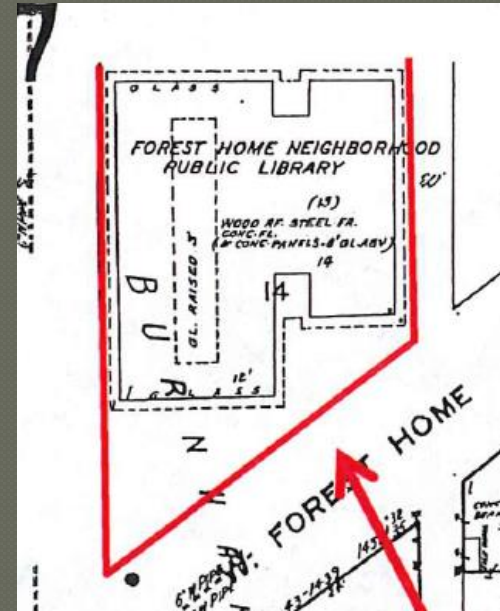
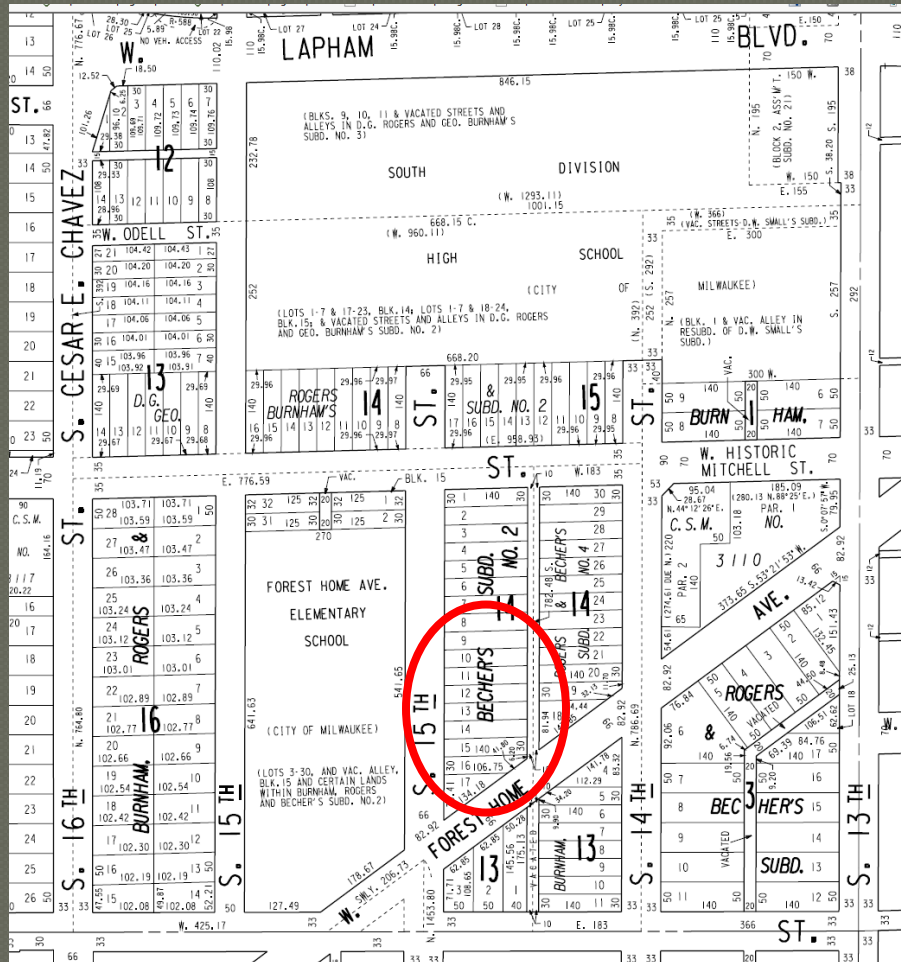


200865

Resolution relating to the Permanent
Historic Designation of the former
Forest Home Library at 1432 W. Forest
Home Avenue in the 12th Ald. District.



1432 West Forest Home Avenue

State of Libraries at end of World War II



Central Library



Llewellyn Library

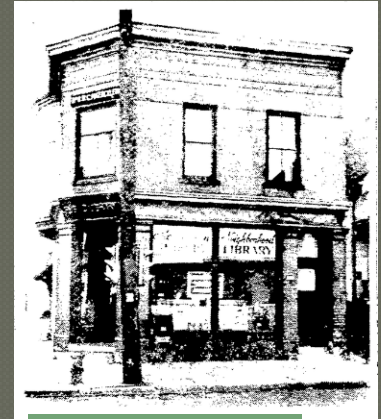


South Library



5235 N. 35th

Most libraries were in rented quarters through the first half of the 20th century



433 East Locust

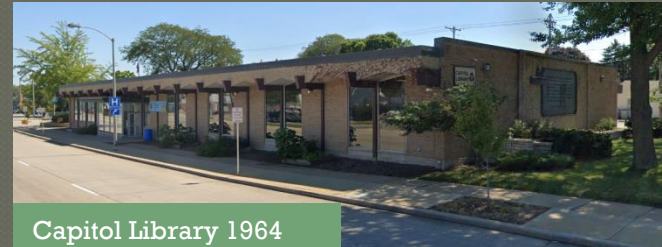
Significance (e-1) Part of Master Plan 1957/1961 to build new Neighborhood Libraries



Zablocki Library 1963



Atkinson Library 1961



Capitol Library 1964

Select Group of new libraries
reflect philosophy of flexible, open
and democratic design and space



East Library 1968 Razed, now
in new development





Tippecanoe Library 1969/2015



Mill Road Library 1970
Closed. Now at Good Hope



NORTH MILWAUKEE LIBRARY
City of Milwaukee
Merit Award A.F.A.



