

**GARDEN HOMES**

---

**HISTORY TO  
OUR STORY**



**Cheryl Blue,  
Data Day 2018**

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 in Milwaukee**  
**rich history**  
**old**  
**young**  
**National Register**  
**revolutionary**  
**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

## Today's Assets





# By the Numbers:

---

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

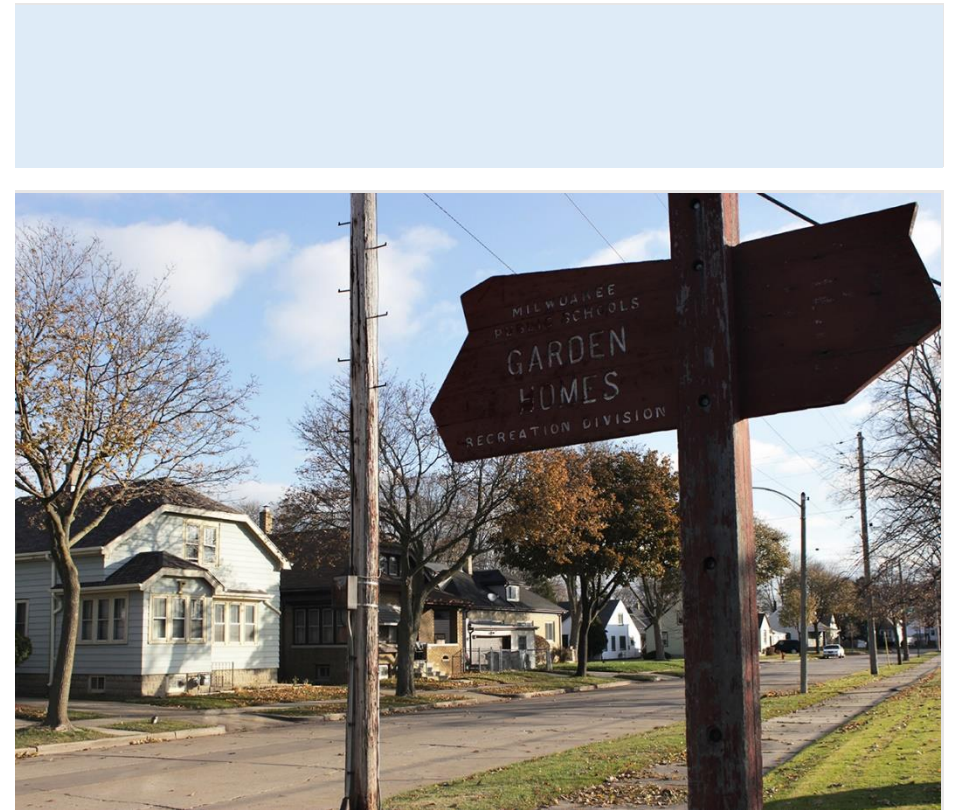
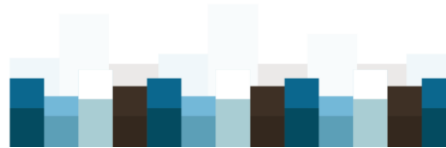




