



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5722

Property Description of work

140 E. Brown Street, Brewers Hill Historic District

Replace the existing aluminum windows and aluminum/wood storm windows throughout the house with new Marvin solid wood double-hung sash windows to match the sizes of existing openings.

Date issued 10/29/2025

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion. Note: when new, bare wood is left exposed to the exterior elements for a period of only a week or two, the life the of the paint job subsequently applied to it will be decreased. The use of a decay-resistant wood for is required for porch areas. Using western white pine or Ponderosa pine is "at your own risk" because this wood has no natural decay resistance and can deteriorate in some exterior settings in just a few years.

All work must be done in a craftsman-like manner. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Historic Preservation staff as follows: Phone: (414) 286-5722 E-mail: hpc@milwaukee.gov.

Permits and timeline

You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details: www.milwaukee.gov/lms - (414) 286-8210. If permits are not required, work must be completed within one year of the date this certificate was issued. If permits are required, permits must be obtained within one year of the date this certificate was issued.

City of Milwaukee Historic Preservation

Copies to: Development Center

7 PAGES OF WINDOW SPECS TO FOLLOW

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 9

TOTAL UNIT QTY: 19


EXT NET PRICE: USD 18,380.67

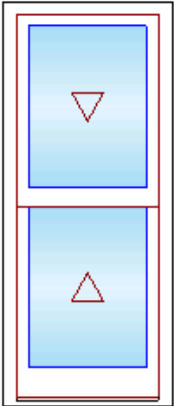
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	UPPER BEDROOM BEACH	Ultimate Wood	Double Hung RO 22 1/4" X 50" Entered as FS 21 1/4" X 49 1/2"	939.40	2	1,878.80
2	SIDE	Ultimate Wood	Double Hung RO 24 3/4" X 54" Entered as FS 23 3/4" X 53 1/2"	937.86	2	1,875.72
3	GUIAR BEDROOM	Ultimate Wood	Double Hung RO 24 1/4" X 53 3/4" Entered as FS 23 1/4" X 53 1/4"	937.86	3	2,813.58
4	SIDE	Ultimate Wood	Double Hung RO 14 3/4" X 38" Entered as FS 13 3/4" X 37 1/2"	847.77	1	847.77
5	BATH TEMPERED	Ultimate Wood	Double Hung RO 23 1/4" X 37" Entered as FS 22 1/4" X 36 1/2"	984.83	1	984.83
6	STAIRWAY TEMPERED	Ultimate Wood	Double Hung RO 28 3/4" X 49 1/2" Entered as FS 27 3/4" X 49"	1,171.17	1	1,171.17
7	1ST FLOOR BATH TEMPERED	Ultimate Wood	Double Hung RO 24 3/4" X 45 1/2" Entered as FS 23 3/4" X 45"	1,121.12	1	1,121.12
8	LIVING ROOM	Ultimate Wood	Double Hung RO 28 3/4" X 54" Entered as FS 27 3/4" X 53 1/2"	999.46	3	2,998.38
9	OFFICE KIDS BEDROOM	Ultimate Wood	Double Hung RO 24 1/4" X 54" Entered as FS 23 1/4" X 53 1/2"	937.86	5	4,689.30

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: UPPER BEDROOM BEACH	Net Price:		939.40
Qty: 2		Ext. Net Price:	USD	1,878.80

MARVIN



As Viewed From The Exterior

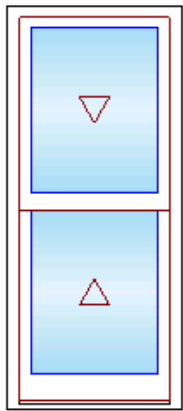
Entered As: FS
MO 21 3/4" X 49 3/4"
FS 21 1/4" X 49 1/2"
RO 22 1/4" X 50"
Egress Information
Width: 17 11/16" Height: 19 3/64"
Net Clear Opening: 2.34 SqFt

