MILWAUKEE
HISTORIC
PRESERVATION
COMMISSION
living with history

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)
   ST STANISLAUS ROMAN CATHOLIC CHURCH

   ADDRESS OF PROPERTY:
   524 W. HISTORIC MITCHELL STREET, MILWAUKEE WI

2. **NAME AND ADDRESS OF OWNER:**

   Name(s): ST STANISLAUS CONGREGATION

   Address: 524 W. HISTORIC MITCHELL ST

   City: MILWAUKEE State: WI ZIP: 53204

   Email: ST STANISLAUS @ INSTITUTE-CHRIST-KIDS.ORG

   Telephone number (area code & number) Daytime: 414 226 5490 Evening: 630 335 5741

3. **APPLICANT, AGENT OR CONTRACTOR:** (if different from owner)

   Name(s): ABBÉ GEORGE BAIRD PROJECT MANAGER

   Address: SAME AS ABOVE

   City: State: ZIP Code:

   Email:

   Telephone number (area code & number) Daytime: 630 335 5741 Cell Evening:

4. **ATTACHMENTS:** (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

   A. **REQUIRED FOR MAJOR PROJECTS:**

   Photographs of affected areas & all sides of the building (annotated photos recommended)

   Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 ½" x 11")
   A digital copy of the photos and drawings is also requested.

   Material and Design Specifications (see next page)

   B. **NEW CONSTRUCTION ALSO REQUIRES:**

   Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

   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 AND SIGNED.***

Rec'd @ HP 10/16/18

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.

See Attached

6. **SIGNATURE OF APPLICANT:**

Signature

GEORGE BAIRD

Please print or type name

Date 16 OCT 2018

This form and all supporting documentation **MUST** arrive by 12:00 noon 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.

Mail or Email Form to:
Historic Preservation Commission
City Clerk's Office
841 N. Broadway, Rm. B1
Milwaukee, WI 53202

PHONE: (414) 286-5722 hpc@milwaukee.gov www.milwaukee.gov/hpc

Or click the SUBMIT button to automatically email this form for submission.

SUBMIT

Restoration Project of St Stanislaus Roman Catholic Church

524 W. Historic Mitchell St, Milwaukee WI 53204

Mission Statement:

St. Stanislaus Roman Catholic Church was built in 1872 by Polish immigrants of Jones Island and the South Side of Milwaukee to provide a place of worship for their families and the families of future generations. The church was designed to glorify God. It is the responsibility of parishioners to provide the maintenance, magnificence and historical accurateness of the church.

Background Information:

-St Stanislaus is constructed of Cream City Brick

-The last tuckpointing project of the towers was in 1963

-The cream city brick towers are now showing evidence of damage due to weather exposure

-The original domes of the church where covered in copper

-The copper was removed in a major renovation project in 1963

-The domes where recovered with aluminum sheeting and gilded in 1963

-The gilding has disappeared due to weather exposure leaving a poor aesthetic appearance and the aluminum sheeting has fatigued due to weather exposure

Restoration Project:

-The two east cream city brick towers will be tuckpointed and restored per the proposal provided by Holton Brothers, Inc.

-The three domes of the church will be clad in copper as in 1872 per the proposal provided by F.J.A Christiansen Roofing Co., Inc.

-The three crosses on the domes will be gilded per the proposal provided by Conrad Schmitt Studios Inc.

All the work performed as listed will not change the design that currently exists. The work will follow the existing architectural design. No structural modifications will be made to church. The goal of this restoration project (not renovation) is to provide needed repairs to the roof and masonry of the towers while restoring the church to its original appearance of 1872.

