



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)

Walter L. Beattie House

ADDRESS OF PROPERTY:

2731 N. Grant Blvd, Milwaukee, WI 53210

2. NAME AND ADDRESS OF OWNER:

Name(s): Ivorena Taylor

Address: PO Box 994

City: Milwaukee

State: WI

ZIP: 53201

Email: ivorena@sbcglobal.net

Telephone number (area code & number) Daytime: (414) 732-7235

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 or 414-286-5722 for submittal requirements)

A. REQUIRED FOR MAJOR PROJECTS:

_____ Digital photographs of affected areas & all sides of the building

_____ Sketches and Elevation Drawings in PDF form. New construction, major storefront remodels, etc., must provide one set of D or E size drawings and sections

_____ Material and Design Specifications (please attach)

B. NEW CONSTRUCTION ALSO REQUIRES:

_____ Floor Plans (show fenestration and approximate wall locations, final floor plans are not required)

_____ 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.

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.

Replace chimney. Please see attached pictures and diagrams.

6. SIGNATURE OF APPLICANT (owner signature required for demolition):

Signature

Ivorena Taylor

Please print or type name

04/17/2025

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.

Email Form to: hpc@milwaukee.gov

Historic Preservation Commission
841 N. Broadway, Rm. B1
Milwaukee, WI 53202

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

www.milwaukee.gov/hpc

Or click the SUBMIT button to automatically email this form, if using an app such as Outlook or Apple Mail. The submit button does not work with web-based email interfaces.

SUBMIT

Ivory Taylor
2731 North Grant Blvd
Milwaukee WI, 53210
(414) 732-7235



Chimney Doctors Proposed Solutions

1/10/2025

Contract Number:24,193

Approximate start date: Spring 2025

Package A

- **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.
 - Top four flue tiles are to be replaced
- **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 the 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.
- **WATERPROOFING:**
Apply two coats (wet on wet) of heavy duty, solvent based, commercial, waterproofing material (Chimney Saver™) to brick from roof line up.
 - There is a limited manufacturer's warranty on this product to repel water five (5) years. This will reduce the risk of leakage and absorption into the mortar, brick, and stones.
- **TEMPORARILY RESEAL FLASHING:**
Temporarily reseal the top groove of flashing to the chimney with 20yr Vulkem™ caulk. Note: there is no warranty for the application of Vulkem™ caulk.
- **SAFETY/RAIN CAPS:**
Install two twelve-inch by twelve-inch (12" x 12") stainless steel safety rain caps with animal guard.

Package A's Total: \$11,883.00

If you have any questions about your proposal, please call your technician, or the office at 262-784-8000.

Chimney Doctors LLC*16964 West victor Rd*New Berlin Wisconsin, 53151

CONDITION REPORT

Level I, II, III (See Back)

	Satisfactory	Unsatisfactory	Not Applicable
FIREPLACE			
1. Hearth	✓		
2. Firebox	✓		
3. Ash Door	✓		
4. Damper	✓		
5. Smoke Chamber		✓	
6. Spark Screens/Doors		✓	
CHIMNEY			
7. Brickwork/Mortar Joints		✓	
8. Flue Tile Joints		✓	
9. Flue Tiles		✓	
10. Flashing	✓		
11. Chimney Cap/Cover		✓	
12. Concrete Cap/Crown		✓	
13. Height	✓		
PRE-FABRICATED CHIMNEY			
14. Outside Exterior			
15. S.S. Pipes			
16. Flashing			
17. Metal Cap			
18. Chimney Cover/Cap			
19. Height			
WOODSTOVE OR FIREPLACE INSERT			
20. Stove Pipes			
21. NFPA Approved Connection			
22. Installation			

☐ Pre-Fab ☒ Masonry ☐ Wood-stove
 CO Detector: ☐ Yes ☐ No
☐ Furnace/Gas ☐ Furnace/Oil ☐ H2O
 No. of Flues 2 Flue Size _____
 No. of Stories 3 Buildup _____ Glaze _____
 Proposal Needed ☒ Yes ☐ No