## By the Numbers:

---

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



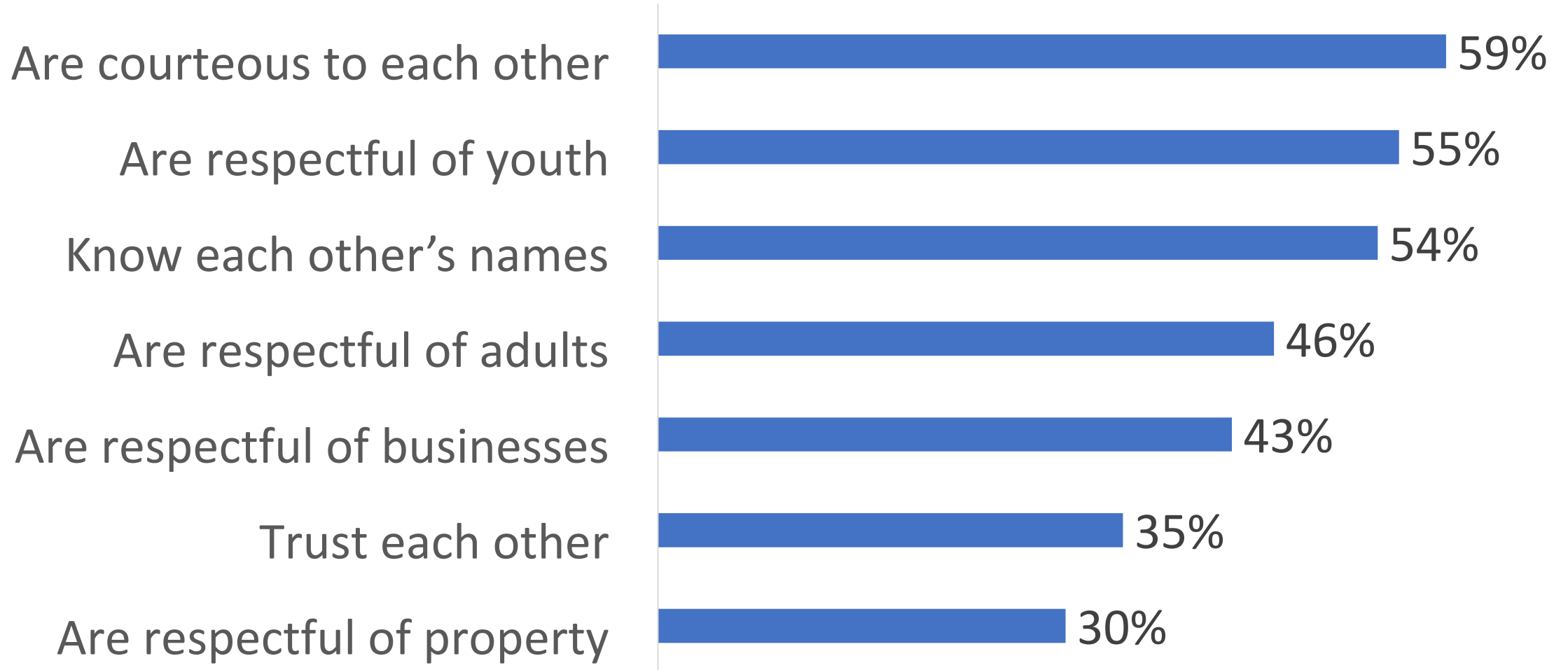
- **56%** in the labor force
- Most renters pay between **\$650** and **\$699**

# Who took the Garden Homes Community Survey?

- 🏠 **282 responses**, nearly meeting the goal for .05 confidence level
- 🏠 The distribution of respondents by age was very similar to the full population
- 🏠 Homeownership; nearly two thirds “Other” (staying with family, friends). The remaining third was split between homeowners and renters.
- 🏠 Time in the neighborhood: over a third lived in the Garden Homes neighborhood for over 10 years.
- 🏠 Employment: over two-thirds working full time.