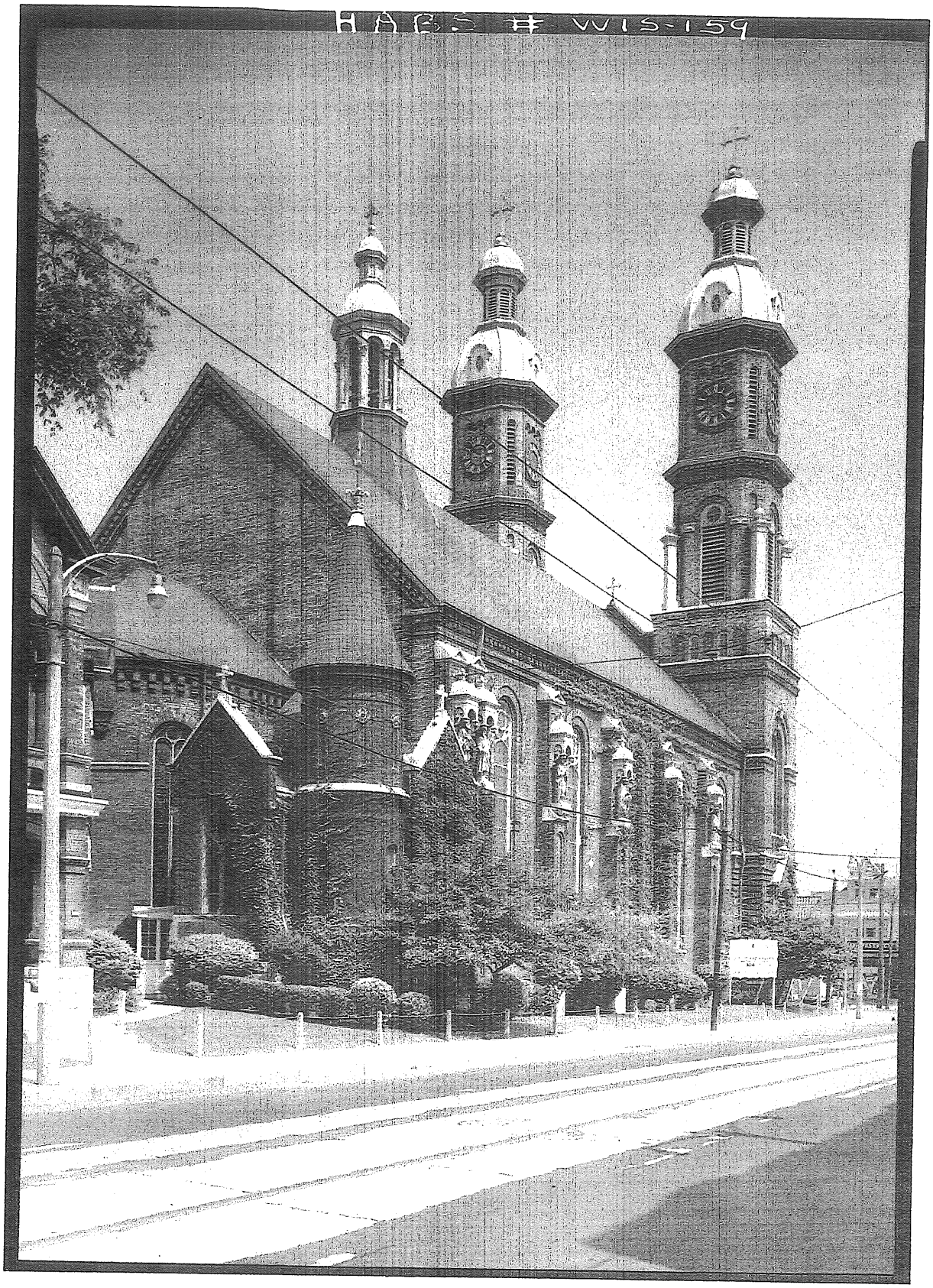
All contractors will obtain all the necessary building permits with the City of MKE.

All contractors will provide liability insurance documents to the insurance carrier of the church for review and adjustment.

Conclusion:

The restoration project of the towers and domes of St. Stanislaus will provide the necessary maintenance and preserve the church for another 150 years on the south side. Once again, the beauty of St. Stanislaus will glorify God and welcome people to Milwaukee.

DOMES WITH COPPER 1945



CROSS AND DOMES
GOLD LEAF GILDING 1944

F.J.A. CHRISTIANSEN ROOFING CO., INC.
TECTA AMERICA Roofing
Redefined

August 6, 2018

St. Stanislaus
Abbe George Baird
524 Historic Mitchell St.
Milwaukee, WI 53212

RE: Steeple re-surfacing

Dear Abbe George,

The following budgetary information is in regards to your request for a copper and sheet metal proposal for the above mentioned property. We have inspected the existing conditions and submit the following for your review and consideration.

