



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 3/7/2021
Ald. Russell Stamper II District: 15
Staff reviewer: Tim Askin
PTS #115247 CCF #211651

Property	2879 N. GRANT BL.	
Owner/Applicant	Valerie Duncan 2879 N Grant Blvd	Valerie Duncan 2879 N Grant Blvd
Proposal	Install Marvin Wood Double Hung 6/1 cottage sash with simulated divided lights throughout the house.	
Staff comments	<p>In approximately 2019, Ms. Duncan bought this home from a bank owner that did not disclose that it was historic. In the meantime, she has been making more urgent repairs at this long neglected home. Ms. Duncan is now prepared begin replacing the windows again. The base product and design is acceptable, but there are two other options that may have better effect or be cheaper.</p> <p>Unfortunately no major manufacturer of windows has a line that realistically replicates the leaded panes that previously existed in this home. This is particularly hard to replicate in the world of double pane glass. The wood muntins are proposed and may be acceptable under these circumstances.</p> <p>Other situations where this has occurred, we have encouraged the owner to apply lead tape instead of wood muntins. Marvin does have a "leaded" glass option, but online images suggest that it is only between the glass and an unusually dark color. See next page for Marvin's sample image.</p>	
Recommendation	Recommend HPC Approval with wood muntins and offer the option of lead tape as a potentially cheaper solution.	
Conditions		
Previous HPC action	190116: Deny vinyl replacement windows	
Previous Council action		

Decorative Glass



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