



Certificate of Appropriateness—Amended

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

Property

2432 N. TEUTONIA AV.

Description of work

1. Construct a new two-story community-service facility with a footprint of approximately 10,000 square feet connected to the main church building by a two-story connector addition with a 400-500 square foot footprint. The two floors will total roughly 20,000 square feet. A landscaped courtyard will fill the space between the two buildings. The Teutonia frontage of the courtyard will be enclosed by fencing.

2. Construct A detached four-car garage with brick veneer will be constructed to the north of the new addition and demolish existing garage. HPC does not have jurisdiction over the existing or proposed garage. This project is mentioned simply to clear the way for permitting. A COA is not required for demolition/construction of the garages.

Date issued

4/10/2017

PTS ID 114216 COA: Addition Garage Amended

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued 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:

HPC only has jurisdiction over the Connector (south wing) of the new addition and those components of landscaping mentioned in this COA and the connector shall be designed and connected as shown with wood, multi-lite rectangular windows as shown in attached drawings. Upper level windows in the connector shall be wood six-over-one and main level windows will be six-over-six. Materials in connector shall be as shown in the attached samples of photos. Brick in the connector shall be laid in a structural bond pattern (Flemish preferred to match existing). Face brick or brick veneer is acceptable, but a structural bond must be used. Running or stack bond is not acceptable. Connector shall be two stories and have a footprint of 400-500 square feet. Windows in the connector shall be all-wood with no cladding, but a factory-applied paint finish is acceptable. Fencing and railings at Teutonia frontage of courtyard shall match existing and be as shown.

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. 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 Tim Askin of the Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: HPC@milwaukee.gov.

If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/build, or call (414) 286-8210.



City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Russell Stamper II, Contractor



Existing conditions, looking south along Teutonia. Garage at rear (left) is to be demolished.