Work Scope: Re-surface three (3) steeples

- ✓ Full height scaffolding at all areas to be provided by others. Electric hoists will be required (by scaffold provider) at the (2) east steeples.
- ✓ Set up project to OSHA approved standards for roofing work.
- ✓ Furnish a crane to remove two (2) steeples from the pillars up. The West steeple will be remain in place. It appears the current construction would facilitate this method of removal. This would allow all field measuring and copper installation of these components to occur in a controlled shop environment.
- ✓ Furnish a crane & man basket to remove the two (2) crosses on the East steeples.
- ✓ Remove and dispose the existing metal surface and dispose of debris.
- ✓ All existing decking and framing will be visually inspected for integrity. Any irregularities will be reported for evaluation.
- ✓ Install new ice and water over all existing and new wood blocking beneath copper components.
- ✓ Install new roof hatches at all locations.
- ✓ All new copper components to consist of 20oz copper.
- ✓ New copper components (to match existing) include but are not limited to:
    - Herringbone flat seam panels & batten caps
    - Numerous curved fascia profiles
    - Column wraps, caps & bases
    - Ceiling/soffit panels
    - Decorative lantern (West steeple only)
    - Decorative crosses
    - Flat seam panel roof at hatch locations

- ✓ All seams at fascia miters and on flat roof area to be fully soldered for protection from water infiltration.

- ✓ We have assumed electricity will be available on site. We can run cords as necessary to power source.
- ✓ Carpentry work included/assumed for the project includes:
  - Wood batten framing
  - Misc. framing as needed to support numerous fascia profiles
  - Full framing/sheathing at upper dome for all (3) steeples

Exclusions

- Building permits, if required
- Removal of Ice and Snow
- Overtime & premium shift labor

We are pleased to provide budgetary numbers to perform copper and sheet metal work as detailed and outlined above for the sum of [redacted]

This pricing reflects current copper pricing and performance over the winter of 2018 into spring of 2019.

F.J.A. Christiansen Roofing Co., Inc will warrant our work as outlined and described above for a period of two years in accordance with our standard terms and conditions.

We appreciate the opportunity to provide this budgetary information and look forward to being of service to you on this project. If you have any questions or need any additional information, please feel free to call me.

Sincerely,

Todd Samuel
Project Manager
414-788-2562
FJA Christiansen Roofing Co., Inc.

Safety Data Sheet Firestone Building Products Company

Section 1: Identification of the Substance/Mixture and of the Company/Undertaking

1.1 Product identifier

Product Name • **CLAD-GARD™ SA Underlayment**

1.2 Relevant identified uses of the substance or mixture and uses advised against

Relevant identified use(s) • Construction

1.3 Details of the supplier of the safety data sheet

Manufacturer • Firestone Building Products Company
250 West 96th Street
Indianapolis, IN 46260
United States

firestonemsds@bfdp.com

Telephone (General) • 800-428-4442

1.4 Emergency telephone number

Manufacturer • (800) 424-9300 - CHEMTREC

Manufacturer • (703) 527-3887 - CHEMTREC - International

Section 2: Hazards Identification

EU/EEC

According to: Regulation (EC) No 1272/2008 (CLP)/REACH 1907/2006 [amended by 453/2010]

2.1 Classification of the substance or mixture

CLP • Not classified

2.2 Label Elements

CLP

Hazard statements • No label element(s) required

2.3 Other Hazards

CLP • According to Regulation (EC) No. 1272/2008 (CLP) this material is not considered hazardous.

United States (US)

According to: OSHA 29 CFR 1910.1200 HCS

2.1 Classification of the substance or mixture

OSHA HCS 2012 • Not classified

2.2 Label elements

OSHA HCS 2012

TECHNICAL DATASHEET

Aurubis

1257 (Construction Copper)

Revision 16 01 US

Comparable standards: NA
Aurubis designations: 1257

Description

1257 Construction Copper - Designed for construction applications like roofing. 1257 has the desired color and corrosion resistance. The good formability makes it easy to shape the material for specific applications.

