



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 7/7/2021
Ald. Ashanti Hamilton District: 1
Staff reviewer: Andrew Wilson
CCF #210264

Property	4369 N. 26TH ST.	GARDEN HOMES
Owner/Applicant	CITY OF MILWAUKEE (TURIM / LEICHTLING)	TED MATKOM GARDEN HOMES HOMEOWNER INITIATIVE

Proposal Extensive exterior rehabilitation, including: new asphalt shingle roof; repair/salvage/reuse of existing trim with repair and replacement to match as needed; new K-style aluminum gutters and downspouts; new smooth surfaced siding; new replacement clad wood windows; replacement of basement windows; new paneled doors; salvage/reuse/repair or match historical cornice and columns; chimney tuckpointing as needed.

Extensive interior demolition including: staircase; interior walls; removal of existing electrical, ductwork, mechanical units, HVAC equipment, and plumbing; removal of flooring to wood floor or subfloors throughout house; removal of existing interior doors and frames; stripping existing walls and ceilings to bare studs; and demolition of existing front porch, deck, steps, and railings. Porch and staircase will be replaced; new walls will be erected; kitchen will be relocated, resulting in some interior reconfiguration; new attic scuttle will be installed; and compliant smoke, CO detectors, bathroom exhaust, plumbing, and wall/ceiling insulation will be installed.

Staff comments

1. The proposal includes covering the stucco on the north and west elevations with new smooth surfaced siding. As stated in the general project conditions, it is the preference of staff that stucco should be returned to each Garden Home. Unfortunately, we do not believe this is realistic based on cost, and we simply ask that the cost of new stucco be reevaluated.
2. As stated in the general project conditions, the pseudo-Palladian window arch hood on the west elevation should be recreated. Of the subject properties, 4481 N 25th Street has the detail somewhat intact and it can be measured so that it can be scaled to the surviving drawings for reproduction.

Recommendation Recommend HPC Approval with conditions

Conditions See separate file attachment of general project conditions for all 10 properties entitled "GH Overview Final.pdf"

Previous HPC action

Previous Council action

