



Certificate of Appropriateness

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

Property Description of work

2156 N. Sherman Blvd., Sherman Boulevard Historic District

Reinstall solid wood sash windows on the second floor in the existing openings. Window sashes to match height and dimensions of original windows.

Date issued 7/16/2025

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

5 pages to follow

Copies to: Development Center

PROPERTY ADDRESS:
2156 N Sherman Blvd, Milwaukee WI 53208
 APN: 3481310000

PROPERTY OWNER:
PENONYA LLC

CONTACT:
MICHAEL BROADDUS
22424 SE 399TH ST, ENUMCLAW WA 98022

Boundaries: Extends along both sides of N. Sherman Blvd. from W. Lloyd Street to W. Keefe Avenue

Year Built: 1914
Architectural Style: Arts and Crafts
Designation: Contributing property within the historic district
<https://wisconsinhistory.org/Records/Property/HI120020>

- Beds: 4
- Baths: 4.0
- **PROPERTY INFO:**
Finished Sq. Ft.: 3,765
- Unfinished Sq. Ft.: —
- Total Sq. Ft.: 3,765
- Stories: 2.0 + full basement and full attic
- Lot Size: 6,732 square feet
- Style: Single Family Residential
- Year Built: 1914
- County: Milwaukee County
- APN: 3481310000
- Neighborhood- Washington Park
- Zoning RT4
- Bldg Type: 08
- Hist Code: 1
- Land Use: 8810

DESCRIPTION OF WORK:

RENOVATION TO EXISTING BATHROOM AND RESTORATION OF BEDROOM CURRENTLY IN USE AS AN EXTENSION OF A BATHROOM (REMODEL)

RESTORE ORIGINAL WINDOWS, PER HPC GUIDELINES AND COA APPROVAL

All work shall comply with Wisconsin Uniform Dwelling Code and local amendments.

All exterior work will be submitter for COA approvals, per HPC guidelines.

Contractor shall verify all dimensions and site conditions prior to construction.

Plumbing Notes:

- All new plumbing to comply with Wisconsin Plumbing Code
- All fixtures to be vented per code.
- Install anti-scald valve on shower
- For pipes and vents only, non-shrinking caulk, putty mortar, or similar fire blocking material may be used provided no dimension of the opening exceeds ½ inch around the penetrating object, per SPS 321-085

Bathroom exhaust fan minimums:

- 50 CFM
- Must vent directly to exterior

Electrical Notes:

- All new circuits to comply with NEC 2023 and SPS 316.
- Install GFCI outlets in bathroom.
- Install tamper-resistant receptacles per NEC 406.12.
- For wires and cables only, non-shrinking caulk, putty mortar, or similar fire blocking material may be used provided no dimension of the opening exceeds ½ inch around the penetrating object, per SPS 321-085

Bedroom Egress Requirements

- At least one egress window must meet:
 - Minimum net clear opening: 5.7 sq. ft.
 - Minimum opening height: 24"
 - Minimum opening width: 20"
 - Max sill height: 44" AFF (above finished floor)
 - Must open directly to exterior
- Label: "Egress Window per SPS 321.03"

Smoke/Carbon Monoxide Alarms

- Required in each:
 - Bedroom
 - Hallway outside sleeping rooms
 - Each level of home
- Note: "Smoke and carbon monoxide alarms shall be installed per SPS 321.09."

City Of Milwaukee Notes:

Provide insulation at a minimum, in accordance with Southeast Wisconsin Alterations and Remodeling Guidelines (SEWARG) per Milwaukee Code of Ordinances Ch 240-3. (Walls R-13, Sloped ceilings R-19, Ceilings or attics R-30). Insulation (ventilation, vapor barrier, etc.) shall be installed in accordance with SPS 322.

- Ventilation above the ceiling or attic insulation shall be provided as specified in s. SPS 322.39. At least 50% of the net free ventilating area shall be distributed at the high sides of the roof. The remainder of the net free ventilating area shall be distributed in the lower half of the roof or attic area.