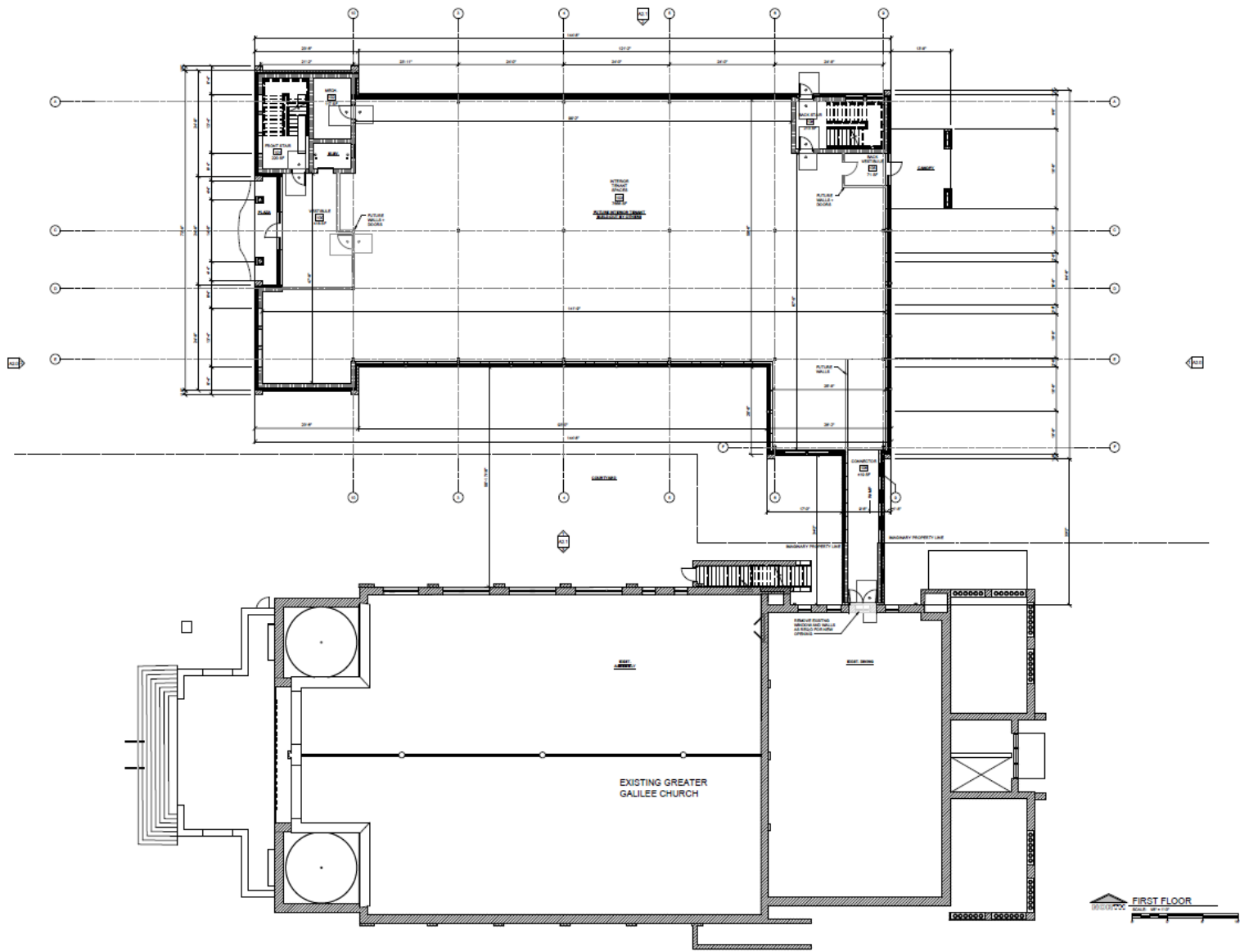


North elevation where connector will be attached. Garage will be demolished.

EAST
ELEVATION



Existing conditions, rear elevation



PROJECT INFORMATION
 Project Number

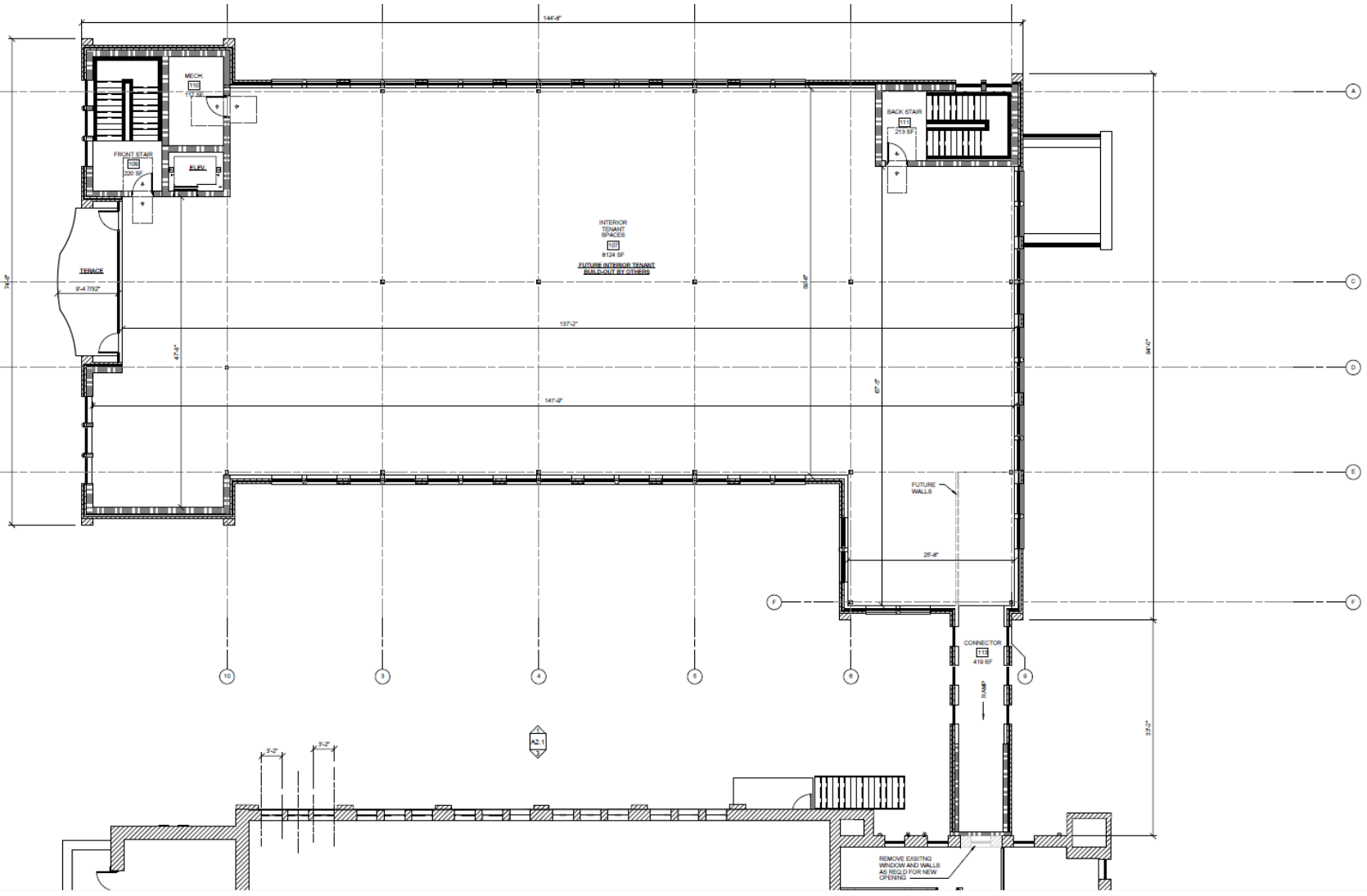
**PROPOSED BUILDING AND ADDITION FOR:
 GREATER GALILEE MISSIONARY BAPTIST CHURCH**
 2432 TEUTONIA AVENUE • MILWAUKEE, WI 53206

