

Neighborhood Plan for the East Village Neighborhood Conservation Overlay District

Exhibit B

The East Village is a working class residential neighborhood settled by Polish immigrants, beginning in the late 1860s. It is located on Milwaukee's East Side. The housing styles consist predominantly of modest frame structures, including workers' cottages, "Polish flats," single family houses and duplexes, as well as a handful of brick buildings, interspersed with a scattering of commercial structures, all densely packed into an approximately four-square block area with an irregular street pattern and small, narrow lots.

The significance of the area lies in its ability to convey the character of an early immigrant neighborhood. Poles were among the earliest and most numerous residents of the East Village neighborhood, and were mainly responsible for its physical fabric. The area has a distinctive European flavor that is remarkably well preserved and may be compared with historic immigrant neighborhoods in New York and other major American cities.

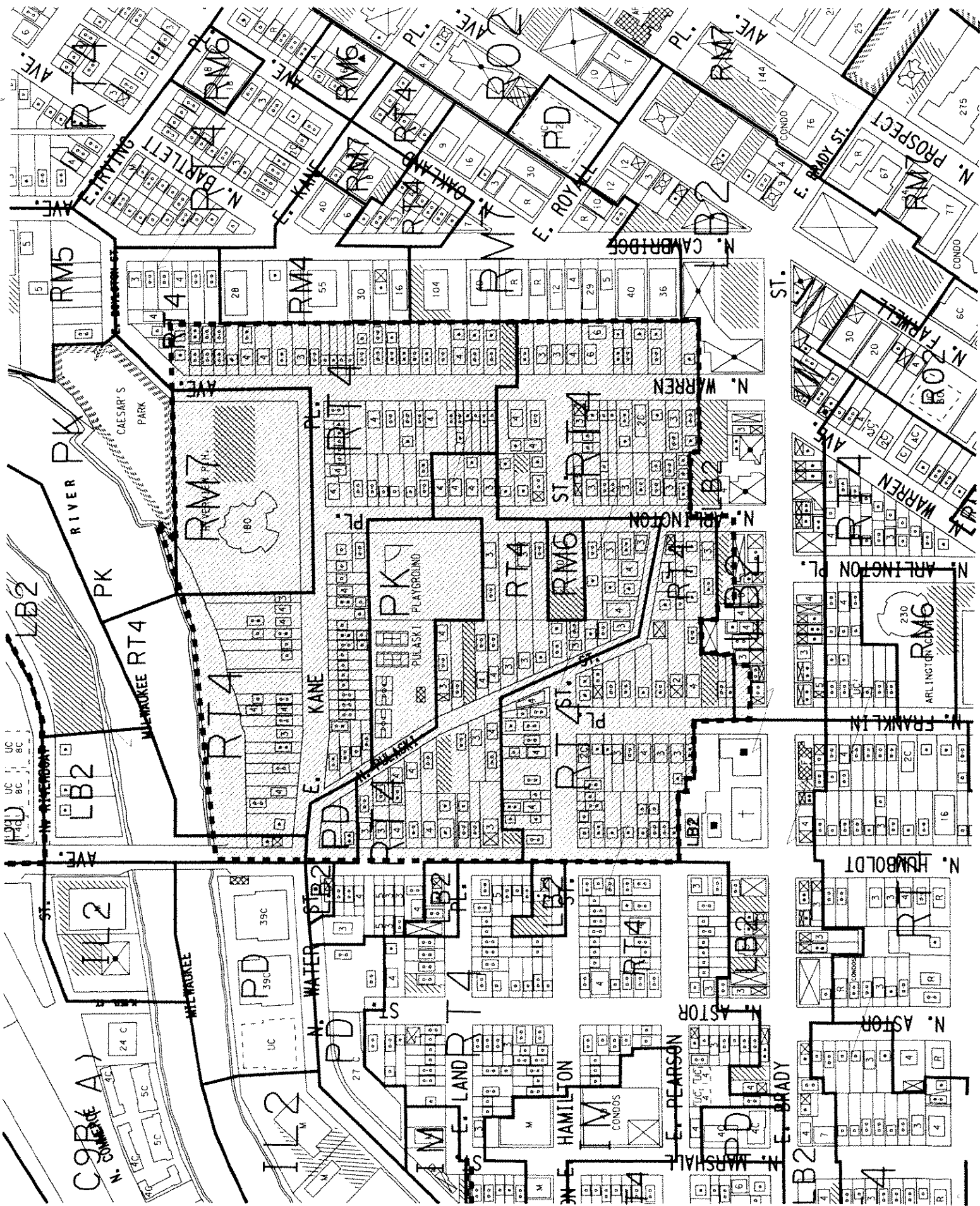
Much of the original building stock has survived, and although individual buildings have been modified, the overall character of the neighborhood remains intact. The East Village structures are tremendously valuable and have a lot to contribute to the quality of life in Milwaukee for years to come. Some workers' cottages still have examples of windows with punched or machine-tooled enframements and porches with turned posts and jigsawed ornaments. A common house form is the simple two story front gabled structure and infill bungalows. The irregular street pattern and the survival of many "Polish flats" and rear cottages (enough of these rear houses remain to convey a sense of the housing density that is attributed to the neighborhood) combine to preserve, in a remarkable degree, the flavor of a crowded nineteenth century urban "village."

There are some exciting opportunities for restoration, which is often hidden beneath thin layers of substitute siding. Insuring that restoration is sensitive to the character of East Village is critical for the future of this neighborhood. Without a clear vision and a means for its implementation, the neighborhood will digress into a hodge podge of architectural styles and building forms that will transform East Village into just another old neighborhood. To protect and preserve the neighborhood character, fabric and setting while planning for reasonable growth, exterior restoration should follow historic design principles particularly when applied to front porches, doors, windows, siding and front lawns.

While it is expected that most physical improvements in East Village will be in the form of the restoration and renovation of existing buildings, inevitably some of the improvements will be in the form of new construction. To foster new construction that is in harmony with the scale and physical character of the original buildings of the

neighborhood, the height and general shape of new buildings should be limited to the predominant height of existing buildings and the existing lot configuration should be retained without resubdividing or combining lots.

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