Composition

Cu* [%]
99.5 min

*) Incl. Ag

Physical properties

Melting point [°F] [°C]	Density [lb/in³] [g/cm³]
1981 1083	0.323 8.9

Mechanical properties

Temper	Tensile strength Rm [ksi] [MPa]	Yield strength Rp0.2 nominal [ksi] [MPa]	Elongation 2" nominal [%]	Hardness nominal HR30T HV
Soft	26-38 179-262	10 69	35	
Cold-rolled	32-40 220-275	20 135		15-49
Cold-rolled High Yield	34-42 235-290	28 190		18-51
H02 (1/2H)	37-46 255-317	37 255	20	50 90
H04 (H)	43-52 297-359	45 310	8	58 100
H06 (EH)	47-56 324-386	50 349	3	60 105
H08 (SH)	50-58 345-400	52 359	3	63 110
H10 (ES)	52 min 359 min	54 373	2	61 min 112 min

Other tempers are available upon request.

TECHNICAL DATASHEET

Aurubis

1257 (Construction Copper)

Revision 16 01 US

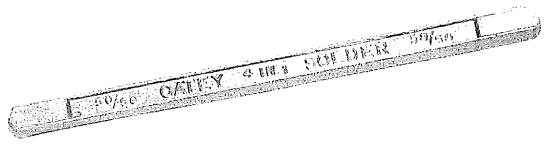
Fabrication properties	Electrical and thermal conductivity	excellent
	Corrosion resistance	excellent
	Formability	excellent
	Weldability	excellent
Typical uses	Construction, roofing	
Applicable specifications	ASTM B370-09	

Oatey®
4700 W. 160th St.
Cleveland, OH 44135
PH:800-321-9532
FX:800-321-9535
www.oatey.com

TECHNICAL SPECIFICATION

50/50 ALLOY BAR SOLDER

TECHNICAL SPECIFICATION: Oatey Bar Solder is a general purpose alloy of 50% tin and 50% lead. 50/50 Bar Solder is most commonly used for copper drain piping, tin plating, seaming joints and sheet metal. 50/50 Bar Solder can be used to solder copper and most copper alloys including lead, nickel alloys and steel. **50/50 BAR SOLDER CONTAINS LEAD. IT IS ILLEGAL TO USE LEAD ALLOY SOLDERS IN POTABLE WATER SYSTEMS (DRINKING WATER).**



PHYSICAL/CHEMICAL PROPERTIES

Alloy composition	Tin & Lead
Appearance	Silver Solid Bar
Melting Range	361° F to 421° F

DIRECTIONS FOR USE

Remove all burrs on the inside and outside of the surface. Remove all oil, grease and oxide corrosion from the surface using Oatey Abrasive Cloth, Utility Brushes or Nylon Grit Pads. The joining surfaces must be clean before soldering. Apply a small amount of approved flux to the pipe and fitting surface. Proper fluxing is important because the flux promotes the flow of the filler metal. Insert the pipe end into the fitting. Heat the joint area, using caution not to overheat the joint. Feed the solder wire into the joint. When the solder wire has drawn around the entire joint, remove the heat. When soldering process is complete, allow the joint to cool undisturbed. When joint is cool, remove any flux residual with a damp cloth.

Tin/Lead solders are not recommended for applications involving high stress or vibration. It is illegal to use lead alloy solders in potable water systems (drinking water).

PRECAUTIONS

Read all cautions and directions carefully before using this product. Apply flux with brush- do not apply with fingers. Wash hands thoroughly after use and before eating. Wear safety glasses with side shields and rubber gloves. EYE AND SKIN IRRITANT. HARMFUL IF SWALLOWED. VAPOR MAY BE HARMFUL. Use only in well ventilated area. Eye or skin contact may cause intense irritation and injury. In case of contact with eyes or skin, flush with water and seek medical attention immediately. If inhaled, get fresh air and seek medical attention if ill feelings persist. KEEP OUT OF REACH OF CHILDREN.

Refer to material safety data sheet for more information. For emergency first aid help, call 1-303-623-5716 COLLECT.

COMMON APPLICATIONS

Oatey Bar Solder is a general purpose alloy of 50% tin and 50% lead. 50/50 Bar Solder is most commonly used for copper drain piping, tin plating, seaming joints and sheet metal. 50/50 Bar Solder can be used to solder copper and most copper alloys including lead, nickel alloys and steel.

