



Wauwatosa, WI

Historic Preservation Commission

Meeting Agenda - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Thursday, October 23, 2025

3:30 PM

Zoom Only:
[https://servetosa.zoom.us/j/82202384626;](https://servetosa.zoom.us/j/82202384626)
Webinar ID 822 0238 4626

CALL TO ORDER

ROLL CALL

NEW BUSINESS

1. Design Review: Sts. Constantine & Helen Greek Orthodox Church Entry, [25-1882](#)
2160 Wauwatosa Avenue

NEXT MEETING DATE

ADJOURNMENT

NOTICE TO PERSONS WITH A DISABILITY

Persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (414) 479-8917 or send an email to tclerk@wauwatosa.net, with as much advance notice as possible.



Wauwatosa, WI

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Wauwatosa, WI 53213

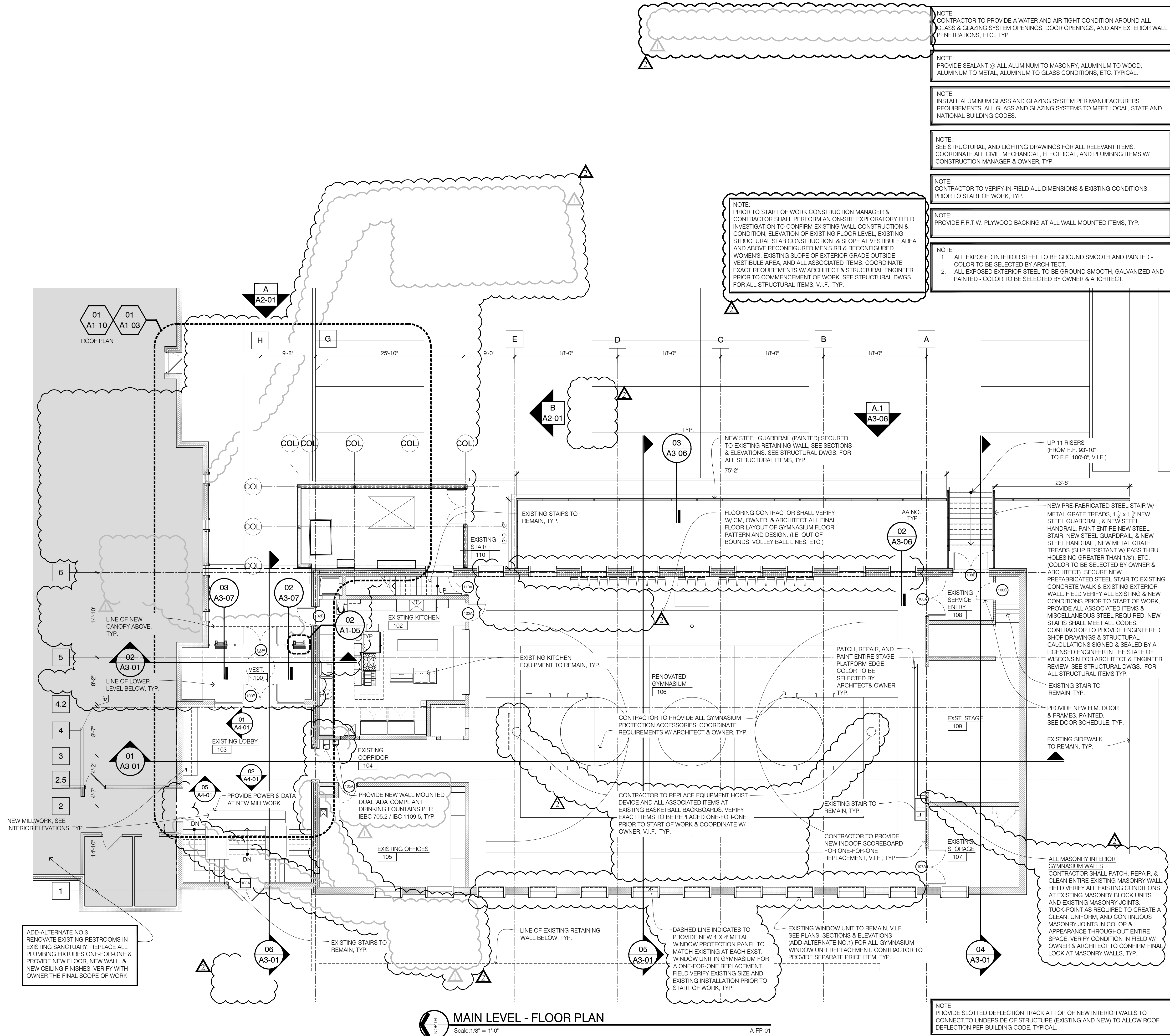
Staff Report

File #: 25-1882

Agenda Date: 10/23/2025

Agenda #: 1.

