



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 #210257

Property	2614 W Port Sunlight Way	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; salvage/reuse/repair or replacement to match porch cornice boards and columns; 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; 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.</p>	
Staff comments	<p>This house is in particularly poor condition. On its southeast elevation there is presently no siding directly above the water table. Foliage is growing on and within the house. Given its significantly deteriorated condition, the house's foundation should be inspected for any potentially necessary repairs.</p>	
Recommendation	Recommend HPC Approval with conditions.	
Conditions	See attached general project conditions for all ten properties.	
Previous HPC action		
Previous Council action		