

Project Spotlight: Milk House / Roux & Lucia Bistro and Bakery

Single-hung Windows, Arched Transoms, and
Mahogany Doors



Originally built in 1891, this building has served as a neighborhood grocery store through several owners; in the late 1930s it became known as the Grandview Milk House and eventually the Grandview Dairy. Over the years, it has operated as the headquarters for a non-profit organization and as a restaurant. It was purchased by a local developer and commercial contractor in 2021. To honor the building's original concept, Adams

Architectural Millwork was contacted to fabricate historically accurate windows and doors. Click [HERE](#) to read more on the history of this building.



Before the Renovation



Photo courtesy TH

When a bakery and bistro brings new life to a historic area, it deserves windows and doors that tell the same story. ***Roux & Lucia Bakery and Bistro*** officially opened its doors on June 24, 2025—the windows and doors were handcrafted long before the first croissant hit the oven.

We provided seven doors on the main level, fabricated from Mahogany and the accompanying arched transoms as dictated by the building design. These 2-1/4" thick doors feature clean lines and a very open feel. The bolection moulding adds a timeless and classic feel to the doors. The arched top double-doors on the Bakery blend into the

design of the area, yet make a distinct impression.

We fabricated the single-hung windows to mimic the doors with a half-round transom above them and insulated glass. The windows are functional, beautiful, and historically accurate. [Recent article on the Milk House](#)

The result? A building that feels as warm, welcoming, and timeless as the baked goods that are served within them.

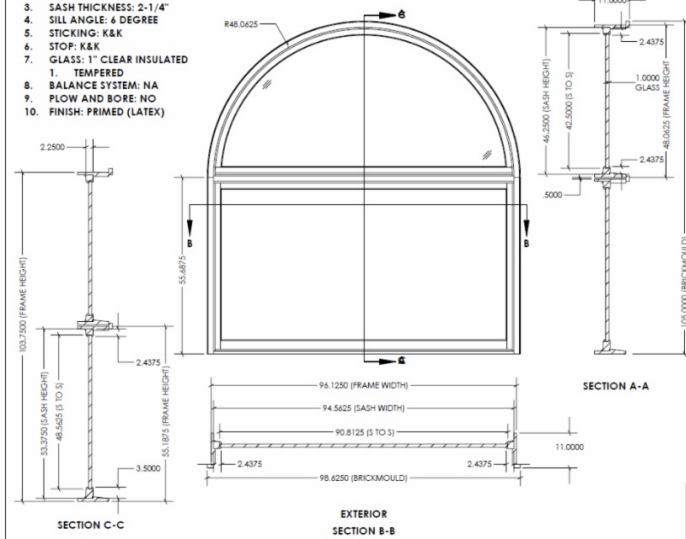


Second floor entry doors to the AirBNB. Exact dimensions and profiles were used to replicate the original doors.

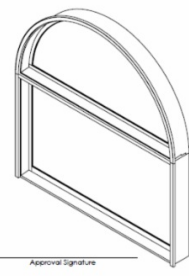
Fabrication Process

The buildings trademark picture window, with it's distinctive half-round transom, was also fabricated by Adams from Mahogany. This impressive fixed window boasts 2-1/4" thick stiles and rails with 1" thick insulated tempered glass.

- NOTES
1. MATERIAL: MAHOGANY
 2. UNIT STYLE: FIXED
 3. SASH THICKNESS: 2-1/4"
 4. SILL ANGLE: 6 DEGREE
 5. STICKING: K&K
 6. STOP: K&K
 7. GLASS: 1" CLEAR INSULATED
1. TEMPERED
 8. BALANCE SYSTEM: NA
 9. FLOW AND BORE: NO
 10. FINISH: PRIMED (LATEX)



