



CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.
Please print legibly.

1. **HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT:** (if known)

ADDRESS OF PROPERTY:

2. **NAME AND ADDRESS OF OWNER:**

Name(s):

Address:

City:

State:

ZIP:

Email:

Telephone number (area code & number) Daytime:

Evening:

3. **APPLICANT, AGENT OR CONTRACTOR:** (if different from owner)

Name(s):

Address:

City:

State:

ZIP Code:

Email:

Telephone number (area code & number) Daytime:

Evening:

4. **ATTACHMENTS:** (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

A. REQUIRED FOR MAJOR PROJECTS:

Photographs of affected areas & all sides of the building (annotated photos recommended)

Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")
A digital copy of the photos and drawings is also requested.

Material and Design Specifications (see next page)

B. NEW CONSTRUCTION ALSO REQUIRES:

Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

Site Plan showing location of project and adjoining structures and fences

PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED AND SIGNED.

5. DESCRIPTION OF PROJECT:

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached via email.

6. SIGNATURE OF APPLICANT:



Signature

Please print or type name

Date

This form and all supporting documentation MUST arrive by 4:00 pm (11:59 pm via email) on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Mail or Email Form to:

Historic Preservation Commission
City Clerk's Office
841 N. Broadway, Rm. B1
Milwaukee, WI 53202

PHONE: (414) 286-5712 or 286-5722

hpc@milwaukee.gov

www.milwaukee.gov/hpc

Or click the SUBMIT button to automatically email this form for submission.

STATE BANK OF WISCONSIN -
BANK OF MILWAUKEE BLOCK
210 EAST MICHIGAN STREET



Certificate of Appropriateness Application

27 June 2024



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DRAWINGS & SPECIFICATIONS	p. 5

Cover Image: West & South elevations. © Preserve Design Studio, LLC. 2022.

PREPARED FOR:
Grand Avenue Club
210 E. Michigan St.
Milwaukee, WI 53202
(+1) 414 276 6474

PREPARED BY:
Preserve Design Studio, LLC
819 N. Cass St.
Milwaukee, WI 53202
(+1) 262 617 1408

DONNA WEISS, Founding Principal
JILL WILLETT, Preservation Associate





IMAGE 1: 210 E. Michigan St. entry doors, showing the existing pair of doors and current conditions. © Preserve Design Studio, LLC 2022.



IMAGE 2: Historic photograph dated ca. 1865-1876 showing the entrance at 210 E. Michigan entrance with no door design details visible. © Milwaukee County Historical Society.

MAIN ENTRY DOORS

Existing Conditions

The existing pair of non-historic main entry doors (210 E. Michigan St. entrance) is in a state of moderate wear and deterioration (refer to IMAGE 1). The height of these doors was not customized to the opening and an infill panel was installed to fill the gap between the door head and the sill of the historic arched transom. The existing doors are installed at non-historic wood jambs and trim to the exterior, with the historic trim remaining to the interior and the arch-top transom remaining above. Adjacent limestone jambs and surround have moderate to severe deterioration and material loss at the lower six inches due to the overuse of deicing salt at the front steps.

Proposed Approach

The existing pair of doors are to be removed and replaced with a new wood door flanked by sidelights in a symmetrical arrangement. The infill panel between the existing door head and the historic arched transom sill will be removed and a full-height door and sidelights will be installed. The existing interior door jambs, along with all transom components (sill, glass, trim, and jambs), will remain and be repaired as required. The existing painted framing, casing, and trim (including transom trim) will require touch-ups and repainting.

No historic images of the south elevation contain enough detail to reveal the historic design of the front doors (refer to IMAGE 2). The new door and sidelights will have 3/4-height lights with a panel below. The wood frame will be painted to match the transom components and the door will be painted an historically appropriate contrasting color. This entry is not handicap accessible but it will be fitted with code-compliant exiting hardware, along with all new hardware and a keyless entry system via a new call box/buzzer at the new exterior mullion.

Proposed Door Specifications

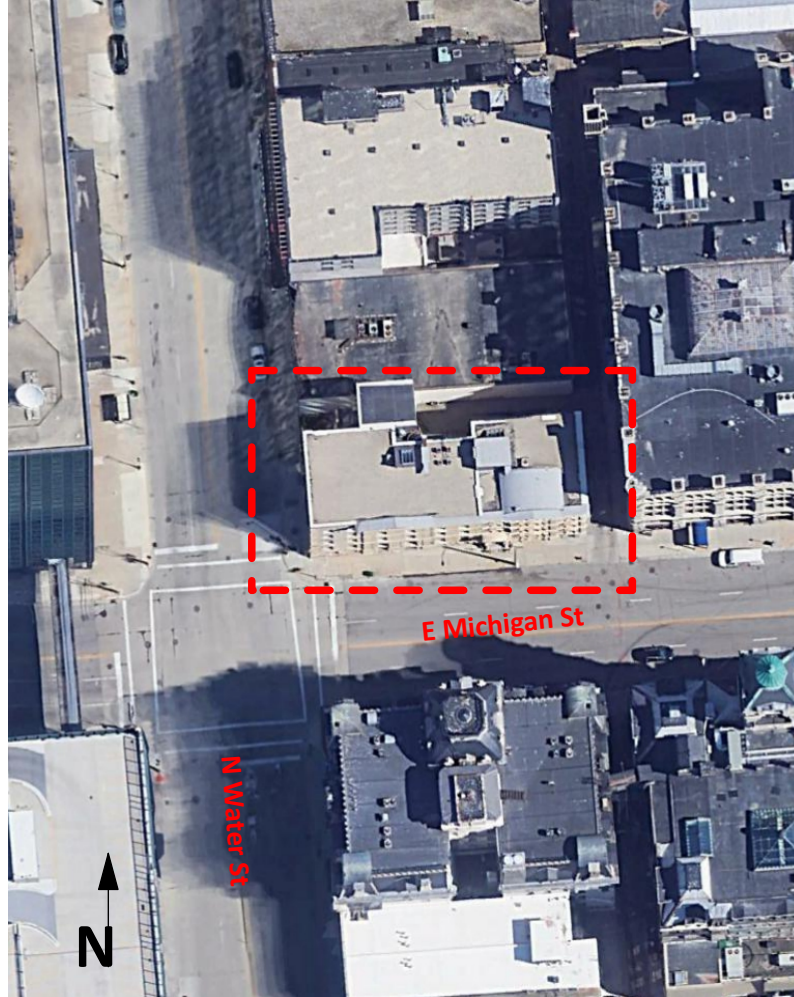
See attached drawings for existing and proposed design along with product cut sheets. Door specifications provided for reference. Contractor will provide approved equal or better.