Consult Oatey Technical Department for applications not specifically referenced above.

INGREDIENTS (CAS Number)

Tin (7440-31-5)
Lead (7439-92-1)

APPROVALS AND LISTINGS

Meets Military Specification QQ-S-571E

PRODUCT NUMBER	DESCRIPTION	PACK	CARTON WEIGHT
21305	1.25 lb. 50/50 Bar Solder – Bulk	10	12.5 lbs.
20307	1.25 lb. 50/50 Bar Solder – Bulk	40	50 lbs.

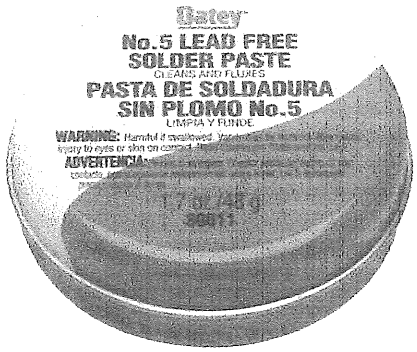
Oatey®
4700 W. 160th St.
Cleveland, OH 44135
PH:800-321-9532
FX:800-321-9535
www.oatey.com

TECHNICAL SPECIFICATION

NO. 5
LEAD FREE PASTE FLUX

ISO 9001 Quality System

TECHNICAL SPECIFICATION: Oatey No. 5 Lead Free Paste Flux cleans and fluxes most commonly soldered metals including copper, brass, zinc, galvanized iron, lead and tin or copper-coated metals. Fluxing is a critical step in the soldering process. No. 5 Paste Flux provides superior wetting properties for better solder flow and can be used with most soft solders. No. 5 Paste Flux complies with CA & VT lead content regulations.



PHYSICAL/CHEMICAL PROPERTIES

Appearance	Amber Paste
Shelf Life	2 years from manufacture date
pH	3 - 4
Solder Temp. Range	400-700° F

DIRECTIONS FOR USE

Paste Fluxes require only a small amount of flux applied to the joint. Clean all surfaces before soldering. Apply small amount of flux inside the fitting and outside of the pipe. Heat to temperature required for soldering. Do not overheat the piping. For small diameter piping, direct the heat near the joint. For large diameter piping, move the heat around the joint to ensure adequate solder flow around the circumference of the joint. NOT FOR USE WITH ALUMINUM, STAINLESS STEEL OR MAGNESIUM. DO NOT USE ON ELECTRICAL PARTS.

When soldering process is complete, allow joint to cool undisturbed. Remove any flux residual with a damp cloth. Do not store No. 5 Paste Flux above 100° F.

PRECAUTIONS

Read all cautions and directions carefully before using this product. Apply flux with brush- do not apply with fingers. Wash hands thoroughly after use and before eating. Wear safety glasses with side shields and rubber gloves. EYE AND SKIN IRRITANT. HARMFUL IF SWALLOWED. VAPOR MAY BE HARMFUL. Eye or skin contact may cause intense irritation and injury. In case of contact with eyes or skin, flush with water and seek medical attention immediately. If swallowed, DO NOT INDUCE VOMITING. Drink water and call physician or poison control center immediately. Ingestion of this product may cause gastrointestinal distress. If inhaled, get fresh air and seek medical attention if ill feelings persist. Keep container closed when not in use. DO NOT REUSE EMPTY CONTAINER. KEEP OUT OF REACH OF CHILDREN.

Refer to material safety data sheet for more information. For emergency first aid help, call 1-877-740-5015.

COMMON APPLICATIONS

Oatey No. 5 Lead Free Paste Flux can be used to solder most commonly soldered metals including copper, brass, zinc, galvanized iron and tin or copper-coated metals.

Consult Oatey Technical Department for applications not specifically referenced above.

