



## Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

**HPC meeting date: 11/7/2011**  
**Ald. Nik Kovac District: 3**  
**Staff reviewer: Paul Jakubovich**  
**PTS #76386**

<b>Property</b>	1139 E. KNAPP ST. <b>First Ward Triangle Historic District</b>	
<b>Owner/Applicant</b>	Lynde and Harry Bradley Foundation 1241 N. Franklin Place Milwaukee, WI 53202	UIHLEIN/WILSON ARCHITECTS 322 E MICHIGAN ST SUITE 400 MILWAUKEE, WI 53202 Phone: (414) 271-8899 Fax: (414) 271-8942
<b>Proposal</b>	Construct new brick addition on west elevation. Restore original building.	

**Staff comments**

This ambitious project involves restoring the Bloodgood house and constructing an addition to its west end. It's a fine, Chateausque Revival style house built in 1896 according to the designs of Milwaukee architect Howland Russel. Architecturally it recalls the elegant French Chateau of the late Renaissance. It's a key building in a unique collection of mid to late nineteenth century houses known as the First Ward Triangle national and local historic district. Relatively little has changed on the exterior of the house since it was built, but missing or altered features will be restored to original condition. The house is actually the north half of a side-by-side double house collectively known as the Bloodgood-Hawley house.

The addition is being constructed to accommodate a new elevator, stairs and lobby in order to convert the house into offices for the Bradley Foundation which already occupies the Hawley House next door. The Foundation has done a fine job over the years of converting and restoring the neighboring houses to the south including the eye-catching "Lion House" which was built in 1855.

The addition to the Bloodgood House is set back from the main facade of the building along E. Knapp Street and separated from the main block of the house by means of a ribbon of glass curtain wall. An original terra cotta dormer, salvaged from the existing west elevation will be installed atop the addition on the Knapp Street side of the building. The roof of the original house and the addition will be finished with new terra cotta tiles to match the originals that are visible in the historic photo of the house. Windows in the addition will be made of wood to match the original profiles.

New brick for the addition will match as closely as possible to the existing, pressed brick. The addition is relatively small in scale compared with the original portion of the house. The addition also reflects the materials, massing, and general proportions of the existing building, yet it is physically offset from the main block of the house. These are important factors in meeting the guidelines for additions in historic districts.

Extensive restoration of the main block of the house includes reconstruction of a magnificent oriel window topped with a spire that had been removed years ago from the east elevation. All deteriorated sheet metal and gutters will be replaced to the original designs, profiles and sizes.

In summary, the project will restore one of the few Chateausque style houses in the city and the addition will allow a sensitive, adaptive reuse of the building.

**Recommendation**

Recommend HPC Approval

**Conditions**

Masonry test panels must be reviewed and approved by HPC staff for the tuckpointing of the historic house and installation of the new brick on the addition prior to general installation of the materials.

**Previous HPC action****Previous Council action**