- Manufacturer: Simpson Door Company
- Product/Design: LH Outswing Door #7501; rough sizing provided for pricing: 3'-0" W x 7'-10" T x 1 3/4" Thickness
- Product/Design: Sidelight #7801; rough sizing provided for pricing: 9 5/8" W x 7'-11 3/4" T x 1 3/4" Thickness
- Wood Species: Paint Grade Mahogany
- Glass Lites: Clear insulated unit
- Door Finish: New mahogany door and sidelight will be provided unfinished from the manufacturer. The door, sidelight, and all new components will be primed and painted. Existing painted interior jambs, exterior

transom sill, door sill, casing and trim will require touch-ups and repainting to match one color and finish (color direction required from Client). Paint mock-ups to be reviewed by Grand Avenue Club and Preserve Design Studio for approval prior to commencement of finishing work.

Hardware

- Finish: Antique Brass or Oil-Rubbed Bronze
- Hinges: (3) three hinges at door, sized for proper load-bearing capacity at new door leaf (solid brass)
- Panic Bar: (1) one interior panic bar, sized for proper fit and exiting requirements (ex: Von Duprin)
- Pull: (1) one exterior pull to coordinate with panic bar series that meets code requirements, electronic access, and Client use requests
- Closer: (1) one interior mounted closer



PROJECT LOCATION



EXISTING ENTRY LOCATION (SOUTH ELEVATION)

GENERAL DOOR NOTES

1. Verify all dimensions in the field (V.I.F.).
2. Refer to documents for full scope descriptions, key note definitions, materials, and methods.
3. All work shall comply with the Secretary of the Interior Standards, National Park Service, Technical Preservation Services and correspondence with the State Historic Preservation Officer and NPS.
4. Door and Sidelights to be manufactured by Simpson Door Company.
5. New framing, trim, installation, and finishing of door assembly to be completed by installation contractor/carpenter.
6. New entry access system and related electrical to be supplied and coordinated by Convergent.

FORMATTED TO PRINT 11X17.

Grand Avenue Club

210 East Michigan Street
Milwaukee, WI 53202

OWNER
Grand Avenue Club, Inc.

210 East Michigan Street (+1) 414 276 6474
Milwaukee, WI 53202 Contact: Ben Holt

Front Entry Door Replacement

As-Built and Design Drawings

DATE PROJECT NUMBER
14 June 2024 25122



Preserve Design Studio, LLC
Historic Preservation Consulting
819 N. Cass Street
Milwaukee, WI 53202

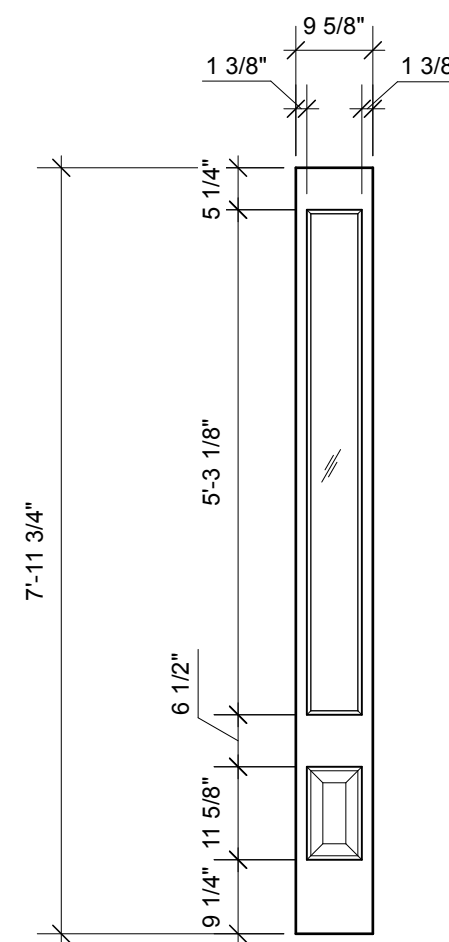
PROJECT CONTACT
Donna Weiss Solberg
(+1) 262 617 1408
donna@preserveLLC.com

SHEET INDEX

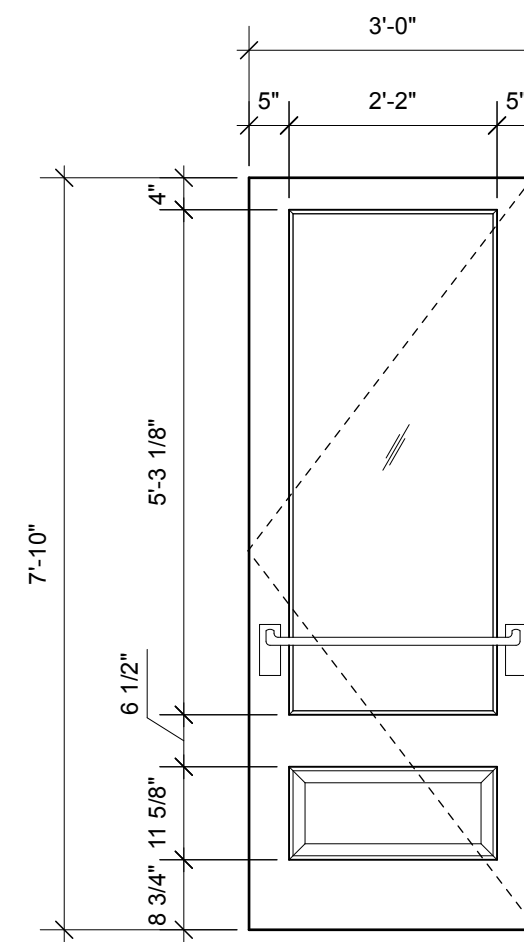
- T1.0 Title Page
- A1.0 Floor Plans
- A1.1 Exterior Elevations
- A1.2 Interior Elevations
- A1.3 Sections
- A1.4 Sections
- A1.5 Door Schedule

REVISIONS

NO.	DESCRIPTION



2 Type B - Sidelight
Scale: 1/2" = 1'-0"



1 Type A - Door
Scale: 1/2" = 1'-0"

PROJECT CONTACT

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PROJECT

**Grand Avenue Club
 Historic State Bank of
 Wisconsin (Bank of Milwaukee
 Block)**

210 East Michigan Street
 Project Street Address 2

OWNER

Grand Avenue Club
 215 East Michigan Street
 Milwaukee, WI 53202
 (+1) 608 698 1453