Design Review: Sts. Constantine & Helen Greek Orthodox Church Entry, 2160 Wauwatosa Avenue



- FLOOR PLAN GENERAL NOTES**
- ALL CONSTRUCTION MUST COMPLY WITH LOCAL CODES AND ORDINANCES. THIS PROJECT IS GOVERNED UNDER THE 2015 INTERNATIONAL BUILDING CODE AND ITS CURRENT ACCEPTABLE SUPPLEMENTS TO THE CODE USED PER THE CITY WHERE WORK IS BEING DONE.
 - THE GENERAL CONTRACTOR SHALL COMPLY WITH THE STATE OF WISCONSIN BARRIER FREE DESIGN REQUIREMENTS AS DEEMED NECESSARY BY THE LOCAL BUILDING OFFICIALS.
 - GENERAL CONTRACTOR TO PROVIDE 2X4 WOOD BLOCKING AT ALL PLASTIC LAMINATE COUNTERTOP SUPPORT BRACKETS. GENERAL CONTRACTOR TO COORDINATE WORK WITH MILLWORK CONTRACTOR, PROVIDE FIRE RETARDANT TREATED WOOD IF REQUIRED BY CODE OR LOCAL MUNICIPALITY.
 - VERIFY LOCATION AND REQUIREMENTS OF ALL OWNER SUPPLIED EQUIPMENT/FURNITURE PRIOR TO CONSTRUCTION AND INSTALLATION.
 - MILLWORK CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF CABINERY AND SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL. GENERAL CONTRACTOR TO PROVIDE 2X4 WOOD BLOCKING OR PLYWOOD BACKING AS REQUIRED FOR CABINET INSTALLATIONS. PROVIDE FIRE RETARDANT TREATED WOOD IF REQUIRED BY CODE OR LOCAL MUNICIPALITY.
 - ALL TOILET ACCESSORIES ARE TO BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR. SUBMIT SHOP DRAWINGS FOR THE ARCHITECT'S APPROVAL. PROVIDE PLYWOOD BACKING AT ALL ACCESSORIES, GRAB BARS, ETC. PROVIDE FIRE RETARDANT TREATED WOOD IF REQUIRED BY CODE OR LOCAL MUNICIPALITY.
 - ALL MIRRORS TO HAVE STAINLESS STEEL FRAMES.
 - ALL GYPSUM BOARD SHALL BE INSTALLED WITH FASTENERS AT 6" O.C. AT EDGE OF BOARD AND 12" O.C. IN FIELD OR AS REQUIRED BY U.L. DESIGN SPECIFICATIONS INDICATED OR AS DEEMED REQUIRED BY LOCAL BUILDING INSPECTOR.
 - GENERAL CONTRACTOR TO PROVIDE CLOSER AT ALL LABELED DOORS.
 - ALL FIRE RATED PARTITIONS SHALL BE CONSTRUCTED TO MAINTAIN THEIR FIRE RESISTANCE RATING AT ANY RECESSED EQUIPMENT SUCH AS FIRE EXTINGUISHER CABINETS, ETC. THE RATING SHALL BE CONTINUOUS AROUND ALL RECESSED ELEMENTS.
 - ALL EXISTING DOORS AND FRAMES THAT ARE REMAINING SHALL BE RE-PAINTED (FRAMES) STRIPPED, RE-PAINTED, RE-STAINED AND SEALED (DOORS).
 - REMOVE ALL EXISTING FLOOR MATERIALS AND PREP FLOORS FOR NEW FLOOR FINISHES ARE INDICATED ON THE ROOM FINISH SCHEDULE.
 - PROVIDE OWENS CORNING® SOUND INSULATION AT ALL NEW WALL CONSTRUCTION, CEILINGS OF NEW ROOMS, AND TOILETS THROUGHOUT WHERE NEW CEILING TILES ARE TO BE INSTALLED.
 - CONTRACTOR TO PROVIDE AT ALL WALL MOUNTED ITEMS ½" PLYWOOD BACKING SECURED TO WOOD OR METAL STUDS @ X-X' A.F.F. TO X-X' A.F.F. (OR VERIFY HEIGHT WITH ARCHITECT). PROVIDE FIRE RETARDANT TREATED WOOD IF REQUIRED BY CODE OR LOCAL MUNICIPALITY.
 - CONTRACTOR TO VERIFY AND COORDINATE ALL DUCT SIZES AND PENETRATIONS WITH STRUCTURAL DRAWINGS.
 - CONTRACTOR TO VERIFY AND COORDINATE ALL FIRE EXTINGUISHER REQUIREMENTS AND LOCATIONS WITH LOCAL FIRE DEPARTMENT, STATE OF WISCONSIN REQUIREMENTS, AND MUNICIPALITIES.
 - PROVIDE EXPANSION JOINT BETWEEN EXISTING STRUCTURE AND NEW CONSTRUCTION, TYPICAL AT ALL ROOFS, WALLS, CEILINGS, FLOORS AND ALL OTHER REQUIRED AREAS. MAINTAIN PROPER U.L. FIRE RATING AS REQUIRED.
 - ALL EXPOSED STEEL TO BE ARCHITECTURAL GRADE. GRIND SMOOTH AND PAINTED - COLOR TO BE SELECTED BY ARCHITECT.
 - STAIR SHALL COMPLY WITH ALL APPLICABLE CODES.
 - VERIFY ALL TOWEL BARS, HOOKS, PAPER DISPENSERS, SOAP DISPENSERS, AND SINK SPACING WITH OWNER.
 - ALL TOILET ROOM PARTITIONS TO EXTEND TO DECK ABOVE WITH SOUND INSULATION IN CAVITY AND PROVIDE SOUND INSULATION OVER ALL TOILET ROOMS, TYPICAL.