Primed Pine Exterior 44.66
Primed Pine Interior 44.66
Ultimate Wood Double Hung 852.39
Frame Size w/o Subsill
21 1/4" X 49 1/2"
Rough Opening w/o Subsill
22 1/4" X 50"
Top Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bronze Sash Lock
1 Per Unit Bronze Sash Lift 13.09
Beige Jamb Hardware
Aluminum Screen
Evergreen Surround
Bright View Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs
Exterior Casing - None -15.40
No Subsill
No Installation Method
***Note: Screen/Combo/Storm OSM based on factory applied casing and subsill.
Field application may require special sizing.
***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: SIDE	Net Price:		937.86
Qty: 2		Ext. Net Price:	USD	1,875.72

MARVIN

Primed Pine Exterior 44.66
Primed Pine Interior 44.66
Ultimate Wood Double Hung 852.39
Frame Size w/o Subsill
23 3/4" X 53 1/2"
Rough Opening w/o Subsill
24 3/4" X 54"
Top Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Primed Pine Sash Exterior

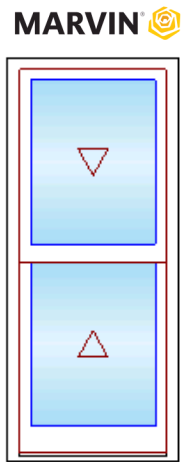


As Viewed From The Exterior

Entered As: FS
MO 24 1/4" X 53 3/4"
FS 23 3/4" X 53 1/2"
RO 24 3/4" X 54"
Egress Information
Width: 20 3/16" Height: 21 3/64"
Net Clear Opening: 2.95 SqFt

- Primed Pine Sash Interior
- IG - 1 Lite
- Low E2 w/Argon
- Black Perimeter Bar
- Ovolo Exterior Glazing Profile
- Ovolo Interior Glazing Profile
- Bronze Sash Lock
- 1 Per Unit Bronze Sash Lift..... 13.09
- Beige Jamb Hardware
- Aluminum Screen
- Evergreen Surround
- Bright View Mesh
- ***Screen/Combo Ship Loose
- 4 9/16" Jamb
- Exterior Casing - None..... -16.94
- No Subsill
- No Installation Method
- ***Note: Screen/Combo/Storm OSM based on factory applied casing and subsill.
- Field application may require special sizing.
- ***Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit: GUITAR BEDROOM	Net Price:	937.86
Qty: 3		Ext. Net Price: USD	2,813.58



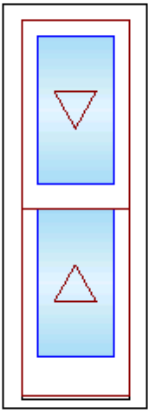
As Viewed From The Exterior

Entered As: FS
MO 23 3/4" X 53 1/2"
FS 23 1/4" X 53 1/4"
RO 24 1/4" X 53 3/4"
Egress Information
Width: 19 11/16" Height: 20 59/64"
Net Clear Opening: 2.86 SqFt

- Primed Pine Exterior..... 44.66
- Primed Pine Interior..... 44.66
- Ultimate Wood Double Hung..... 852.39
- Frame Size w/o Subsill
- 23 1/4" X 53 1/4"
- Rough Opening w/o Subsill
- 24 1/4" X 53 3/4"
- Top Sash
- Primed Pine Sash Exterior
- Primed Pine Sash Interior
- IG - 1 Lite
- Low E2 w/Argon
- Black Perimeter Bar
- Ovolo Exterior Glazing Profile
- Ovolo Interior Glazing Profile
- Bottom Sash
- Primed Pine Sash Exterior
- Primed Pine Sash Interior
- IG - 1 Lite
- Low E2 w/Argon
- Black Perimeter Bar
- Ovolo Exterior Glazing Profile
- Ovolo Interior Glazing Profile
- Bronze Sash Lock
- 1 Per Unit Bronze Sash Lift..... 13.09
- Beige Jamb Hardware
- Aluminum Screen
- Evergreen Surround
- Bright View Mesh
- ***Screen/Combo Ship Loose
- 4 9/16" Jamb
- Exterior Casing - None..... -16.94
- No Subsill
- No Installation Method
- ***Note: Screen/Combo/Storm OSM based on factory applied casing and subsill.
- Field application may require special sizing.
- ***Note: Unit Availability and Price is Subject to Change