North Milwaukee/Villard 1968
Closed. Now Villard Square



Martin Luther King Library 1971
Slated for replacement with new mixed
use building



Significance (e-5) Architecture



AIA Honor Award 1967, one of three
out of 56 entrants

Midcentury Modern
Not a style but approach
Functional
Flat Roof
New ways of fenestration
Concrete
New Materials (Cor-Ten)
Integration of interior and
exterior



12/7/2020





12/7/2020

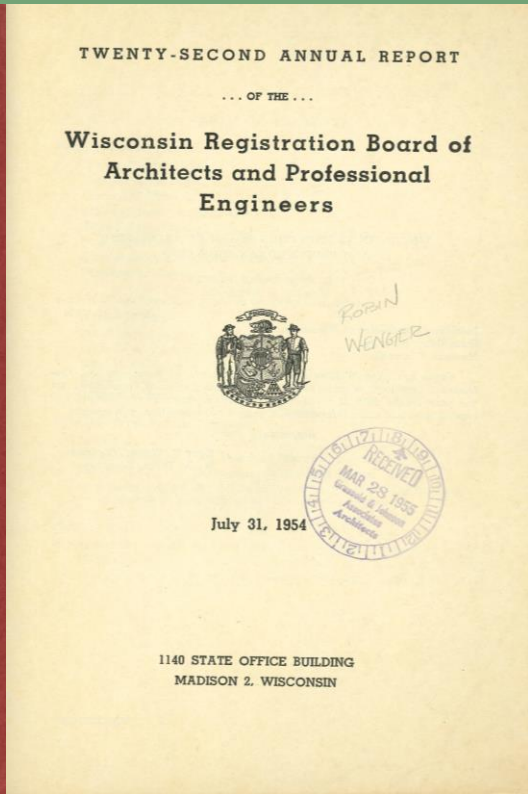
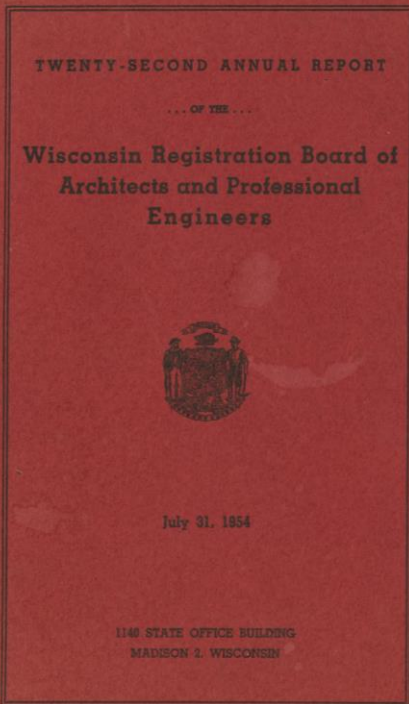
Von Grossmann graduated from Harvard with a Masters in Architecture in 1932, the height of the Great Depression. He served as State Architect for the Civil Works Administration in Pierre, South Dakota

He worked as Regional Architect of the US Department of Agriculture Resettlement Administration in Lincoln, Nebraska.

He relocated to Wisconsin, was licensed to practice architecture in 1939 and opened his own practice. Charles Burroughs was added to the firm in 1946 and Robert Van Lanen was added in 1949.

