



LIVING WITH HISTORY

# Certificate of Appropriateness

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

**Property**

2432 N. TEUTONIA AV. Beth Israel Synagogue

**Description of work**

This COA serves two purposes: 1) to allow construction to begin on the portions subject to HPC jurisdiction; and 2) clarify documentation required before physical connection to the church can be made, which will require a separate COA (see conditions of approval).

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 (south wing of the new building) and portions of the landscaping and railings immediately abutting the church.

Groundbreaking, site work, and foundations may begin immediately for garage, main building, and connector. Only the connector (south wing) is subject to this COA, the garage and main building are outside of the jurisdiction of the Historic Preservation Commission. Construction all but the connector is unhindered by this COA. The existing garage may therefore be demolished and the new garage constructed.

**Date issued**

3/22/2017

PTS ID 114216 COA: Groundbreaking and Garage; CCF 161524

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:

**Connector (south wing) shall be designed and connected as shown. Windows within connector are not finalized at this point and require a separate COA, said windows must be multi-lite and leaded or steel. A detailed construction drawing of the method of connecting the new connector to the existing church must be provided before any alteration to the existing church above grade can be completed. 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.**

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: Tim.Askin@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](http://www.milwaukee.gov/build), or call (414) 286-8210.



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City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Russell Stamper II, Contractor, Inspector Joel Walloch (286-8160)



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





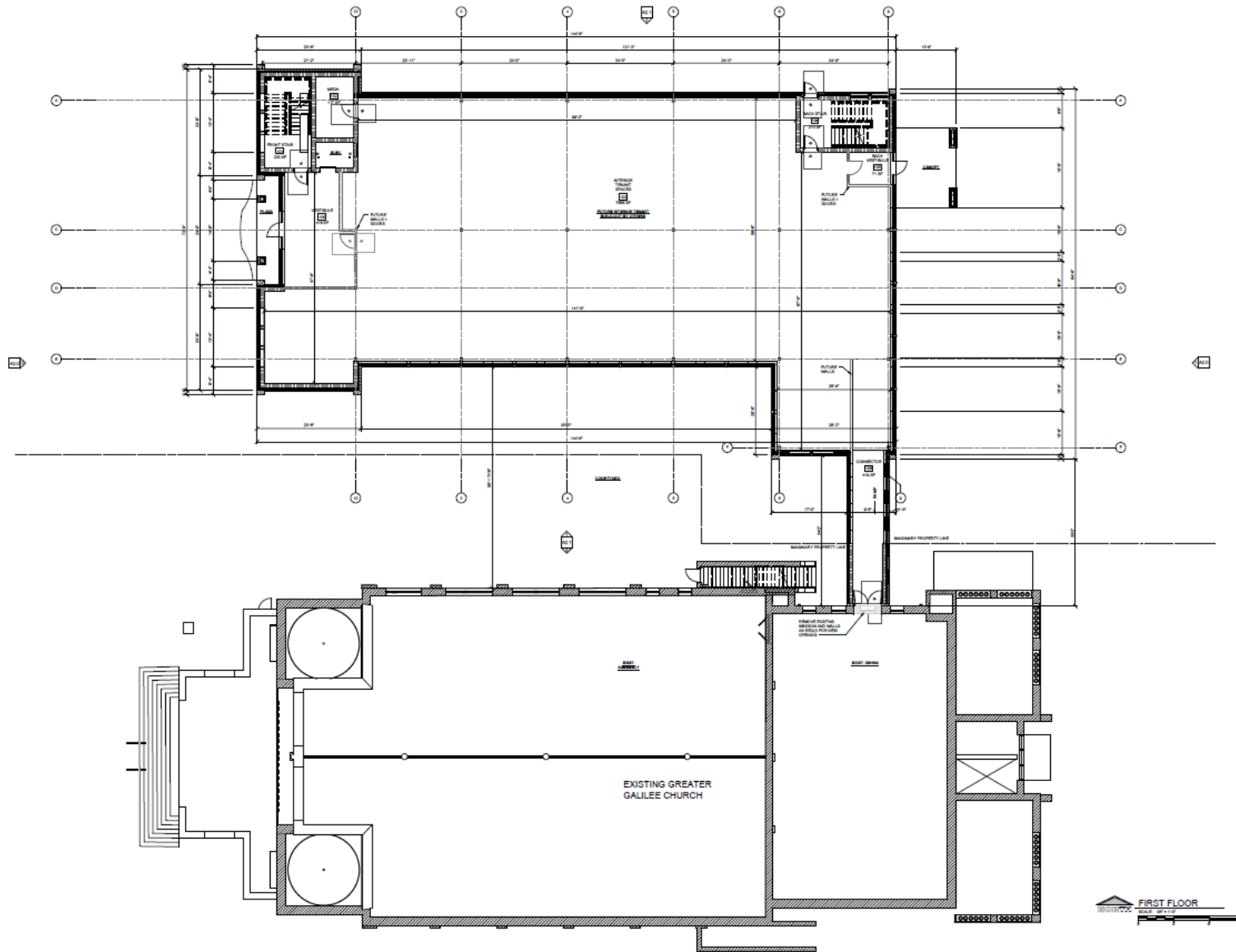
North elevation where connector will be attached. Garage will be demolished.