Line #4	Mark Unit: SIDE	Net Price:	847.77
---------	-----------------	------------	--------

Qty: 1		Ext. Net Price:	USD	847.77
--------	--	-----------------	-----	--------



As Viewed From The Exterior

Entered As: FS

MO 14 1/4" X 37 3/4"

FS 13 3/4" X 37 1/2"

RO 14 3/4" X 38"

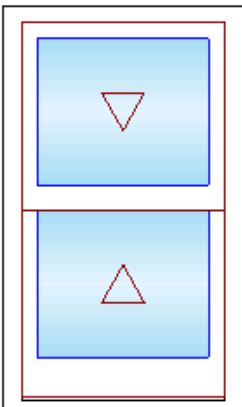
Egress Information

Width: 10 3/16" Height: 13 3/64"

Net Clear Opening: 0.92 SqFt

Primed Pine Exterior	44.66
Primed Pine Interior	44.66
Ultimate Wood Double Hung	756.91
Frame Size w/o Sub sill	
13 3/4" X 37 1/2"	
Rough Opening w/o Sub sill	
14 3/4" X 38"	
Top Sash	
Primed Pine Sash Exterior	
Primed Pine Sash Interior	
IG - 1 Lite	
Low E2	
Black Perimeter Bar	
Ovolo Exterior Glazing Profile	
Ovolo Interior Glazing Profile	
Bottom Sash	
Primed Pine Sash Exterior	
Primed Pine Sash Interior	
IG - 1 Lite	
Low E2	
Black Perimeter Bar	
Ovolo Exterior Glazing Profile	
Ovolo Interior Glazing Profile	
Bronze Sash Lock	
1 Per Unit Bronze Sash Lift	13.09
Beige Jamb Hardware	
Aluminum Screen	
Evergreen Surround	
Bright View Mesh	
***Screen/Combo Ship Loose	
4 9/16" Jamb	
Exterior Casing - None	-11.55
No Sub sill	
No Installation Method	
***Note: Screen/Combo/Storm OSM based on factory applied casing and sub sill.	
Field application may require special sizing.	
***Note: Unit Availability and Price is Subject to Change	

Line #5	Mark Unit: BATH TEMPERED	Net Price:	984.83
Qty: 1		Ext. Net Price:	USD 984.83



As Viewed From The Exterior

Entered As: FS

MO 22 3/4" X 36 3/4"

FS 22 1/4" X 36 1/2"

RO 23 1/4" X 37"

Egress Information

Primed Pine Exterior	44.66
Primed Pine Interior	44.66
Ultimate Wood Double Hung	756.91
Frame Size w/o Sub sill	
22 1/4" X 36 1/2"	
Rough Opening w/o Sub sill	
23 1/4" X 37"	
Glass Add For All Sash/Panels	137.83
Top Sash	
Primed Pine Sash Exterior	
Primed Pine Sash Interior	
IG - 1 Lite	
Tempered Low E2 w/Argon	
Black Perimeter Bar	
Ovolo Exterior Glazing Profile	
Ovolo Interior Glazing Profile	
Bottom Sash	
Primed Pine Sash Exterior	
Primed Pine Sash Interior	
IG - 1 Lite	
Tempered Low E2 w/Argon	
Black Perimeter Bar	
Ovolo Exterior Glazing Profile	
Ovolo Interior Glazing Profile	
Bronze Sash Lock	
1 Per Unit Bronze Sash Lift	13.09

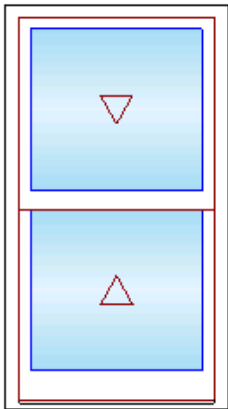
Width: 18 11/16" Height: 12 35/64"
Net Clear Opening: 1.63 SqFt

