



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 #210260

| | | |
|------------------------|---|--|
| Property | 4437 N. 25TH 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; restore/repair/patch existing plaster; 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 As stated in the general project conditions, the existing gable peak window should be retained and not replaced with a vent. It may be replaced with a matching window and does not need to be operable.

Recommendation Recommend HPC Approval with conditions.

Conditions See attached general project conditions for all ten properties.

Previous HPC action

**Previous Council
action**