Comply with Table 322.20 Prescriptive Envelope Component Criteria for Additions to and Replacement Windows for existing Single Family Dwellings; Ceiling R-value R-49; Wall R-value R-19; Fenestration U-factor 0.35. (See UDC SPS Table 322.31-1.)

- In all frame walls, floors and ceilings, the vapor retarder shall be installed on the warm side of the thermal insulation. The vapor retarder shall cover the exposed insulation and the interior face of studs, joists and rafters. No vapor retarder is required in the box sill. Vapor retarders shall have a rating of 1.0 perm or less when tested in accordance with ASTM standard E 96, Procedure A. The vapor retarder shall be continuous.

- Exposed framing shall be inspected for structural integrity in accord with SPS 321.22 and 321.25.

- Fire-blocking shall be provided between 1st and 2nd floor in accordance with SPS 321.085 inside the structure.

- A listed and labeled multiple-station smoke alarm with battery backup shall be installed inside each sleeping room.

- Where doors or windows occur, headers shall be used to carry the load across the opening.

- Headers 3 feet or less in length shall be directly supported on each end by either a single common stud and a shoulder stud, or a single common stud with a framing anchor attached.

- Headers greater than 3 feet but less than or equal to 6 feet in length shall be directly supported on each end by a single common stud and (1) shoulder studs. Where 2 X 6 framing is used in bearing walls, the number of shoulder studs may be reduced to one. Walls, the number of shoulder studs may be reduced to one.

- Headers greater than 6 feet in length shall be directly supported on each end by a single common stud and (2) shoulder studs. Where 2 X 6 framing is used in bearing walls, the number of shoulder studs may be reduced to one.

- Stud configuration and top plates shall be in accordance with s. SPS 321.25.

- Roof and roof/ceiling assemblies shall support all dead loads plus the minimum live loads as set forth in par. (b) and s. SPS 321.02.

- In accordance with SPS 321.035(3) (3)? Kitchenens.

(a) There shall be at least 30 inches of clearance between a wall, a permanently-installed kitchen island, permanently-installed kitchen cabinets and the following kitchen appliances, if provided:

1. A range, cook top or oven.
2. A sink, refrigerator or freezer.

(b) Measurements must be taken from the face of the wall, island, cabinet or appliance, ignoring knobs and handles.

- Separate electrical, plumbing, and HVAC permits to be pulled as required.

Provide any room with a toilet, tub or shower with exhaust ventilation capable of exhausting 50 cubic feet per minute on an intermittent basis or 20 cubic feet per minute on a continuous basis in accord w/ SPS 323.02(3)(d).

- All work in accordance with Section 240-01, and CH 295, Milwaukee Code of Ordinances.

- Call inspector in advance to schedule rough, and final inspections. All conditions of approval shall be satisfied before or during construction.

- UDC code available at: https://docs.legis.wisconsin.gov/code/admin_code/sp/safety_and_buildings_and_environment/320_325/321.pdf

- SEWARG available at: https://docs.wixstatic.com/ugd/b75751_7d4116dd931c455ea9901de0e9b6e2d1.pdf

- (All of the conditions of approval shall be satisfied prior to occupancy of the building.)

If Approved Plans have not been included with this Plan Approval Letter, they may be obtained at the City of Milwaukee Development and Permit Center., 1st floor, 809 N Broadway. Please refer to the Record Number at the upper right of this letter when picking up plans. The City of Milwaukee Development and Permit Center is open Mon.- Fri., 8:00 a.m. to 4:30 p.m. for customer assistance. For further questions please call (414) 286-8207

A set of approved plans is required to be kept at the job site at all times during construction.

