



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date 10/6/2025 **CCF # 250774**

Ald. Stamper **Staff reviewer:** Tim Askin

Property 2452 N Grant Blvd Grant Boulevard HD

Owner/Applicant Robin Anderson

Proposal

Obtain Certificate of Repose for replacement windows installed by prior owner.

Staff comments

The house is an exceptional brick bungalow. Ms. Anderson purchased the subject home in 2020. At the time of her initial contact with staff, the real estate listing photos were still available online. The listing photos clearly indicate that the windows were present at the time of her purchase. Google photos confirm the timeline of installation being 2019-2020. Given the short tenure of the previous owner, the property may have been flipped.

Sale Date	Sale Price	Document Number	Seller	Buyer
12/16/2020	Redacted	11066420	MATTHEW ZEIDLER	ROBIN P ANDERSON
3/16/2018	Redacted	10762534	MARY E ANIAKUDO	MATTHEW ZEIDLER
12/12/1991	Redacted	006556864	MARY E ANIAKUDO	BANK ONE MILWAUKEE NA
5/1/1988	Redacted	000000000		MARY E ANIAKUDO

The following are the requirements for a Certificate of Repose:

- A minimum of one deed of transfer as an arm's length transaction shall have occurred prior to service of an order to correct the violation under ch. 200.
- The current owner provides proof that a minimum of 3 years has elapsed since the work that violated this section was performed.
- The violation of this section does not violate ch. 200 or 275 of the code and presents no safety hazards as determined by the department of neighborhood services.
- The current owner is able to demonstrate that the cost to remedy the violation exceeds \$1,000, provided the remedy requires materials beyond paint.
- No citation relating to the work performed without a certificate of appropriateness under sub. 11 and in violation of this section has been issued against the prior owner.

In the opinion of staff, all criteria for a Certificate of Repose have been met. No bid has been secured for replacement windows, but as there are more than 10 windows involved, it is certain that the cost of remedy exceeds \$1000.

Recommendation

Approve Certificate of Repose. This means that the windows subject to this violation are allowed to remain for their product life. When they fail, they must be replaced with historically appropriate windows matching the originals on the house.