



WIN - WIN

CHILDREN'S WISCONSIN + HISTORIC FOREST HOME LIBRARY



Thank you for this opportunity to speak today. My name is Eric Vogel. I'm an architectural historian, author and educator, most recently Chair of the 3D Design Department at MIAD, and I'm currently working on a book called, Milwaukee Moderns: 25 Iconic Milwaukee Buildings from the 20th Century and the Cultural Innovators Who Helped Make Them Happen.



MILWAUKEE PUBLIC LIBRARY

Plan calls for tearing down old Forest Home Library

A new proposal would replace two former branch libraries with health clinics. One of them would be the Midcentury Modern gem on 14th and Forest Home.



By [Bobby Tanzilo](#)

Senior Editor/Writer

Published Oct 14, 2020 at 1:02 PM

Two years ago, I wrote that the City of Milwaukee had listed the former Forest Home Library for sale after it was replaced with a new branch a bit east on Mitchell Street.

While Voces de la Frontera had considered buying the building, at 1432 W. Forest Home Ave., that plan fell through, and now a new plan calls for tearing down the 1966 Midcentury Modern library designed by architect Robert Van Lanen of von Grossmann, Burroughs, Van Lanen and Associates, and replacing it with a medical clinic.

Two months ago, when news broke of a design proposal threatening the former Forest Home Library with demolition, it was a shock to all of the us in the preservation community. Forest Home is the quintessential Milwaukee modernist branch library. It's tucked into a diverse community on the southside that has loved the building for two generations. Today, we're here to strongly recommend historic designation for Forest Home Library and appropriate relocation of the Children's Wisconsin Health Clinic.



WIN - WIN

I want to begin by saying that we're not here to point out the faults of other projects. We all love this city and want to see it become more vibrant, more equitable and more economically sustainable. We're not against the idea of a new health clinic. We appreciate the hard work of the DCD, the Alderman's office, the Library board, and the Historic Mitchell Street Bid to make a good project with a first-rate client happen in the 12th district. We just disagree with the proposal to demolish, rather than reuse, such an important mid-century building.

Forest Home Library is one of the most important and most intact small-scale examples of modernist architecture in Milwaukee

Forest Home Library won **two design awards** for its innovative use of steel and glass



So, we're here today to propose a different scenario; one that preserves the library building and suggests a new site for the health clinic. We know that many people have worked hard on the health clinic proposal. We respect that. But we have a few new facts to consider. This is a key point. Based on our recent archive work and historical analysis we now know that this building, designed in 1966 by Von Grossmann, Burroughs and Van Lanen, is one of the most important and most intact small-scale examples of modernist architecture in Milwaukee next to Eero Saarinen's War Memorial Center on the lakefront. This is not an exaggeration. You've already heard from HPC staff and we have leaders from the National Trust for Historic Preservation and docomomo's national board of directors here this morning to talk about the importance of the building and to preserving modern structures across the country.

So, why didn't we know this before?

Why does it seem that this information always comes at the 11th hour?

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.MEDOnline.com

Well, a lot of people did know that this building was important. As HPC staff has mentioned, when DCD published its Commercial Properties Listing for the Forest Home Library site three years ago, the Buyer Development Obligations was absolutely clear...“Restore building in a timely manner. Preserve existing building and structural elements. Maintain clear glazing along street frontages.” Unfortunately, somewhere along the line, those obligations were dropped, *without public notice*. Up until this fall, the preservation community thought the building was being protected by the Buyer Development Obligations when in fact the city and library board were already entertaining a proposal which included demolition of the building. At both of the recent HPC meetings, the Commissioners heard testimony from the hospital’s developer that claims the former library building cannot be adaptively reused and that the original library programming and the resulting floor plan are too restrictive for other users. We will strongly refute that testimony today.



**National Trust for Historic
Preservation**
3k followers



Three Buildings Saved by the Historic Tax Credit | National Trust for Historic Preservation

