

GARDEN HOMES

**RESTORING THE SOUL
RECALLING THE ROOTS**



According to its
Charter, the
original Garden
Homes
corporation
was designed
to:

- 🏠 Promote **cooperative ownership**
- 🏠 Be in accordance with the **best ideas of city planning**
- 🏠 Provide **healthful conditions** and **attractive surroundings**
- 🏠 Provide **recreation for both old and young**
- 🏠 Provide an opportunity for **intensive gardening** under instruction thus **maintaining the home** in part by this means

Garden Homes
Homes
Affordable housing
playgrounds
ASSETS
community spirit
cooperative ownership
decent affordable housing
Pride District
Garden Cities of Tomorrow
opportunities for intensive gardening
space
homes
HISTORY
ideas
not attempted before
recreation for young and old
healthful
home owners
Historic
quite revolutionary
National Register
young
old
Rich history
recreation
planning
city
ambitious social goals
Unique in All the Nation
quite
best ideas of city planning
greatest utility
healthful homes
best
attempted
Cooperative housing
ample space for

Key Events on the Garden Homes Timeline

1903

Letchworth, England launches a major experiment in cooperatively-owned, working class housing set in a carefully planned environment – a “garden city”

1911

Schuchardt, the architect of Garden Homes visited garden cities in England and Germany

1920's

Housing shortage is major problem in Milwaukee.

1923

Mayor Hoan establishes Garden Homes as a cooperative and construction is completed with 105 units

1925

Property values double and the cooperative disbands as Garden Homes are sold as private property

1990s

Garden Homes becomes a Historic District on the National Register

2010

Neighborhood feels the effects of National Mortgage Crisis

2017

Garden Homes residents **Restore the Soul** of Garden Homes and release their neighborhood plan

1908

Electric streetcar connects area to the city center (4.5 miles from the central business district)

1912

Milwaukee Mayor Emil Seidl runs on socialist platform of city-built, low cost homes for workers

1919

Mayor Daniel Hoan establishes the Milwaukee Housing Commission and gets state legislation to allow for the creation of public housing

1921

Construction begins on Garden Homes with Mayor Hoan presiding over the groundbreaking