WINDOWS

- To be installed per original as-built installation
- Utilize original components where appropriate or match with new materials
- Exterior window and trim paint color to match existing 1st floor:

Benjamin Moore Historical Color
Cottage Red
HC-184



PROPERTY ADDRESS
2156 N SHERMAN BLVD

CLIENT
PENONYA LLC
2800 E. Enterprise Ave STE 333
Appleton, WI 54913

PROJECT

SHERMAN BED-BATH RENO

DRAWN ON
6/24/2025

2156 N SHERMAN BLVD
BED-BATH RENOVATION

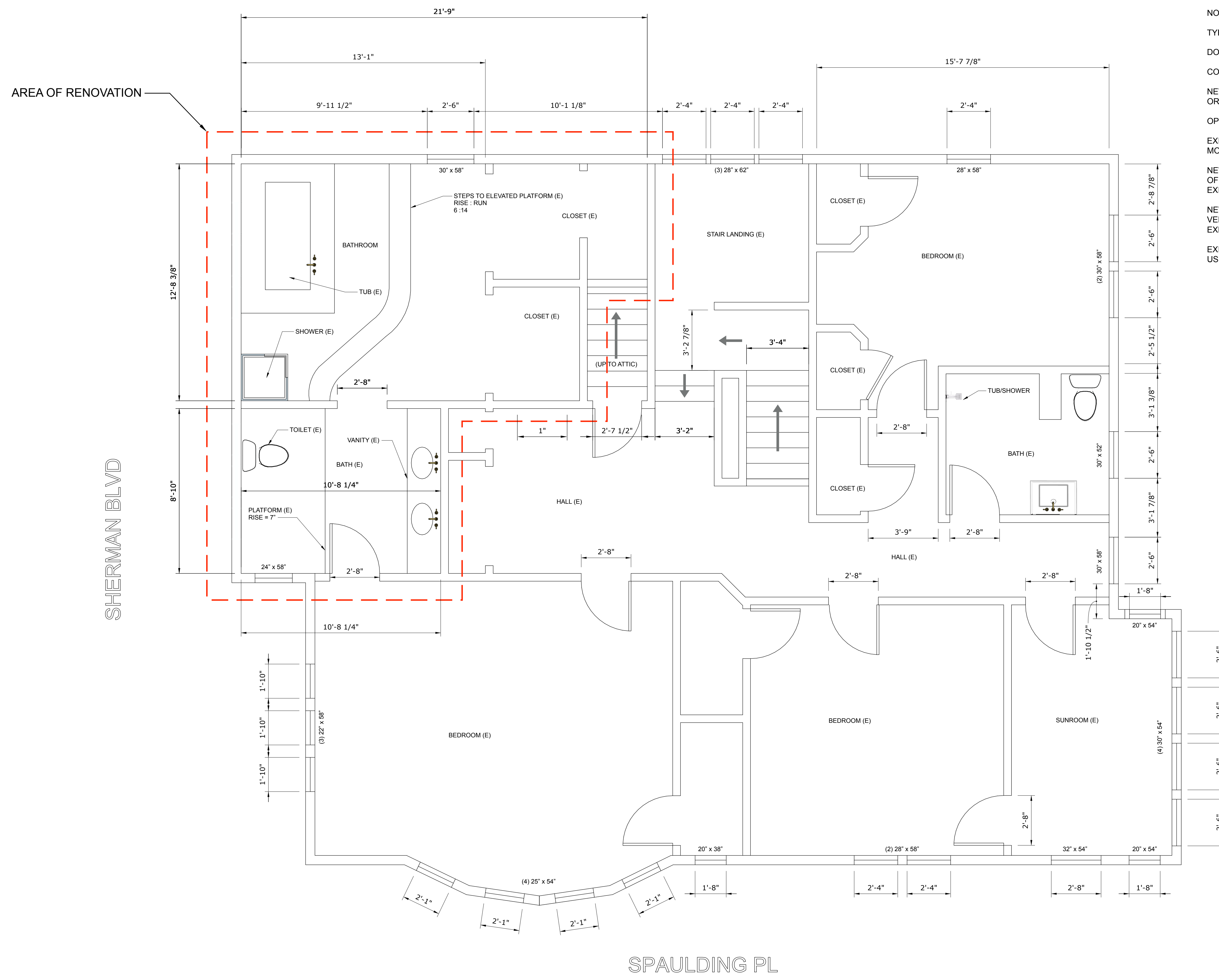
PROJECT
SHERMAN BED-

PROJECT NO.
25-002

DRAWN ON
6/24/2025

DRAWN BY
MB

NOTES



- NOTES:
- TYPICAL CEILING HEIGHT: 8'-7"
 - DOOR AND WINDOW HEADERS AT 7'-0"
 - CONTRACTOR TO VERIFY ALL DIMENSIONS ON-SITE.
 - NEW DRYWALL TO MATCH EXISTING OR MIN 1/2" AT WALLS AND 5/8" AT CEILINGS.