Beige Jamb Hardware
Aluminum Screen
Evergreen Surround
Bright View Mesh
***Screen/Combo Ship Loose

4 9/16" Jamb
Exterior Casing - None -12.32
No Subsill
No Installation Method
***Note: Screen/Combo/Storm OSM based on factory applied casing and subsill.
Field application may require special sizing.
***Note: Unit Availability and Price is Subject to Change

Line #6	Mark Unit: STAIRWAY TEMPERED	Net Price:		1,171.17
Qty: 1		Ext. Net Price:	USD	1,171.17

MARVIN 



As Viewed From The Exterior

Entered As: FS
MO 28 1/4" X 49 1/4"
FS 27 3/4" X 49"
RO 28 3/4" X 49 1/2"

Egress Information

Width: 24 3/16" Height: 18 51/64"
Net Clear Opening: 3.16 SqFt

Primed Pine Exterior 44.66
Primed Pine Interior 44.66
Ultimate Wood Double Hung 852.39
Frame Size w/o Subsill
27 3/4" X 49"
Rough Opening w/o Subsill
28 3/4" X 49 1/2"
Glass Add For All Sash/Panels 232.54

Top Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Tempered Low E2 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Tempered Low E2 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile

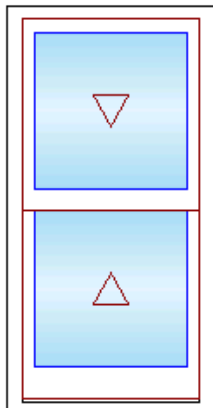
Bronze Sash Lock
1 Per Unit Bronze Sash Lift 13.09
Beige Jamb Hardware
Aluminum Screen
Evergreen Surround
Bright View Mesh
***Screen/Combo Ship Loose

4 9/16" Jamb
Exterior Casing - None -16.17
No Subsill
No Installation Method
***Note: Screen/Combo/Storm OSM based on factory applied casing and subsill.
Field application may require special sizing.
***Note: Unit Availability and Price is Subject to Change

Line #7	Mark Unit: 1ST FLOOR BATH TEMPERED	Net Price:		1,121.12
Qty: 1		Ext. Net Price:	USD	1,121.12

MARVIN 

Primed Pine Exterior 44.66
Primed Pine Interior 44.66
Ultimate Wood Double Hung 817.74
Frame Size w/o Subsill
23 3/4" X 45"
Rough Opening w/o Subsill
24 3/4" X 45 1/2"
Glass Add For All Sash/Panels 215.60
Top Sash

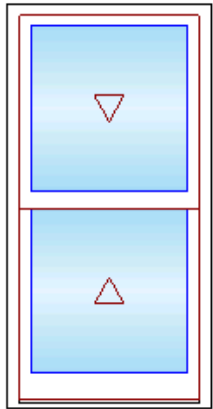


As Viewed From The Exterior

Entered As: FS
MO 24 1/4" X 45 1/4"
FS 23 3/4" X 45"
RO 24 3/4" X 45 1/2"
Egress Information
Width: 20 3/16" Height: 16 51/64"
Net Clear Opening: 2.35 SqFt

- Primed Pine Sash Exterior
- Primed Pine Sash Interior
- IG - 1 Lite
- Tempered Low E2 Obscure w/Argon
- Black Perimeter Bar
- Ovolo Exterior Glazing Profile
- Ovolo Interior Glazing Profile
- Bottom Sash
- Primed Pine Sash Exterior
- Primed Pine Sash Interior
- IG - 1 Lite
- Tempered Low E2 Obscure w/Argon
- Black Perimeter Bar
- Ovolo Exterior Glazing Profile
- Ovolo Interior Glazing Profile
- Bronze Sash Lock
- 1 Per Unit Bronze Sash Lift 13.09
- Beige Jamb Hardware
- Aluminum Screen
- Evergreen Surround
- Bright View Mesh
- ***Screen/Combo Ship Loose
- 4 9/16" Jambs
- Exterior Casing - None -14.63
- No Subsill
- No Installation Method
- ***Note: Screen/Combo/Storm OSM based on factory applied casing and subsill.
- Field application may require special sizing.
- ***Note: Unit Availability and Price is Subject to Change