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

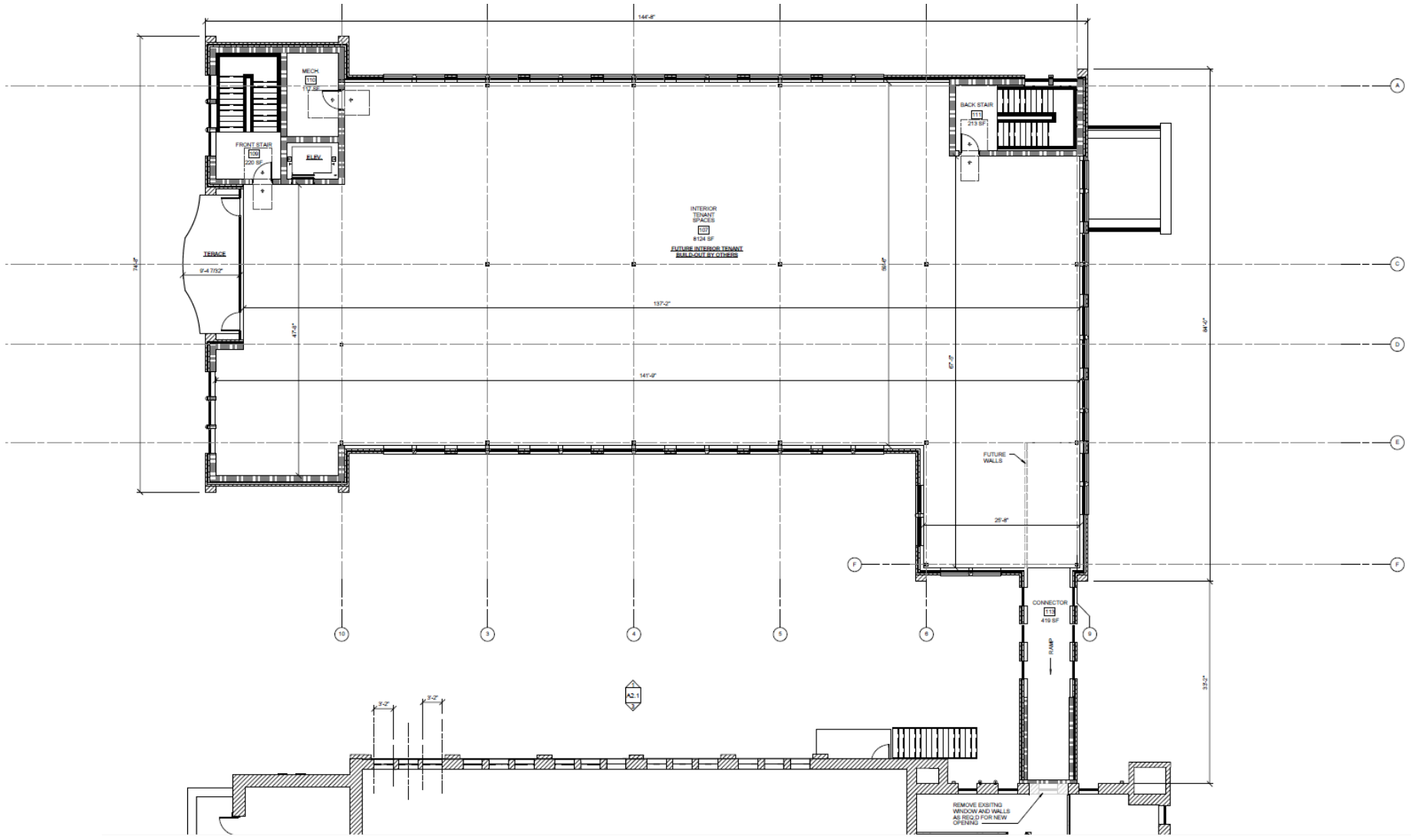
PRELIMINARY DATES  
 FEB. 14, 2017

NOT FOR CONSTRUCTION

SHEET INFORMATION  
 FIRST FLOOR PLAN

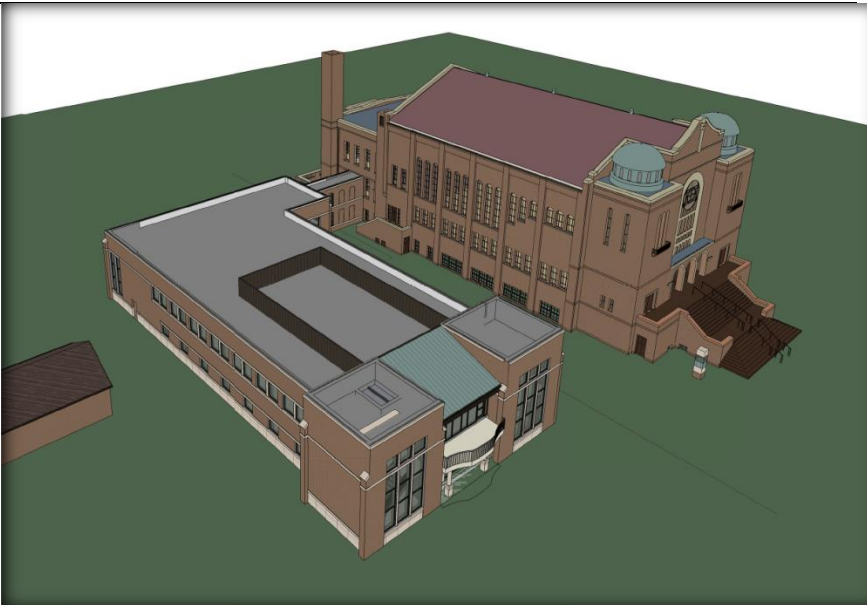