 - OPEN EXTERIOR WALLS TO BE INSULATED, PER CODE.
 - EXISTING FINISH FLOORS, WALLS, CEILINGS AND MOLDINGS TO BE PRESERVED WHERE POSSIBLE.
 - NEW (N) BEDROOM DOOR TO BE INSTALLED AT LOCATION OF PREVIOUSLY FRAMED AND FINISHED DOOR, PER EXISTING DOOR CASING LEFT IN PLACE.
 - NEW TOILET AND SHOWER LOCATION TO BE VERIFIED AFTER DEMO AND SITE INSPECTION OF EXPOSED FRAMING.
 - EXISTING (E) TUB PLATFORM TO BE VERIFIED AS USEABLE BED PLATFORM AFTER TUB REMOVAL



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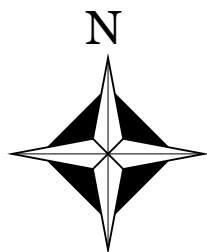
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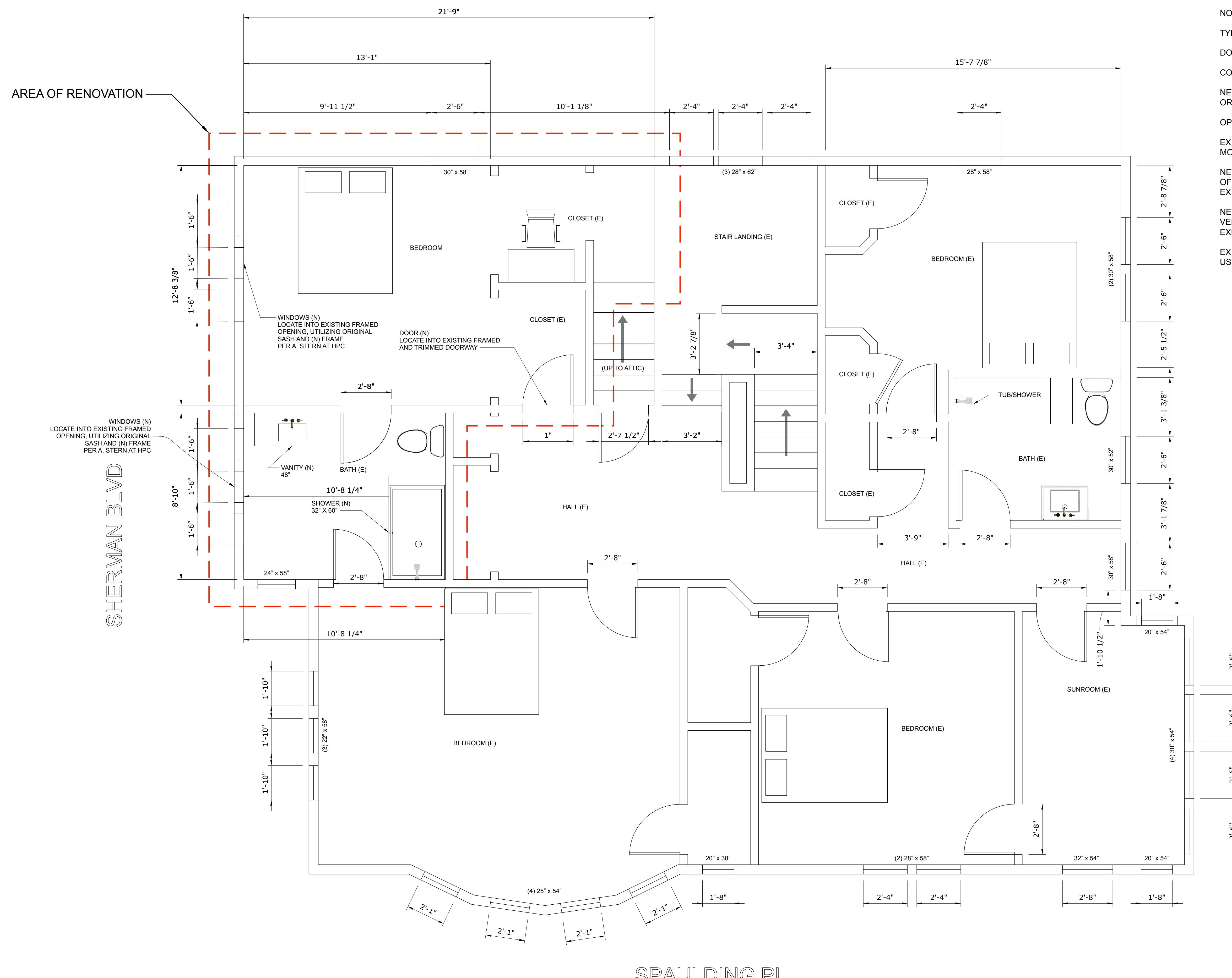
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2156 N SHERMAN BLVD
BED-BATH RENOVATION