1924

The City annexes the property and legal battles ensue

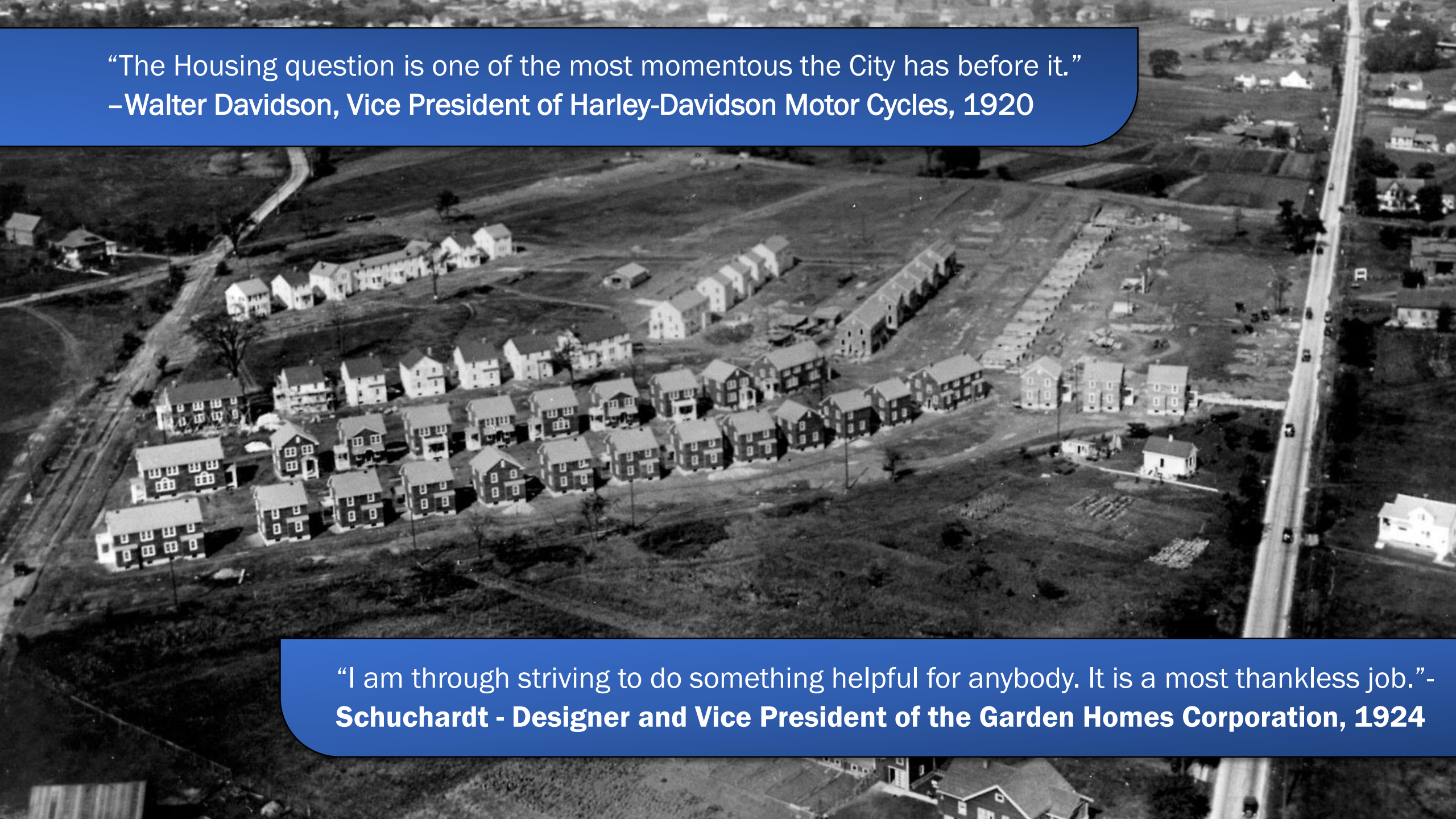
1930

Fewer than 40% of the original owners remain

2010

Three of the original units demolished

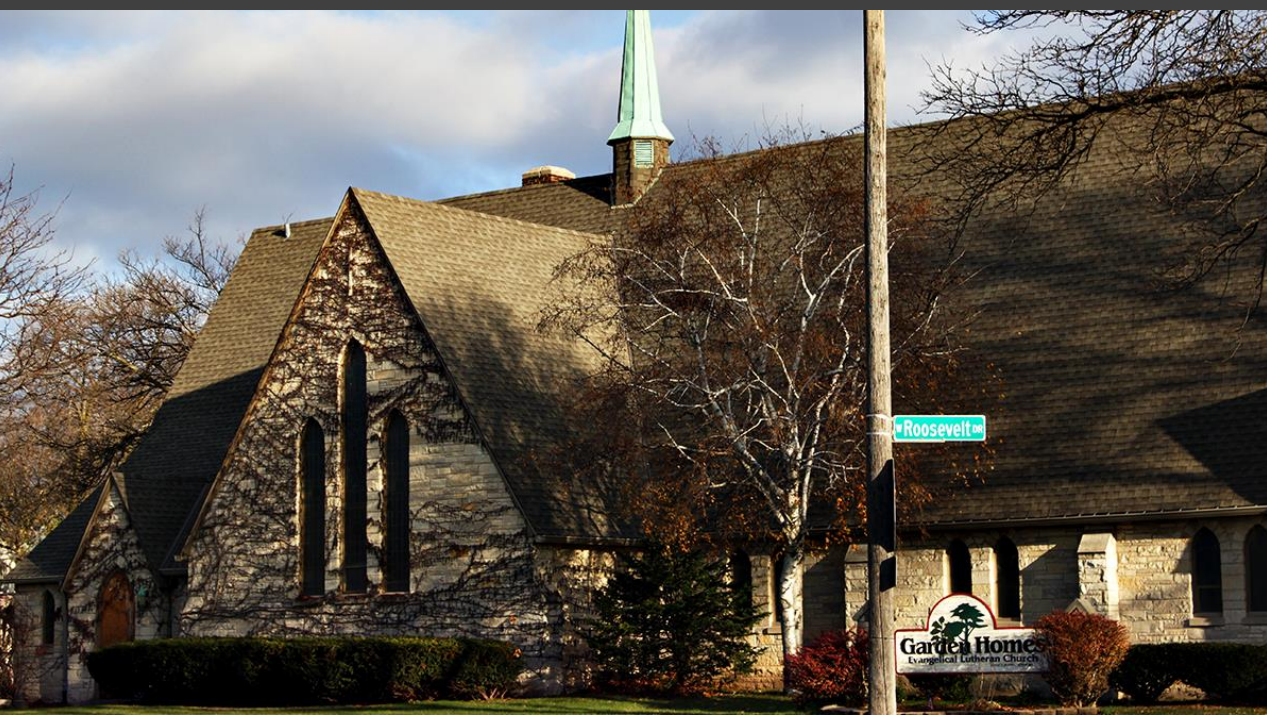
“The Housing question is one of the most momentous the City has before it.”
–Walter Davidson, Vice President of Harley-Davidson Motor Cycles, 1920



“I am through striving to do something helpful for anybody. It is a most thankless job.”-
Schuchardt - Designer and Vice President of the Garden Homes Corporation, 1924

Today's Assets







LLOYD BARBEE MONTESSORI SCHOOL

"Where every child is honored"



MILWAUKEE
PUBLIC SCHOOLS





Garden Homes

The curving streets of the Garden Homes district, built between 1921 and 1923, are tucked into the wedge created by the intersection of W. Atkinson and N. Teutonia avenues.