PRELIMINARY DATE
 FEB. 14, 2017

NOT FOR CONSTRUCTION

SHEET INFORMATION
 FIRST FLOOR PLAN
A1.1

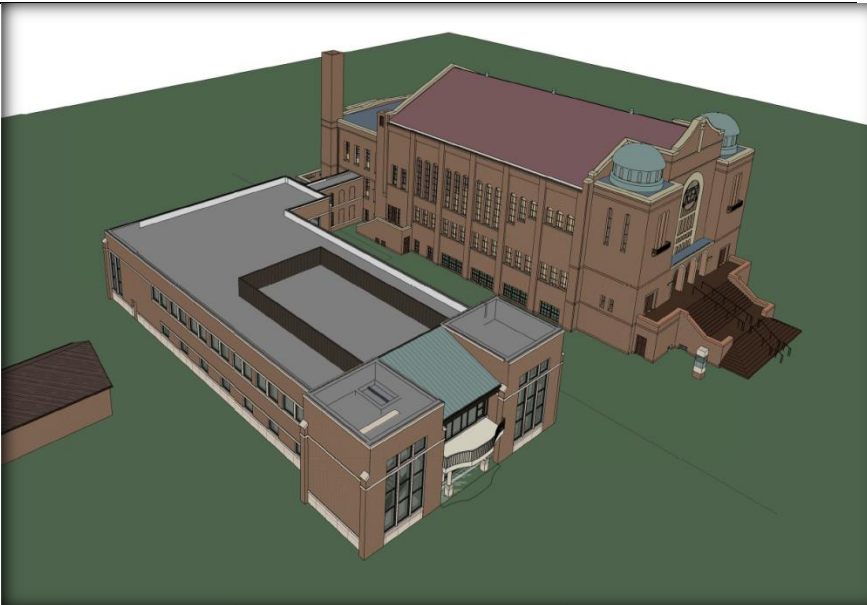
Ground floor plan.



Second floor plan



Point of connection. These 4 windows will be removed.

