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**Re: Re: Historic Preservation Commission**


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**From** Nakia Monk <nakia@financialfreedominvest.com>

**Date** Fri 2/21/2025 9:46 PM

**To** Historic Preservation Commission <HPC@milwaukee.gov>

**Cc** Stern, Andrew <Andrew.Stern@milwaukee.gov>; Askin, Tim <taskin@milwaukee.gov>

 2 attachments (315 KB)

Owens Corning Colonial Slate.jpg; Siding cedar\_creek\_d4\_Slate\_Blue.jpg;

Hi,

Thanks so much for your quick response. We will be replacing the roof, siding, windows and any rotted wood on the exterior. We plan to repair and keep the front porch if possible. Below are the materials we would like to use for the roof and the siding. Thanks for suggesting the stucco panels. That material is not available in your link. I am definitely not a fan of stucco. It requires maintenance. It cracks and fails...just like it did on 25th st. The vinyl siding does not require any maintenance, it's more efficient and it comes with a limited lifetime warranty. Per our discussion...I will send you a follow-up with windows. Attached are pictures of the roof and siding. Let me know your thoughts. Thanks!

### **Owens Corning Colonial Slate Shingle - (shades of red and green)**

Property (Unit)	Value
Warranty	Limited Lifetime
Wind Resistance	130 MPH   209 KMH
Algae Resistance§	25 Years*
Nominal Size	13 1/4" x 39 3/8"

#### **Roof Materials:**

- Half inch 4x8 osb boards(decking)
- Asphalt Shingles
- Starter Shingles
- Ridge cap
- Underlayment

- Ice & Water Shield
- Flashing
- Drip Edge
- Ventilation
- Gutters

## Cedar Creek™ Double 4" x 12'6" Slate Blue Vinyl Siding

### Features

- .040" thickness
- 12 pieces cover 100 sq. ft.
- Each 8" x 12'6" piece covers approximately 8.33 sq. ft.
- Transferable limited lifetime warranty
- Weathered woodgrain texture with a low-gloss finish
- Meets or exceeds ASTM D3679
- 161 mph wind rating

### Siding Materials:

- Half inch 4x8 osb boards(exterior walls)
- House wrap
- Metal starter strips
- Outside corners
- J channels
- Siding

~Nakia Monk  
(847)644-5112

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**From:** Historic Preservation Commission <HPC@milwaukee.gov>

**Sent:** Wednesday, February 19, 2025 10:57 AM

**To:** Nakia Monk <nakia@financialfreedominvest.com>

**Cc:** Stern, Andrew <Andrew.Stern@milwaukee.gov>; Askin, Tim <taskin@milwaukee.gov>

**Subject:** Re: Re: Historic Preservation Commission

Thank you Mr. Monk,

We will need more detail. I need to describe the WHOLE exterior renovation project. While we can potentially approve some of the work prior to the hearing on the siding, we need to know everything you're doing. Windows, precise roofing shingle and color, railings, chimney repairs, etc.

Also, what kind of vinyl siding? 4/4 or 8/8? Smooth or grained finish?

Finally, have you considered stucco panels? It is likely worth investigating as a backup option. Not recommending this product in any way, just providing an example of the product type <https://www.homedepot.com/p/James-Hardie-Hardie-Panel-HZ10-48-in-x-96-in-Primed-Stucco-Fiber-Cement-Panel-Siding-9000521/100088138#overlay>.

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**From:** Nakia Monk <nakia@financialfreedominvest.com>  
**Sent:** Tuesday, February 18, 2025 3:36 PM  
**To:** Historic Preservation Commission <HPC@milwaukee.gov>  
**Cc:** Stern, Andrew <Andrew.Stern@milwaukee.gov>; Askin, Tim <taskin@milwaukee.gov>  
**Subject:** Re: Re: Historic Preservation Commission

Hi,  
Please see my attached application and pictures of the property. Please confirm that you received this email and let me know if you need anything else. Thanks!!

Nakia Monk  
(847)644-5112

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**From:** Askin, Tim <taskin@milwaukee.gov>  
**Sent:** Tuesday, February 11, 2025 1:12 PM  
**To:** Nakia <nakia@financialfreedominvest.com>  
**Cc:** Stern, Andrew <Andrew.Stern@milwaukee.gov>  
**Subject:** Re: Re: Historic Preservation Commission

Nakia,

The form for all exterior changes is the same. I have also included a detail on what we require in window details. Wood windows are not required, but vinyl windows are not permitted either. You can do aluminum or fiberglass windows.

Tim Askin, Senior Planner  
Historic Preservation Commission  
City of Milwaukee  
414-286-5712  
[Tim.Askin@Milwaukee.gov](mailto:Tim.Askin@Milwaukee.gov)

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**From:** Owczarski, Jim <jowcza@milwaukee.gov>  
**Sent:** Tuesday, February 11, 2025 1:02 PM  
**To:** Nakia <nakia@financialfreedominvest.com>  
**Cc:** Askin, Tim <taskin@milwaukee.gov>; Stern, Andrew <Andrew.Stern@milwaukee.gov>  
**Subject:** Re: Re: Historic Preservation Commission

Afternoon,

Thanks for your call.

HPC: Please make certain Mr. Monk gets the paperwork he needs. If there are any sticking points as

this goes forward, I would appreciate hearing about them directly.

