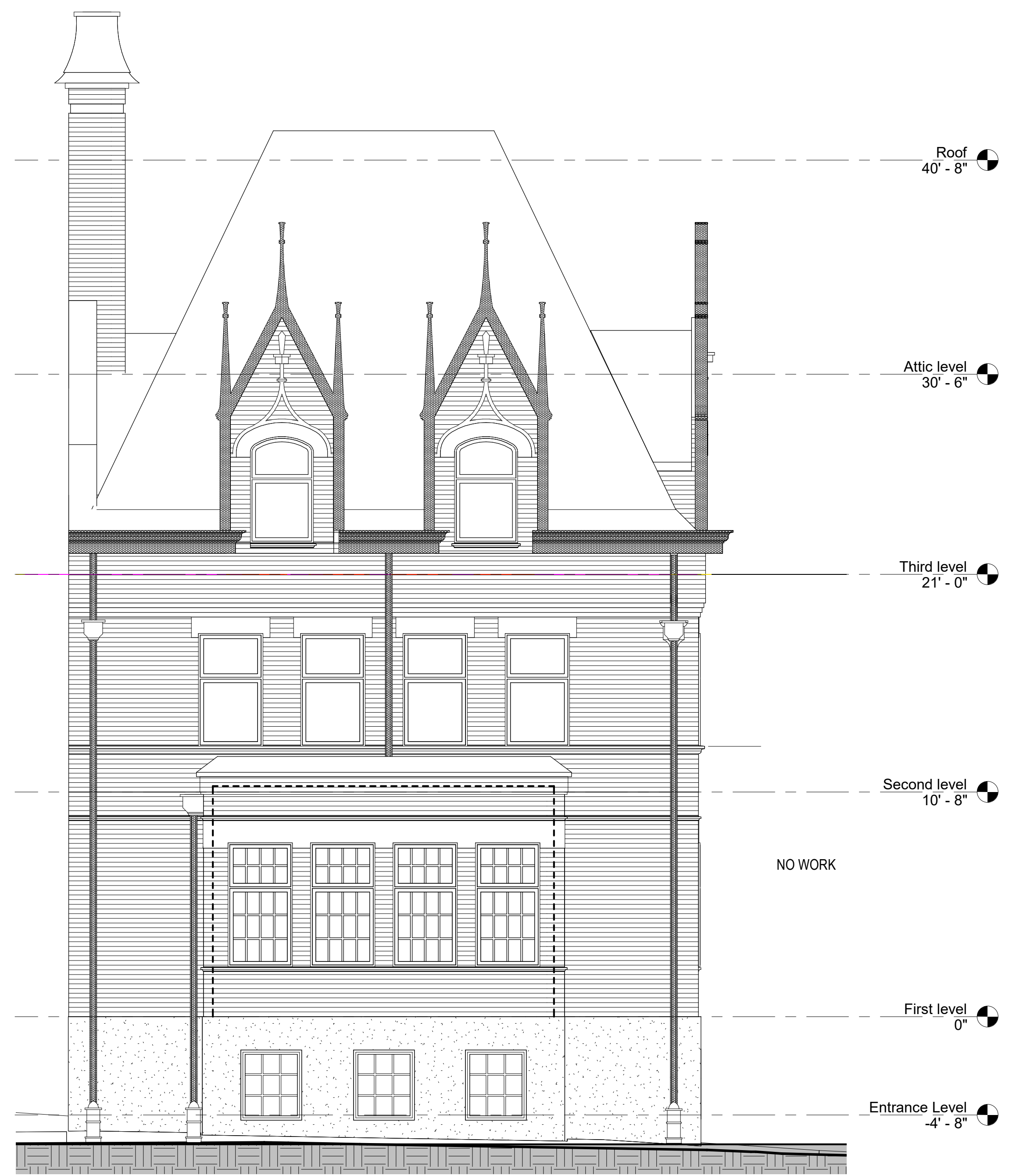
2 PHASE 1 - SECOND LEVEL  
1/8" = 1'-0"



