



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 7/7/2021
Ald. Ashanti Hamilton District: 1
Staff reviewer: Jacqueline Drayer
CCF #210259

Property	4431 N. 25TH ST.	GARDEN HOMES
Owner/Applicant	CITY OF MILWAUKEE (TURIM / LEICHTLING)	TED MATKOM GARDEN HOMES HOMEOWNER INITIATIVE
Proposal	<p>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; chimney tuckpointing as needed.</p> <p>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; and stripping existing walls and ceilings to bare studs. 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.</p>	
Staff comments	No special considerations; see attached general project conditions.	
Recommendation	Recommend HPC Approval with conditions.	
Conditions	See attached general project conditions for all ten properties.	
Previous HPC action		
Previous Council action		