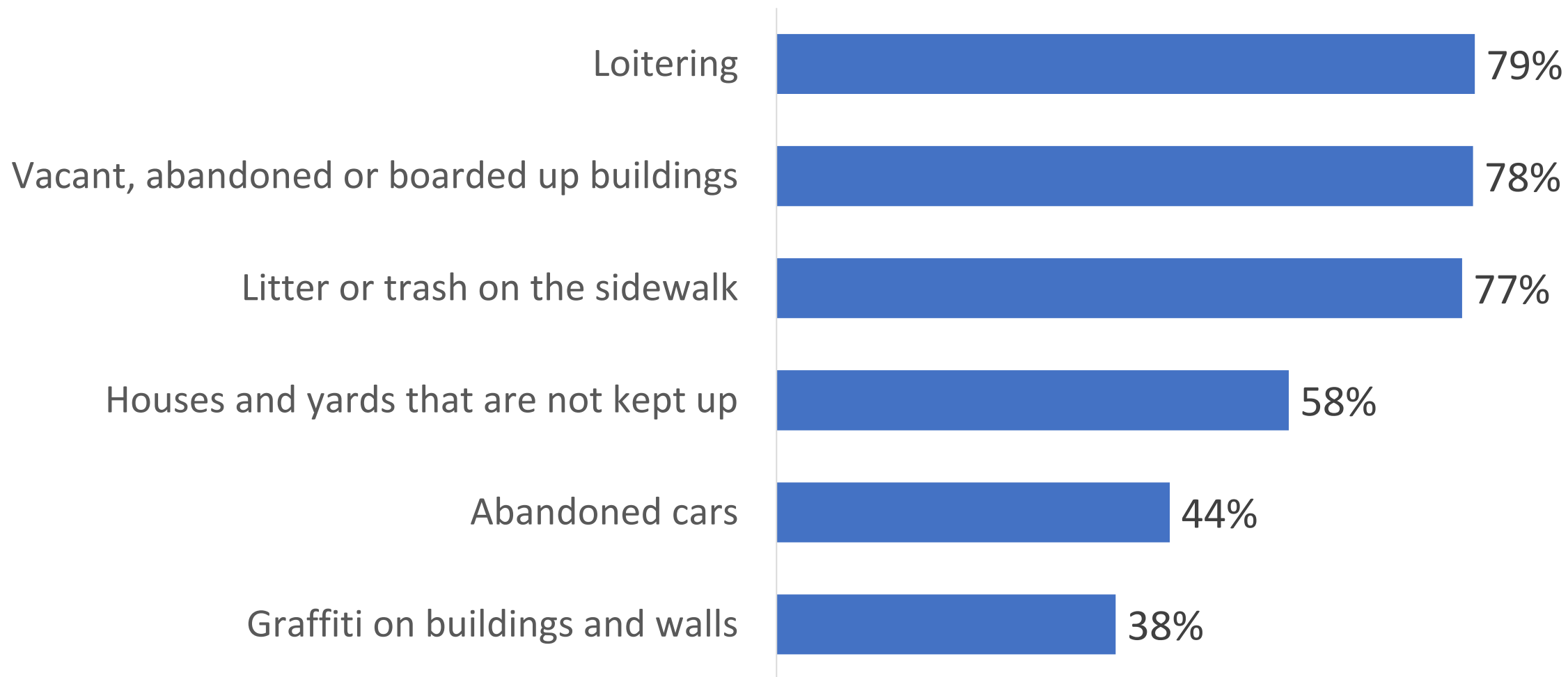
When asked about **neighborhood unity**,  
respondents agreed that...



A comment about [neighborhood unity](#)...

*“[C]ars are parked neatly close to curbs or driveways, not out in streets so [we] are respectful to our business. [Y]ards are mostly kept up and clean, so [we are]respectful towards property.”*

When asked about **neighborhood conditions**, respondents identified these as problems...