16 PHASE 1 - LEVEL 1  
1/8" = 1'-0"

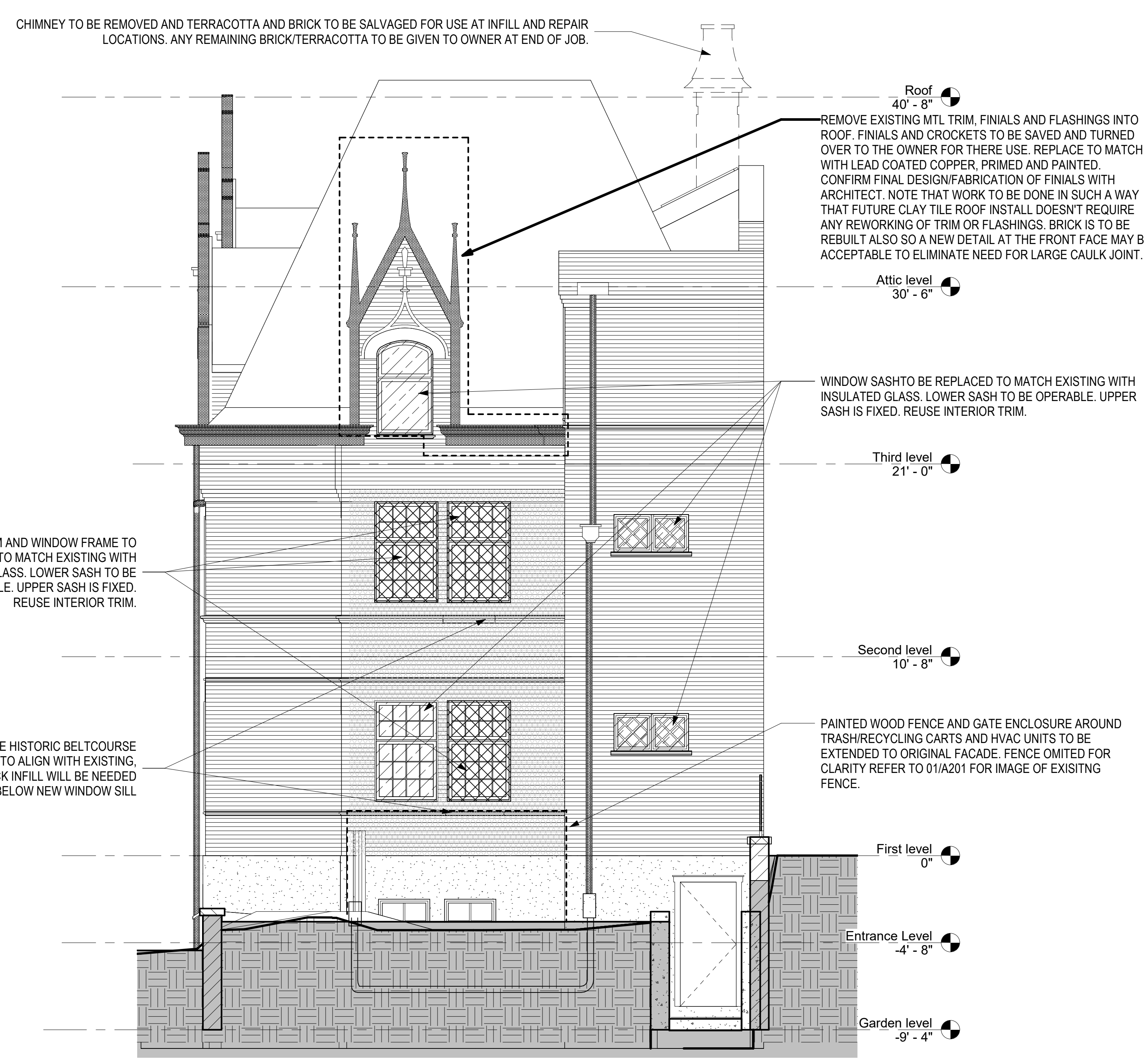


1 PHASE 1 - GARDEN LEVEL  
1/8" = 1'-0"



18 PHASE 1 - EAST ELEVATION - NEW  
1/4" = 1'-0"

**APPROVED**  
By Tim Askin - Milwaukee HPC at 9:41 am, Feb 20, 2020

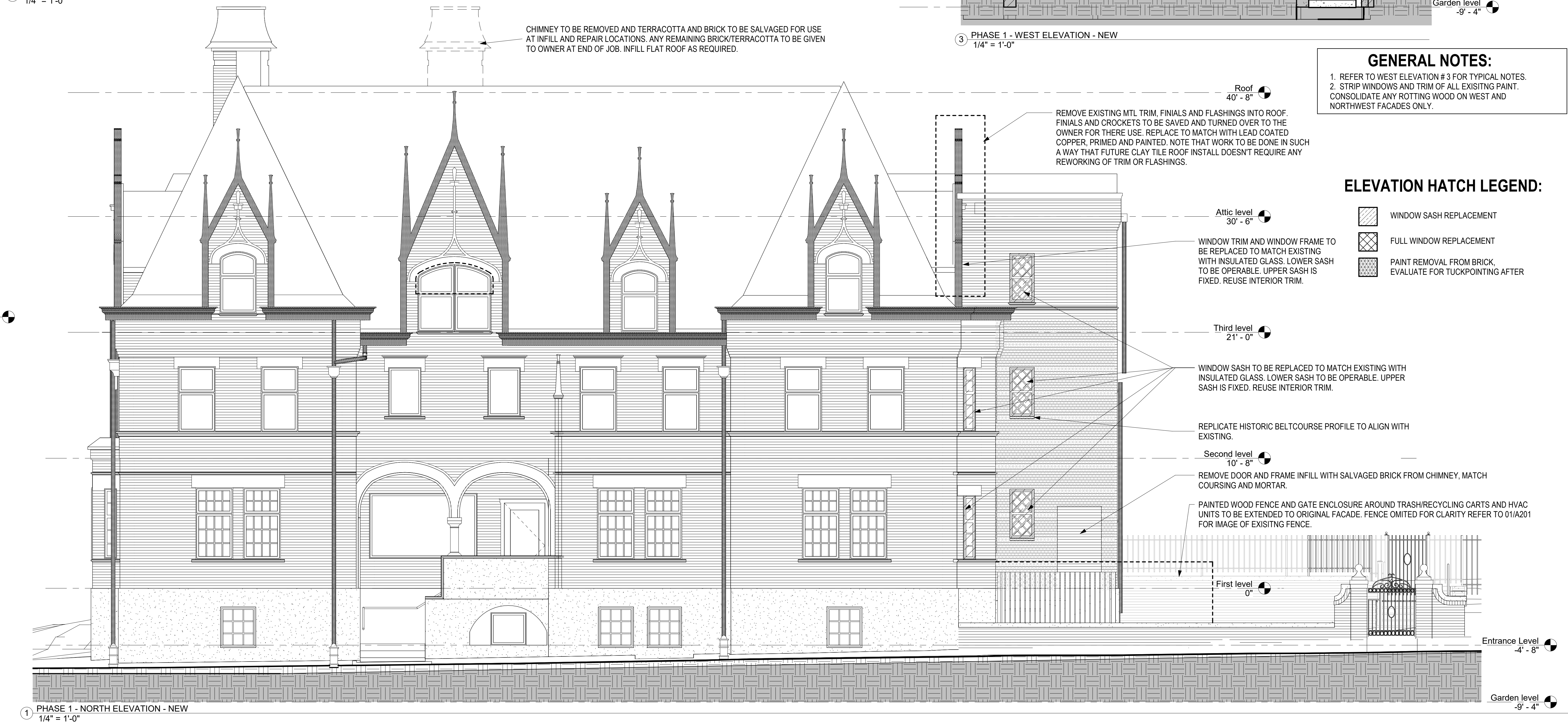


3 PHASE 1 - WEST ELEVATION - NEW  
1/4" = 1'-0"

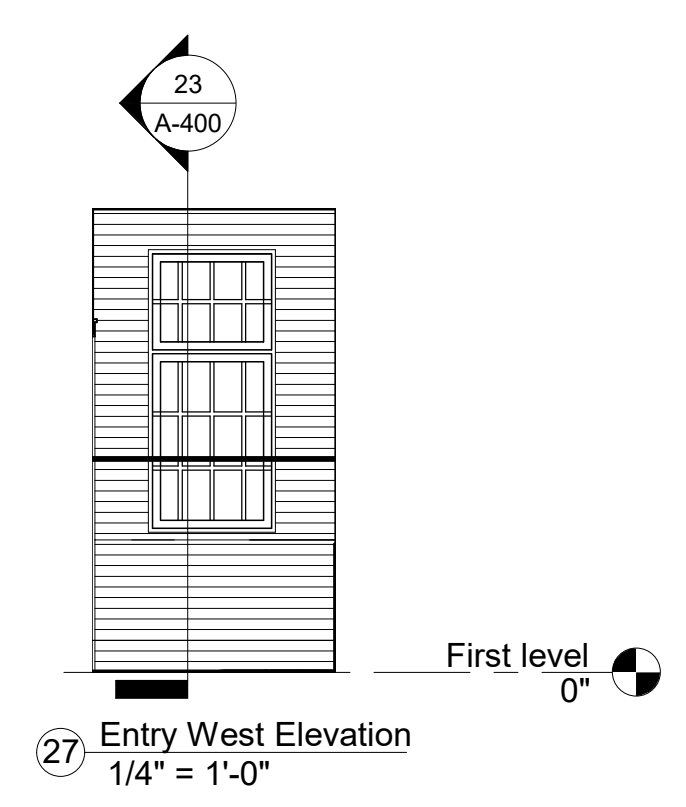
**GENERAL NOTES:**  
1. REFER TO WEST ELEVATION # 3 FOR TYPICAL NOTES.  