2nd FLOOR PLAN - EXISTING (E)

SCALE: 3/8" = 1'0"



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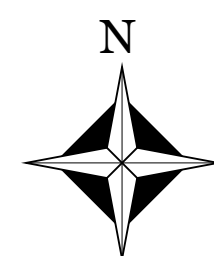
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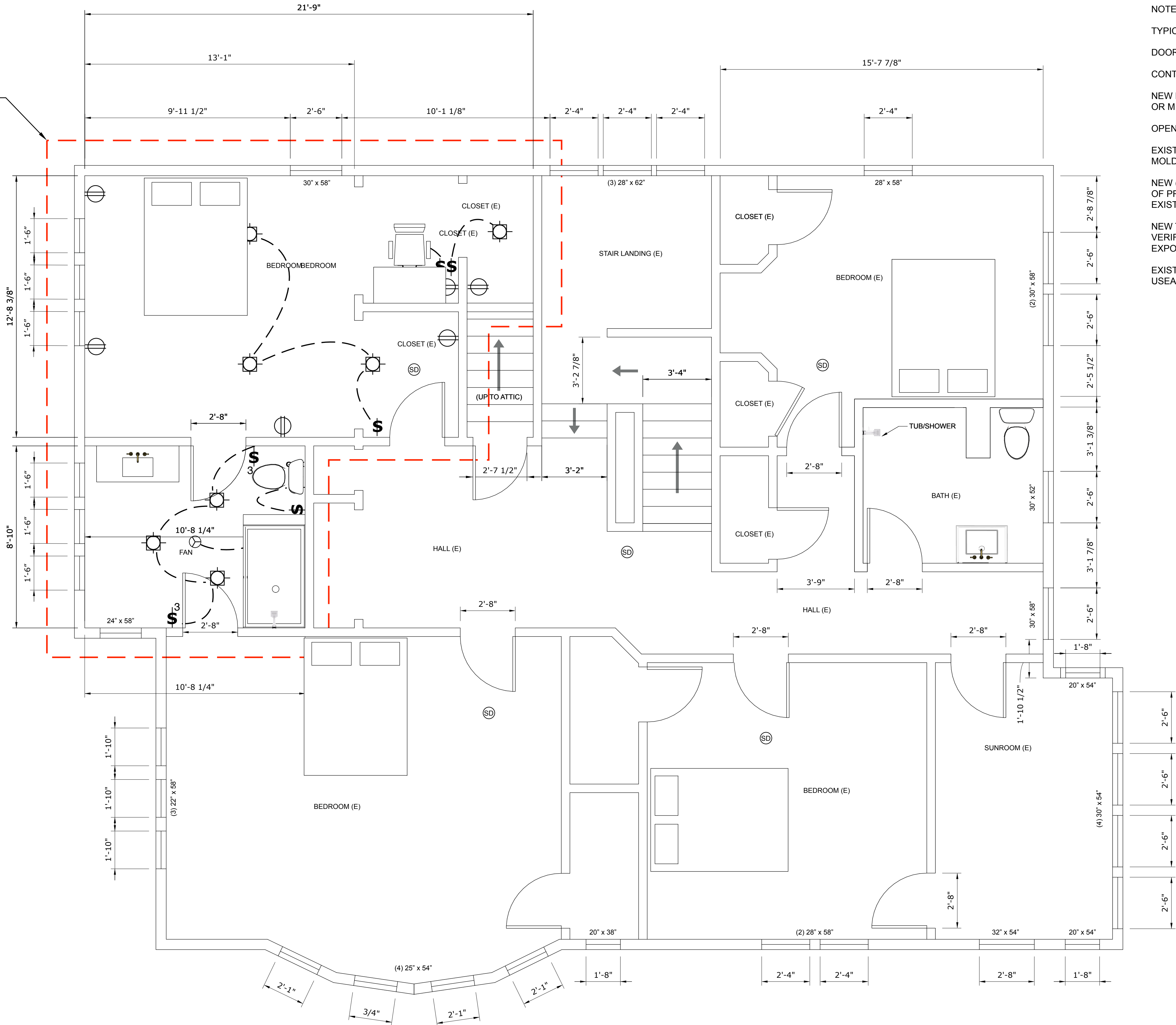