Significance (e-6) Architect

Fritz Von Grossmann among top Milwaukee architects of his time



ROSTER OF ARCHITECTS REGISTERED IN WISCONSIN—Continued

Name and Address	City	State	Reg. No.	Year Reg'd
Sumarkoff, Leonard P., 105 W. Madison St.	Chicago 2	Ill.	A-1794	1949
*Sumner, Frederick L., 649-77th St.	Brooklyn 9	N. Y.	A-1634	1942
Surplice, Robert W., 131 Main St.	Green Bay	Wis.	A-1600	1940
Sutherland, Roger A., 264 E. Wells St.	Milwaukee 2	Wis.	A-1258	1927
*Tannenbaum, Abe, 3151 N. 51st Blvd.	Milwaukee	Wis.	A-1923	1953
*Taylor, Gage M., P. O. Box 15	Stevens Pt.	Wis.	A-1466	1934
*Teutsch, Carl M., 1105 W. Lawrence Ave.	Chicago 40	Ill.	A-1679	1945
Tharinger, Charles H., 3334 W. State St.	Milwaukee 8	Wis.	A-1387	1917
Thew, Frank A., 48-52 Otter St.	Oshkosh	Wis.	A-1161	1918
*Thomas, James William, Jr., Lake Hollis	Hudson	Ohio	A-1215	1925
*Thompson, William Berle, The B. F. Goodrich Co., 500 S. Main St.	Akron	Ohio	A-1855	1951
*Thorshov, Roy Norman, 400 Metropolitan Life Bldg.	Minneapolis 1	Minn.	A-1680	1945
Thorson, Oswald Hagen, 219 Waterloo Bldg.	Waterloo	Iowa	A-184	1951
Thorson, Thorwald	Forest City	Iowa	A-1216	1926
*Topsager, Howard A., 500 Peshtigo Court	Chicago	Ill.	A-1796	1949
Topzant, John, 8320 W. Bluemound Road	Milwaukee 13	Wis.	A-1217	1918
Tough, Edward, 8 Virginia Terrace	Madison 5	Wis.	A-1386	1917
Tourtelot, Edward M., Jr., 36 S. State St.	Chicago 3	Ill.	A-1581	1939
*Townsend, George B., 1437 Marshall Ave.	St. Paul 4	Minn.	A-1700	1946
*Trapp, Walter M., 2711 N. 27th St.	Milwaukee 10	Wis.	A-1582	1939
Troller, George D., 6344 N. Bay Ridge	Whitefish Bay	Wis.	A-1774	1948
Tudor, Thomas H., 606 N. Y. Life Bldg.	Minneapolis 2	Minn.	A-1789	1949
Tusler, Wilbur H., 202 Foshay Tower	Minneapolis 2	Minn.	A-1160	1921
*Tveit, Robert L., 402 N. Morrison	Appleton	Wis.	A-1941	1953
Tyson, Herbert, 719 S. Grove Ave.	Oak Park	Ill.	A-1431	1933
Van Alyea, Thomas, 1422 E. Albion St.	Milwaukee 2	Wis.	A-1099	1918
*Van Balen, John C., 3001 Edmonds Road	La Fayette	Pa.	A-1628	1941
*Van Lanen, Robert J., 2615 N. Cramer St.	Hill	Pa.	A-1882	1952
*Verkon, Peter R., 211 Dalton Drive	Milwaukee 7	Wis.	A-1701	1946
Vierhellig, Marshall E., 2537 W. Pierce St.	Buffalo 23	N. Y.	A-1277	1917
*Voell, Richard F., 1721 Connecticut Ave., N. W.	Milwaukee 4	Wis.	A-1277	1917
von Grossmann, Frederic, 4630 W. Burleigh	Washington 9	D. C.	A-1448	1933
	Stukwonago	Wis.	A-1162	1918
	Milwaukee 10	Wis.	A-1570	1939
*Wagner, Edwin A., 1205 Glenview Ave.	Wauwatosa 13	Wis.	A-1536	1937
*Wallsworth, Allan G., 2846 N. Prospect Ave.	Milwaukee 11	Wis.	A-1476	1934
*Wasserman, Eugene, 807 New York Ave.	Sheboygan	Wis.	A-1681	1945
*Waterman, Arthur E., 1215 W. Sherman Ave.	Ft. Atkinson	Wis.	A-1555	1938
*Waters, William George, 2500 Que St., N. W.	Washington 7	D. C.	A-1797	1949
*Watts, George E., 6410 N. Oakley Ave.	Chicago 45	Ill.	A-1814	1950
*Webster, Maurice H., 529 Main St.	Evanston	Ill.	A-1879	1952
Weeks, W. F., 718 Ontario Ave.	Sheboygan	Wis.	A-1219	1927
*Wegner, Fred A., 615 N. 94th St.	Milwaukee 13	Wis.	A-1025	1932
Weiler, Joseph J., 114 N. Carroll St.	Madison 3	Wis.	A-1644	1943
Wendland, Walter E., 1501 Metropolitan Ave.	New York 62	N. Y.	A-1101	1927
*West, Derald Milton, R. R. 1	Genoa City	Wis.	A-1801	1949
*West, Myron Howard, Jr., 1334 Grand Ave.	Genoa City	Wis.	A-1670	1945
Weyland, Ernest, 5636 N. 78th St.	Waukegan	Ill.	A-1302	1917
White, Martin F., 7907 Portland Ave.	Milwaukee 16	Wis.	A-1100	1918
*Wierdama, O. W., 329 Woodland Ave.	Wauwatosa 13	Wis.	A-1220	1918
*Wiley, Guy E., 267 Elmwood Ave.	Oconomowoc	Wis.	A-1278	1925
*Will, Philip, Jr., 309 W. Jackson Blvd.	Oshkosh	Wis.	A-1618	1941
*Williams, Harry W., 516 S. Van Buren	Chicago 6	Ill.	A-1515	1936
	Green Bay	Wis.	A-1515	1936

VON GROSSMANN, FREDERIC RICHARD (FRITZ). AIA 47, FAIA 65.

