



# 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**

<b>Property</b>	4401 N. 26TH ST.	GARDEN HOMES
<b>Owner/Applicant</b>	CITY OF MILWAUKEE (TURIM / LEICHTLING)	TED MATKOM GARDEN HOMES HOMEOWNER INITIATIVE
<b>Proposal</b>	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	
<b>Staff comments</b>	Staff has some concerns on the drawings with this property, but the exterior work proposed is generally commendable.  <ol style="list-style-type: none"><li>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.</li><li>2. The floorplans show the elimination of the second floor bathroom window on the south side. The elevation drawings retains this window. It would be preferable to keep a window in this location. Obscured glass for the lower sash would be acceptable and welcome.</li><li>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.</li></ol>	
<b>Recommendation</b>	Recommend HPC Approval with conditions	
<b>Conditions</b>	<ol style="list-style-type: none"><li>1. See attached general project conditions for all 10 properties</li><li>2. Correct discrepancies in drawings affecting south elevation. No concern over whether door stays or is removed.</li><li>3. Consider retaining a bathroom window on the second floor.</li></ol>	
<b>Previous HPC action</b>		
<b>Previous Council action</b>		