Quantity	Description	Rate	Amount
1	Cleaning - Complete Cleaning/24-point Safety Inspection	\$289.00	\$289.00
	Subtotal:	\$289.00	\$0.00
	Total Due:	\$289.00	

inspect only \$189

Quantity	Additional Items	Rate	Amount

CHIMNEY DOCTORS

"We Make Chimneys Safer"
 5349 North Lovers Lane Road
 Milwaukee, Wisconsin 53225
 Phone: 414-463-8984
 Fax: 414-463-4683
 www.saferchimneys.com



Scheduled	Start	End	Route
7/29/2019	12:00 PM	02:00 PM	StephenW

Campaign _____
 Internet/website _____

Work Location: (414) 732-7238

IVORY TAYLOR
 2731 N Grant Blvd

Milwaukee WI 53210

Alternate Contact: *IVORENA @ sbcglobal.net*
 Alternate Contact: _____

Bill To:

IVORY TAYLOR
 2731 N Grant Blvd

Milwaukee WI 53210

Job Instructions:

BettyP - Betty Pasqueno - 7/26/2019 11:35:53 AM - I
 CALL TO RESCHEDULE YOU HAVE AM MEETING

MatthewP - Matthew Pasqueno - 7/19/2019 9:18:09
 AM - CLEANING AND INSPECTION FOR A SINGLE
 FIREPLACE. CALL WHEN YOU ARE ON THE WAY
 WITH AN E.T.A.

Technician's Comments:

DO NOT USE!
cracks and missing mortar
in flue
Chimney needs Rebuilt

Scheduled Job Subtotal: \$289.00

Additional Items: _____

Total Due: _____



or Check #

9957 Rd

Acct #: _____

Exp. Date: _____

THANK YOU VERY MUCH FOR YOUR BUSINESS. WE
 LOOK FORWARD TO SEEING YOU AGAIN IN THE
 FUTURE!

Payment is due at time of service.
 Late payments are subject to 1.5% late fee
 per month calculated from the day of service.
 Returned checks result in a \$35 returned check fee.

Chimney Inspections

(Customer to initial appropriate level)

Level I

A Level I inspection is the recommended level when an evaluation of the chimney system for continued service is needed and the conditions of use are not changing. This could include:

- Routine or annual evaluations of the venting system
- An appliance connected to the system is being replaced with a similar appliance
- During chimney cleaning or sweeping

A Level I inspection is limited to readily accessible portions of the venting system, and accessible portions of the connected appliance(s) and the chimney connection. The inspector will check the readily accessible portions of the chimney, its enclosing structure, and the flue. A Level I inspection includes verification that the flue is not blocked or significantly restricted.

Level II

A Level II inspection is more detailed and thorough than a Level I inspection and is the recommended inspection when conditions of use for the appliance or venting system are changing, or when a Level I inspection reveals the need for a more detailed inspection. Several instances where a Level II inspection is specifically recommended include:

- Replacement of an appliance with one of dissimilar type, input rating or efficiency
- Prior to a flue relining
- Upon sale or transfer of the property
- After an event likely to have caused damage to the chimney, such as a chimney fire or other sudden occurrence event

A Level II inspection includes all of the requirements of a Level I inspection as well as the following:

- Inspection of accessible areas of attics, basements, and crawlspaces
- Accessible areas of the chimney exterior and interior
- Accessible portions of the appliance and chimney connection
- Video scanning, or other thorough inspection, of the flue interior
- Evaluation of the flue lining to determine that its material and sizing is appropriate for the appliances being served
- Proper clearance to combustibles in the accessible areas listed above
- Proper construction and condition of the chimney system in the accessible areas listed above

While the Level II inspection is a rather thorough inspection and requires access to many areas of the building, it does not require removal of permanent parts of the building, such as siding, chase covers or wall coverings.