**A1.1**

Ground floor plan.



Second floor plan





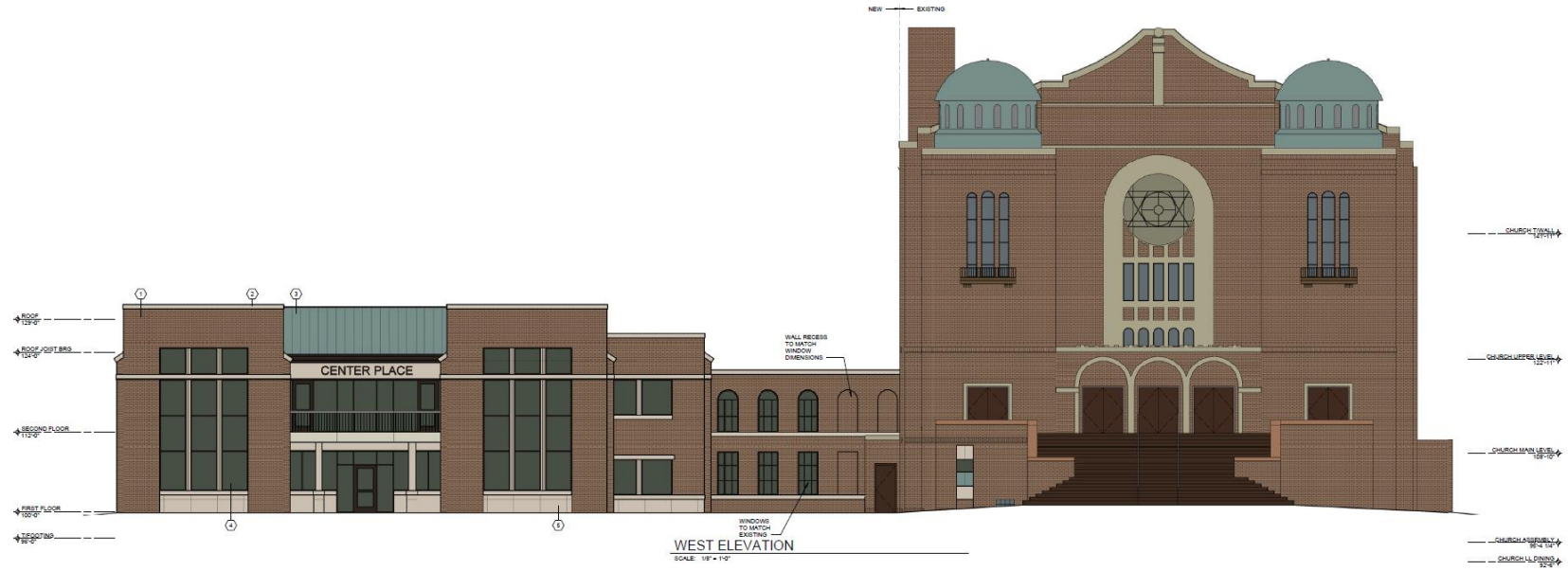
Point of connection. These 4 windows will be removed. Perspective view, looking south along Teutonia.