Contact:
 Associate Director

REVISIONS

DATE

10 June 2024

PROJECT NUMBER

25122

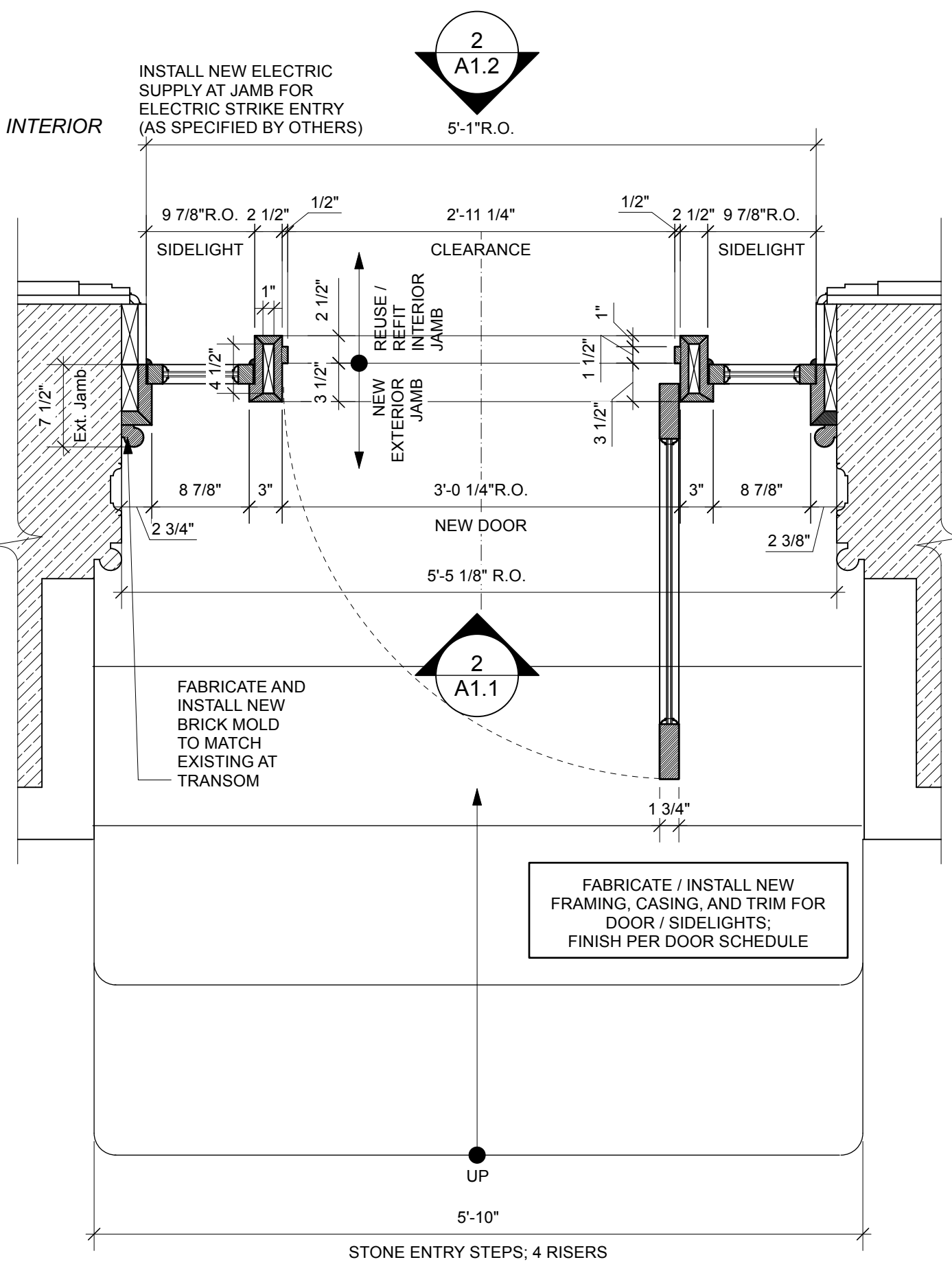
SHEET TITLE

Floor Plans

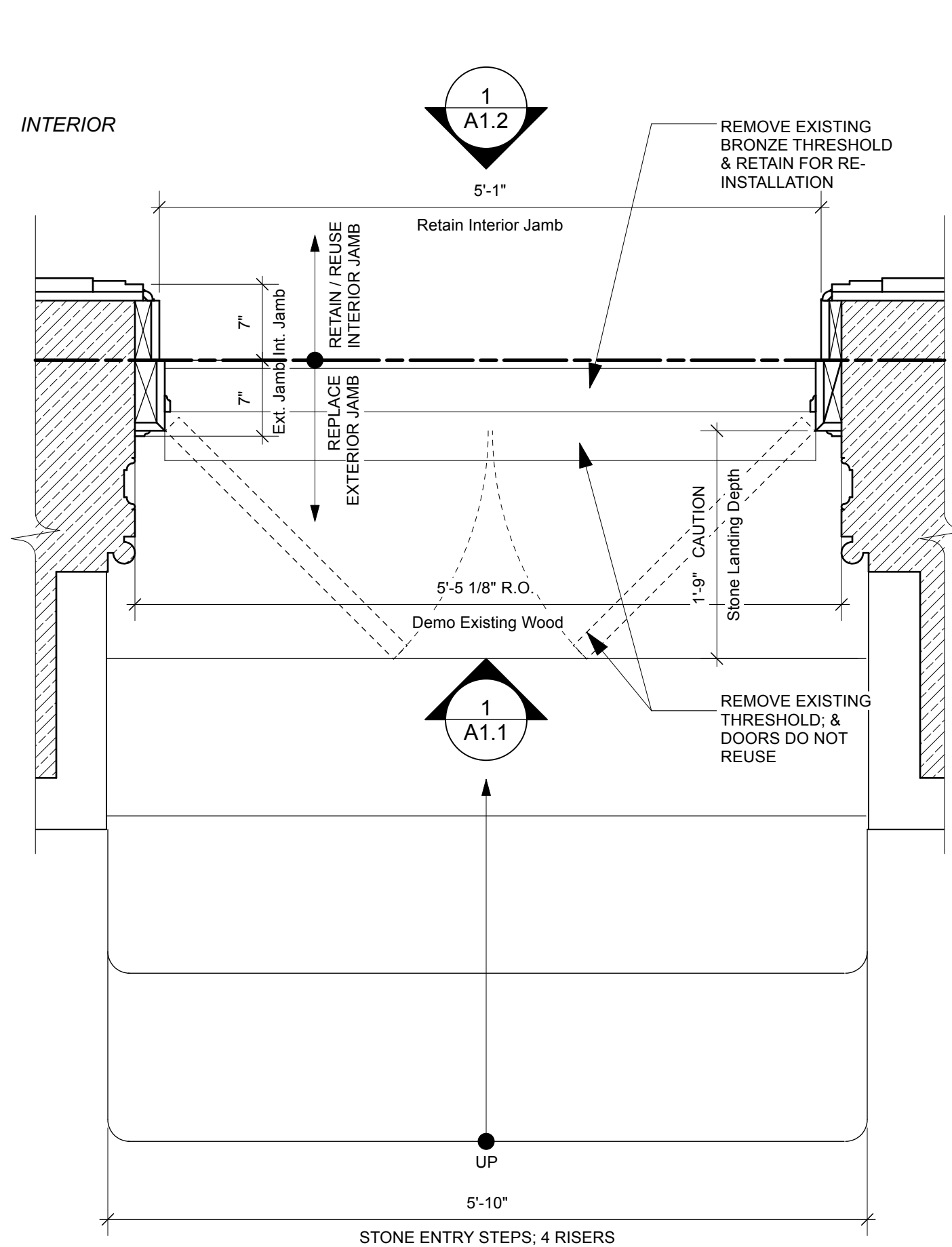
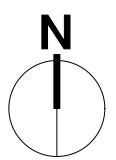
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A1.0