Level III

A Level III inspection is the most detailed of all of the inspection types and includes inspection of concealed areas of the building. However, examination of concealed areas will be limited to areas reasonably suspected of containing hazards that cannot be evaluated otherwise.

A Level III inspection includes all areas covered in a Level I and Level II inspection, and inspection of concealed areas to investigate known or suspected problems. In as much as certain portions of a Level III inspection require destructive action to the building, the inspector will discuss these areas with the building owner prior to the inspection.

Frequency of Inspection

NFPA recommends that all chimneys, fireplaces and vents be inspected annually. In addition to this requirement, there are other times when chimney and venting systems should be inspected, such as:

1. After any unusual, or sudden occurrence event, such as a chimney fire, fighting strike, or earthquake
2. Prior to purchasing a home with an existing chimney
3. Whenever changes are made to a chimney or vent system, including replacement of connected appliances
4. Prior to major system repairs

Customer Verification

I have read this form and now understand which areas of my chimney system appear to be satisfactory and which areas are not satisfactory.

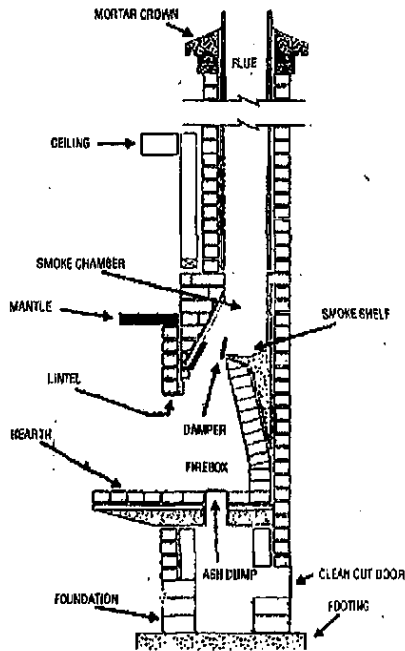
Customer Signature

Date

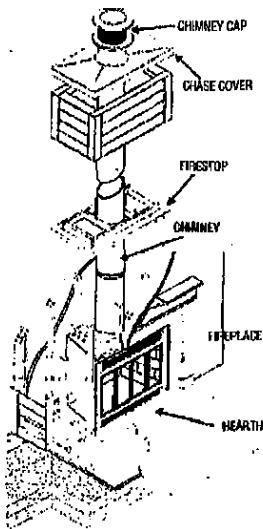
Chimney Technician Signature

This sheet is the result of a visual inspection done at the time of cleaning. It is intended as a convenience to our customers, not as a certification of safety or fire worthiness. Since conditions of use are beyond our control, we make no warranty of the safety or function of any appliance and none is to be implied.

Masonry Fireplace & Chimney



Factory-Built Fireplace & Chimney



RESPIRATOR

Tech 1 ☐
Tech 2 ☐

ROOF TOP
INSPECTED



VIDEO SCAN



NEXT RECOMMENDED SERVICE DATE:

MONTH

YEAR

Chimney Doctors is a member of:
The National Chimney Sweep Guild
The Better Business Bureau
NARI

All of our technicians are
certified by the Chimney
Safety Institute of America.



CHIMNEY DOCTORS

"We Make Chimneys Safer"

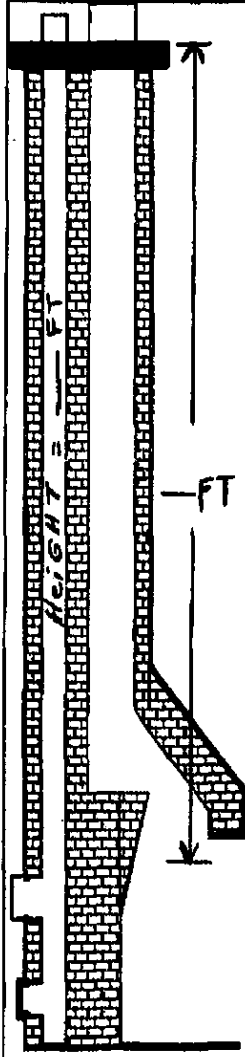


FOR YOUR OWN SAFETY & PEACE OF MIND,
PLEASE DO NOT TAKE YOUR CHIMNEY FOR GRANTED

Name Ivory Taylor Phone 414 732 7235
Address 2731 N. Grant Blvd

Chimney Fire/Hostile Fire: Yes ☒ No ☐ Date of Fire _____
Insurance Co. _____
Agent _____