Thanks,

Jim

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**From:** Nakia <nakia@financialfreedominvest.com>  
**Sent:** Tuesday, February 11, 2025 12:51 PM  
**To:** Owczarski, Jim <jowcza@milwaukee.gov>  
**Subject:** FW: Re: Historic Preservation Commission

Hi Jim,  
Per our conversation....we would like to replace the stucco on the property below with siding.  
Please provide the necessary documentation and let me know what you need. Thanks!

4370 N 25th

Nakia Monk  
(847)644-5112

----- Original message -----

From: Nakia <nakia@financialfreedominvest.com>  
Date: 2/10/25 12:32 PM (GMT-06:00)  
To: "Askin, Tim" <taskin@milwaukee.gov>  
Subject: Re: Historic Preservation Commission

Hi Tim,  
Thanks for the information. If possible...I would like to discuss my plans with you, regarding these homes. Maybe we could meet at the property or discuss over the phone(or via Teams). Let me know if you have time this week to talk. Thanks!

Nakia Monk  
(847)644-5112

----- Original message -----

From: "Askin, Tim" <taskin@milwaukee.gov>  
Date: 2/6/25 8:33 AM (GMT-06:00)  
To: Nakia <nakia@financialfreedominvest.com>  
Subject: Re: Historic Preservation Commission

Congratulations on your purchase and thank you for investing in Garden Homes.  
Please be aware that there are significant income tax credits available for repairs and mechanical upgrades to homes in that neighborhood. You must hold on to the houses as

rentals for five years after completion of rehab to take full advantage of the credits.

Red or Green roofs are required. All the Garden Homes houses were originally built by the City, so we have a lot of detail available to us as to their original state. The whole neighborhood was originally done in red or green roofs and given the otherwise generally simple designs for the time, it is an important detail to maintain. That being said, the roof is the only color restriction.

Tim Askin, Senior Planner  
Historic Preservation Commission  
City of Milwaukee  
414-286-5712  
[Tim.Askin@Milwaukee.gov](mailto:Tim.Askin@Milwaukee.gov)

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**From:** Nakia <[nakia@financialfreedominvest.com](mailto:nakia@financialfreedominvest.com)>  
**Sent:** Sunday, February 2, 2025 9:47 PM  
**To:** Askin, Tim <[taskin@milwaukee.gov](mailto:taskin@milwaukee.gov)>  
**Subject:** RE: Historic Preservation Commission

Hi Tim,

My name is Nakia Monk. I am a Developer that will be purchasing and renovating the Garden Homes below as a part of the Homes MKE Program with the City of Milwaukee. The plan is to close on these properties late February or early March. I wanted to introduce myself to you and make sure we coordinate on any requirements needed for the renovation. Per the documentation Ed provided....the roof has to be green or red. Is this set in stone? Can you please provide any requirements that I need to know?

Also...attached are pictures of the porch on 25th st. I will discuss reattaching the porch with my contractor when the time comes. Let me know if you have any thoughts. Thanks!

4370 N 25th st  
4444 N 26th st  
4462 N 27th st

Nakia Monk  
(847)644-5112

----- Original message -----

From: "Askin, Tim" <[taskin@milwaukee.gov](mailto:taskin@milwaukee.gov)>  
Date: 1/31/25 9:49 AM (GMT-06:00)  
To: "Miller, Edward" <[emiller@milwaukee.gov](mailto:emiller@milwaukee.gov)>, Nakia <[nakia@financialfreedominvest.com](mailto:nakia@financialfreedominvest.com)>  
Subject: RE: Historic Preservation Commission

Happy to help. Send some photos or I can come out to the house. Garden Homes was built by the city, so we have drawings of every porch.

Tim Askin, Senior Planner  
Historic Preservation Commission  
City of Milwaukee  
414-286-5712  
[Tim.Askin@Milwaukee.gov](mailto:Tim.Askin@Milwaukee.gov)

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**From:** Miller, Edward <[emiller@milwaukee.gov](mailto:emiller@milwaukee.gov)>  
**Sent:** Friday, January 31, 2025 8:31 AM  
**To:** Nakia <[nakia@financialfreedominvest.com](mailto:nakia@financialfreedominvest.com)>  
**Cc:** Askin, Tim <[taskin@milwaukee.gov](mailto:taskin@milwaukee.gov)>  
**Subject:** RE: Historic Preservation Commission

Nakia,

You should contact Tim Askin for direction. The local association may also be helpful since you have already run into one of the contractors working in the area. I am attaching the information that I have on Garden homes. It should be of some use to you. Tim may send you additional information.

Olgita and I were out yesterday on 25<sup>th</sup> Street, and it occurred to me that the very nice intact porch roof could be saved if you stabilize and reattach it and provide appropriately designed posts. This would be far less expensive than building it over. It has a ton of moldings and detail.

Tim will assist you with the process, and I can offer some help as well since I have done a good deal of this type of work in my career.

Thanks,  
Ed

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**From:** Nakia <[nakia@financialfreedominvest.com](mailto:nakia@financialfreedominvest.com)>  
**Sent:** Thursday, January 30, 2025 8:29 PM  
**To:** Miller, Edward <[emiller@milwaukee.gov](mailto:emiller@milwaukee.gov)>  
**Subject:** Historic Preservation Commission

Hi Ed,  
You mentioned that I will need to meet with the Historic Preservation Commission for the Garden Homes. Do you have any information on this process and/or any contact information?

Nakia Monk  
(847)644-5112

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