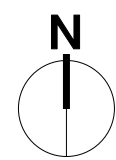
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2
A1.0 Entry Plan - New
 Scale: 1" = 1'-0"



1
A1.0 Entry Plan - Existing
 Scale: 1" = 1'-0"



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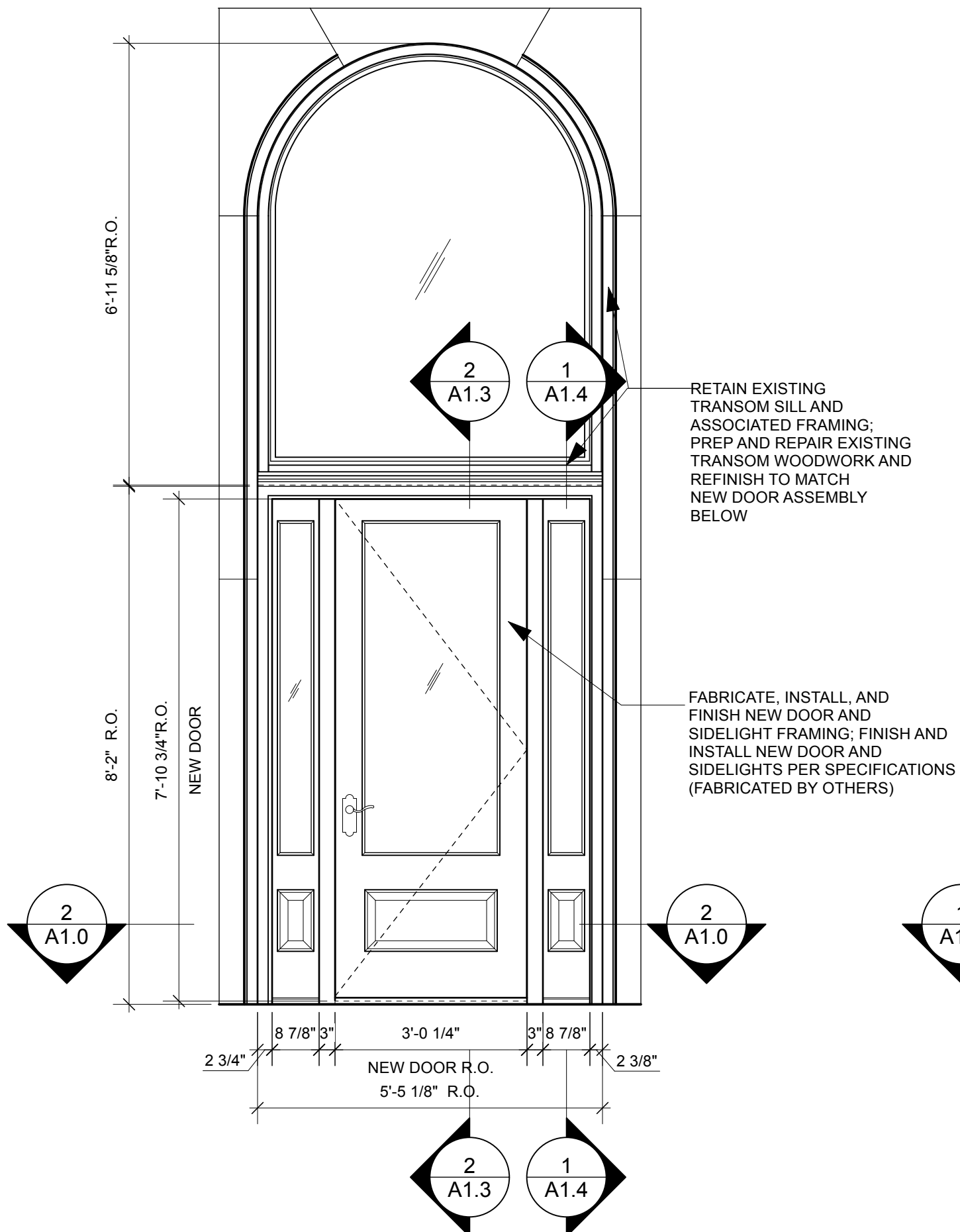
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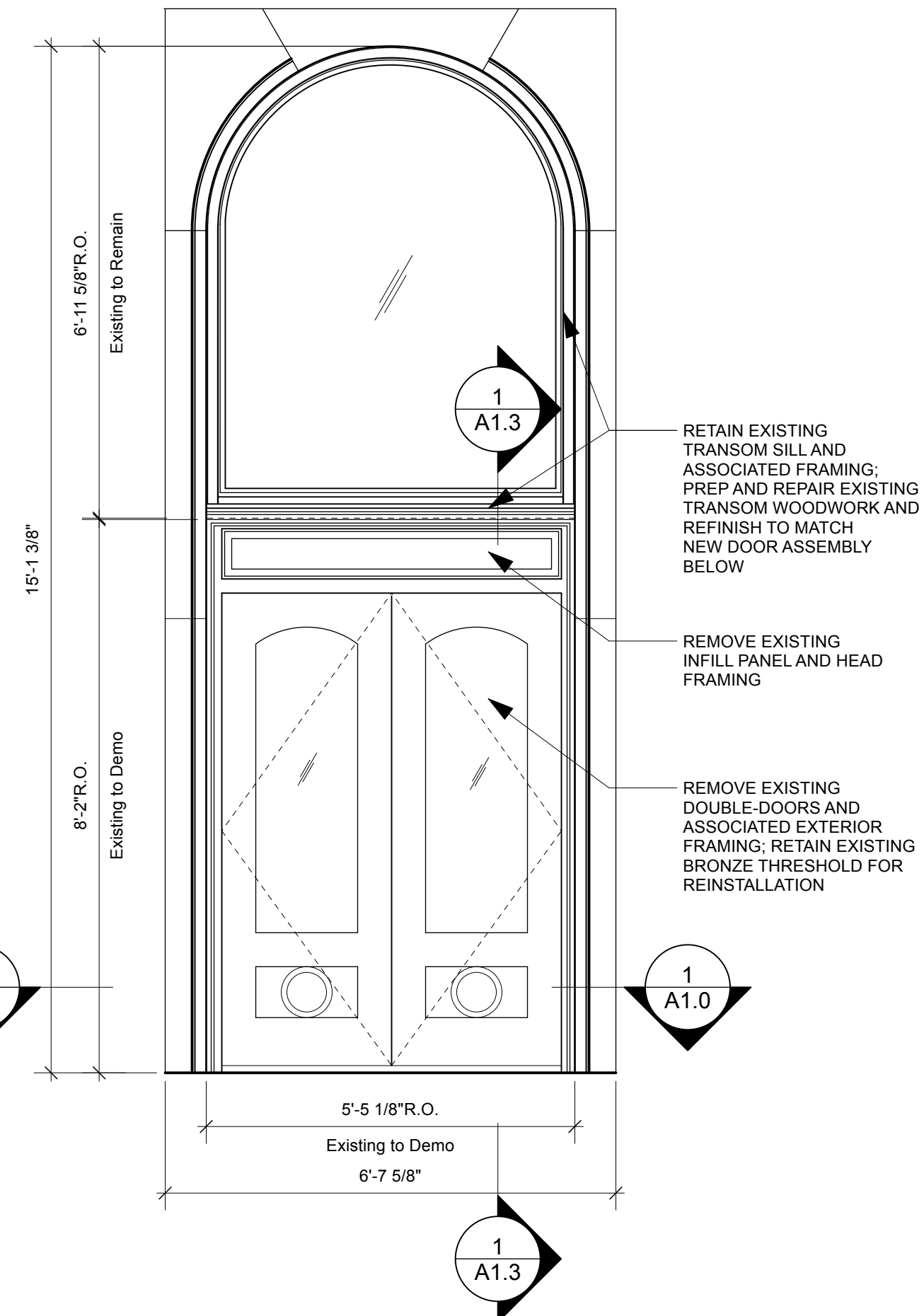
Exterior Elevations