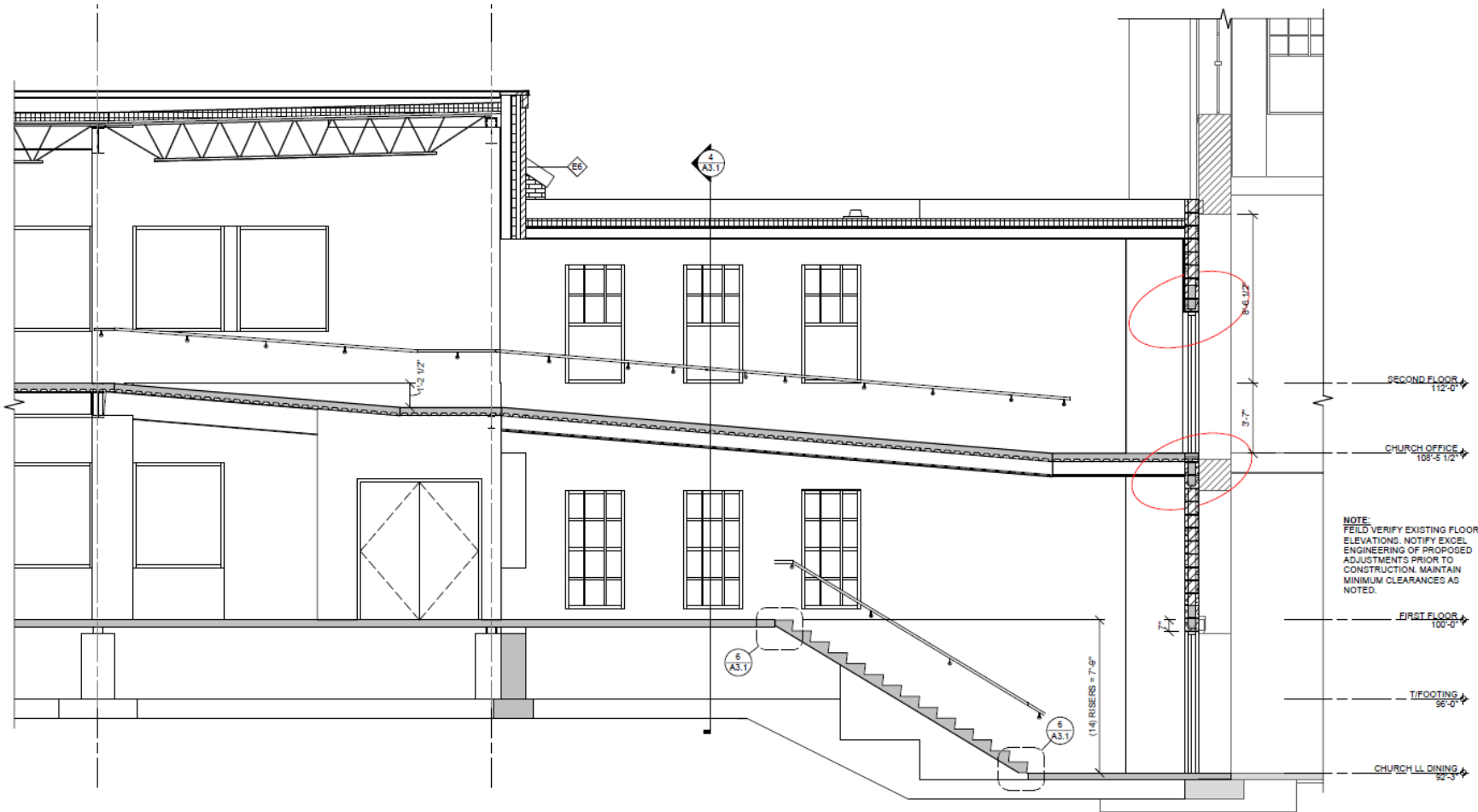


Perspective view, looking south along Teutonia.



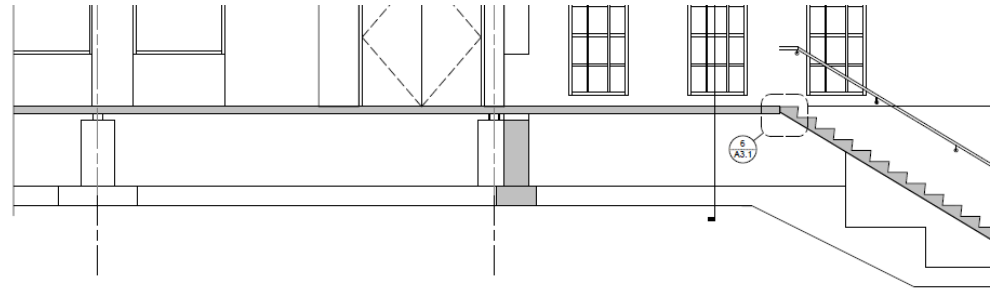
Detail of connector, looking from Teutonia. Windows shall be as shown. Brickwork may not be as shown, brickwork must have a structural bond pattern.

4 HISTORIC WINDOW VIEW
A2.0 SCALE:



3 BUILDING SECTION THRU CONNECTOR N/S Copy 1
 A2.0 SCALE: 1/4" = 1'-0"

Section through connector showing construction detail



3
A2.0 BUILDING SECTION THRU CONNECTOR N/S Copy 1
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

Final N. 13th Street elevation.