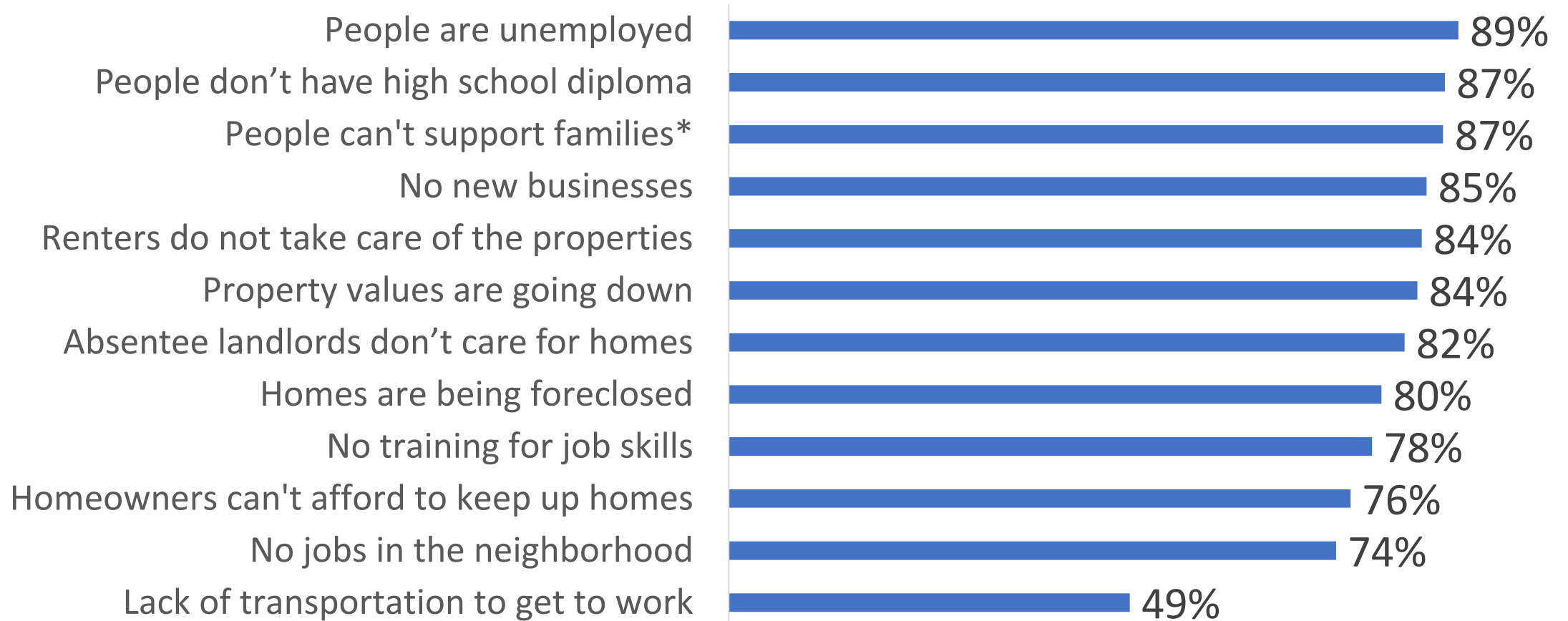


Comments about **neighborhood conditions...**

*“Loitering is a serious problem and very scary. People [are] walking in front of cars and not caring.”*

*“There is a mix of houses that are well kept up and others have very little upkeep. There have been instances of vacant houses being stripped of their siding as high up as people could reach.”*

# When asked about **economic vitality**, respondents identified these as problems...



\*Items edited for space considerations.