SHEET NUMBER

A1.1



2 Exterior Elevation - New
 A1.1 Scale: 1/2" = 1'-0"



1 Exterior Elevation - Existing
 A1.1 Scale: 1/2" = 1'-0"

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 Milwaukee, WI 53202
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Contact:
 Associate Director

REVISIONS

NO.	DESCRIPTION

DATE

10 June 2024

PROJECT NUMBER

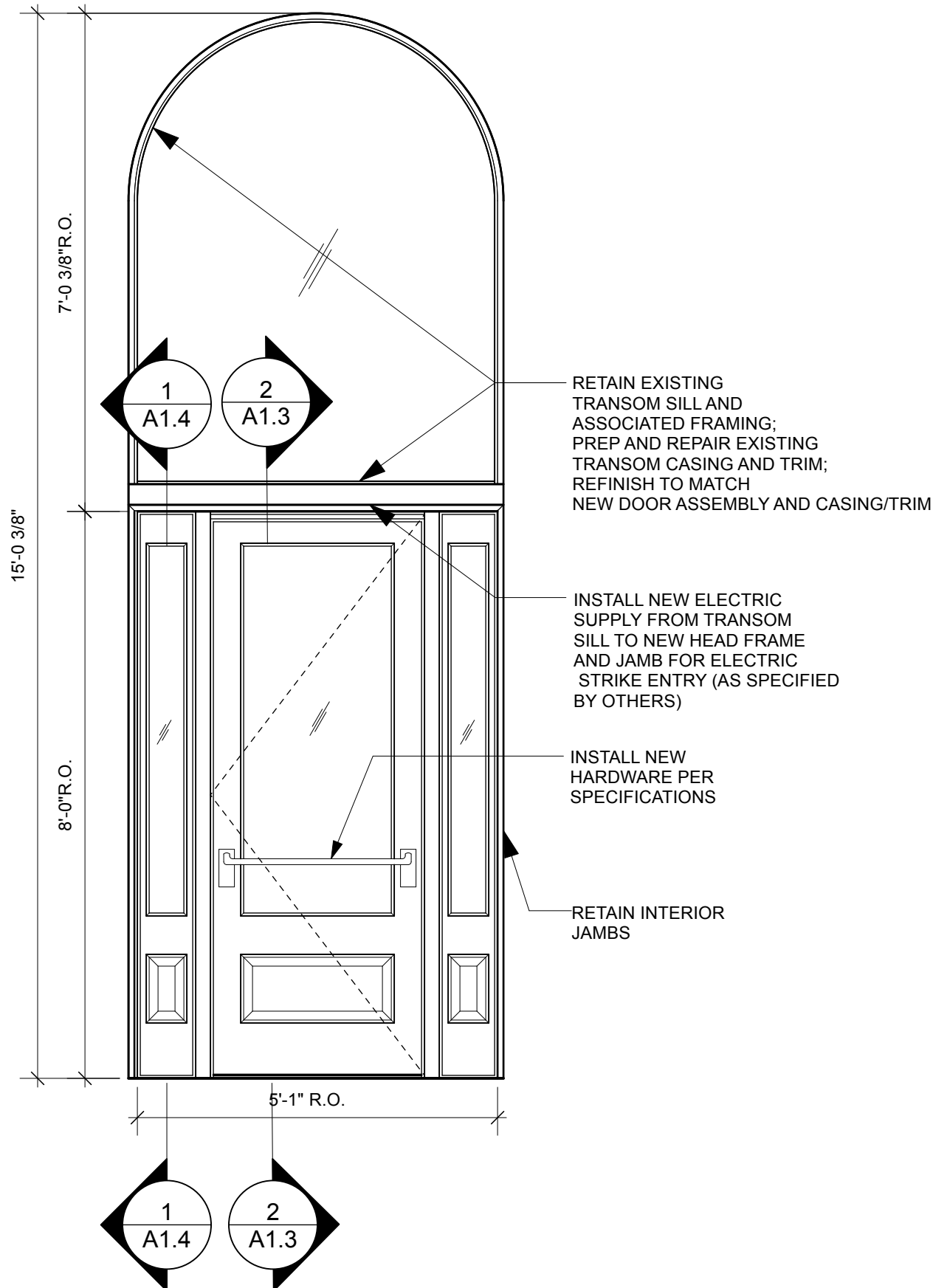
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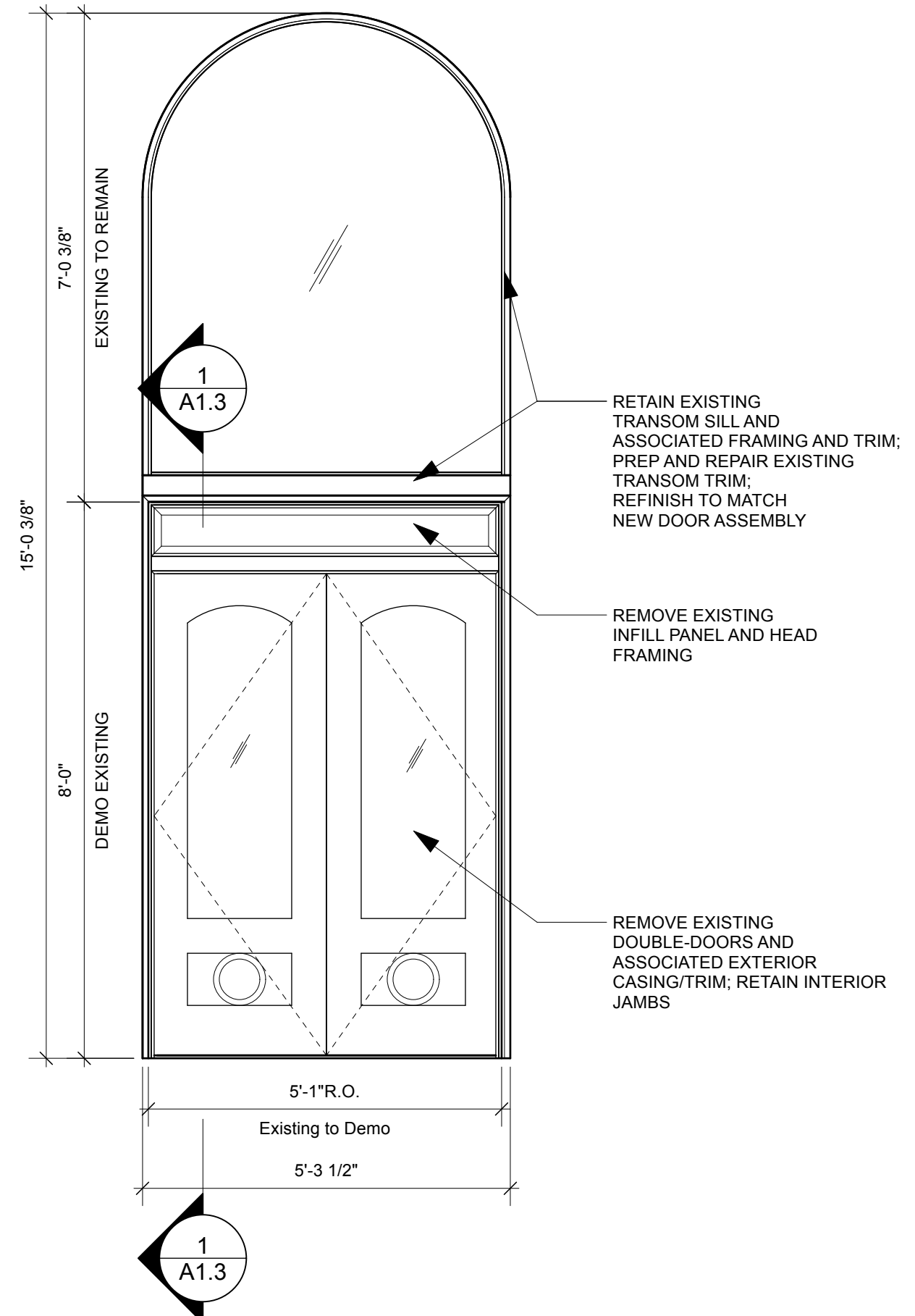
Interior Elevations