HATCH LEGEND

AREA OF RENOVATION

HATCH INDICATES EXISTING CONSTRUCTION TO REMAIN (OUTSIDE THE SCOPE OF WORK)

WALL LEGEND

EXISTING INTERIOR WALL, FIELD VERIFY

EXISTING INTERIOR WALL, FIELD VERIFY

EXISTING INTERIOR WALL, FIELD VERIFY

EXISTING EXTERIOR WALL, FIELD VERIFY

EXISTING EXTERIOR WALL, FIELD VERIFY

5/8" DRYWALL PAINTED ON 1 3/8", 3 3/4", 6", 8" METAL STUDS AT 16" O.C. W/ 3 1/2" BATT SOUND INSULATION ON DRYWALL (PAINTED) TO UNDERSIDE OF STRUCTURE

5/8" DRYWALL PAINTED ON 2" FURRING CHANNELS OR 1 3/8" METAL STUDS AT 16" O.C. W/ SPRAY INSULATION (EXTERIOR WALLS ONLY) ON EXISTING WALL, FIELD VERIFY

4" BRICK (TO MATCH EXISTING) W/ 4" LIMESTONE (TO MATCH EXISTING) EACH SIDE OF 4" BRICK ON 2" AIR SPACE (PROVIDE WEEP HOLE - CENTERED) ON BUILDING WRAP ON 5/8" DENGLASS ON 6" C.F.M.F. AT 16" O.C. TO UNDERSIDE OF METAL DECK ON 5/8" DRYWALL (PAINTED) PROVIDE BRICK TIES 16" O.C. VERTICALLY. FILL COLD FORM METAL FRAMING CAVITY W/ SPRAY INSULATION TO MEET R-VALUE, TYP.

NEW 8" CONCRETE BLOCK (TO MATCH EXISTING) NOTE: PATCH AND REPAIR ADJACENT SURFACES & TOOTH-IN NEW CMU TO PROVIDE CONTINUOUS APPEARANCE W/ EXIST. MORTAR JOINTS

Revisions

Plan Revisions - June 11, 2025 - State of Wisconsin Review Letter Dated May 29, 2025

Architect's Seal

THIS REGISTRATION SEAL IS FOR THE ARCHITECT'S USE ONLY. IT DOES NOT SATISFY ANY INDIVIDUAL REQUIREMENTS NEEDED FOR EACH ENGINEER DISCIPLINE.

Project

SS. Constantine & Helen GOC - Gym & Classroom Renovation
2160 N Wauwatosa Ave., Wauwatosa, WI 53213

Sheet Title

Main Level - Floor Plan

Drawn / Checked
E.P.C. / C.G.P.