2. STRIP WINDOWS AND TRIM OF ALL EXISTING PAINT. CONSOLIDATE ANY ROTTING WOOD ON WEST AND NORTHWEST FACADES ONLY.

**ELEVATION HATCH LEGEND:**

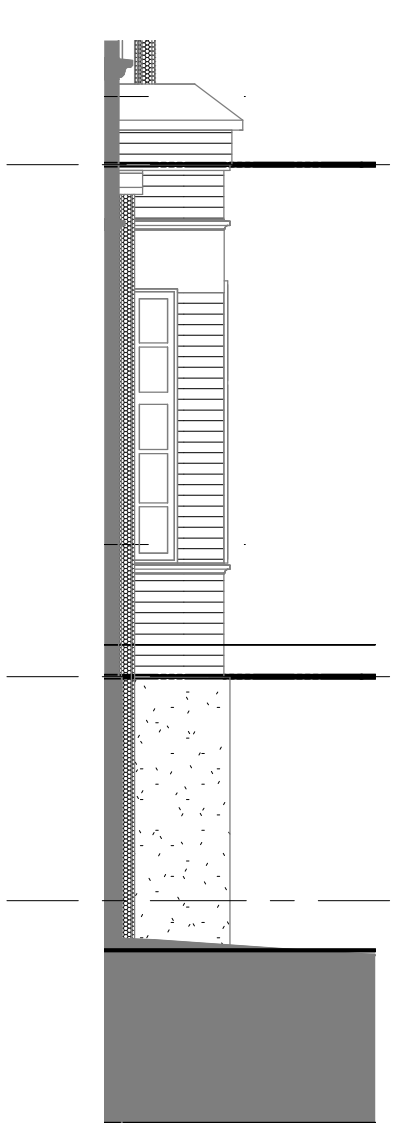
- WINDOW SASH REPLACEMENT
- FULL WINDOW REPLACEMENT
- PAINT REMOVAL FROM BRICK. EVALUATE FOR TUCKPOINTING AFTER



1 PHASE 1 - NORTH ELEVATION - NEW  
1/4" = 1'-0"



27 Entry West Elevation  
1/4" = 1'-0"



26 PHASE 1 - SOUTH ELEVATION - NEW  
1/4" = 1'-0"



HAWLEY HOUSE

18 EAST ELEVATION - EXISTING  
1/4" = 1'-0"

REPLACE ROTTEN STORM WINDOWS TO MATCH EXISTING WOOD AND GLASS STORMS.

EAST AND NORTH FACADES PREVIOUSLY RENOVATED NO NEW WORK.



BLOODGOOD HOUSE

3 NORTH ELEVATION - EXISTING  
1/4" = 1'-0"

DORMER ORNAMENTAL METAL WORK TO BE REPLACED TO MATCH EXISTING WITH MISSING THIS WORK WILL MATCH THE PREVIOUS ORNAMENTAL METAL WORK REPLACED ON REST OF FACADES. WINDOW IN DORME TO HAVE REPLACEMENT SASH WITH 1/2" INSULATED GLASS INSTALLED.