2nd FLOOR PLAN - NEW (N)

SCALE: 3/8" = 1'0"

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	REOSTAT SWITCH (SPEED CONTROL)
	SURFACE MTD. LIGHT FIXTURE
	RECESS LIGHT FIXTURE
	RECESSED WATER PROOF LIGHT FIXTURE
	SURFACE MTD. WATER LIGHT FIXTURE
	HEAT LIGHT FIXTURE
	RECESS FAN LIGHT FIXTURE
	FLOURECENT LIGHT FIXTURE
	SWITCH WIRED DUPLEX RECEPTACLE
	220 VOLT RECEPTACLE
	SPOT LIGHT
	WATER PROOF DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE
	DOOR CHIME
L.A.D.	LOCATE AS DIRECTED
W.P.	WATER PROOF
	CABLE T.V. OUTLET
	FLOOR MTD. RECEPTACLE 110 VOLT
	PHONE OUTLET
	CEILING FAN
	CHANDELIER
	UNDER CABINET LIGHTING
	CEILING MOUNT RECEPTACLE 110 V
	SMOKE DETECTOR
	EXHAUST FAN
	WALL SCONCE

SHERMAN BLVD



SPAULDING PL

2nd FLOOR PLAN BATH/BED ROOM - ELECTRICAL PLAN (N)

