



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 7/7/2021
Ald. Ashanti Hamilton District: 1
Staff reviewer: Tim Askin
CCF #210267

Property	4447 N. 26TH ST.	GARDEN HOMES
Owner/Applicant	CITY OF MILWAUKEE (TURIM / LEICHTLING)	TED MATKOM GARDEN HOMES HOMEOWNER INITIATIVE
Proposal	Comprehensive rehabilitation with overhaul of interior layout.. Replace windows with new clad windows. Replace exterior doors. Reconstruct porches to approximate original conditions and remove a substantial addition the	
Staff comments	<p>The city acquired this home after fire and foreclosure around 2013. Exterior stucco was completely redone with city funds. Interior work was limited to addressing the immediate fire damage and it was not renovated to a habitable condition.</p> <p>The front porch condition is unusual, but substantially as originally proposed. Despite the full width porch roof, only some of the homes, the original drawings show only a stoop. Other models with this same porch roof and a full width porch have a window configuration that makes they were intentionally different designs (cf. 4378 N. 25th Street).</p> <p>Overall the project has a good goal with good results. Staff would note a couple concerns from the drawings:</p> <ol style="list-style-type: none">1. Drawings show stucco, but say to replace with siding. It is assumed this is an error. This is most likely the newest stucco in all of Garden Homes. If it is note an error, stucco should be required in this case. Matching the existing stucco where additions will be removed should not be a major cost burden.2. Original front steps and railing were a more splayed design. This may be difficult today under current building codes and difficult in a wood railing. It may be feasible and cost-effective with a metal railing. (see next page)	
Recommendation	Recommend HPC Approval with conditions	
Conditions	<ol style="list-style-type: none">1. See separate file attachment of general project conditions for all 10 properties entitled "GH Overview Final.pdf".2. Keep stucco3. Consider subtle front stoop changes per above	
Previous HPC action	131682	
Previous Council action		

