



Legislation Details (With Text)

File #: 101274 **Version:** 2
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Title: Substitute resolution designating the Garden Homes development as a City of Milwaukee historic district. (1st Aldermanic District)

Sponsors: ALD. HAMILTON, ALD. WADE

Indexes: HISTORIC PRESERVATION, HOUSING

Attachments: 1. Map Revised 1-11-13, 2. Hearing Notice List 1-11-13, 3. Application, 4. Garden Homes Historic District - Study Report, 5. Pictures, 6. Pictures, 7. Pictures, 8. Support Post Cards, 9. Support Post Cards, 10. Support Post Cards, 11. Support Post Cards, 12. Support Post Cards, 13. Letter from Garden Homes Neighborhood Association Inc, 14. Support - Milwaukee Preservation Alliance, 15. Hearing Notice List 9-9-11, 16. Hearing Notice to property owners, 17. Certified Hearing Notice to owners, 18. HPC Power Point (Exhibit 1), 19. List of Addresses Surveyed (Exhibit 2), 20. Support - Ella Dunbar, 21. Garden Homes Lutheran Church and School Letter, 22. Photo from Dwayne Bailey, 23. Register of Deeds Letter, 24. Letter Sent After Council, 25. Garden Homes Historic District Parcels Information, 26. Register of Deeds Recording, 27. Register of Deeds 2nd Letter, 28. Deed Recording

Date	Ver.	Action By	Action	Result	Tally
2/3/2011	0	COMMON COUNCIL	ASSIGNED TO		
7/25/2011	0	HISTORIC PRESERVATION COMMISSION	RECOMMENDED FOR ADOPTION AND ASSIGNED	Pass	4:0
7/28/2011	1	CITY CLERK	DRAFT SUBMITTED		
9/9/2011	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
9/9/2011	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
9/9/2011	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
9/13/2011	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HELD TO CALL OF THE CHAIR	Pass	5:0
1/2/2013	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/2/2013	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/11/2013	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECONSIDERED	Pass	5:0
1/11/2013	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HELD TO CALL OF THE CHAIR	Pass	4:0
1/11/2013	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECONSIDERED	Pass	5:0
1/11/2013	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	AMENDED	Pass	4:1
1/11/2013	2	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	4:1

1/11/2013	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HELD TO CALL OF THE CHAIR	Pass	4:0
1/15/2013	1	COMMON COUNCIL	ADOPTED	Pass	14:0
1/24/2013	2	MAYOR	SIGNED		

101274
SUBSTITUTE 2

ALD. HAMILTON and WADE

Substitute resolution designating the Garden Homes development as a City of Milwaukee historic district. (1st Aldermanic District)

This resolution designates the Garden Homes development, located in the area bounded by W. Ruby Avenue, W. Atkinson Avenue, N. Teutonia Avenue, N. 24th Place and N. 27th Street, as a local/City historic district, the Garden Homes Historic District. It further approves the Historic Designation Study Report and Preservation Guidelines for this historic district.

Whereas, The City of Milwaukee’s historic preservation ordinance (s. 320-21 of the Milwaukee Code of Ordinances) provides for local/City designation of historic sites, structures and districts by the Common Council upon recommendation of the City’s Historic Preservation Commission; and

Whereas, The Garden Homes development, a 1920s-era housing development designed in accordance with early-20th-century “garden city” planning principles, is located on approximately 29 acres in the area roughly bounded by W. Ruby Avenue on the north, W. Atkinson Avenue on the south, the alley between N. 26th and N. 27th Streets on the west and the alleys between 25th Street/Teutonia Avenue and 25th Street/24th Place on the east; and

Whereas, At its July 25, 2011, meeting, the Historic Preservation Commission voted to recommend designation of the Garden Homes development as a local/City historic district, the “Garden Homes Historic District,” on the grounds that this development has “historic, architectural and cultural significance” as defined in s. 320-21-3-e of the Code of Ordinances, particularly its:

e-1. Exemplification of the development of the cultural, economic, social or historic heritage of the city of Milwaukee, state of Wisconsin or the United States.

e-3. Identification with a person or persons who significantly contributed to the culture and development of the city.

e-4. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.

e-6. Identification as the work of an artist, architect, craftsperson or master builder whose individual works have influenced the development of the city.

e-7. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation.

e-9. Unique location as a singular physical characteristic which represents an established and familiar visual feature of a neighborhood, community or the city.

; and

Whereas, The Common Council also finds that the Garden Homes development meets these criteria for designation as a local/City historic district; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the following area is designated the Garden Homes Historic District under s. 320-21-9 of the Milwaukee Code of Ordinances:

Beginning at the southeast corner of the property addressed as 4330 N. 25th Street and then northeast along the rear property lines of properties fronting N. 25th Street to the north property line of 4378 N. 25th Street; then continuing northeast along the rear property lines of properties fronting W. Congress Street; then north along the east property line of 2449 W. Congress Street to the south property line of 4415 N. Teutonia Avenue; then west to the east/rear property line of 4402 N. 25th Street; then northwest along the rear property lines of properties fronting N. 25th Street to the south curb line of W. Ruby Avenue; then west along the south curb line of W. Ruby Avenue to the west property line of 4485 N. 26th Street; then south along the rear property lines of properties fronting N. 26th Street to the north curb line of West Atkinson Avenue; then southeast along the north curb line of W. Atkinson Avenue to the east curb line of N. 25th Street, then northeast along the east curb line of N. 25th Street to the south property line of 4330 N. 25th Street, then southeast along the south property line of 4330 N. 25th Street to the point of beginning.

; and, be it

Further Resolved, That the Historic Designation Study Report for the Garden Homes Historic District, a copy of which is attached to and made a part of this file, is approved; and, be it

Further Resolved, That the Preservation Guidelines for the Garden Homes Historic District set forth in the Historic Designation Study Report are also approved.

LRB132141-2
Jeffrey D. Osterman
01/11/2013