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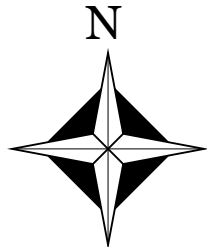
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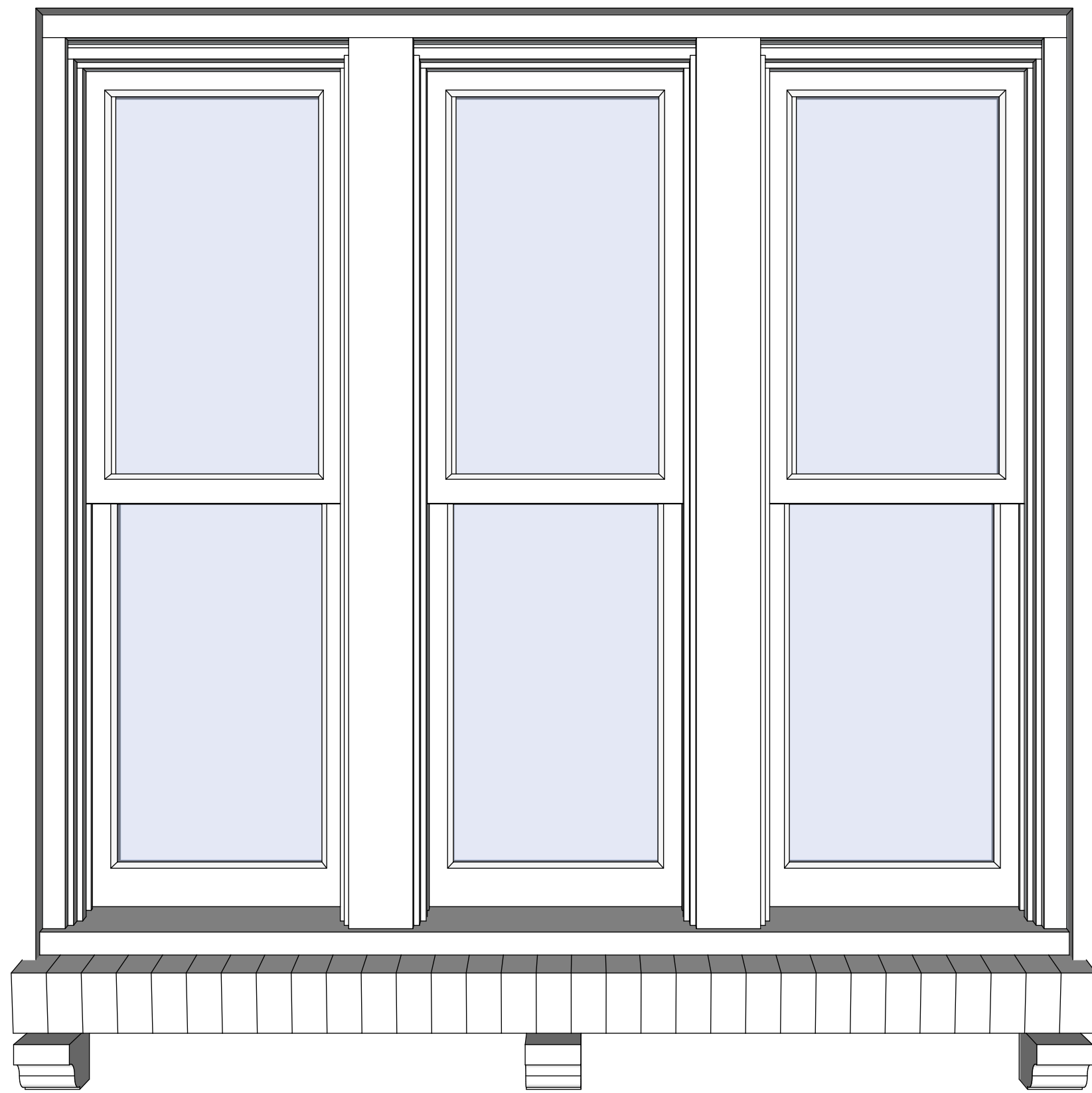
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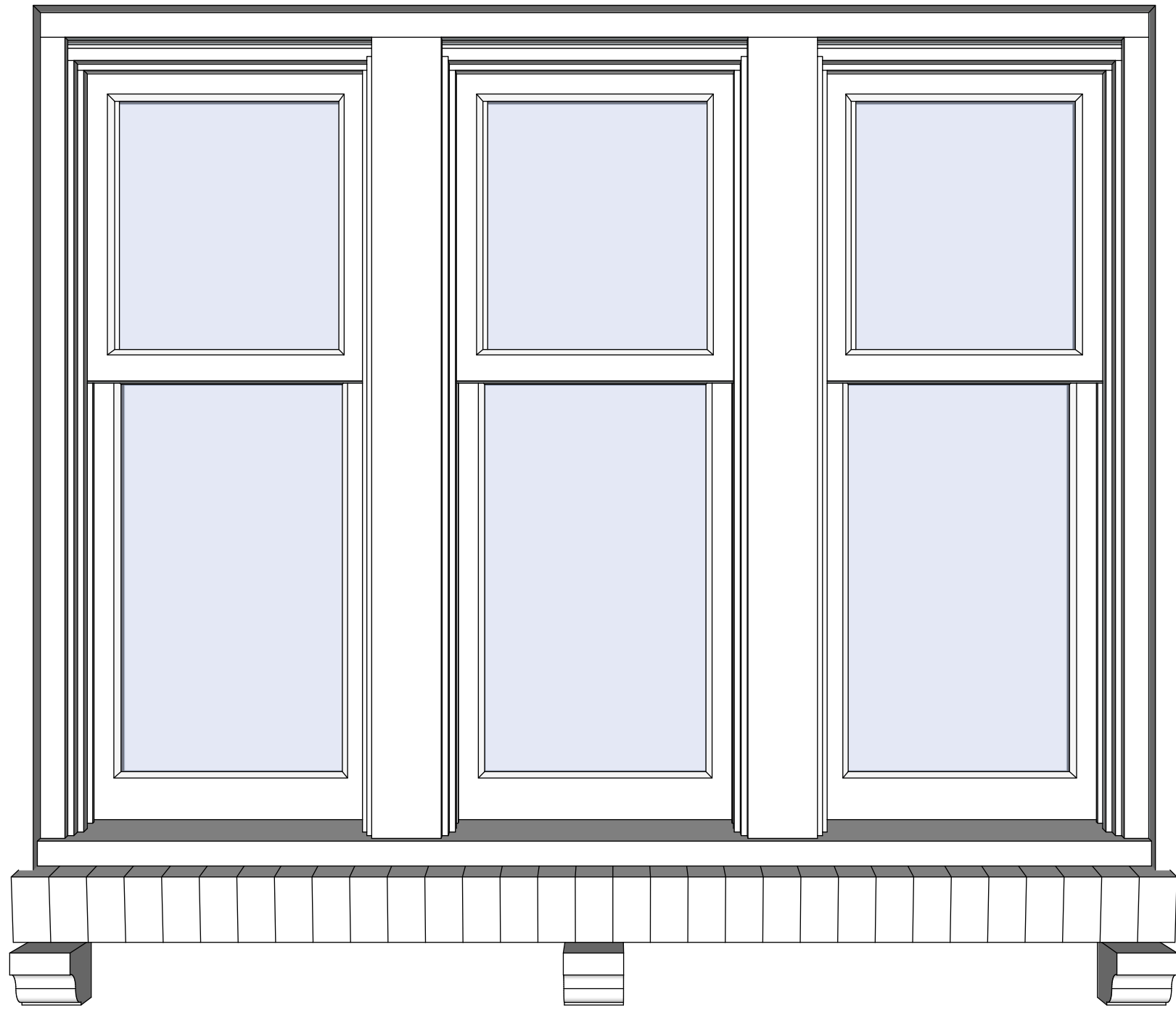
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SCALE: 3/8" = 1'0"



BEDROOM WINDOW ELEVATION



BEDROOM WINDOW ELEVATION



SHOWING CURRENT CONDITION



SHOWING ORIGINAL WINDOWS INSTALLED



ORIGINAL SASHES

NOTES

SCOPE TO INCLUDE RE-INSTALLATION OF EXISTING WOOD WINDOWS FOR BEDROOM AND BATHROOM.

TO BE REINSTALLED TO MATCH ORIGINAL INSTALLATION, PER HPC GUIDLINES.

ORIGINAL WOOD SASHES TO BE RESTORED AND USED OR REFERENCED FOR MATCHING (N) WOOD WINDOWS.

TO BE FINISHED PER ORIGINAL INSTALLATION.

ALL DIMENSIONS TO BE VERIFIED ON-SITE.

EXTERIOR PAINT FINISHES TO COLOR MATCH EXISTING FIRST FLOOR WINDOWS BENJAMIN MOORE COTTAGE RED HC-184



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