



Certificate of Appropriateness

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

Property Description of work

2670 N. Sherman Blvd., Sherman Boulevard Historic District

Exterior restoration following a fire. Masonry cleaning of stone and brick. Removal of existing roof, new ½" OSB deck board, new ice and water barrier, new metal W-channel valley, new Owens Corning Duration roof in onyx. Restoration of existing windows and doors by Lisbon Storm & Screen. Any windows or doors needing full replacement will be covered by an additional COA. Removal of overgrown foliage and replanting lawn with grass seed.

Date issued 10/1/2025

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:

1. Powered abrasive cleaning methods are prohibited on historic buildings by Wisconsin state law. Exceptions can only be granted in writing by the Wisconsin Historical Society. Chemical and power-washing are acceptable methods of cleaning that the city can approve. Pressure washing is to be conducted ONLY with fan tips with a spread of 15-50 degrees, maximum 800psi at the tip, flow rate less than 8gpm, and from a distance from the surface of a minimum of 12" inches. PSI of 400-600 is typically adequate, though it may take more time and more passes than higher pressures.
2. No dormers, chimneys, moldings parapets, or other permanent features will be altered or removed. No box vents, if used, will be visible from the street. If they are installed, they must be on a rear slope not visible from the street and they must be painted to blend with the color of the roofing material. A continuous ridge vent can be installed in place of box vents, but the vent must extend across the entire ridge and not stop short. Built-in rain gutters will be retained and patched where needed. Valleys must be metal W-shape with no interweaving of shingles. 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.

We strongly recommend that the Wisconsin Historical Society's best practices for re-roofing with composition shingles be used to extend the life of your new roof. (Synthetic underlayment is an acceptable alternative to 30lb felt.) <https://www.wisconsinhistory.org/Records/Article/CS4260>

3. Additional information is needed and additional COAs are required for the following work: any window or door replacement, any repair or replacement of 2nd floor siding, repair/replacement of the back jump porch.

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.

A handwritten signature in black ink, appearing to read "Andrew C." followed by a stylized monogram or set of initials.

City of Milwaukee Historic Preservation

Copies to: Development Center



Existing conditions post-fire



Existing conditions post-fire