SHEET NUMBER

A1.2



2 Interior Elevation - New
 A1.2 Scale: 1/2" = 1'-0"



1 Interior Elevation - Existing
 A1.2 Scale: 1/2" = 1'-0"

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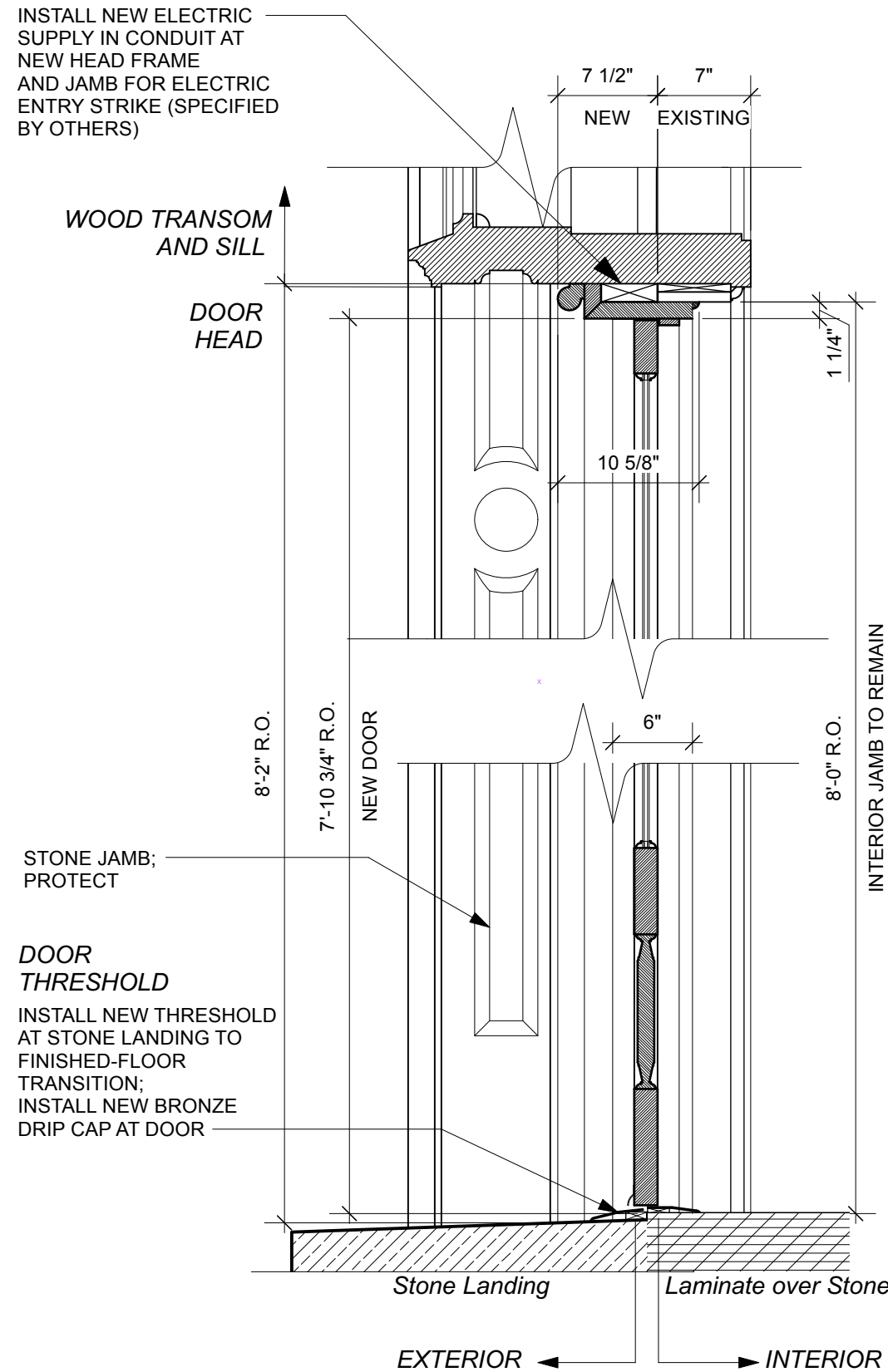
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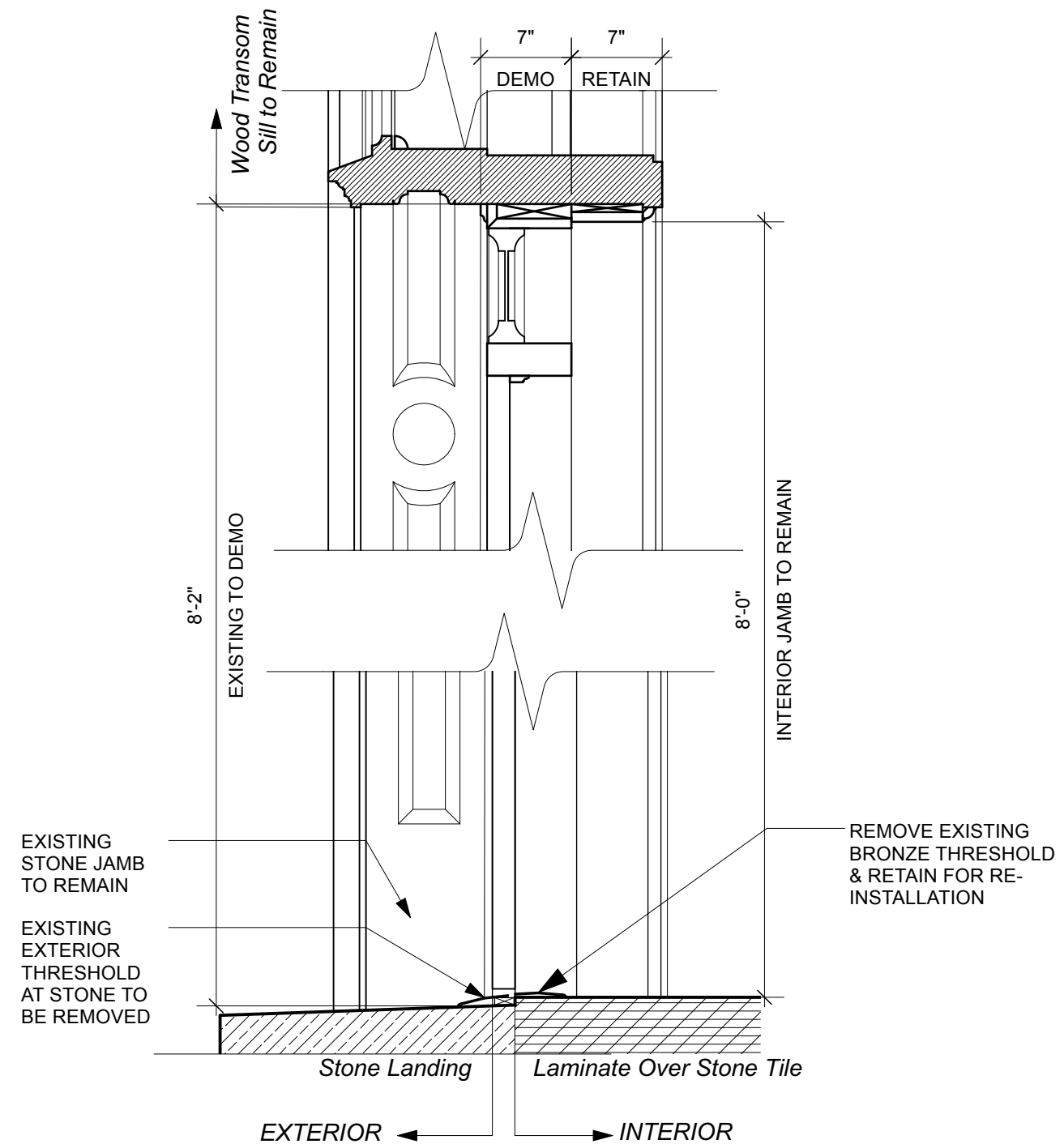
Vertical Sections

