



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 7/7/2021
Ald. Ashanti Hamilton District: 1
Staff reviewer: Andrew Wilson
CCF #210261

Property	4481 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 stucco/plaster exterior; new replacement clad wood windows; repair/replace as necessary wood rain caps over windows and doors; replacement of basement windows; new paneled doors; salvage/reuse/repair or match historical cornice 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	No special considerations; see attached general project conditions	
Recommendation	Recommend HPC Approval with conditions	
Conditions	See separate file attachment of general project conditions for all 10 properties entitled "GH Overview Final.pdf"	
Previous HPC action		
Previous Council action		