2 STORY WOOD CLAPBOARD SIDED PORCH ADDITION ENCLOSED WITH WINDOWS TO BE REMOVED TO EXPOSE ORIGINAL EXTERIOR OF HOUSE.

**APPROVED**  
By Tim Askin - Milwaukee HPC at 9:41 am, Feb 20, 2020

Masonry cleaning must be approved separately because of environmental permitting process. Only hand scraping is permitted under this approval.

WINDOW TO REMAIN. REPLACEMENT SASH WITH 1/2" INSULATED GLASS TO BE INSTALLED. REPAIR WOOD FRAME AS REQUIRED. (THIS WILL MATCH THE REST OF THE WINDOWS SASH IN THE HOUSE THAT WERE REPLACED ALREADY)

ALL PAINT TO BE STRIPPED FROM MASONRY. EVALUATE NEED FOR TUCKPOINTING AFTER REMOVAL IS COMPLETE, TYPICAL OF 1ST AND 2ND FLOOR, SEE ELEVATIONS

REMOVE DOOR AND FRAME AND INFILL WITH BRICK TO MATCH EXISTING BRICK (REUSE BRICK SALVAGED FROM CHIMNEY REMOVAL). MATCH COURSING AND MORTAR

WINDOWS TO REMAIN. REPLACEMENT SASH WITH 1/2" INSULATED GLASS TO BE INSTALLED. REPAIR WOOD FRAME AS REQUIRED. (THIS WILL MATCH THEN THE REST OF THE WINDOWS SASH IN THE HOUSE REPLACED ALREADY)

APPROPRIATELY DISCONNECT DATA AND POWER, REMOVE WIRING AND PATCH HOLES WITH APPROVED MASONRY PATCHING COMPOUND, TYP.

FLOORING AND CEILING TO BE REMOVED, TYP.

REPLICATE HISTORIC WINDOW AFTER THE REMOVE DOOR AND FRAME. INSTALL A NEW CUSTOM WINDOW TO MATCH EXISTING FRAME PROFILES AND SASH WINDOW TO BE OPERATIONAL DOUBLE HUNG. WOOD PSECIES TO MATCH WOOD SPECIES OF ADJACENT WINDOW (MAHOGONY).

REPLICATE HISTORIC BELTCOURSE PROFILE TO ALIGN WITH EXISTING. BRICK INFILL WILL BE NEEDED BELOW NEW WINDOW SILL



WEST ELEVATION



SOUTHWEST ELEVATION



SOUTH ELEVATION

INTERIOR ELEVATIONS - WEST AND SOUTH WALLS OF PORCH - FIRST FLOOR  
1/16" = 1'-0"

NORTH ELEVATION



1 NORTH AND WEST ELEVATION - EXISTING PORCH  
1/4" = 1'-0"

WEST ELEVATION



DORMER ORNAMENTAL METAL WORK TO BE REPLACED TO MATCH EXISTING WITH MISSING THIS WORK WILL MATCH THE PREVIOUS ORNAMENTAL METAL WORK REPLACED ON REST OF FACADES. WINDOW IN DORME TO HAVE REPLACEMENT SASH WITH 1/2" INSULATED GLASS INSTALLED.

2 STORY WOOD CLAPBOARD SIDED PORCH ADDITION ENCLOSED WITH WINDOWS TO BE REMOVED TO EXPOSE ORIGINAL EXTERIOR OF HOUSE.

WINDOWS TO REMAIN. REPLACEMENT SASH WITH 1/2" INSULATED GLASS TO BE INSTALLED. REPAIR WOOD FRAME AS REQUIRED. (THIS WILL MATCH THEN THE REST OF THE WINDOWS SASH IN THE HOUSE REPLACED ALREADY)

FENCE TO BE EXTENDED BACK TO THE ORIGINAL HOUSE FACADE TO ENCLOSE TRASH COLLECTION AND HVAC CONDENSING UNITS.

**REVISIONS**

No.	Date	Description



17 HISTORIC PHOTOGRAPH - FINIALS  
1/2" = 1'-0"



BLOODGOOD HOUSE WITH CLAY TILE ROOF.  
3 HISTORIC PHOTOGRAPH - CLAY TILE  
1/2" = 1'-0"



HISTORIC PHOTOGRAPH - EXISTING  
CONDITIONS  
1 1/2" = 1'-0"