



Certificate of Appropriateness

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

Property Description of work

3200 W. Wisconsin Avenue, Grand Avenue Apartments Historic District

Replace the existing front and side door with new steel doors in the design provided below. Replace the retaining wall in the side stairwell with concrete block finished in stucco, where above grade. Repair deteriorated rails and balusters on the rear stairs with the design provided below.

Date issued 12/4/2025

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 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.

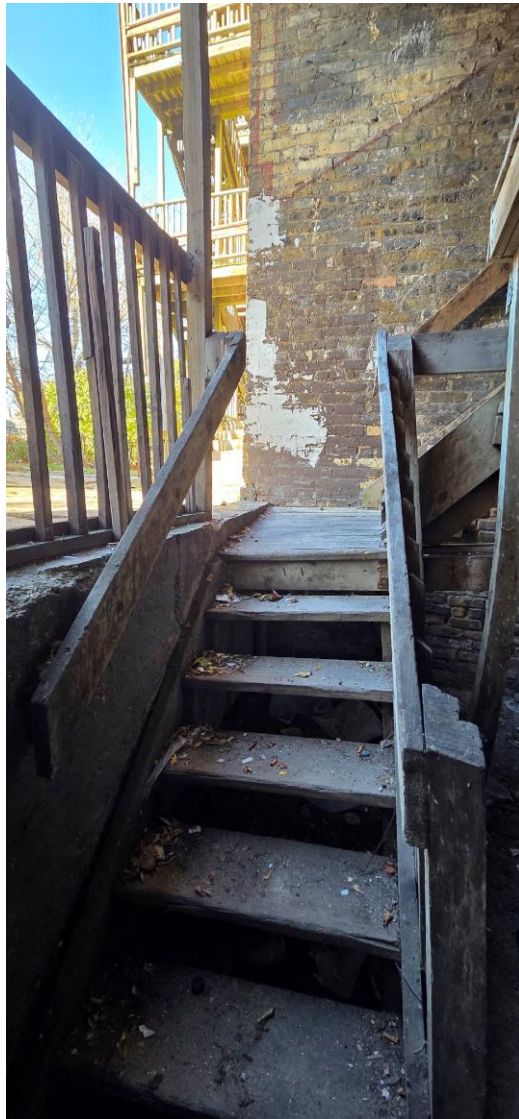
Andrew C. [Signature]

City of Milwaukee Historic Preservation

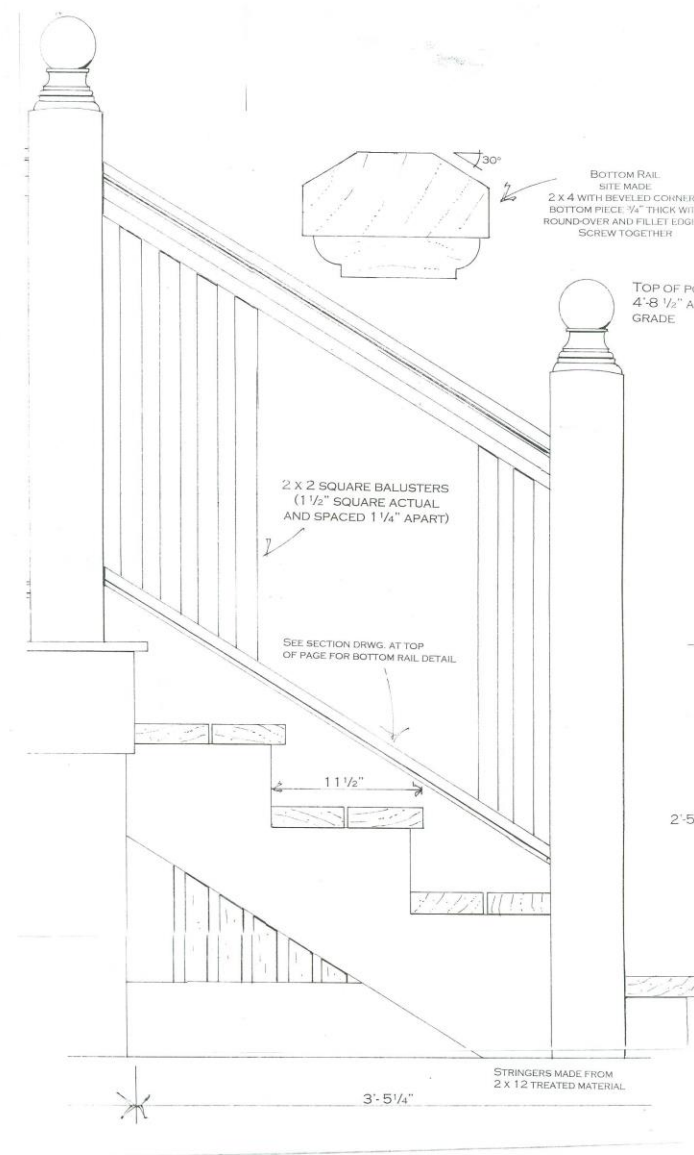
Copies to: Development Center



Failing retaining wall to be replaced with concrete block finished in stucco.



