



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5712

Property 2731 N. Grant Blvd
Description of work Repair/reconstruct brick chimney. Details as attached on pages 3+, excepting conditions on this page.
Date issued 4/16/25

Under the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has granted 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:

TYPE S MORTAR IS PROHIBITED. USE NOTHING HARDER THAN TYPE N FOR CONTACT WITH BRICK, LIME-BASED MORTAR IS STRONGLY RECOMMENDED. CEMENT FOR LINING IS NOT RESTRICTED.

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) 286-5712 E-mail: hpc@milwaukee.gov.

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

CHIMNEY DOCTORS

"We Make Chimneys Safer"

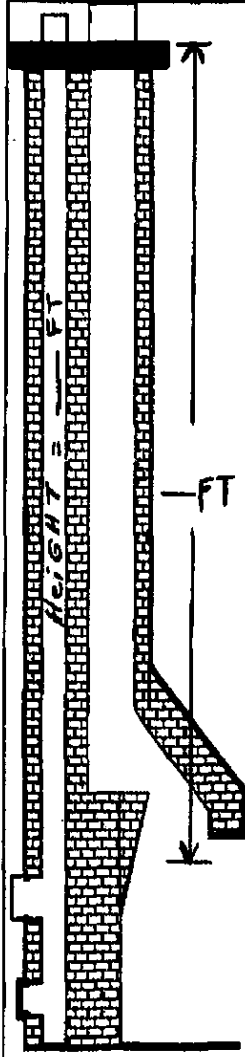


FOR YOUR OWN SAFETY & PEACE OF MIND,
PLEASE DO NOT TAKE YOUR CHIMNEY FOR GRANTED

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
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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)

