

Milwaukee Historic Preservation Commission

Special Meeting November 30, 2020



If you wish to speak on an issue or have your opinion noted by the commission, please fill out a form at the door and hand it to us

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.

State of Libraries at end of World War II



Central Library



Llewellyn Library

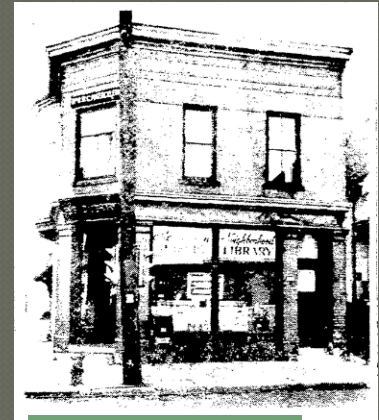


South Library



5235 N. 35th

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



433 East Locust

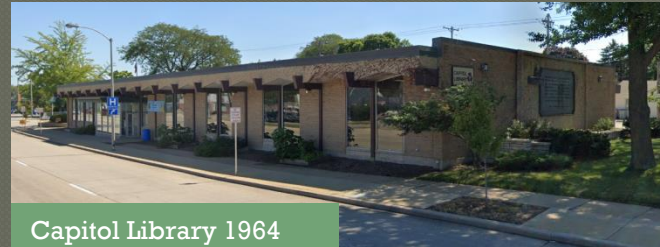
Significance: Part of Master Plan 1957/1961 to build new Neighborhood Libraries



Zablocki Library 1963



Atkinson Library 1961



Capitol Library 1964



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.E.A.



North Milwaukee/Villard 1968
Closed. Now Villard Square



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



Significance: Architecture



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

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



12/1/20



12/1/2020





12/1/2020

Significance: Architect

Fritz Von Grossmann highly regarded in his day



State Masonic Headquarters 1123 N. Astor



Hopkins Savings & Loan 7901 W. Burleigh



Designed the Kohl's supermarket that became icon of the chain



Bolton Hall UW-Milwaukee 1963



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 Before and Today
711 W. Capitol Drive



Equitable Life Insurance 1701
W. Wisconsin 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
decade