INGREDIENTS

Petrolatum (8009-03-8)
Zinc Chloride (7646-85-7)
Ammonium Chloride (12125-02-9)

COMPLIANCE & LISTINGS

NSF Listed to Standard 61

Lead Free Flux Complies to CA & VT lead legislation

PRODUCT NUMBER	DESCRIPTION	PACK	CARTON WEIGHT
30011	1.7 oz. No. 5 Paste Flux	12	2 lbs.
53017	1.7 oz. No. 5 Paste Flux with Brush – Display Carton	12	2 lbs.
53200	1.7 oz. No. 5 Paste Flux with Brush – Carded*	12	2 lbs.
30013	4 oz. No. 5 Paste Flux	24	7 lbs.
30038	8 oz. No. 5 Paste Flux	24	15 lbs.
30014	8 oz. No. 5 Paste Flux	24	15 lbs.
30041	16 oz. No. 5 Paste Flux	12	14 lbs.
30041D	16 oz. No. 5 Paste Flux – Display Carton	12	14 lbs.

Holton Brothers, Inc. Contractors

1257 Terminal Road
Grafton, WI 53024

Phone: 262-377-7887
Fax: 262-377-0615

Masonry Repairs - Tuckpointing - Caulking – Waterproofing

☐ ***Please check if project is tax exempt (attach certificate of exemption)***

Proposal Number AAAQ7803

Date Dec 29, 2016

Proposal Submitted To:	Project Site	Your Sales Rep
St. Stanislaus Oratory 524 W. Historic Mitchell Street Milwaukee, WI 53204 Attn: Abbe George Baird Oblate	Church Steeples	**Mark B. Kosobucki, AIA** Architect/Partner 262-377-7887 Mark.k@holtonbrothers.com **License #: 1096385** **Expires: 03-10-17**

We hereby propose to furnish, labor, materials, equipment and insurance complete in accordance with the following specifications.

EXTERIOR RESTORATION

As requested, the exterior elevations of each Steeple, from upper dome roof coping down to main Church beltline, have been visually inspected by this contractor. Please see the attached photographs for representative conditions observed. It is our opinion the proper procedure for repair should be as outlined in the following specifications. NOTE: as discussed each Steeple would be scaffold by a separate contractor - a quote is also attached for your information.

TUCKPOINTING OF BRICK MASONRY

All exterior common brick masonry on each Steeple shall be inspected and tested for soundness. Mortar joints which are visibly loose or eroded from adjoining brick masonry shall be cut out with a power-driven abrasive wheel to a minimum depth of three-quarter inch (3/4") and as much more as conditions require. After cleaning and flushing with water or compressed air, joints which have been cut out and all voids in mortar shall be filled with special tuckpointing mortar and finished off with a tooled surface to match adjoining areas as closely as possible. Completed work shall be wet down to insure proper curing of the mortar. NOTE: hairline cracks in mortar shall not be deemed defective and are not included in the quote; however, many large areas, primarily at the top of each Steeple, require 100%.

TUCKPOINTING OF STONE MASONRY

All exterior limestone masonry on each Steeple shall be inspected and tested for soundness. Mortar joints which are visibly loose, eroded or separated from adjoining masonry units shall be cut out to a minimum depth of one inch (1") and as much more as conditions require. After cleaning and flushing with water, joints which have been cut out and all voids in mortar shall be filled with a non-shrinking mortar and finished off with a tooled surface to match existing work as closely as possible. Completed work shall be wet down to insure proper curing of the mortar. NOTE: all stone shall be done 100%.

REPLACEMENT OF SEVERELY DAMAGED AND SPALLED BRICK/STONE MASONRY

Severely damaged and spalled unit masonry, on each Steeple, shall be chopped out. After proper preparation of areas where units have been removed, new masonry units shall be relayed. New material shall match surrounding brick masonry as closely as possible. Supplemental non-corrosive anchors shall be provided as needed.

RELAYING OF LOOSE OR SEVERELY SHIFTED BRICK MASONRY

All loose or severely shifted brick masonry, on each Steeple, shall be removed. After proper preparation of areas where brick have been removed, brick shall be relayed. New non-corrosive anchors shall be provided.

PATCHING OF SPALLED LIMESTONE

Damaged or spalled stone on each Steeple, where present concrete has become severely spalled, shall have all loose and delaminating stone in these areas chopped back to a sound base. Steel re-bars which may have become exposed shall be wire brushed free of all loose rust and primed with rust retardant paint. Voids shall then be primed with a latex-bonding agent and filled with a fast-set, non-shrink patching compound specifically designed for dalmatic stone.