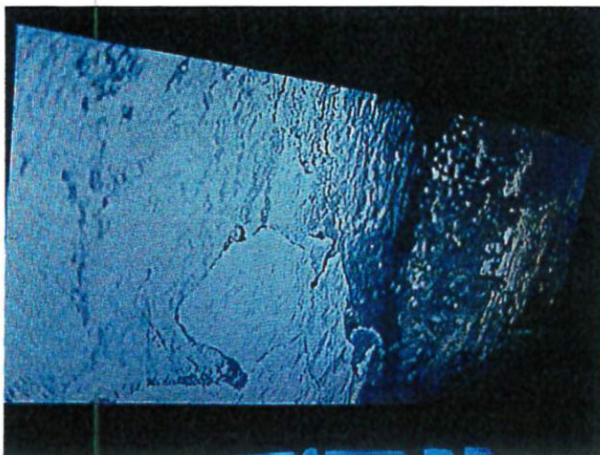
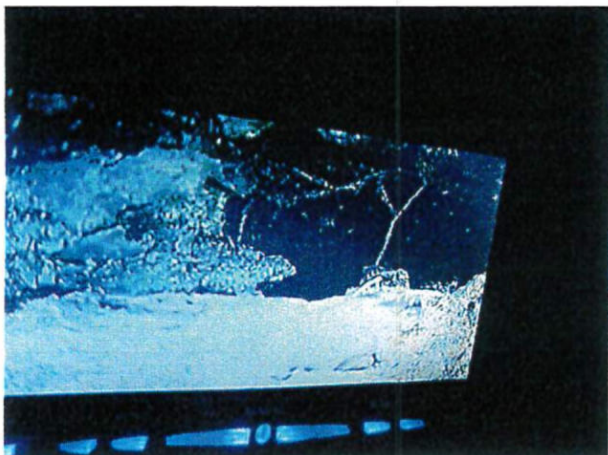
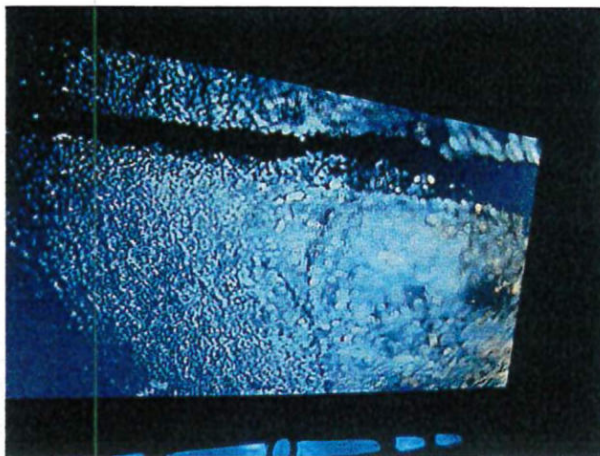
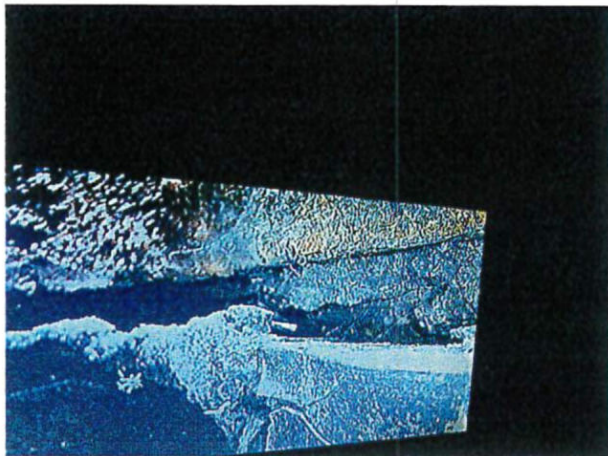
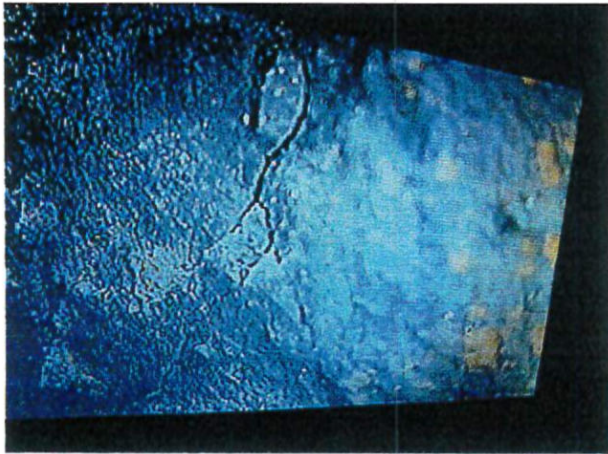
Scanner's Signature

