



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

Property 2479 N. Sherman Blvd. Sherman Boulevard HD (Greater Mount Zion Missionary Baptist Church, FKA Immanuel Reformed Church)

Description of work Repairs to the existing roof to address leakage problems. This includes installing insulation, EPDM rubber membrane, and 24-gauge prefinished galvanized steel trim along the east wall and upper asbestos shingle roof. At the area of the roof above the front door, shingles will be removed, an underlayment will be installed, and missing shingles will be replaced.

Alterations to the standing seam roof at the southwest of the original building are approved as a temporary repair. Any future roofing project that addresses the majority of the building will have to incorporate this area into the comprehensive roof design with materials that match the new primary roofing material or restore the standing seam roof in this location.

Date issued 10/28/2019 PTS ID 114878 COA roof repairs

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:

No dormers, chimneys, moldings parapets, or other permanent features will be altered or removed. Valleys and flashing must be painted or factory-finished to match the roofing color, unless copper. When installing new flashing at a masonry feature, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.

The Wisconsin Historical Society has established best practices for working with membrane roofs. The City strongly recommends following their advice. <https://www.wisconsinhistory.org/Records/Article/CS4266>

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. 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 the Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: hpc@milwaukee.gov.

If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/build, or call (414) 286-8210.



A handwritten signature in black ink, appearing to read 'Tom Adams'.

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Khalif Rainey

Street view of the property ca. Oct. 2017



View of upper roof region to be repaired.



Area of upper roof to be repaired in relation to entire roof (region indicated in red)



Area of concern above the front doors at the east side of the building. Asbestos shingles appear to be missing and water is actively leaking into the entrance. Up to 10 shingles will be removed, an Ice & Water Shield underlayment will be installed, removed shingles will be reinstalled and missing shingles will be replaced with asbestos shingles that match the existing size, color, and thickness.