Wisconsin Chapter

† Fritz von Grossmann, R.R. 1, Box 217, 4988 Lake Bluff Lane, Port Washington, Wis. 53074; 1041 Hillsboro Beach, Pompano Beach. Fla. 33062.
b. Milwaukee, Wis, Mar. 3, 04. Educ: B.Arch, Univ. Minn, 28; M.Arch, Harvard Grad. Sch. Design, 32; First Medal, Beaux Art Inst. Design, 32; Alpha Rho Chi, 24; Harvard Univ. Scholar, 30-32. Prev. Firms: Prin, Off. Fritz von Grossmann, 39-55; prin, von Grossmann, Burroughs & Van Lanen Inc, 56-67. Pres. Firm: Fritz von Grossmann, org. 39. Reg: Fla, Minn, Wis; NCARB Cert. Prin. Wks: Grand Lodge Free & Accepted Masons Temple & Wis. Off, Milwaukee, 57; Arthur Andersen Wis. Hq, Milwaukee, 60; Wis. Gas Co, N. & S. Serv. Ctrs, 61; Univ. Wis. Bolton Hall, Milwaukee, 64, consult. archit. to State Dept. Eng, Madison, Wis; Wis. Lutheran Synod Hq, Milwaukee,

65. Hon. Awards: U.S. Soc. Mil. Engrs. Medal, WW II; Citation, Nicolet High Sch, Glendale, Wis, Am. Asn. Sch. Adminstr, 57; Nicolet High Sch. selected as U.S. Exhib. in Geneva, Switz, U.S. Dept. Educ, 58; Citation, Greenfield High Sch, Wis, Am. Asn. Sch. Adminstr, 60; Milwaukee Libr. selected as 1 of 10 best steel bldgs, U.S. Inst. Steel Construct, 68. Pub. Serv: Trustee, Mem. Hosp. Bd, Milwaukee, 54-; bd. gov, Sch. Facil. Coun, Mt. Vernon, N.Y, 57-65; founding dir, Milwaukee Symphony Bd. & ball chmn, Milwaukee Symphony League, 60-67; dir, AIA Life Ins. Co, 64-66; tech. coord, Milwaukee World Festival Chmn, 67-; co-chmn, Model Cities Cmn, 68-; dir, Friends of Univ. Wis, Milwaukee Libr. Cmn; dir, Friends of Milwaukee Art Mus, 68. Govt. Serv: Regional archit, U.S. Resettlement Admin, 33-36; state archit, S.Dak. Civil Works Admin, 34-36; staff archit, Badger Ord. Works, U.S. Ord. Dept, 41-42; U.S. Coast Guard Res, 42-44; Civic Ctr. consult, City Milwaukee Land Cmn, 48-49; city planning consult, Dept. City Develop, Milwaukee, 67-70. Publ: Co-auth. & contrib, AIA-Handbook of architectural practise, 68. Mem: Gambirinus Soc, 67; Golden Baton Order Symphony League, 67. AIA Activ: Wis. Chap, secy, 53-54, dir, 53-54, 58-59; Wis. Archit. Found, dir, 60-66; Wis. Asn. Archit, v.pres, 40-41; mem. ins. & surety cmt, AIA, 59-66, chmn, 64-66; mem. documents review cmt, 64-66, chmn. Corp. Practice Arch. Study Task Force, 59-60.

In the 1970 AIA Directory Von Grossmann lists Forest Home Library as award winning by U.S. Steel Construction .

Reference to the Allis Chalmers office 1957 below

The new building will connect with the tractor building and a common main entrance for both buildings will front 70th st.

Fritz von Grossmann, Milwaukee architect, prepared plans for the building and has assigned R. J. Van Lanen as project architect.

Significance (e-6) Architect

Fritz Von Grossmann and his firm designed a variety of buildings over the years

His interest in concrete goes back to the Vriesman House (1940) an example of an all-concrete house, the first all-concrete house built in the Milwaukee area



Designed the Kohl's supermarket that became icon of the chain
First prototype designed 1951



Hopkins Savings & Loan 7901 W. Burleigh (1954)

Significance (e-6) Architect



State Masonic Headquarters 1123 N. Astor (1956)



Covenant Lutheran 8121 W. Hope Ave. (1961)



Bolton Hall UW-Milwaukee (1964)



Missouri Synod Office 8100 West Capitol Drive (1961)
Won AIA Honor Award 1963

Von Grossmann's work being altered as are many Mid-Century modern buildings.



Office Building (1959) Before and Today
711 W. Capitol Drive



Equitable Life Insurance 1701
W. Wisconsin (1955) Before and
Today





Blue Cross of Wisconsin 4115 N. Teutonia
(1956) Eschweiler and Eschweiler



Cutler Hammer Research & Office
4201 N. 27th Street (1963)
Eschweiler & Eschweiler

Other
architects
practicing
in the same
decades



St. Matthias Church 9306 W. Beloit Rd.
(1965) Darby-Bogner



American Red Cross 2600 W. Wisconsin Ave. (1960) Ebling,
Plunkett, Keymar Spandrels now altered