FRONT VIEW  
NOT TO SCALE

Looking east





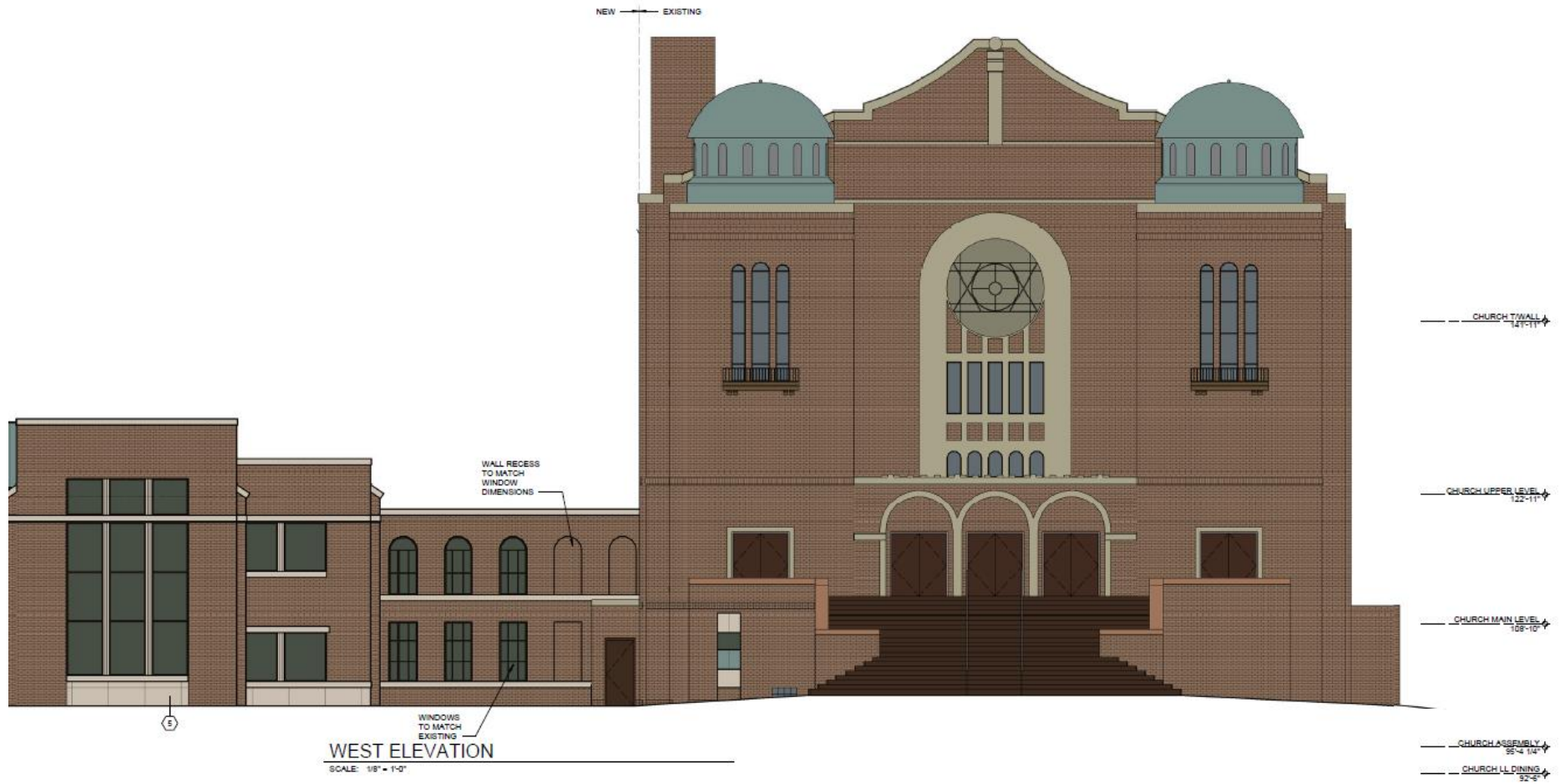
WEST ELEVATION  
SCALE: 1/8" = 1'-0"

Full front Elevation



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

Full Rear elevation



Front Elevation detail



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

Rear Elevation detail





Materials to be used