



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 7/7/2021
Ald. Ashanti Hamilton District: 1
Staff reviewer: Tim Askin
CCF #210266

Property	4401 N. 26TH ST.	GARDEN HOMES
Owner/Applicant	CITY OF MILWAUKEE (TURIM / LEICHTLING)	TED MATKOM GARDEN HOMES HOMEOWNER INITIATIVE
Proposal	Comprehensive rehabilitation with overhaul of interior layout. Reconstruct porch stoop and steps to approximate original conditions. Replace windows with new clad windows. Replace exterior doors. Significant alterations are being made to restore the front porch to original conditions and create a new back exit	
Staff comments	Staff has some concerns on the drawings with this property, but the exterior work proposed is generally commendable.	
	<ol style="list-style-type: none">1. The windows at this home appear more likely to be salvageable than others, but the extensive boarding makes this unclear. Existing storm windows are heavily damaged and appear to be undesirable triple-track aluminum. The state of original windows should be evaluated more closely.2. The floorplans show the elimination of the second floor bathroom window on the south side. The elevation drawings retain this window. It would be preferable to keep a window in this location. Obscured glass for the lower sash would be acceptable and welcome.3. Photos and proposed elevations show a door at the center of the south elevation, the floor plan shows a window being removed in this location and not replaced. This must be clarified.	
Recommendation	Recommend HPC Approval with conditions	
Conditions	<ol style="list-style-type: none">1. See attached general project conditions for all 10 properties2. Correct discrepancies in drawings affecting south elevation. No concern over whether door stays or is removed.3. Consider retaining a bathroom window on the second floor.	
Previous HPC action		
Previous Council action		