Approved:
C.G.P.

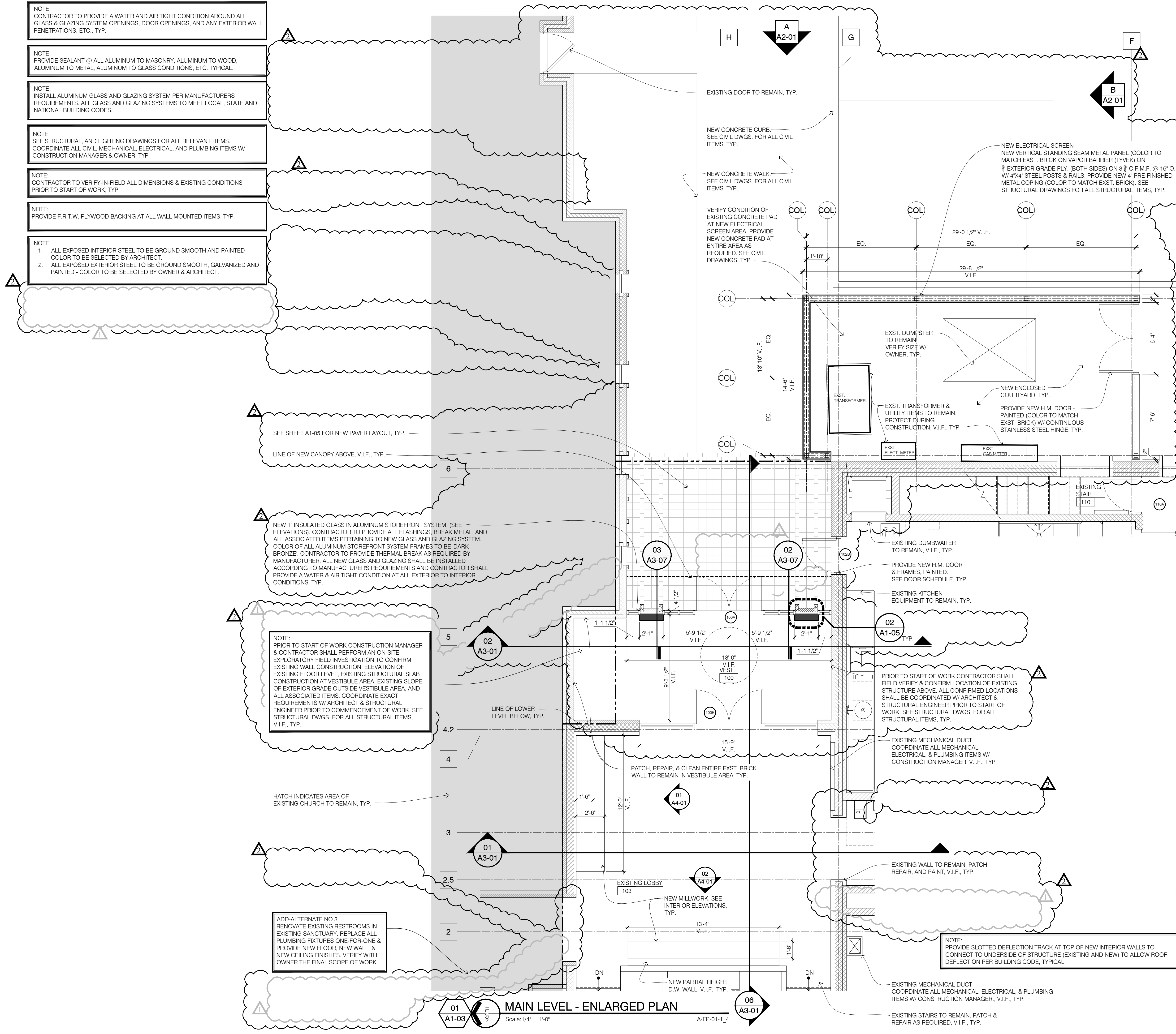
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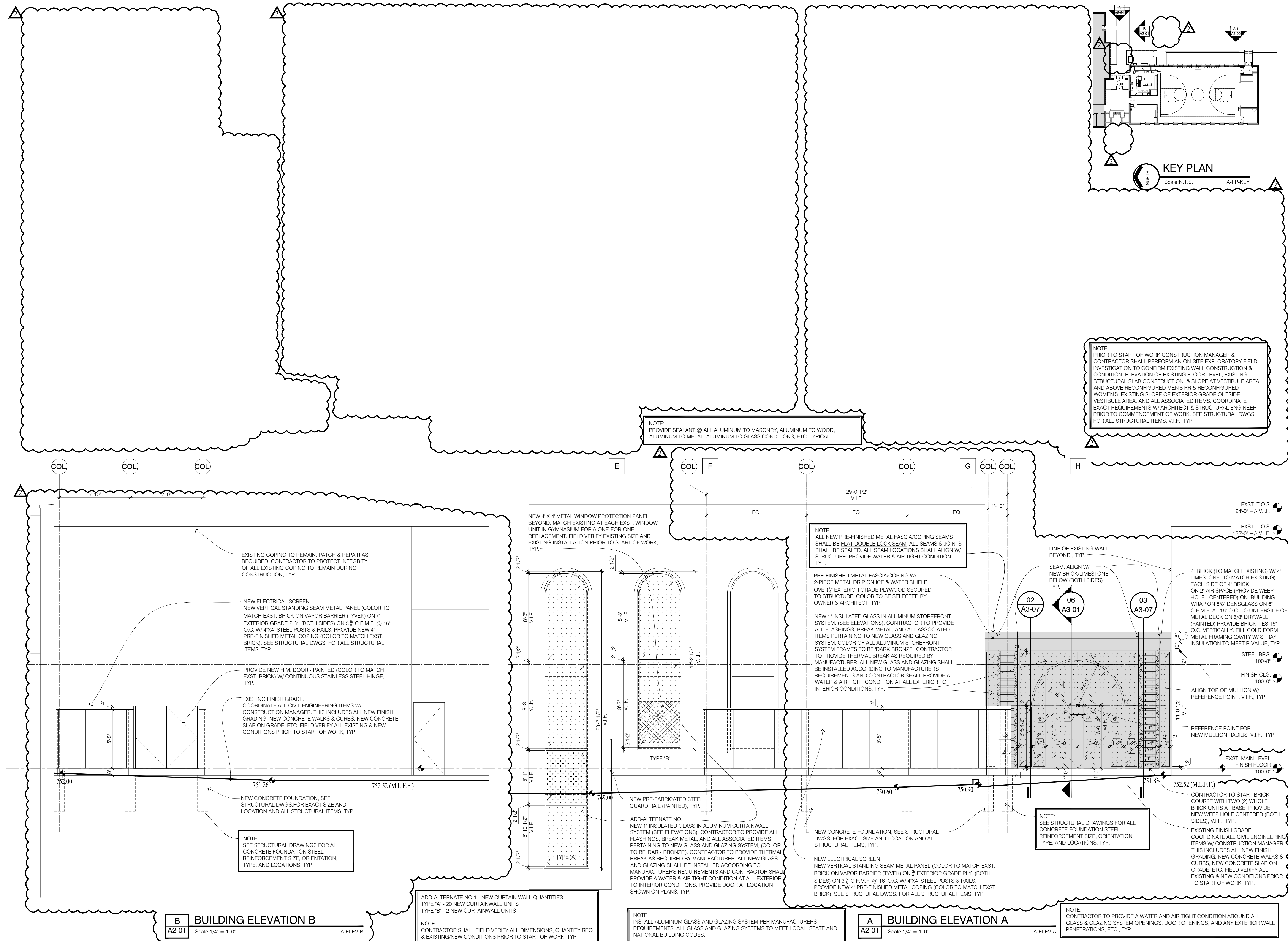
Issued For: Permit/Bids