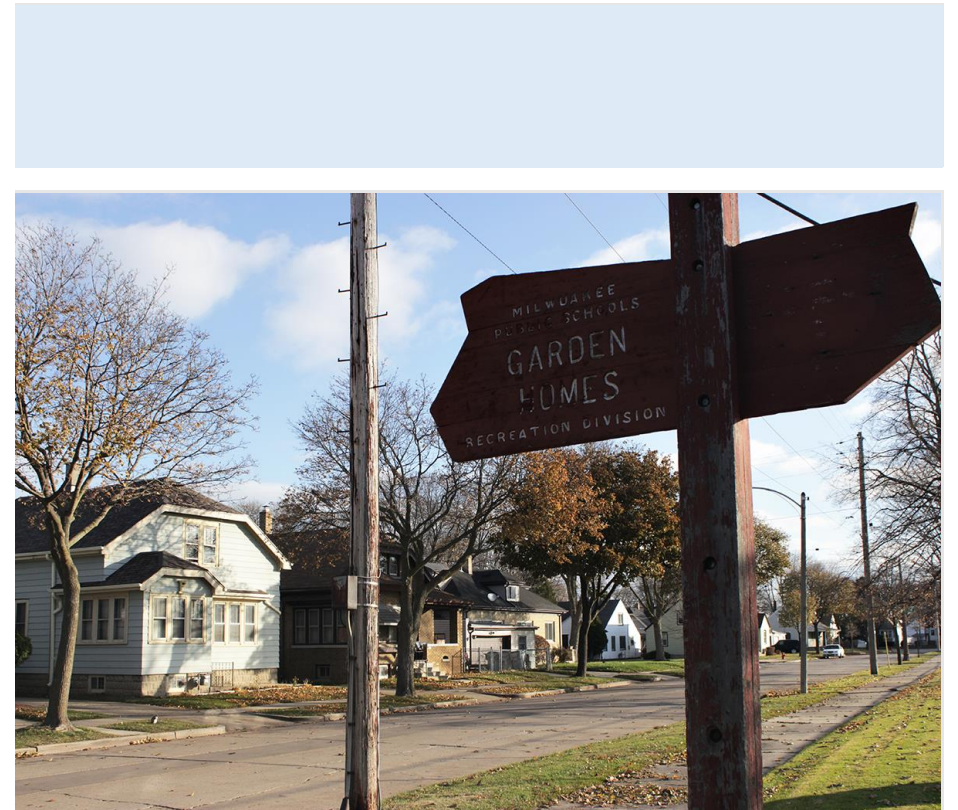
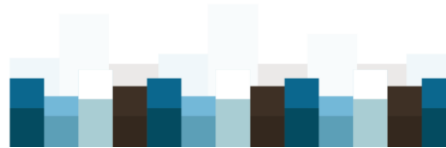
By the Numbers:

- **4,620** people
- **97%** African American
- **57%** female
- **37%** under age 18
- **2,019** housing units
- **1,589** households



By the Numbers:

- **65%** family units
- **21%** vacancy rate
- **34%** owner-occupied



- **56%** in the labor force
- Most renters pay between **\$650** and **\$699**

Resources

- John Gurda, Milwaukee City of Neighborhoods, 2015, Historic Milwaukee Inc., see pages 265-275
- GARDEN HOMES HISTORIC DISTRICT HISTORIC DESIGNATION STUDY REPORT APRIL 2011 referenced and retrieved from http://city.milwaukee.gov/ImageLibrary/Groups/cityHPC/DesignatedReports/vticnf/GardenHomesDistrict_HPCStudyRe.pdf

NOTE: MUCH OF THIS REPORT IS TAKEN DIRECTLY FROM THE GARDEN HOMES NATIONAL REGISTER NOMINATION AND FROM A SUMMARY PREPARED FOR PUBLICATION AND LATER PRINTED IN THE JULY/AUGUST 1993 ISSUE OF WISCONSIN PRESERVATION

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