EAST ELEVATION
SCALE: 1/8" = 1'-0"

③

NEW — EXISTING

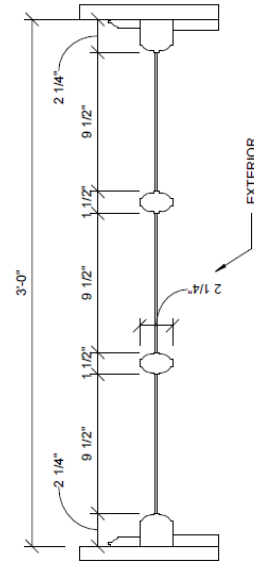
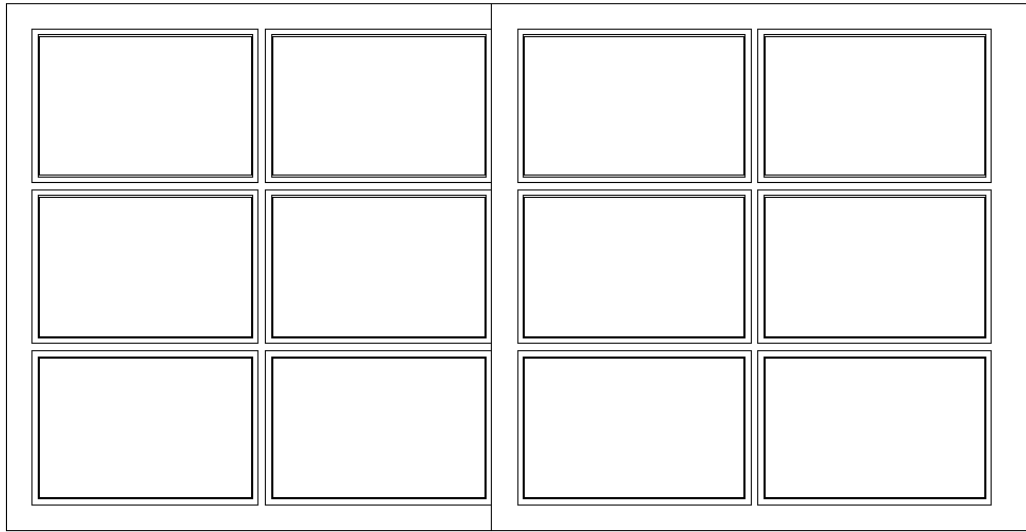


WEST ELEVATION
SCALE: 1/8" = 1'-0"

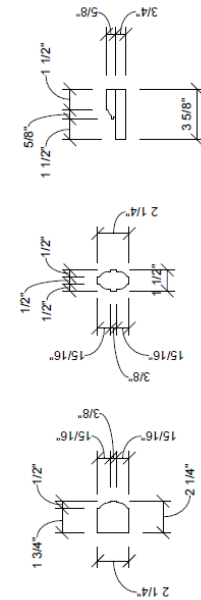
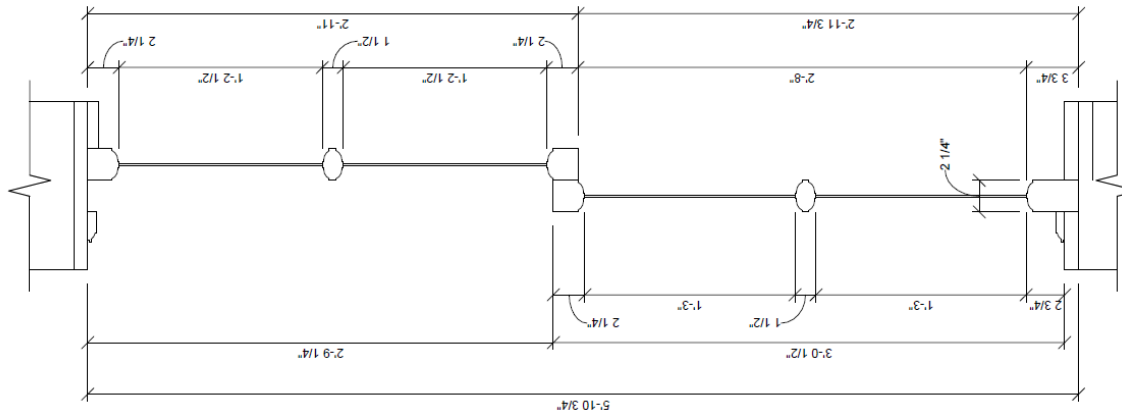
WALL RECESS
TO MATCH
WINDOW
DIMENSIONS