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



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



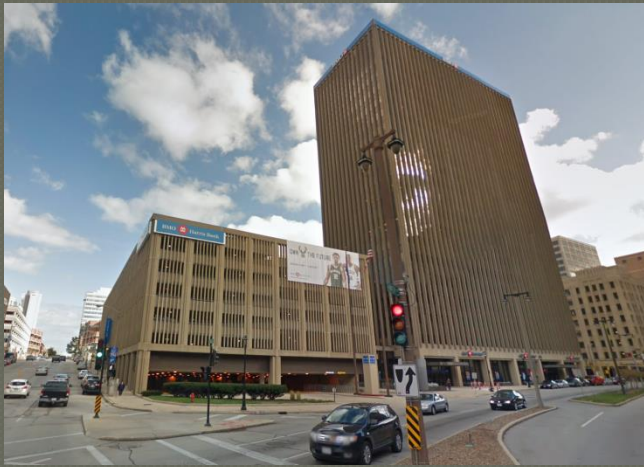


Bay View YMCA 1320 E. Oklahoma (1956)
Grassold & Johnson



Other
architects from
the same
decade

Washington Park Senior Center (1968) Grellinger & Rose



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

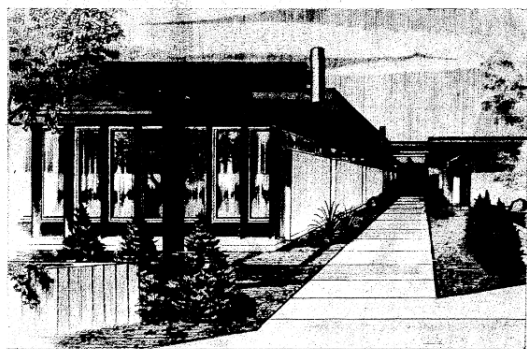


Continental Savings Bank 1920 E. North Ave.
(1964) Herbst, Jacoby & Herbst

Significance: 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





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



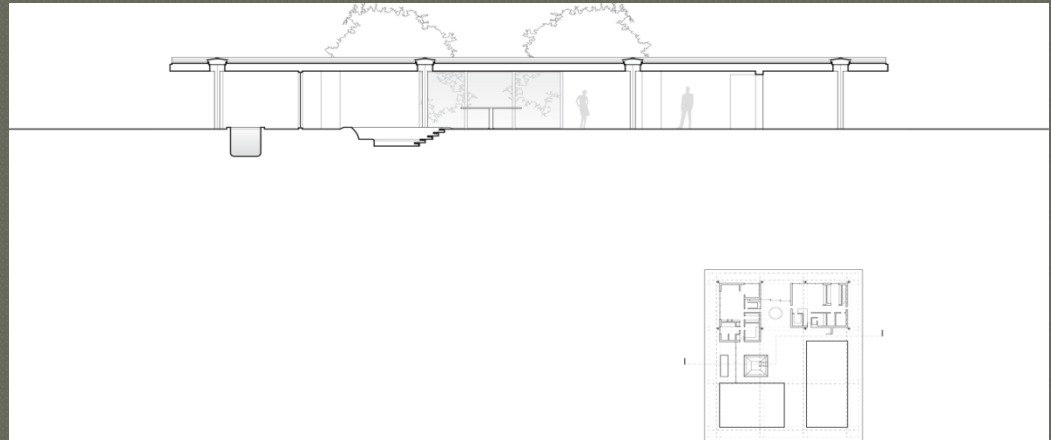


Eero Saarinen's John Deere
Headquarters 1964
First use of Cor-Ten in an architectural
application





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. Deile Cese



LOUTTIT HALL OF SCIENCE, Grand Valley State College,
Allendale, Michigan
Architect: Meathie, 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-Hauser, 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 Martinsons 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 here USS Cor-Ten High-Strength Low-Alloy Steel. Bare Cor-Ten Steel "paints" itself with an attractive oxide coating as it weathers. The dense, tight 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 66, (USS-660), Pittsburgh, Pa. 15260 for our booklet. USS and Cor-Ten are registered trademarks.

 Cor-Ten Steel

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

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



Commercial Property Listing

1432 West Forest Home Avenue

Historic Mitchell Street Neighborhood



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

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.

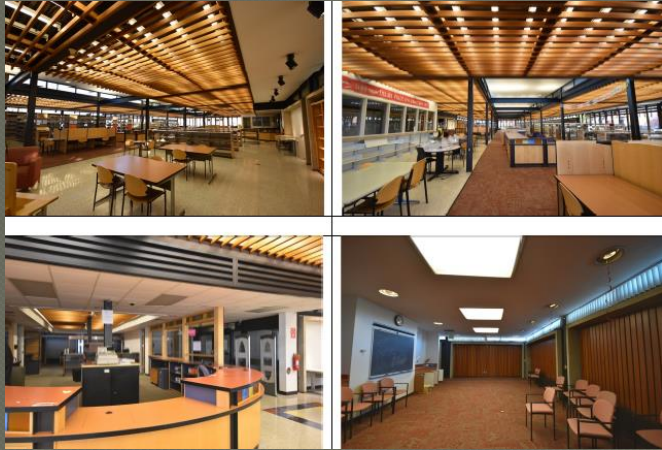
Submittal: 1) Completed "Proposal Summary" on the form available at www.city.milwaukee.gov/CRE

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.

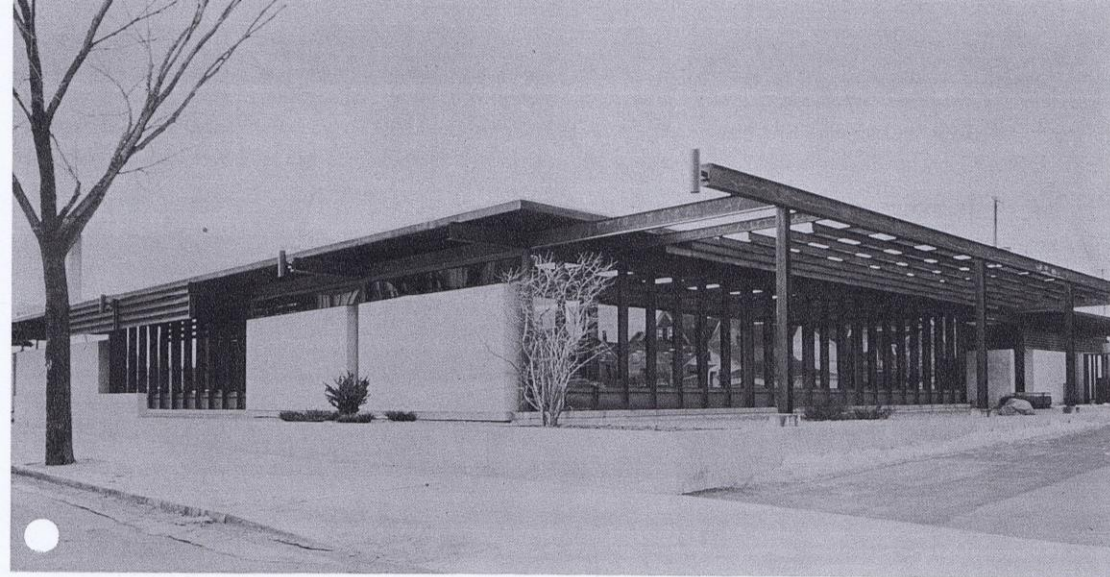
Submit proposal to the Department of City Development - Real Estate Section, 809 North Broadway - 2nd Floor, Milwaukee, WI 53202 to the attention of Rhonda Szallai. **Proposals will be received and evaluated on a continuous basis.**

Why did an application for Historic Designation come in now?

Forest Home Library interiors and at night



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



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