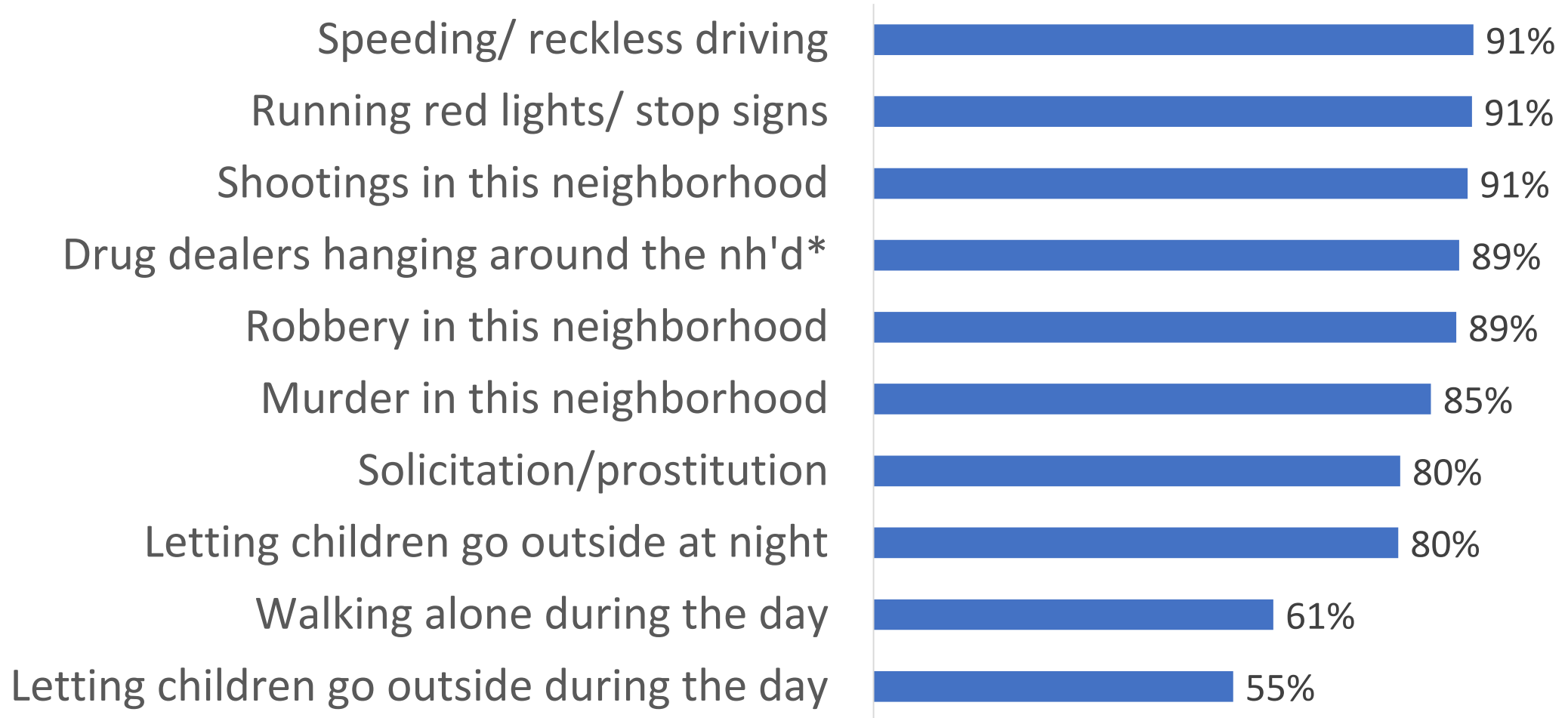
Comments about **economic vitality**...

*“[M]ost residents in the area don't even have a high school education, which will immediately impact earning potential.”*

*“People are unemployed is a 10; that's serious.”*



When asked about **crime and safety**,  
respondents identified these problems...



\*Items edited for space considerations.