Project No.: 202240

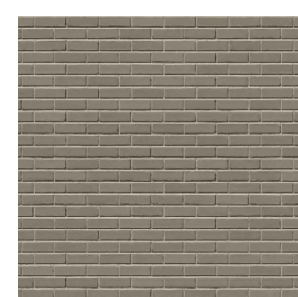
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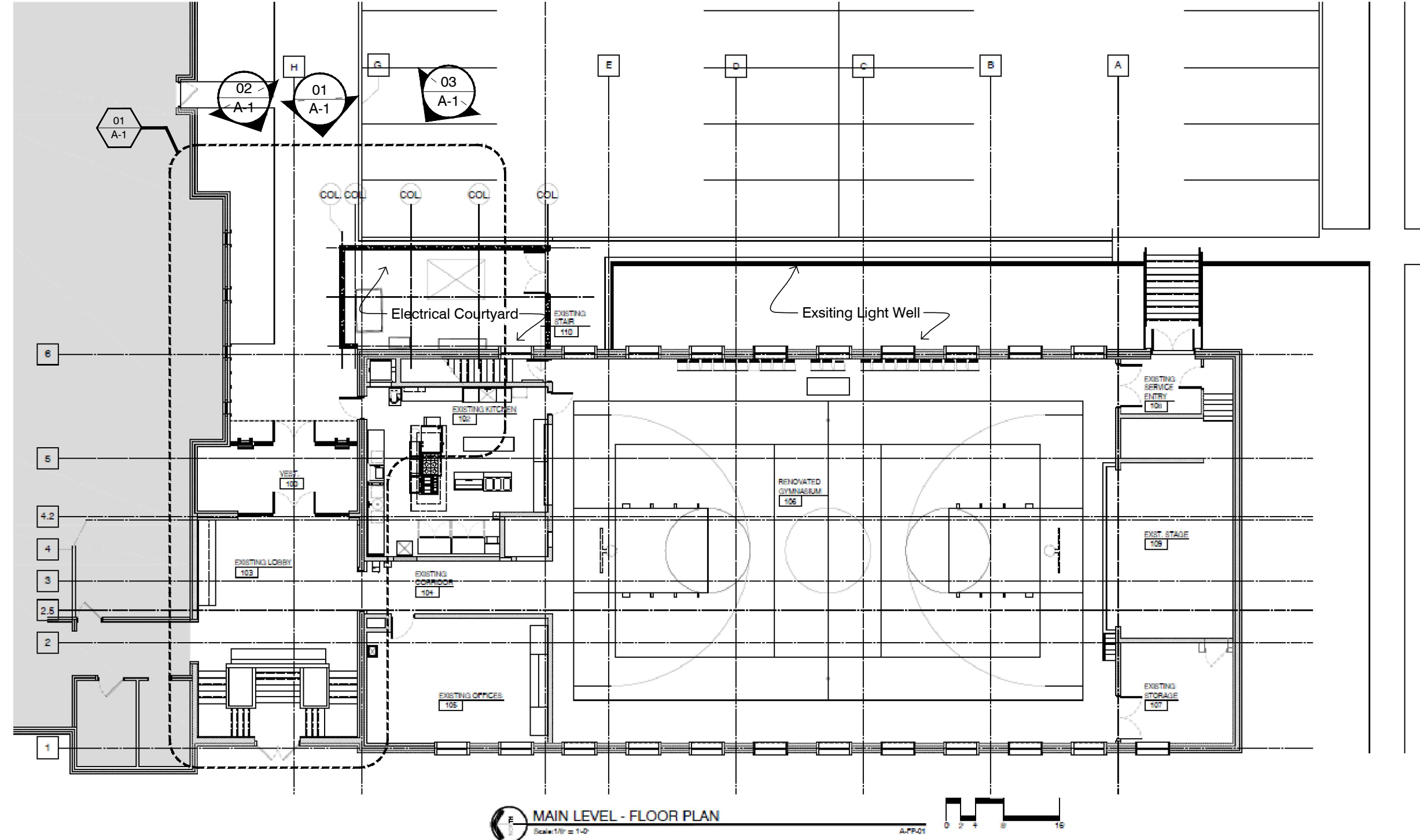