Chim-Scan internal chimney evaluation system EVALUATION FORM



Fireplace Opening Width 39 Height 27
Flue Sizes ☐ 12x12 ☐ ☐

Chimney Type	Liner Material	Appliance	Fuel
<input checked="" type="checkbox"/> Exterior <input type="checkbox"/> Interior	<input checked="" type="checkbox"/> Clay <input type="checkbox"/> Pumice <input type="checkbox"/> Stainless <input type="checkbox"/> Cast In Place <input type="checkbox"/> Other	1) Woodstove 2) Coal Stove <input checked="" type="checkbox"/> Fireplace 4) Hearth stove 5) Insert 6) Furnace 7) Boiler 8) Pellet burner	<input checked="" type="checkbox"/> Wood <input type="checkbox"/> Coal <input type="checkbox"/> Oil <input type="checkbox"/> Gas <input type="checkbox"/> Pellets <input type="checkbox"/> Wood/Oil Combo <input type="checkbox"/> Wood/Gas Combo
1) Brick 2) Block 3) Stone 4) Stucco 5) Packed Insul. 6) Air - Insul. 7) Air - Syphon			

CHIMNEY LINER PROBLEM CODES

VC - vertical crack
HC - horizontal crack
TC - triangular crack
HVC - hort. - vert. Cracks
HB - hidden breaching
DMJ - deteriorated mortar joints
(Due to improper type mortar or no rain cap allowing moisture to deteriorate)
SS - separation of stainless liner
C - condensation/flaking
G - glaze creosote
W - warped or damaged stainless liner
R - rusting metal smoke shelf
E - eroded mortar joints in smoke chamber
MP - missing piece of flue tile

Exterior Condensate or Creosote noticed. Yes ☐ No ☒

DO NOT USE FIREPLACE UNTIL RELINED. Yes ☒ No Homeowner's Initials ☐

Wisconsin National Fireplace Association Code 10-9 Damaged or Deteriorated Liners

If the flue liner in a chimney has softened, cracked, or otherwise deteriorated so that it no longer has the continued ability to contain the products of combustion (i.e., heat, moisture, creosote and flue gases), it shall be either removed and replaced, repaired or relined with a listed liner system or other approved material that will resist corrosion, softening, or cracking.

LINER SECTION NUMBER (Start with lower flue tile)

- 1) V crack DMJ
- 2)
- 3)
- 4)
- 5)
- 6)
- 7)
- 8)
- 9)
- 10)