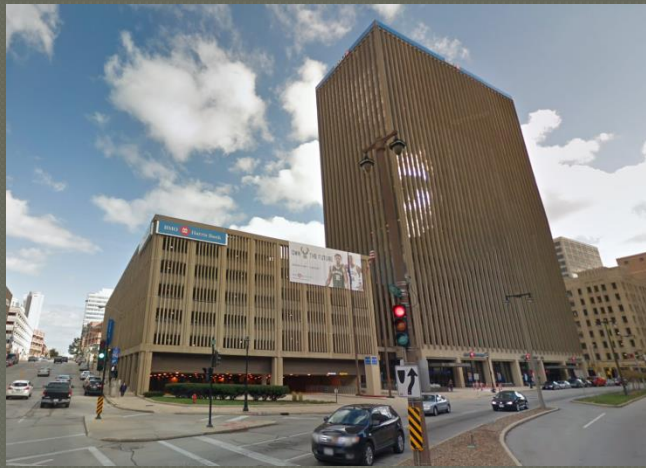


Bay View YMCA 1320 E. Oklahoma (1956)
Grassold & Johnson



Washington Park Senior Center (1968) Grellinger & Rose

Other
architects from
the same
decades



M & I Bank 770 N. Water (1968) Grassold
& Johnson



Continental Savings Bank 1920 E. North Ave.
(1964) Herbst, Jacoby & Herbst

Architect Picks Three to Be Junior Partners

The designation of three junior partners was announced Saturday by Fritz von Grossmann, Milwaukee architect.

Elevated in the company's organization were Charles W. Burroughs, **Robert J. Van Lanen** and Eugene E. Leucht.

Burroughs has been associated with Von Grossmann since before World War II, Van Lanen since 1949 and Leucht since 1952.

1956 December 2nd
Milwaukee Journal

Architect Sells Part in Firm

Remaining interest in the architectural firm which he founded here more than 25 years ago has been sold by Fritz von Grossmann to two partners and long time associates, Charles W. Burroughs and **Robert J. Van Lanen**.

Burroughs, new president and treasurer, and Van Lanen, vice-president and secretary, announced that the firm would re-

and the company was incorporated in 1958. The new officers said the purchase of Von Grossmann's interests would mean no shift in emphasis by the firm, which long has specialized in the design of schools, churches, hospitals and commercial buildings. The firm has a total of 15 employees, five of them registered architects. Von Grossmann, 61, said his move would lighten his duties with the firm and offer an opportunity to develop a side field of programing and site planning for universities and community civic centers.



Burroughs Van Lanen

tain the name of von Grossmann, Burroughs & Van Lanen, Architects, Inc., and would remain at its present location, 5455 W. Burleigh st.

Von Grossmann will remain as a staff architect but also will open an architectural consultant office at 711 W. Capitol dr.

An announcement issued by the three men said they wished to "emphasize that the separate practice would be strictly limited to consulting and would not be competitive with services offered by Von Grossmann, Burroughs & Van Lanen, Architects, Inc."

Burroughs, 55, has been with Von Grossmann since 1939. He holds a degree in architecture from the University of Michigan. Van Lanen, 51, joined the two in 1949. He attended the University of Wisconsin and the Layton School of Arts. Burroughs and Van Lanen were taken in as partners in 1956

and the company was incorporated in 1958.

The new officers said the purchase of Von Grossmann's interests would mean no shift

in emphasis by the firm, which long has specialized in the design of schools, churches, hospitals and commercial buildings. The firm has a total of 15 employees, five of them registered architects. Von Grossmann, 61, said his move would lighten his duties with the firm and offer an opportunity to develop a side field of programing and site planning for universities and community civic centers.



Von Grossmann

Keep Hallways, Stairs Clear of All Obstructions

Halls should be kept clear of obstructions.

They should be well lighted and where possible, a night light should be installed to give constant illumination throughout the night.

This type of light need not be expensive and one requires only a few cents' worth of current each month.

Long halls or stairs should have a light switch at either end, both for safety and convenience.

Carpeting should be carefully tacked down and rubber or carpeting treads on the stairs should be fastened firmly.

All stairs should have handrails to help prevent falls.

Children should be trained not to play on stairs or in halls and not to leave toys there.

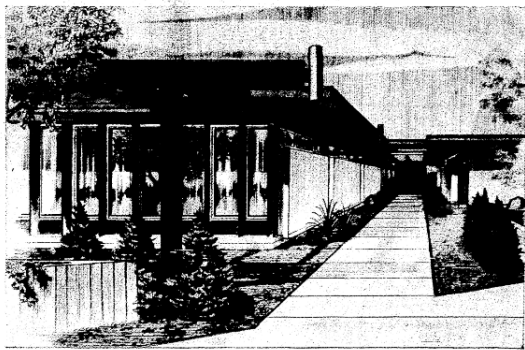
Von Grossmann sold his interest in his firm in 1965 to continue as staff architect as well as develop a side field of programing and planning for universities and community centers. Burroughs and Van Lanen joined another firm to become Architecture 360 in 1976.