SHEET NUMBER

A1.3



2 Vertical Section at Door - New
 A1.3 Scale: 1" = 1'-0"



1 Vertical Section at Door - Existing
 A1.3 Scale: 1" = 1'-0"

PROJECT CONTACT

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PROJECT NUMBER

25122

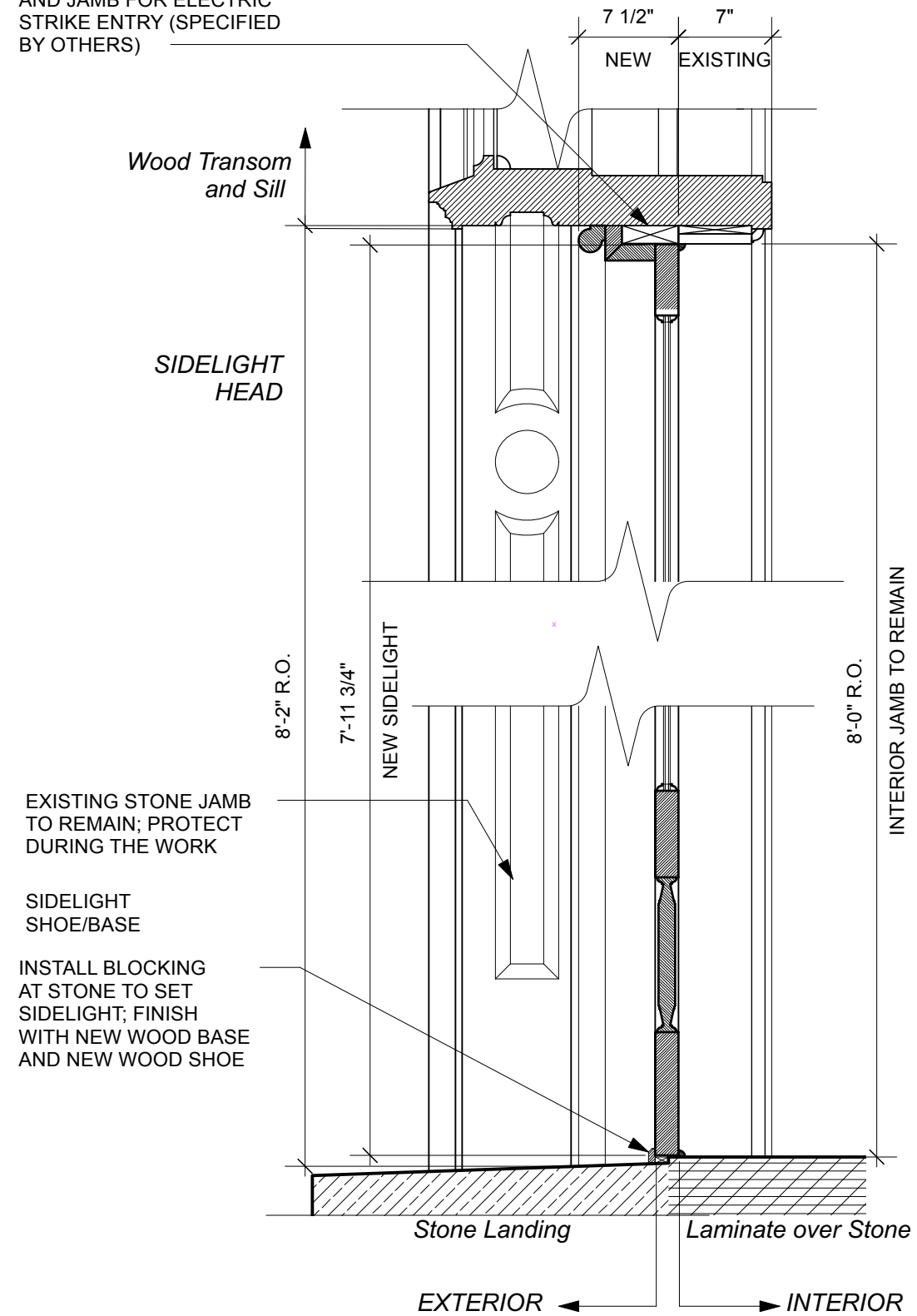
SHEET TITLE

Vertical Section

SHEET NUMBER

A1.4

INSTALL NEW ELECTRIC SUPPLY FROM TRANSOM SILL TO NEW HEAD FRAME AND JAMB FOR ELECTRIC STRIKE ENTRY (SPECIFIED BY OTHERS)



1 Vertical Section at Sidelight - New
 A1.4 Scale: 1" = 1'-0"



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 Historic Preservation Consulting
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Contact:
 Associate Director

REVISIONS

DATE

10 June 2024

PROJECT NUMBER

25122

SHEET TITLE

Door Schedule

SHEET NUMBER

A1.5

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DOOR SCHEDULE																			
	Manufacturer	Product Name	Catalogue No.	Size			Wood Species	Stile Width	Sticking Profile	Panel Type	Glass Light	Finish	Handing	HARDWARE					Notes
				Rough Opening	Door/Sash	Jamb Depth								Handleset	Handle Finish	Keybad (@ deadbolt location)	Kickplate	Hinges	
TYPE A: SOUTH MAIN LEAF	Simpson	7501 Thermal Sash	7501	36.25" x 7'-10.75" (V.I.F.)	36" x 1.75" x 7'-10"	6"	Mahogany (Paint Grade)	5.5"	Ovolo Sticking	1-7/16" Innerbond DHRP	Clear (No Low-E)	Unfinished from factory; primed and painted with oil-based primer and top coat by Historic Millworks	Left-Hand Outswing	TBD	TBD	TBD	Brass Acents Screw Mount Kick Plate; Finish: TBD	4-1/2" Ball Tip Heavy Duty Square Corner Hinge, Timeless Bronze	Verify Masonry R.O. Prior To Ordering; Confirm Color Choice w/ Client
TYPE B: SIDELIGHTS	Simpson	7801 Thermal Sash Sidelight	7801	9.875" x 8'-0" (V.I.F.)	9.625" x 1.75" x 7'-11.75"	6"	Mahogany (Paint Grade)	1.875"	Ovolo Sticking	1-7/16" Innerbond DHRP	Clear (No Low-E)	Unfinished from factory	Fixed	N/A	N/A	N/A	N/A	N/A	Verify Masonry R.O. Prior To Ordering; Confirm Color Choice w/ Client

Door Type Notes

1. Provide approved equal or better.
2. Contractor to verify all doors and sizes prior to ordering.
