



Certificate of Appropriateness

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

Property Description of work

2504 N. Grant Boulevard, Grant Boulevard Historic District

Dismantle the existing chimney down forty-two (42) courses and rebuild the chimney to the original height with bricks and mortar to match the original appearance. Type N mortar to be used throughout. Rebuild poured concrete cap to match existing.

Date issued 5/2/2024

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:

New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar shall contain approximately the same ingredient proportions of the original mortar. Mortar that is too hard is subject to premature failure and could damage the masonry. See the city's books *As Good As New* or *Good for Business*, Masonry Chapters, for more information. In most cases, this means a lime mortar with natural hydraulic cement rather than Portland cement. No joint of a width less than 3/8" may be cleaned of damaged/decomposed mortar with power disc grinders. No over-cutting of the joints is permitted. Remove decomposed mortar back into the wall 2.5 times the height of the joint before repointing. 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.

New brick/stone/terra cotta must match as closely as possible the color texture, size, and finish of the original.

A sample panel of the masonry materials and their mortar must be reviewed and approved by HPC staff prior to general installation of the material.

UNDER NO CIRCUMSTANCES SHALL UNPAINTED MASONRY BE PAINTED, BE GIVEN A WATERPROOFING TREATMENT, OR CLEANED BY ABRASIVE MEANS; THIS STATEMENT SUPERSEDES ANY OTHER WORDING IN THIS DOCUMENT INDICATING THE CONTRARY.

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

Copies to: Development Center, Ald. Stamer



Existing chimney



- **SCAFFOLDING:**

Erect tower scaffolding and necessary roof top scaffolding to surround chimney at top. All scaffolding is to be erected per current OSHA standards. Roof and shrubbery to be properly protected.

- **REBUILD:**

Dismantle chimney forty-two (42) courses. Rebuild chimney to original height with bricks and ~~type S (high strength)~~ mortar. Bricks and mortar will be matched as closely as possible. During the chimney rebuilding process, the roof (shingles) will be completely protected.

- **TUCK-POINTING:**

Grind out deteriorated/cracked mortar joints, up to twenty (20) SQFT as needed below the roofline. Tuck-point using matching strength (type N) mortar with powdered water repellent (PWR™). PWR forms permanent water repellent, which protects the mortar and adds additional life expectancy to the tuck-pointing.

- **POURED CONCRETE CAP:**

Set five-inch (5") high forms with two-inch (2") overhangs on all four (4) sides. Pour concrete with steel and fiberglass structural support. This exceeds all current Local and Wisconsin Building Codes. Replace the top flue tile if needed. Flue tiles are bedded one on the other with a non-water-soluble refractory cement mixture. As the old concrete cap/crown is removed, an inspection of the internal chase will be performed. Our price assumes the interior chimney was constructed per code (airspace around flue tiles, brick wythe between all flue systems, etc.). In the event of any code violations, and additional work to be agreed upon, it will be submitted as a separate proposal prior to correcting said code violations.

- **APPLIANCE LINER (TYPE 294-C):**

Install a six-inch 6" stainless steel, lifetime warranty, Forever Flex, liner with direct connection to furnace and/or water heater exhaust. Includes all connections and fasteners.

- Note: Our price assumes the interior chimney was constructed per Code (airspace around flue tiles, brick Wythe between all flue systems, etc.).

- **Note: To uphold warranty, stainless steel liners must be inspected annually.**

- **Note:** In many cases, all flue tiles must be removed by Chimney Doctors LLC, to allow proper drafting. ***Additional fees may occur if an access hole is needed to remove flue tiles. This is determined at the time of work.**

Scope of work. Type N mortar to be used throughout.