1965 August 29, Milwaukee Journal

Significance (e-7) Use of new materials in new ways

- Cor-Ten steel first used in architecture in 1964, three articles in local press about its use on library
- Extended beams create pergolas
- Concrete applied as monolithic blocks
- Structure used as design element





—Yvo Grossmann, Burroughs, Van Latta Architects, Inc.
The new type of exposed steel framing being used for a branch public library under construction on the south side here should offer an appearance something like this after two or three years of weathering. When new, however, it will have a somewhat startling orange-red color.

Steel Yourself to Library's Hues

Milwaukee Journal January 16, 1966



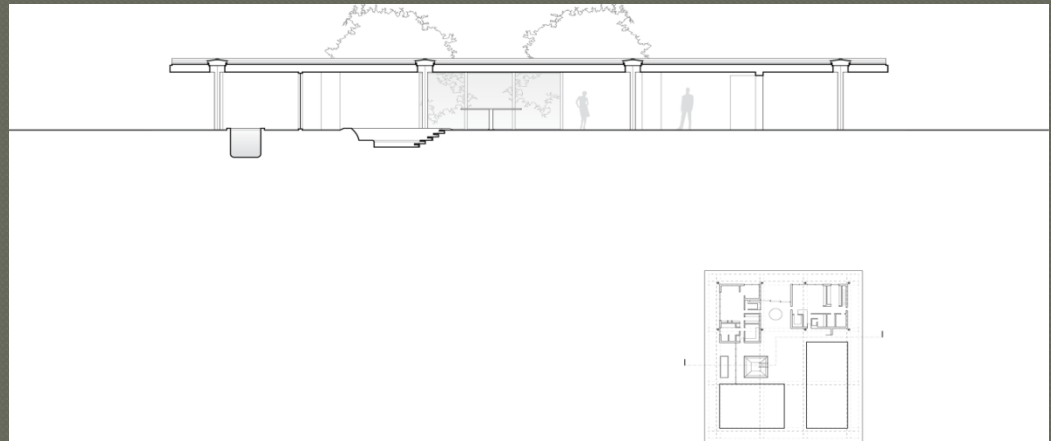


Eero Saarinen's John Deere
Headquarters 1964
First use of Cor-Ten in an architectural
application





Eero Saarinen's J. Irwin Miller House 1957
Von Grossmann is looking at other major
architects and how they are handling
materials and form.



1967

ARCHITECTURAL
AWARDS OF
EXCELLENCE



AUDITORIUM-GYMNASIUM, Colorado State University,
Fort Collins, Colorado
Architect: Bunts and Kelsey -- Architects



WASHINGTON & LEE HIGH SCHOOL GYMNASIUM, Montross, Virginia
Architect: Stevenson Flemer, Eason Cross, Harry Adreon, Associated Architects



FOREST HOME BRANCH LIBRARY, Milwaukee, Wisconsin
Architect: von Grossmann, Burroughs and Van Lanen, Architects, Inc.

WHITESBORO SENIOR HIGH SCHOOL,
Whitesboro, New York
Architect: The Perkins & Will Partnership and Frank C. Deille Cese



LOUITT HALL OF SCIENCE, Grand Valley State College,
Allendale, Michigan
Architect: Meathe, Kessler and Associates, Inc.

American Institute of Steel
Construction Award 1967, one of
12 recipients



Architects Cite School, Steel Plant, Library

Two Milwaukee area buildings and a boys' school near Dousman were named Wednesday as winners of coveted honors in the 1967 awards program sponsored by the Wisconsin chapter, American Institute of Architects (AIA).

In addition, four other state buildings by Wisconsin architects were cited for special merit awards. There were 56 entries in the competition.

Buildings cited for honor awards were:

Inland Steel Products Co. plant, 6900 W. Calumet rd., designed by William P. Wenzler & Associates, Inc., Brookfield.

Forest Home branch library, 1432 W. Forest Home av., designed by Von Grossmann, Burroughs & Van Lanen, Architects, Inc., Milwaukee.

Lau Lake boys school, Dousman, designed by Maynard W. Meyer & Associates, Milwaukee.

Merit award winners were:

Brookfield Evangelical Lutheran church, Brookfield, designed by Wenzler.

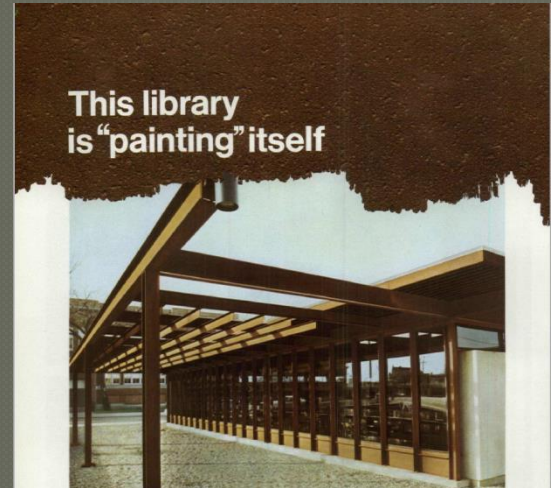
Fox Point recreation pavilion, designed by Losch-Haeuser, Inc., Milwaukee architects.

W. Washington av. pedestrian overpass, Madison, Wis., designed by Weiler, Strang, McMullan & Associates, Madison.

Lake City bank, Madison, designed by Peters and Martins Associates, Madison.