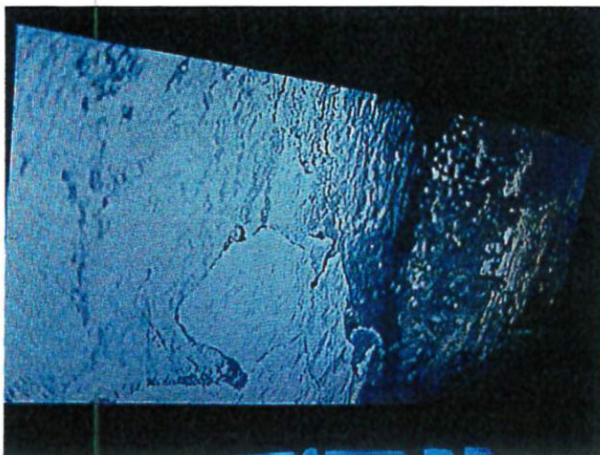
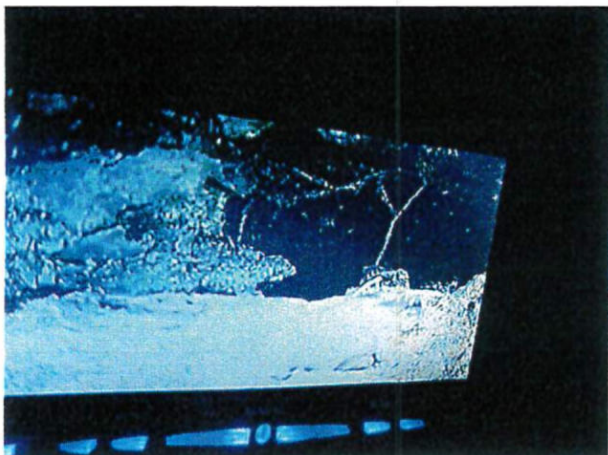
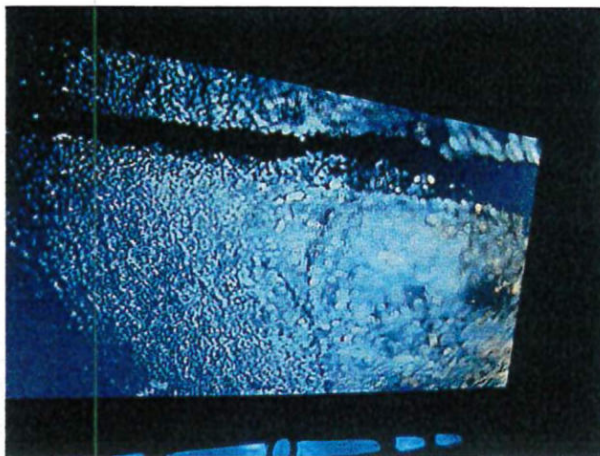
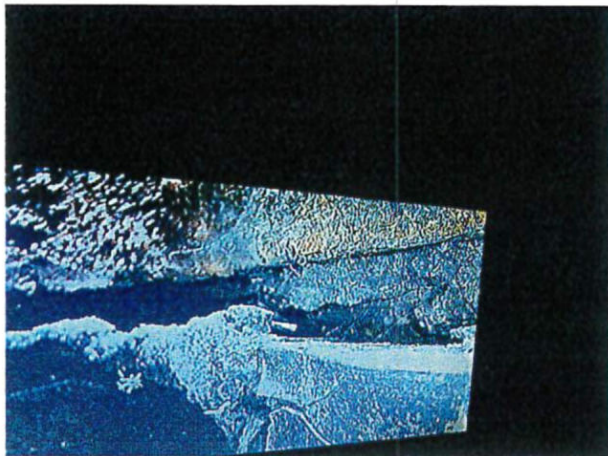
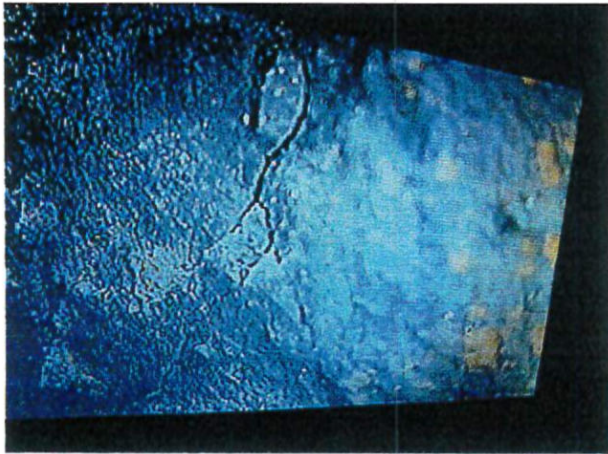
Scanner's Signature