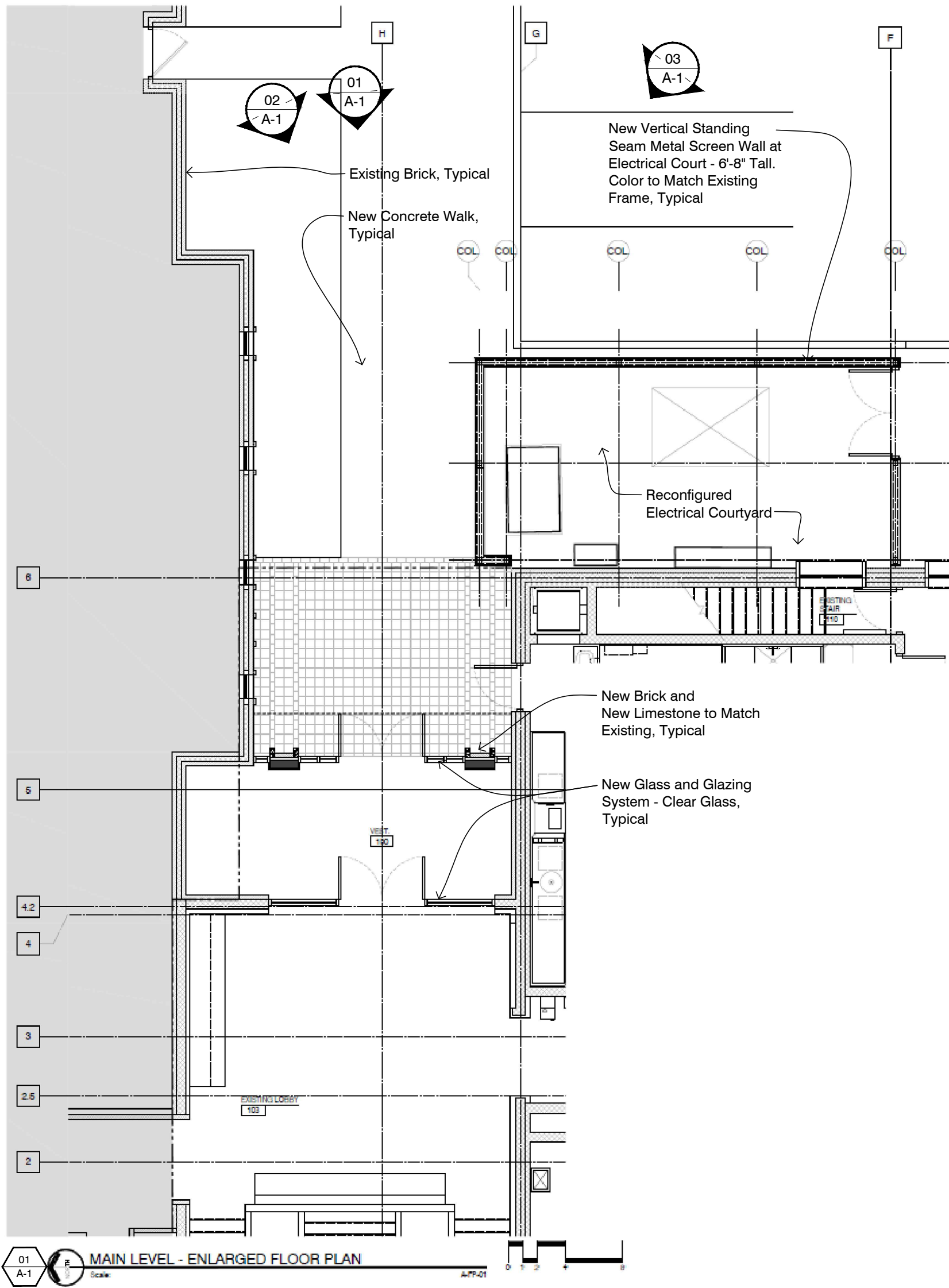
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Material Legend (Existing & New)