Wisconsin Chapter A.I.A. Honor Award 1967 Forest Home Library one of three recipients

Ad Architectural Forum September 1968



**This library
is "painting" itself**

Owner: Board of Trustees, Milwaukee Public Library System. Architects: Burroughs & Van Lanen, Milwaukee, Wisconsin.

Here's another one for the books: a library whose exposed steelwork will require no paint and negligible maintenance. The building is the Forest Home Library in Milwaukee, and the steel is bare USS Cor-Ten High-Strength Low-Alloy Steel. Bare Cor-Ten Steel "paints" itself with an attractive oxide coating as it weathers. The dense, light coating virtually eliminates further atmospheric corrosion. If the coating is scratched or marred, it heals itself.

Burroughs & Van Lanen Architects, Inc., selected bare Cor-Ten Steel to reflect the building's functional practicality. The exposed structural shapes express an honesty of function that invites users in, unlike the forbidding monumentality of much library design.

Bare USS Cor-Ten Steel is a natural for economical good looks as well as for structural use. Members can be lighter, more graceful, because Cor-Ten Steel is about 40% stronger than structural carbon steel. It is available in a full range of structural shapes, plates, bars, and sheets. For full information on its use in architecture, contact a USS Construction Marketing Representative through our nearest sales office, or write U. S. Steel, P. O. Box 961 (USS-961), Pittsburgh, Pa. 15201 for our booklet. USS and Cor-Ten are registered trademarks.

USS Cor-Ten Steel

Mid-Century Modern, even Moderne not represented in our list of designated properties but for 2 examples.

Finney Library

1952-1954 Grassold and Johnson
in Sherman Boulevard Historic District



Copeland Service Station
4924 West Roosevelt Drive
1938 Urban Peacock & A.
C. Runzler



LISTING PRICE: \$650,000

Building: 14,500 SF built in 1966 (former library)

Lot Area: 41,948 SF with on-site parking

Zoning: LB2, Local Business

Assessor records, photographs and environmental data on website at

www.city.milwaukee.gov/CRE



BUYER DEVELOPMENT OBLIGATIONS

- Restore building in a timely manner. Preserve existing building and structural elements. Maintain clear glazing along street frontages.
- Landscape parking lot (MCO Ch. 295-405). Additional landscape requirements may apply and need City approval before closing. Preserve existing trees and landscaping to the greatest degree feasible.

POTENTIAL COMMERCIAL USES

- Office, retail, bank, restaurant, business or personal services, recording studio, medical or dental office, catering.
- **Note:** Property must be taxable and some uses may need BOZA approval. Proposals will not be accepted for the following uses: Day care, principal use parking lot, pawn shop, automobile (sales, service and parts), cigarette or cigar shop, gun shop, liquor store, payday or auto-title loan store, medical service facility or other uses prohibited by zoning.

POTENTIAL RESOURCES

- **Facade Grants:** www.city.milwaukee.gov/facade
- **Retail Investment Fund:** www.city.milwaukee.gov/rif
- **White Box Program:** www.milwaukee.gov/whitebox
- **Focus on Energy Promotions:** www.energystar.gov/rebate-finder
- **Business Financing:** may be available through Milwaukee Economic Development Corp: www.MEDConline.com



Why did an application for Historic Designation come in now?

CITY SALE CONDITIONS:

- Submittals evaluated on price, prospective use, impact on the business community and adjoining neighborhood, extent & quality of renovations, contribution to tax base and financial viability.
- Acceptance contingent on City Plan Commission and Common Council approval. Earnest money of 5% may be of price required within 10 days of approval. Uses requiring City licenses will have concurrent Council consideration with the sale authorization; BOZA approval will be obtained, if necessary, prior to Common Council action. Start-up businesses may submit a business plan.
- Buyer to execute City Commercial Purchase & Sale Agreement after Council approval at www.milwaukee.gov/CommercialBuildings
- Conveyance will be "as is, where is" by quit claim deed subject to restrictive covenants for performance, prohibitions for tax exemption, liquor license (except for restaurant with significant food component) and certain uses and reversion of title provision for non-compliance. A Performance Deposit may be required at closing.
- Closing contingent on firm financing and DCD approval of renovation and site plan, including any proposed building alterations.
- Buyers must not violate City Buyer Policies. See website at www.city.milwaukee.gov/CRE
- Rehabilitation must be complete within twelve months following closing; Buyer to provide Certificate of Occupancy.

Showings: Contact Rhonda Szallai at (414)286-5674 or rszallai@milwaukee.gov for an appointment to view the property.

