



## Milwaukee Historic Preservation Commission Staff Report

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**HPC meeting date:** 6/2/2025  
**Staff reviewer:** Andrew Stern

**CCF #** 250121  
**Ald. Stamper**

**Property** 2645 N Grant Blvd. Grant Boulevard Historic District

**Owner/Applicant** Michele Robinson and Jarvis Williams  
2645 N Grant Blvd.  
Milwaukee, WI 53210

### Proposal

The applicants are proposing replacing a bank of three double-hung leaded glass windows and their storm windows with three wood Marvin double-hung windows. The applicants are proposing leaded foil tape on the top sash to match the light configuration.

### Staff comments

Based on the images provided by the applicants, the prime windows appear to be in good shape and without any obvious signs of deterioration present. An air conditioner in the center window bay required removal of a portion of the side jambs but these could easily be replicated and reinstalled. One window has an aluminum combination storm installed, one has a wood storm installed, and the center window with the air conditioner unit has no storm window.

The preservation guidelines for windows and doors in the Grant Boulevard Historic District state:

Retain the original configuration of panes, sash, lintels, keystones, sills, architraves, pediments, hoods, doors, shutters and hardware. Avoid making additional openings or changes in the principal elevations by enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes. Avoid changing the size or configuration of windowpanes or sash. Avoid discarding original doors and door hardware when they can be repaired or reused.

Respect the stylistic period or periods a building represents. If replacement of window sash or doors is necessary, the replacement should duplicate the appearance and design of the original window sash or door.

The leaded glass top sash design is found throughout the home. The top sashes of the windows are also smaller than the lower sashes throughout the home. Replacement with new wood windows with even sash heights would not match the rest of the windows, even with the faux-leaded glass on the upper sash. Staff recommends repair of the historic windows. The applicants indicated the windows are drafty, which is likely a result of a missing storm window where the air conditioner is present and the wood storm showing signs of deterioration. Staff recommends new storm windows for all three windows and investment in weatherstripping.

**Recommendation** Recommend HPC Denial

### Conditions

**Previous HPC action**

**Previous Council action**