3. All hardware not provided with the door units to be ordered by Preserve Design Studio, LLC.
4. Finish: Historic Woodworks to waterproof, prime w/ oil-based product , & finish paint with exterior enamel top coats (2). Preserve to select paint color.

1 Door Schedule
A1.5 Scale: No Scale



7501 THERMAL SASH

DOOR SPECIFICATIONS (AS SHOWN):

Wood Species: Fir

Glass: Clear

Profile: Ovolo Sticking

Panel Type: 1-7/16" Innerbond DHRP

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

STANDARD OPTIONS

Quantity [Change Quantity](#)

Change Door Shape

Planning to Stain or Paint?
[view more](#)

Stain Paint

Wood Species

Original Slab Width
[view more](#)

Feet Inches Fraction

Original Slab Height
[view more](#)

Thickness
[view more](#)

IG Glass, Option 1
[view more](#)

Add Low-E

Yes No

Film
[view more](#)

Yes

Sticking Profile

Panel Type

Groove Type

Stile Width
[view more](#)

UltraBlock
[view more](#)

Yes

WaterBarrier
[view more](#)

Yes No

DESIGN AND CONSTRUCTION ALTERATIONS

Dutch

Modified Mortise & Tenon
[view more](#)

Yes No

Two-Piece Laminated Stiles and Rails
[view more](#)

Yes No

Engineered Stiles and Rails with 1/4" Veneer
[view more](#)

Yes No



7801 THERMAL SASH SIDELIGHT

DOOR SPECIFICATIONS (AS SHOWN):

Wood Species: Fir

Glass: Clear

Profile: Ovolo Sticking

Panel Type: 1-7/16" Innerbond DHRP

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

STANDARD OPTIONS

Quantity [Change Quantity](#)

Change Door Shape

Planning to Stain or Paint? Stain Paint [view more](#)

Wood Species [view more](#)

Original Slab Width [view more](#)

Original Slab Height [view more](#)

Thickness [view more](#)

IG Glass, Option 1 [view more](#)

Add Low-E Yes No

Film [view more](#)

Sticking Profile [view more](#)

Panel Type [view more](#)

Groove Type [view more](#)

UltraBlock [view more](#)

WaterBarrier Yes No [view more](#)

DESIGN AND CONSTRUCTION ALTERATIONS

Modified Mortise & Tenon Yes No [view more](#)

Two-Piece Laminated Stiles and Rails Yes No [view more](#)

Engineered Stiles and Rails with 1/4" Veneer Yes No [view more](#)

Mouldings [view more](#)