Line #8	Mark Unit: LIVING ROOM	Net Price:		999.46
Qty: 3		Ext. Net Price:	USD	2,998.38

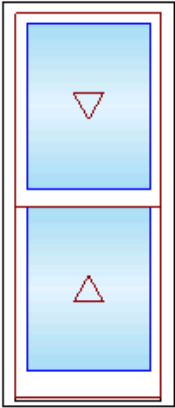


As Viewed From The Exterior

Entered As: FS
MO 28 1/4" X 53 3/4"
FS 27 3/4" X 53 1/2"
RO 28 3/4" X 54"
Egress Information
Width: 24 3/16" Height: 21 3/64"
Net Clear Opening: 3.54 SqFt

- Primed Pine Exterior 44.66
- Primed Pine Interior 44.66
- Ultimate Wood Double Hung 914.76
- Frame Size w/o Subsill
- 27 3/4" X 53 1/2"
- Rough Opening w/o Subsill
- 28 3/4" X 54"
- Top Sash
- Primed Pine Sash Exterior
- Primed Pine Sash Interior
- IG - 1 Lite
- Low E2 w/Argon
- Black Perimeter Bar
- Ovolo Exterior Glazing Profile
- Ovolo Interior Glazing Profile
- Bottom Sash
- Primed Pine Sash Exterior
- Primed Pine Sash Interior
- IG - 1 Lite
- Low E2 w/Argon
- Black Perimeter Bar
- Ovolo Exterior Glazing Profile
- Ovolo Interior Glazing Profile
- Bronze Sash Lock
- 1 Per Unit Bronze Sash Lift 13.09
- Beige Jamb Hardware
- Aluminum Screen
- Evergreen Surround
- Bright View Mesh
- ***Screen/Combo Ship Loose
- 4 9/16" Jambs
- Exterior Casing - None -17.71
- No Subsill
- No Installation Method
- ***Note: Screen/Combo/Storm OSM based on factory applied casing and subsill.
- Field application may require special sizing.
- ***Note: Unit Availability and Price is Subject to Change

Line #9	Mark Unit: OFFICE KIDS BEDROOM	Net Price:		937.86
Qty: 5		Ext. Net Price:	USD	4,689.30



As Viewed From The Exterior

Entered As: FS
MO 23 3/4" X 53 3/4"
FS 23 1/4" X 53 1/2"
RO 24 1/4" X 54"
Egress Information
Width: 19 11/16" Height: 21 3/64"
Net Clear Opening: 2.88 SqFt

Primed Pine Exterior	44.66
Primed Pine Interior	44.66
Ultimate Wood Double Hung	852.39
Frame Size w/o Subsill	
23 1/4" X 53 1/2"	
Rough Opening w/o Subsill	
24 1/4" X 54"	
Top Sash	
Primed Pine Sash Exterior	
Primed Pine Sash Interior	
IG - 1 Lite	
Low E2 w/Argon	
Black Perimeter Bar	
Ovolo Exterior Glazing Profile	
Ovolo Interior Glazing Profile	
Bottom Sash	
Primed Pine Sash Exterior	
Primed Pine Sash Interior	
IG - 1 Lite	
Low E2 w/Argon	
Black Perimeter Bar	
Ovolo Exterior Glazing Profile	
Ovolo Interior Glazing Profile	
Bronze Sash Lock	
1 Per Unit Bronze Sash Lift	13.09
Beige Jamb Hardware	
Aluminum Screen	
Evergreen Surround	
Bright View Mesh	
***Screen/Combo Ship Loose	

4 9/16" Jambs	
Exterior Casing - None	-16.94
No Subsill	
No Installation Method	

***Note: Screen/Combo/Storm OSM based on factory applied casing and subsill.
Field application may require special sizing.

***Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD	18,380.67
7.900% Sales Tax: USD	1,452.07
Project Total Net Price: USD	19,832.74