 Aluminum Glass & Glazing Frame Color: Champagne Glazing: Tinted, Brown Color	 Existing Metal Coping	 Metal Fascia & Glass Frames Color: Champagne
 Existing Brick New Brick to Match Existing	 Metal Panel Color: Match with Existing Brick	



03 A-1 Building Perspective - Existing
Scale: N.T.S.



01 A-1 Building Perspective - Existing
Scale: N.T.S.

P:\SDSK\PROJ\20240 - SS - CONSTANTINE & HELEN GOC GYM CLASSROOM RENO - WAUWATOSA, WI\14 - CITY OF WAUWATOSA\2025.10.10 - HISTORICAL REVISIONS\A-1 - IMAGES & MATERIAL BOARD.DWG October 17, 2025

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www.cgp-architecture.com

Project
SS, Constantine & Helen GOC
2160 N. Wauwatosa Ave., Wauwatosa,
WI 53213

Drawn / Checked
R.A.J. / E.P.C.
Approved:
C.G.P.
Date: October 23, 2025

Sheet Title
Building Plans &
Perspectives
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Revisions

Comments Per February 7, 2024 Historic Preservation Commission	...	...	...	...
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Architect's Seal

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SEAL IS FOR THE
DRAWINGS ONLY
AND
DOES NOT SATISFY
ANY INDIVIDUAL
REQUIREMENTS
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