REVISIONS			
REV.	DESCRIPTION	DATE	DRAWN BY
A	INITIAL RELEASE	11/14/2022	KDM
B	HEIGHT, WIDTH, AND MULL CHANGE	1/16/2023	KDM
C	HEIGHT AND WIDTH CHANGE	8/25/2023	KDM
D	JAMB DEPTH, HEIGHT AND WIDTH CHANGE	3/20/2024	KDM
E	1/2" SPACE BETWEEN FRAMES, FRAME DEPTH CHANGE	4/10/2024	KDM



Approval Signature _____
Date _____
The signature (or AIAI Stamp) on this print indicates the approval of the design, dimensions, and quantities shown. Authorization for this product to be manufactured is given.
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TWO DIMENSION REVISING ARE INCLUDED
ANY CHANGES TO PROFILES/PARTS WILL INCUR ADDITIONAL CHARGES

UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES			
TOLERANCES:			
QTY. 1	SIZE B	DWG #	REV E
SHEET 1 OF 2		Milk House	
		Window, 1 inch Insulated Glass	

2225 Kerper Blvd.
Dubuque, IA 52001
563-690-1358 p
563-557-8852 f
ADAMS ARCHITECTURAL MILWAUKEE, WI
TITLE: Milk House
Window, 1 inch Insulated Glass

- INSTALLING CONTRACTOR RESPONSIBLE FOR WEIGHT BEARING BRACING/HEADER BETWEEN TRANSOM & LOWER FIXED WINDOW.
○ WE STRONGLY ADVISE AN ENGINEER TO VERIFY THE WINDOW IS STRUCTURALLY CAPABLE OF SUPPORTING THE WEIGHT LOAD OF THE TRANSOM.
○ OUR PRODUCTS ARE NOT TESTED OR CERTIFIED FOR WEIGHT LOAD.





After the Renovation

Below are some images of this project following its installation:





The Bakery

The owner constructed a new Bakery behind the Milk House to provide pastries and baked goods for the Milk House now called Roux & Lucia Bistro. Our shop fabricated the half-round, double door.



True-to-Period Millwork

Every window we built was carefully designed to preserve the structure's early 20th-century charm, while meeting the durability, efficiency, and performance standards of today. That means updated

thermal glass, seamless operation, and enduring beauty—without compromising the soul of the building.

Custom Sizing and Detailing

No two openings were alike. Our craftsmen took meticulous measurements and recreated details to match original frames and sightlines—honoring the imperfections of the past, while ensuring the café would be flooded with natural light and year-round comfort. From single-hung windows to transoms above doors and windows, every detail was intentional.

A Transformation Rooted in Craft

This project wasn't just about good looks—it was about reviving a piece of the city's identity. It's a perfect example of what happens when passionate craftspeople, visionary owners, and historically significant buildings come together with purpose.

The windows and doors don't just frame the view—they tell the story.

Click here to explore our collection of resources for our various products:

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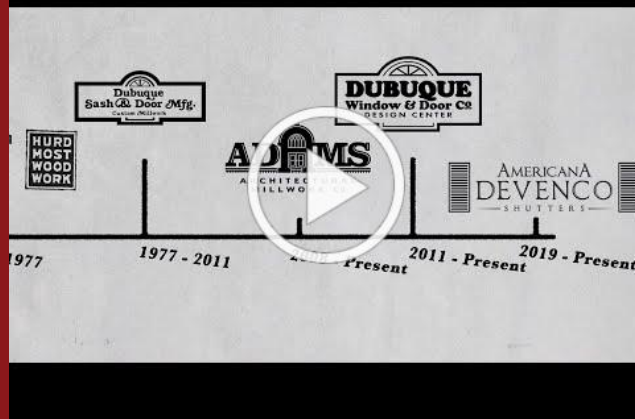
There are three different ways you can request an estimate for a new or replacement storm window:

1. Use our custom quote form: [Storm Window Custom Quote Form](#)
2. Complete the [Storm Window Measurement Form](#) and email it to us
3. Send an email with measurement information (width x height) and the type(s) of storm window you would like quoted to info@adamsarch.com

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buildings across the United States. We can fabricate products that most large window and door companies will refuse.

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