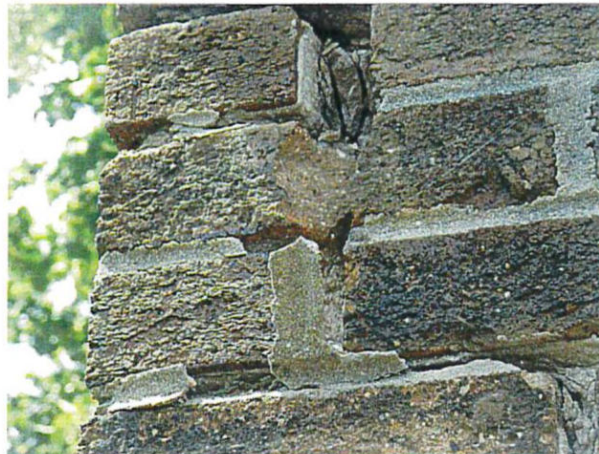
SW

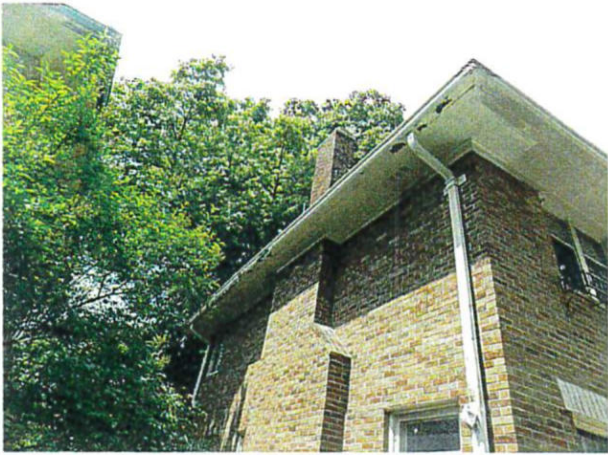
Customer's Signature

Date

7-29-19



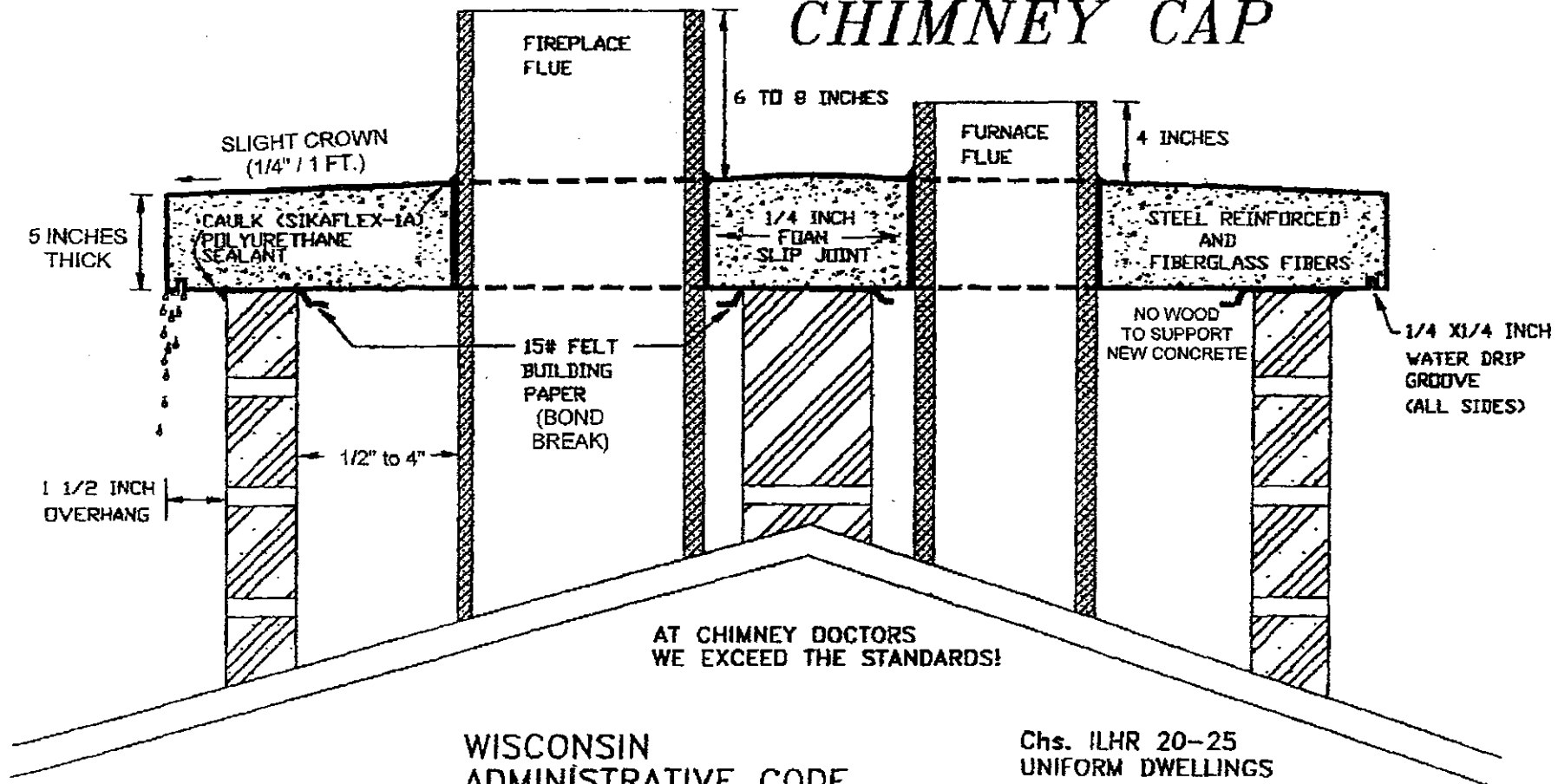






www.saferchimneys.com

CHIMNEY DOCTORS POURED CONCRETE CHIMNEY CAP



WISCONSIN
ADMINISTRATIVE CODE
(REISSUED NOV.- 1995)

DEPARTMENT OF
INDUSTRY, LABOR AND
HUMAN RELATIONS

Chs. 1LHR 20-25
UNIFORM DWELLINGS

(B) CHIMNEY CAPS. Chimneys shall be provided with pre-cast or cast-in-place concrete chimney caps. Chimney caps shall have a minimum thickness of 2 inches, shall slope outwards away from the flue, and shall provide a one-inch overhang and drip edge on all sides. A slip joint shall be installed between the flue and the cap. The slip joint shall be filled with 1/4-inch felt or similar material and shall be caulked with high temperature caulk or similar material to prevent water infiltration.

NOTE: Drawing not to scale.

Chimney Doctors

Waterproofing

Chimney saver is a penetrating water repellent which protects masonry from destructive water penetration and freezing – thawing damage

- First, water repellent specifically designed to protect masonry from severe weather
- Assists to help prevent expensive reconstruction
- Long term protection
- Penetrates into most pores ¼"
- Forms strong bonds with silver in masonry and concrete
- Provides 10 times the water protection of typical brands

Chimney Saver is not a sealer

- Sealers coat surfaces
 - Clog masonry pores
 - Causes surface to darken or appear glossy
- Sealers trap water vapors which accelerate deterioration

Chimney Saver is 100% breathable

- Moisture is always present in masonry
- Trapped water vapors contribute to spalling, scaling, and deterioration
- 100% vapor permeable (non film-forming)
- Releases water vapors and effectively reduces water absorption



Severe spalling and deterioration is caused by water penetration.



Water penetration and freeze/thaw damage result in loss of insulation value and lead to structural failure.

Features/Benefits	<i>ChimneySaver</i>	Brand "T"	Other Brands
Siloxane	Yes	No	No
Warranty	Ten Years	One Year	No
Initial Application	One Coat	Two Coats	One - Two Coats
Applications/Ten Year Period	One	Twenty	Ten - Twenty
100% Breathable	Yes	No	No
Best Value	Yes	No	No

(Issued May – 2005)