



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 3/13/2017
Ald. Russell Stamper II District: 15
Staff reviewer: Tim Askin
PTS #114216 CCF # 161524

Property	2432 N. TEUTONIA AV.	Beth Israel Synagogue
Owner/Applicant	GREATER GALILEE MISSIONARY BAPTIST CHURCH INC 2432 N TEUTONIA AVE MILWAUKEE WI 53206	Thomas Schermerhorn Excel Engineering, Inc. 100 Camelot Dr. Fond du Lac, WI 54935- Phone: 9209269800 Fax: 9209269801

Proposal Applicant proposes a large 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 420 square foot footprint. The two floors will total roughly 20,000 square feet. A landscaped courtyard will fill the space between the two buildings. A detached four-car garage with brick veneer will be constructed to the north. The project includes the demolition of a later CMU garage building that was not included within the designation boundary. Per a City Attorney opinion, the Commission's jurisdiction is exclusive to the connector portion of the addition and portions of the landscaping and railings immediately abutting the church.

Staff comments The synagogue is a massive, brown tapestry brick in Flemish bond, three-story, gable roofed, rectangular building of Neo-Byzantine design. Its principal elevation faces N. Teutonia Avenue with architecturally treated secondary elevations on the other three sides. The building was completed in 1926 to the designs of architect Herman Bruns. It was one of the first north side synagogues built non-German Jews. As demographics shifted and practices in Judaism changed, the congregation converted to Conservative Judaism just before relocating to Glendale in 1959. The building was sold to the current owners, Greater Galilee Missionary Baptist Church, in 1960. Greater Galilee is one of the oldest African-American congregations in the city, founded in 1920, have been proud owners since their acquisition.

The proposal will attach a two-story brick veneer connector at the east end of the north elevation, near the 13th Street entrance. The connector will require the removal of four original multi-pane windows. The connector features arched windows on the second story above rectangular windows on the lower level, mimicking the pattern found on the north and south elevations of the church. They are spaced evenly with recesses at the south end where actual windows were found to be undesirable. The connector is positioned to minimize impact to the historic church while allowing an aboveground direct connection to an existing commercial kitchen in the church.

To the north of the community center, applicants propose a replacement four-car garage. It will be a brick-veneered frame structure with two double doors and a side gable roof.

While the preservation guidelines discourage all additions, staff finds this particular connector unobtrusive and the larger building appropriate in scale. The connector is minimal and affects only a small portion of a secondary facade, while the low height of the community center and large courtyard between the two buildings allows the retention of some sightlines for the designated building for southbound traffic. The proposal meets all the standards established in the guidelines for new construction, particularly height, materials, colors, and siting.

Recommendation	Recommend HPC Approval
Conditions	<p>Work with staff on window products, fencing, and railings. Windows on connector should be leaded glass or steel. Brickwork throughout should be laid in Flemish bond to match the existing building. Require demolition and construction detail plan for point of connection. The existing fence around HVAC area should be painted or stained unless already treated in a way that will prevent this.</p> <p>While the new garage is not subject to the Commission's authority, staff would politely request two minor design changes: a water table feature at the base and paneled garage doors.</p>
Previous HPC action	N/A
Previous Council action	N/A