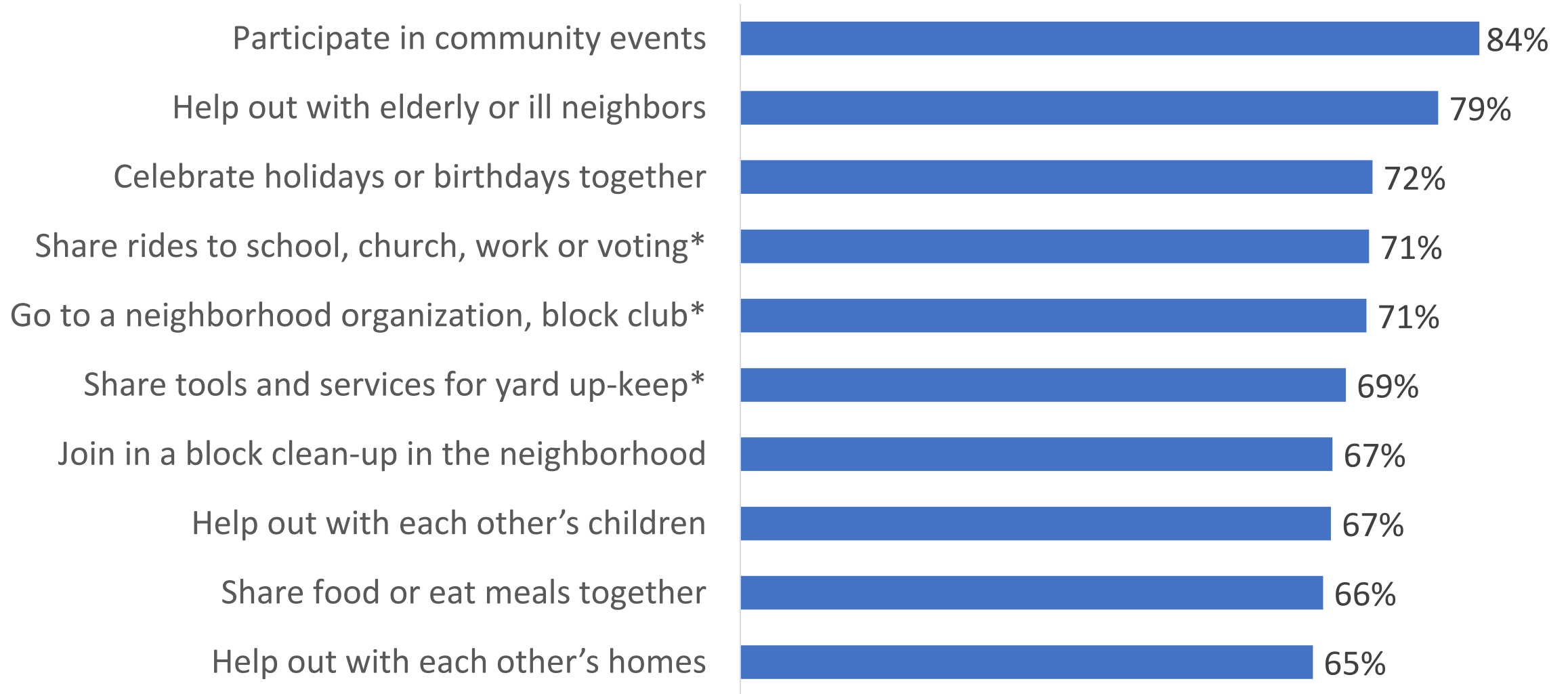
Comments about **crime and safety** ...

*“Reckless driving is seen a lot.”*

*“Reckless driving / running red lights occurs north on Teutonia to Good Hope. This has gotten quite a bit worse in the past several years.”*

*“Every day on my commute someone runs a red light, passes at highspeed in the parking/bicycle lane, turns right from the far left lane, turns right from the far left lane or drives very aggressively.”*

## When asked about **neighbors helping other neighbors**, respondents agreed that residents...



\*Items edited for space considerations.



Comments about **neighbors helping other neighbors...**

*“I've seen block clean-ups as well as neighbors helping each other out with yard work etc. I know my work does help organize community events that I personally have helped out at and often have a large turnout and are widely appreciated.”*

*“I feel like more elderly folks are more trusting and active with community events.”*

Bright spots...

# Thank you!

We would like to acknowledge the efforts of:

- the staff and Steering Committee of the Corridor, especially Cheryl Bleu, Deatrium King, and Joe Bova.
- the Data You Can Use team, including Carrie Koss Vallejo, Van Le, Katie Pritchard, and Cassandra Leopold for design and photography.
- **the respondents** who shared their insights and opinions about Restoring the Soul of Garden Homes.

For additional information see:

Garden Homes and the City of Milwaukee Demographics Report, December 2017.

<http://datayoucanuse.org/wp-content/uploads/2017/12/Garden-Homes-and-the-City-of-Milwaukee-Demographics-Report-FINAL.pdf>