Rails and baluster to be replaced with the design



above

3 PAGES OF DOOR PLANS BELOW. DOORS TO BE STEEL, NOT FIBERGLASS

Lisbon Storm

Address: 5006 West Lisbon Avenue

MILWAUKEE, WI 53210

Phone: 4144458899

Fax: 4144458608



Quote

Page 1 of 3

Quote Number: 636

Date: 11/29/2025

Sales Person: Lance Ellis

Customer Information

Name: MODERN CITY/849547

Address:

Phone 1:

Phone 2:

Fax:

Contact:

Job Name:

Specifications

U.D. = 61-1/2" x 81-5/8"; R.O. = 62-1/4" x 82"

O.M. of Exterior Trim = 64" x 82-7/8"



Image is viewed from Exterior!

Lead Time: Stock (Call to verify)

Item Description	Qty	Price	Extended
3' 0" x 6' 8" S90-LE Smooth-Star Fiberglass Door w/Low E Glass - Right Hand Inswing (Tru-Guard Composite Edge)	1	975.00	\$975.00
2-3/4" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/Faceplate	1	19.50	\$19.50
Lockset Latch Prep w/Standard Strike Prep w/Deadbolt 9202 Therma-Tru 2-1/4" Full Lip Strike Prep			
Set of Ball Bearing - Brushed Nickel Hinges	1	21.06	\$21.06
Set Double Sidelites 10" Wide S601SL-LE w/Low E Glass (No Stile Lines)	1	1,003.08	\$1,003.08
Primed Dura-Frame (Continuous Head/Sill w/Exact-Size (Back-to-Back Jambs) w/Spread Mull) - 6-9/16" Jamb w/Dura-Frame Brickmould Exterior Trim (Applied) w/(2)Brushed Nickel Adjustable Strike Plates (for Lockset and Deadbolt)	1	219.18	\$219.18
(2) 1/2" Sidelite Spread Mulls	1	280.80	\$280.80
Bronze Compression Weatherstrip	1	0.00	\$0.00
Tru-Defense Composite Adj. w/Dark Cap - Mill Finish Sill (Continuous)	1	0.00	\$0.00
Item Total			\$2,518.62

Distributed by:



Version #: 1.49.0-O

Version Date: 10/6/2025

Address: 5006 West Lisbon Avenue

Fax: 4144458608



Page 2 of 3

Date: 11/29/2025

Sales Person: Lance Ellis

Image is viewed from Exterior!

Lead Time: Special Order

Version Date: 10/6/2025

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Customer Information

Name: MODERN CITY/849547

Address:

Phone 1:

Phone 2:

Fax:

Contact:

Job Name:

Specifications

U.D. = 61-1/2" x 84-3/4"; R.O. = 62-1/4" x 85-1/8"

O.M. of Exterior Trim = 64" x 86"



Image is viewed from Exterior!

Lead Time: Special Order

Item Description	Qty	Price	Extended
3' 0" x 7' 0" 70-S6021-LE Smooth-Star Fiberglass Door w/Low E Glass - Right Hand Outswing (Tru-Guard Composite Edge)	1	787.80	\$787.80
2-3/4" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/Faceplate Lockset Latch Prep w/Standard Strike Prep w/Deadbolt 9202 Therma-Tru 2-1/4" Full Lip Strike Prep	1	19.50	\$19.50
Set of Brushed Nickel NRP Hinges	1	27.30	\$27.30
Set Double Sidelites 10-1/2" Wide Custom-LE-7ft Direct Set w/Low E Glass	1	1,293.24	\$1,293.24
Primed Dura-Frame (Boxed Units) - 6-9/16" Jamb w/Dura-Frame Brickmould Exterior Trim (Applied) w/(2)Brushed Nickel Adjustable Strike Plates (for Lockset and Deadbolt)	1	443.04	\$443.04
Bronze Compression Weatherstrip	1	0.00	\$0.00
Tru-Defense Composite w/Dark Cap - Mill Finish Sill (Boxed Units)	1	92.04	\$92.04
Custom Cut 1/4" from Height (Limitations may exist)	1	266.76	\$266.76
Item Total			\$2,929.68

Order Sub Total: \$8,551.14

Tax: \$0.00

Order Total: \$8,551.14

Distributed by:



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