



## 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. Hedwig's Parish

**ADDRESS OF PROPERTY:**

1702 N Humboldt

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

Name(s): Three Holy Women (Jim Piotrowski)

Address: 1702 N Humboldt

City: Milwaukee

State: WI

ZIP: 53202

Email: [piotrowskij@archmil.org](mailto:piotrowskij@archmil.org)

Telephone number (area code & number) Daytime: 414-271-6577

Evening:

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

Name(s): Tom Halat (Tom Halat's Roof Consulting Service, LLC.)

Address: 6575 N River Rd

City: Glendale

State: WI

ZIP Code: 53217

Email: [tom@tomhalat.com](mailto:tom@tomhalat.com)

Telephone number (area code & number) Daytime: 414-940-1800

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 1/2" 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.**

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.

The church, rectory and garage will be tuckpointed. The correct mortar has been identified and Holton Brothers is aware of what to use. A test panel will be done in an inconspicuous place on the building for HPC approval.

At the school the chimney in the back of the building will be demolished, decked in and roofed over with shingles to match.

One of the stained glass windows will be restored as outlined in the Proposal provided by Enterprise Art Glass dated April 4, 2014. More of them will be completed at funding permits.

6. **SIGNATURE OF APPLICANT:**

  
\_\_\_\_\_  
Signature

Thomas Halat

Please print or type name

July 15, 2014

Date

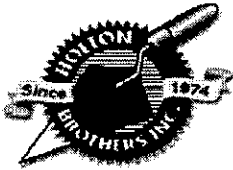
This form and all supporting documentation **MUST** arrive by 12:00 noon on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Hand Deliver or Mail Form to:  
Historic Preservation Commission  
City Clerk's Office  
200 E. Wells St. Room B-4  
Milwaukee, WI 53202

PHONE: (414) 286-5722

FAX: (414) 286-3004

[www.milwaukee.gov/hpc](http://www.milwaukee.gov/hpc)



## Holton Brothers, Inc. Contractors

1257 Terminal Road  
Grafton, WI 53024

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

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Masonry Repairs - Tuckpointing - Caulking – Waterproofing

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July 29, 2014

Proposal Submitted To:

Project Site:

St. Hedwig Parish  
1702 N. Humboldt Avenue  
Milwaukee, WI 53202

St. Hedwig  
1702 N. Humboldt Avenue

Attn: Mr. Jim Piotrowski

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

### **EXTERIOR RESTORATION**

All elevations of the Church, Parish Office & Garage, from roof line to grade, to include the Tamarack chimney and rear steps have been visually inspected by this contractor. It is our opinion that the proper procedure for repair should be as outlined in the following specifications.

### **TUCKPOINTING OF BRICK MASONRY**

All exterior cream city brick on the church and face brick on the Parish Office and Garage 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. NOTE: A lime base mortar (type K) will be used on Church.

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### **TUCKPOINTING OF STONE MASONRY**

All exterior lannonstone masonry on the bottom 8-10' of the church along the foundation of Parish Office 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: hairline cracks in mortar shall not be deemed defective and are not included in the quote.

### **REPLACEMENT OF SEVERELY DAMAGED AND SPALLED BRICK MASONRY ON CHURCH**

Severely damaged and spalled brick masonry outside the front entrance to the Church where salt damage occurred shall be chopped out. After proper preparation of areas where brick have been removed, new brick shall be relayed. New brick shall match surrounding brick masonry as closely as possible.

### **PATCHING OF SPALLED CONCRETE**

Damaged or spalled concrete on the rear steps of the Tamarack School where present concrete has become severely spalled shall have all loose and separated concrete 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 in concrete shall then be primed with a latex-bonding agent and filled with a fast-set, non-shrink concrete patching compound (Thorite).

### **DISMANTLING OF ROOF CHIMNEY ON TAMARACK SCHOOL**

Cream City brick on the roof chimney shall be dismantled and disposed of inside chimney. Approximately (2') of brick shall be left at bottom of chimney at roofline and covered with a metal cap.