SW

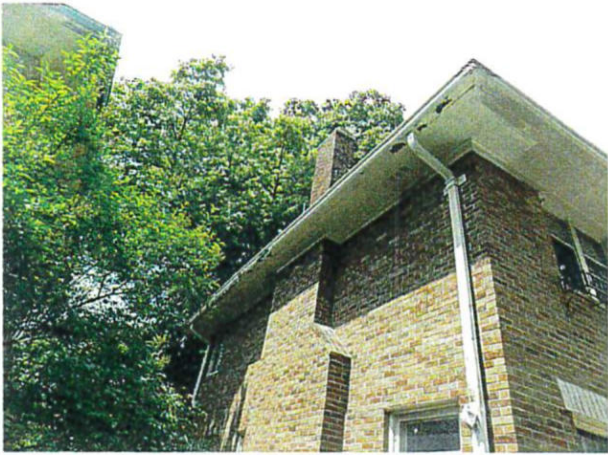
Customer's Signature

Date

7-29-19



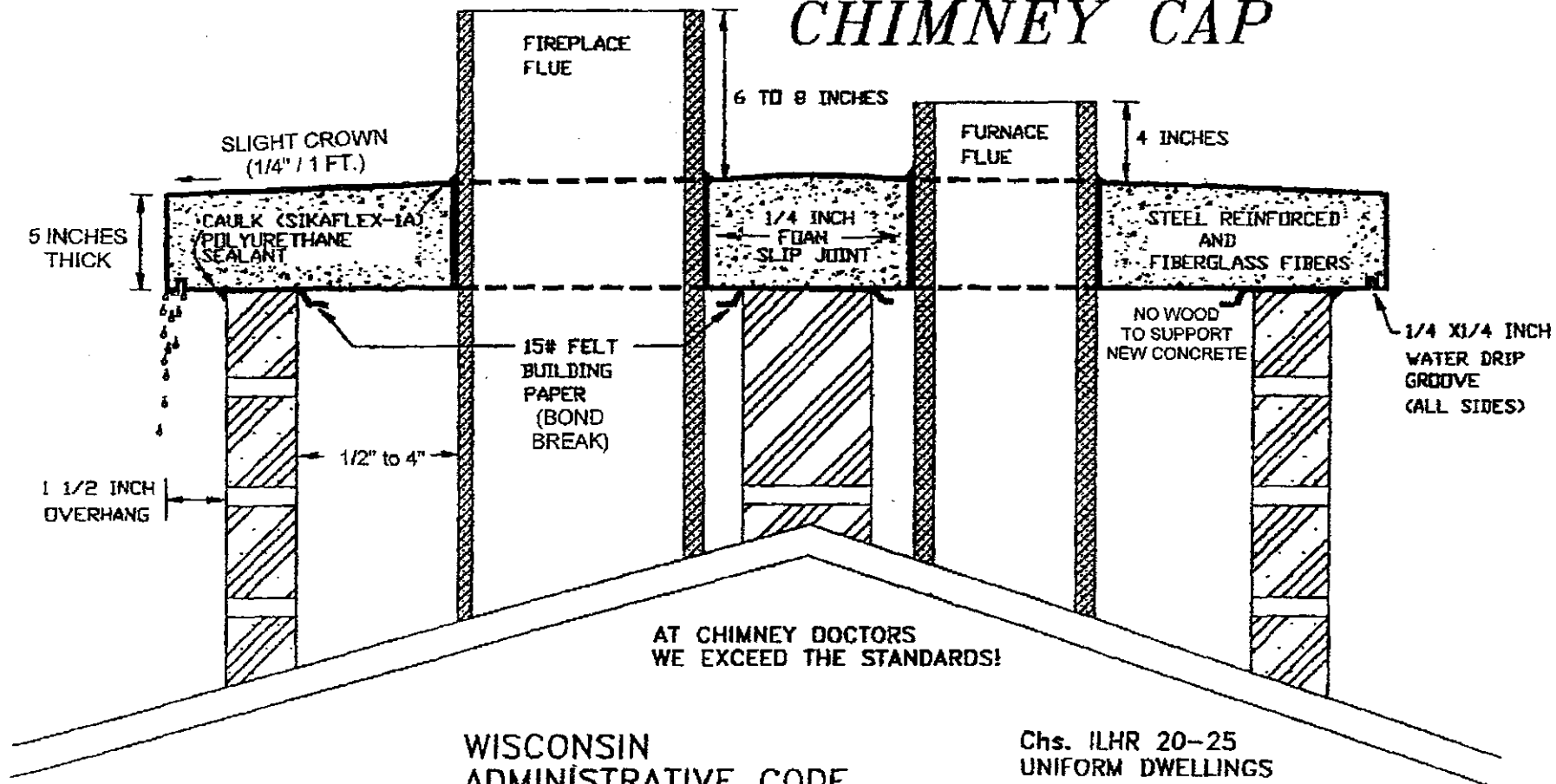






www.saferchimneys.com

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.

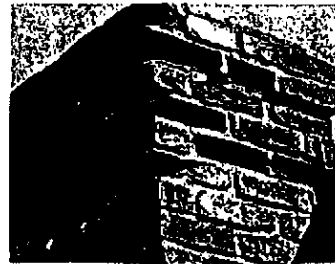
Chimney Doctors

Recommended for use
only on concrete cap

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



Severe spalling and deterioration is caused by water penetration.

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



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)

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 Preservation Staff



LEFT: typical chimney damage
RIGHT: detail of chimney top