



# Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

**HPC meeting date: 10/12/2020**  
**Ald. Russell Stamper II District: 15**  
**Staff reviewer: Carlen Hatala**  
**PTS #115037 CCF# 200662**

<b>Property</b>	2863 N. GRANT BL. Grant Boulevard Historic District
<b>Owner/Applicant</b>	LaShanda M. Anderson 2863 North Grant Boulevard Milwaukee, WI 53222 Ms. LaShanda Anderson Phone: (414) 333-9892
<b>Proposal</b>	Applicant seeks retroactive approval for the removal of windows with leaded glass and the installation of vinyl windows at the above property
<b>Staff comments</b>	<p>This review is a result of a neighborhood complaint that historic windows were being replaced with vinyl.</p> <p>The applicant purchased this property on October 26, 2018 and has lived in the historic district since that time.</p> <p>Ms. Anderson called the historic preservation office after receiving a notice of violation from DNS. In her conversation with HP staff Carlen Hatala on August 31, 2020, she spoke about her wanting to replace windows for efficiency and that some were broken or needed repair. Ms. Anderson indicated that she called the permit desk about the need for permits for windows. She was informed if she was not changing the size of the windows no permit was required. Neither the applicant nor the permit desk staff mentioned being in a historic district. The applicant has lived in the Grant Boulevard Historic District for almost 2 years but did not think to call the historic preservation office on requirements for historic properties.</p> <p>Mad City Windows supplied and installed the vinyl replacement windows. They have installed vinyl windows on other historic properties without COAs on Sherman Boulevard and in Concordia. In total, the contract with Mad City shows that 14 windows were replaced on the house. Some original windows remain on the house.</p> <p>The original windows featured 6-over-1 leaded glass cottage style sash. There are photos that document the original windows that have been removed as well as the extant original windows.</p> <p>The HPC has previously denied the installation of vinyl windows over the years, most recently at 2159 North Sherman Boulevard at its meeting of August 3, 2020.</p>
<b>Recommendation</b>	Recommend HPC Denial
<b>Conditions</b>	New windows to be made of all wood inside and out matching the originals. Work with staff on how to achieve the leaded glass appearance if actual leaded glass is cost prohibitive.
<b>Previous HPC action</b>	
<b>Previous Council action</b>	