**COST BREAKDOWN**

Church Repairs.....	\$ 38,500.00
Parish Office Repairs.....	\$ 13,565.00
Garage Repairs.....	\$ 4,315.00
Tamarack School Repairs	
Chimney Dismantling.....	\$ 6,000.00
Rear Step / Retaining Wall.....	\$ 2,885.00

## TERMS AND CONDITIONS

The following terms and conditions (these 'Terms') between Holton Brothers, Inc., ('HB') and HB's customer identified in the Proposal to which these Terms are attached ('Contracting Party') (Contracting Party is one of the following: 'Property Owner' or 'Management Company as Authorized Agent for Property Owner' or 'General Contractor'), together with the Proposal, represent the agreement between the parties for construction and other contracted services to be performed at the location listed on the Proposal.

### PROPOSAL TERMS

1. **Payment Amount:** The amount due to HB from Contracting Party is the amount listed on the Proposal as the 'Total Amount,' plus the total sum of all change orders referenced in Paragraph 6, and any fees or interest assessed pursuant to these Terms.
2. **Payment Due Date:** As agreed upon by the parties, HB may require periodic payments during the construction period. Payment in full must be received by HB no later than the 30th day after the work has been completed.
3. **Late Payments:** Any invoice amounts outstanding after the 30th day following the completion of the work will result in a late payment fee of 1.5% of the outstanding balance, assessed monthly until paid in full. In addition to a late payment fee, HB reserves its right to pursue all available remedies, including filing and perfection of a lien as described in Paragraph 4.
4. **LIEN NOTICE:** AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, HB HEREBY NOTIFIES CONTRACTING PARTY AND PROPERTY OWNER THAT PERSONS OR COMPANIES PERFORMING, FURNISHING, OR PROCURING LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION ON PROPERTY OWNER'S LAND MAY HAVE LIEN RIGHTS ON PROPERTY OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO HB, ARE THOSE WHO CONTRACT DIRECTLY WITH THE CONTRACTING PARTY OR PROPERTY OWNER OR PROPERTY OWNER OR THOSE WHO GIVE THE CONTRACTING PARTY OR PROPERTY OWNER NOTICE WITHIN SIXTY (60) DAYS AFTER THEY FIRST PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION. ACCORDINGLY, CONTRACTING PARTY OR PROPERTY OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO CONTRACTING PARTY'S OR PROPERTY OWNER'S MORTGAGE LENDER, IF ANY. HB AGREES TO COOPERATE WITH THE OWNER AND THE OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.
5. **Work Performed:** All work performed by HB is subject to the Proposal, which lists all of the work specifications, as well as all change orders (as of the date of the Proposal) contemplated in Paragraph 6.
6. **Changes to Proposed Work:** Any alterations or deviations from the work specifications included in the Proposal that result in additional costs shall be agreed to via written agreement between the parties. Any costs associated with the changes shall be paid by Contracting Party. All written change orders shall be considered a part of the original proposal.
7. **Work Schedule:** Work shall commence on a date agreed upon by both parties. HB shall perform the work during normal business hours. As the project progresses, the parties may agree to vary the work schedule and adjust the costs accordingly.
8. **Work Completion:** The completion date shall be date Contracting Party receives a final invoice from HB. HB shall provide such notice when the work specified in the Proposal has been completed, inclusive of all change orders contemplated in Paragraph 6, and HB has removed all of its materials from the project location.
9. **Workmanlike Manner:** HB shall complete all work in a workmanlike manner according to standard industry practices.
10. **Agreement Applies to General Contractor:** Where this agreement includes language making a section applicable to a general contractor, it is assumed that HB is acting as the subcontractor, was hired by, and will be paid by the general contractor. Where HB acts as the subcontractor, the guarantees in Paragraph 9 are assumed to be made to the general contractor and not to the property owner. In the event that the property owner pursues an action against HB based on those guarantees, general contractor agrees to indemnify and defend HB in such action. General Contractor guarantees that the property owner is aware of all responsibilities and liabilities listed in these terms and conditions.