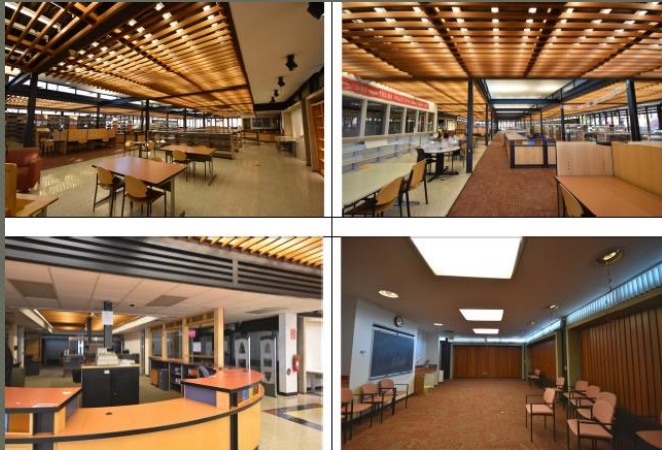
Broker Commission: If Buyer's Proposal Summary & Public Disclosure Statement was submitted to City by a Wisconsin-licensed real estate broker; City, at closing, agrees to pay Broker a commission of 5% of the purchase price. Seller shall not pay any broker commission if Buyer and Broker are same or related in any manner.

Submittal: 1) Completed "Proposal Summary" on the form available at www.city.milwaukee.gov/CRE

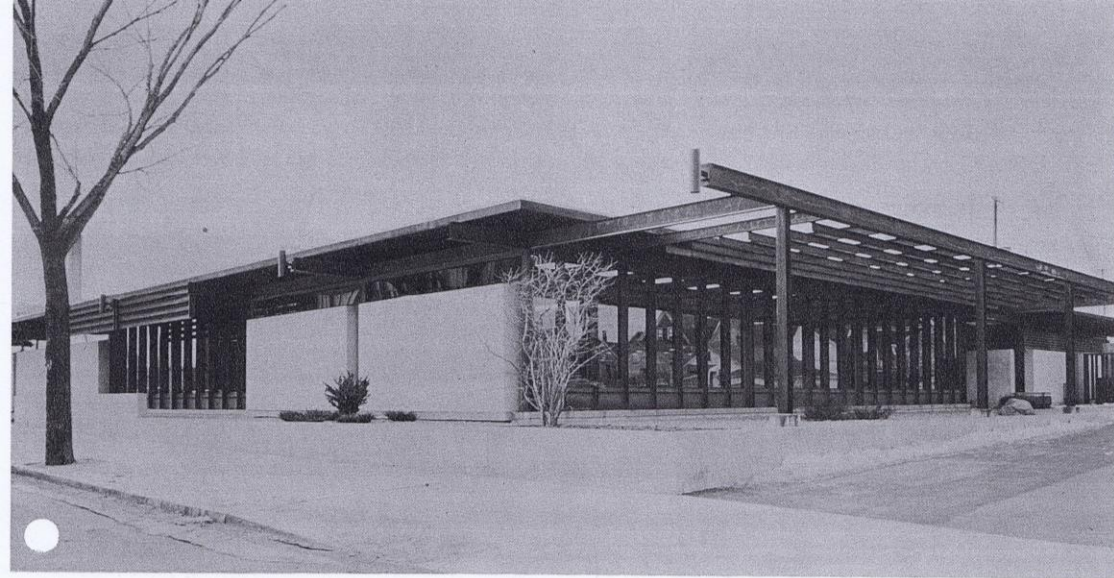
2) Provide a detailed Scope of Work for renovation including a scaled rendering of the building identifying exterior building materials and site plan for construction.

Submit proposal to the Department of City Development - Real Estate Section, 809 North Broadway - 2nd Floor, Milwaukee, WI 53202 to the attention of Rhonda Szallai. **Proposals will be received and evaluated on a continuous basis.**

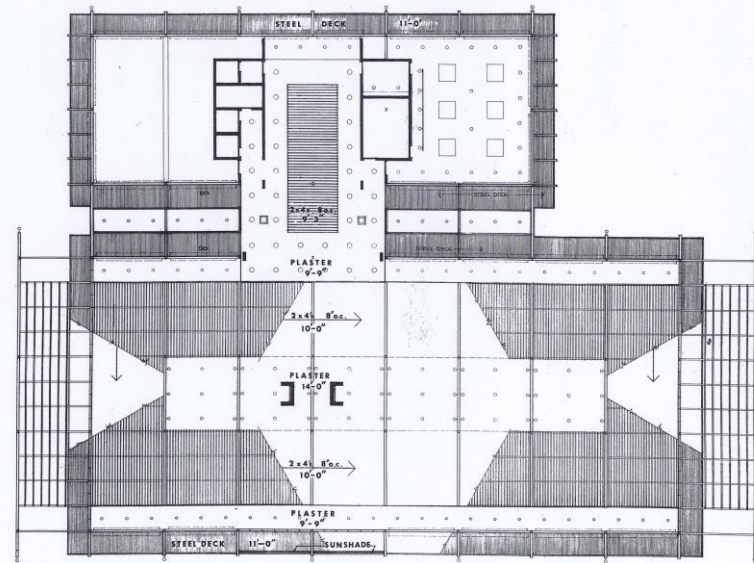
Forest Home Library interiors and at night



FOREST HOME LIBRARY
Night scene illustrating see through
quality from main thorofare. Built
before energy crisis.



FOREST HOME LIBRARY
 City of Milwaukee
 Honor Award - A.I.A.



REFLECTED CEILING PLAN