EXTERIOR CAULKING IN THE FOLLOWING AREAS

1) All movement and structural cracks in limestone
2) Defective vertical and horizontal joints in limestone sills
3) Defective vertical and horizontal joints in limestone copings
4) Defective vertical and horizontal joints in decorative stone
5) Defective vertical and horizontal joints where aluminum or wood framing abut masonry

The above mentioned areas, located on each Steeple, shall be sealed with Tremco Dymonic, a one part urethane sealant. Sealant shall be white or colored as required to match existing work.

Joint backing where necessary shall be close-cell, non-staining polyethylene in round or square shapes, such as ethafoam joint backing. Joint backing shall be compatible with sealants used.

PREPARATION OF JOINTS
Building joints shall be examined prior to application and any conditions detrimental to achieving a positive weather-tight seal shall be remedied.

All openings, joints or channels to be sealed shall be thoroughly clean, dry and free from dust, oil, grease or any other foreign matter.

Where joints are deeper than 1/2", polyethylene joint backing shall be used and packed into the joint at within 1/2" of the surface. A size shall be selected so as to allow for a minimum of 30% compression of the backing when inserted into the joint. Where joints are 3/4" wide, the backing shall be placed so the depth of the joint to receive the sealants does not exceed 1/4".

APPLICATION OF SEALANTS
Sealants shall be gun applied through a nozzle of such diameter so the full bead of sealant is gunned into the joint, filling the joint completely.

All beads shall be tooled immediately after application to insure firm, full contact with the inner faces of the joints. Excess material shall be struck off with a tooling stick or knife.

The finished bead shall be flush with the surfaces or as otherwise indicated. Caulking shall be outlined with masking tape so as to obtain a neat and uniform appearance. Movement and structural cracks which are caulked shall be dusted with a fine grade lake sand so as to attain the appearance as closely as possible of mortar.

UTILITIES

It will be the responsibility of the property owner or Management Company to secure working electrical facilities. Should power interruption be necessary, the tenants and the property owner and or managers will hold harmless Holton Brothers, Inc. from all claims resulting from power interruption. Interruption is necessary at times because OSHA requires that there be a 20' clearance between workers and live electric wires. The Electric Company will move the wires, if necessary and charge the owner. For underground digging or any related excavating, it will be the responsibility of the property owner or Management Company to contact Diggers Hotline to verify location of wires prior to Holton Brothers proceeding with the work. It will also be the responsibility of the property owner or manager(s) to notify tenants and local utilities of any need to interrupt power services. The tenants and the property owner and or managers will hold harmless Holton Brothers, Inc. from all claims resulting from power interruption.

Conrad Schmitt Studios Inc.
Excellence in Artistry Since 1889

Design ▪ Decoration ▪ Restoration ▪ Glass

July 10, 2017

St. Stanislaus Parish and Oratory
524 W. Historic Mitchell Street
Milwaukee, WI 53204

Proposal
Gilding of One Exterior Tower Cross

Scope
The Conrad Schmitt Studio proposes to provide the labor, materials and insurance to execute the following scope of work to gild one cross at the Roofing Contractor, CSS Studio or on-site at the Church:

- Cover and protect surrounding areas as needed.
- Strip or clean surfaces as necessary.
- Patch as needed.
- Apply appropriate tinted primer.
- Apply size (adhesive).
- Gild with genuine 23 ¾kt exterior double-weight Italian gold leaf.
- Burnish.

Quotation
The above-described work will be provided for the sum of [redacted] × 3

Please note:
- *If the crosses will be removed for gilding, they must be handled carefully upon reinstallation, using only cotton gloves.*

Terms
Project will be billed upon completion.
Scaffold access, if needed, to be provided by others.

Time Estimate
We will coordinate this work with the other contractors. Exterior work must take place in a dry climate when the temperature is over 50 degrees.

Respectfully submitted,

Heidi Emery

Heidi Emery

I have read and agreed to the proposal as listed above as well as the Conrad Schmitt Studios. Inc. General Terms and Conditions of Contract.

Accepted By _____

Date 4th Oct 2017

2405 S. 162nd Street • New Berlin, WI 53151 USA
Phone: 262-786-3030 • 800-969-3033
Fax: 262-786-9036 • www.conradschmitt.com