WINDOWS
TO MATCH
EXISTING

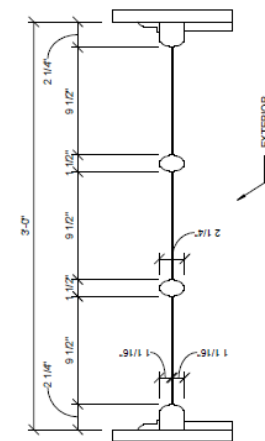
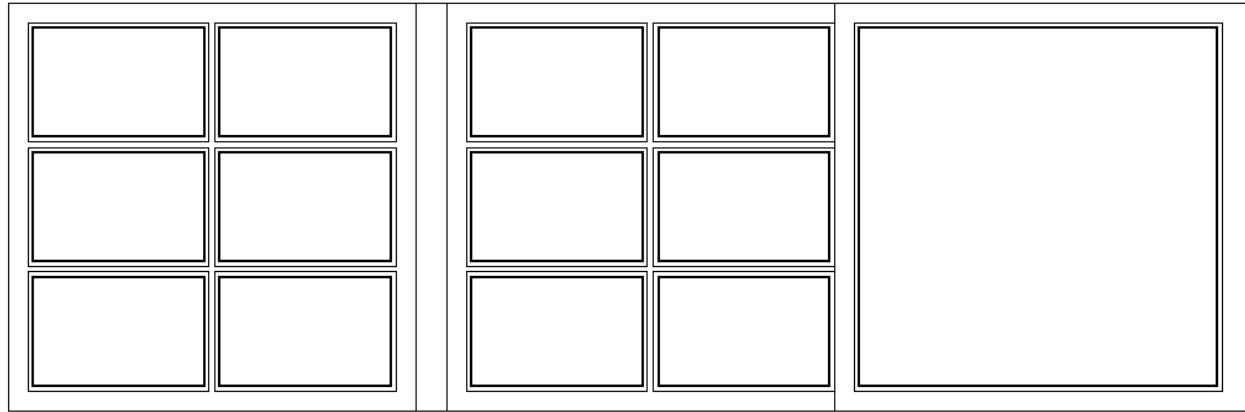
Final Teutonia elevation



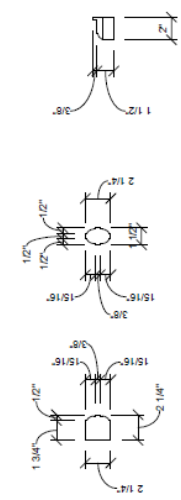
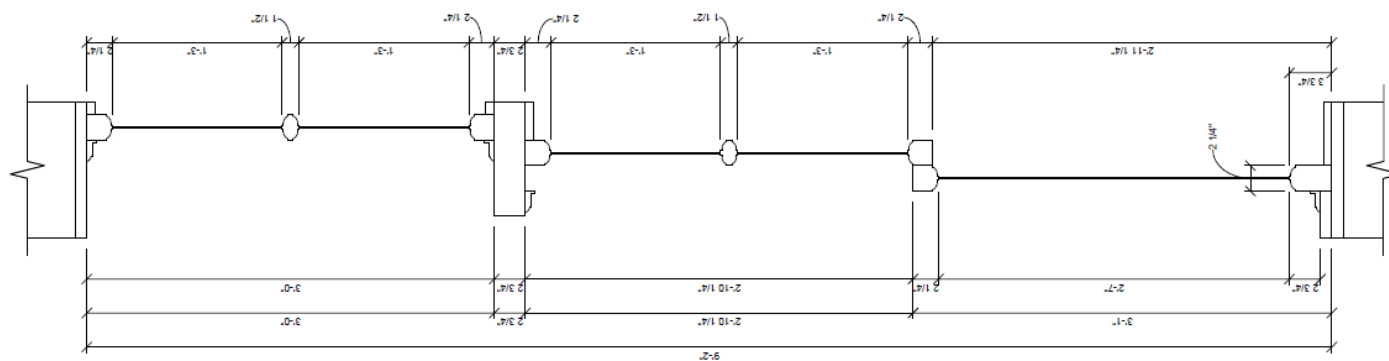
GL-2



Lower Level window type. Window drawings and measurements at full size are available in Legistar under CCF #161524.



GL-3



ANTIQUE WINDOW DETAILS
SCALE: 1 1/2" = 1'-0"

Upper level window type. Transoms will not be reproduced. Window drawings and measurements at full size are available in Legistar under CCF #161524.



Fencing to be duplicated and extended across courtyard