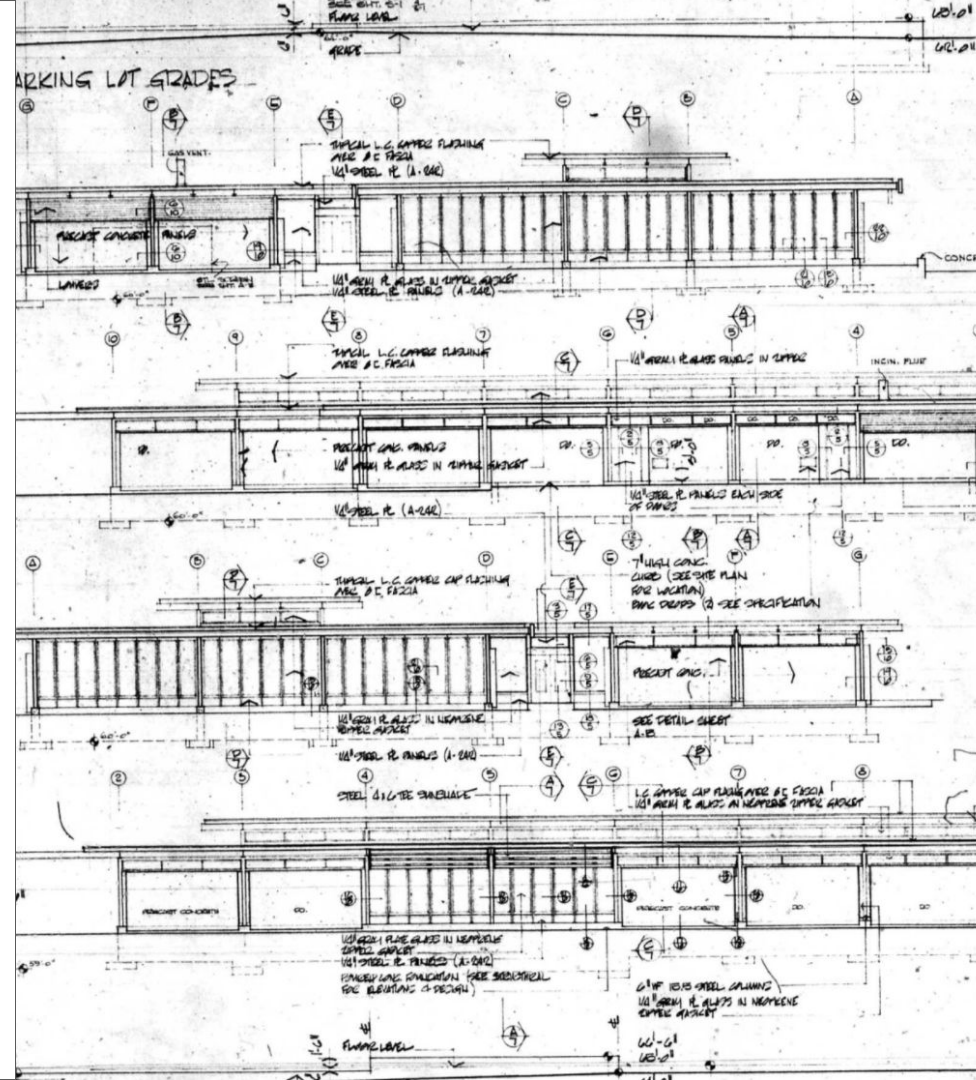
Preservation presents examples of three thriving buildings that would have been lost if not for the federal historic tax credit... **More**

As cities become more and more alike over time, our historic resources become these unique attributes that can't be replicated. Historic sites add things to our neighborhoods that no other buildings can."

- Annie Levinsky, Executive Director, Historic Denver

Our consultants have spent the last two weeks visiting the site and pouring over the original drawings and they have found nothing to suggest that the building can't be reused. It's true that the energy calcs for a mid-century building are different than for a contemporary building. And yes, the mechanical systems need updating. But that's why historic tax credits and code exemptions for historic structures exist. It's also true that some former Milwaukee branch libraries have taken time to sell and reuse.

**Adaptive reuse *does* take
time *and* expertise...a
willingness to work through
some difficult issues.**



Adaptive reuse *does* take time *and* expertise...it takes the right owner, the right market forces, appropriate programming, a sensitive and experienced development team, a timeline that includes community input, and a willingness to work through some difficult issues regarding existing conditions. But as you'll hear from our experts, that extra time and money is par for the course. It's needed if we want to save historic buildings outside the downtown area so Milwaukee can be seen as a leader in promoting equitable preservation for all its urban neighborhoods. We believe and will testify today that the historic Forest Home Library does not show any exceptional circumstances that would prevent adaptive reuse.

Preservation for People

Adaptive Reuse, Sustainability, and Neighborhood
Character in Walker's Point

MPA
MILWAUKEE
PRESERVATION
ALLIANCE



The
Kubala
Washatko
Architects



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Our Two Goals:

- 1. The historic Forest Home Library can be adaptively reused**
- 2. A better city-owned site for the health clinic exists just 5 blocks away**

In summary, we have two goals:

First, to show that the historic Forest Home Library can and should be adaptively reused; and Second, to show that a better city-owned site for the health clinic exists just 5 blocks away. Why not choose this Win-Win scenario? Why spend \$100,000 to tear down and landfill a building that still has decades of life to serve the community when better options for a Win-Win scenario are still possible if we start working together today?

Keysey Kuehn	Vanessa Truong	Madison Riha	Milana J.	McVey Jennifer	Marilu Knode	Genesis Paz	Grace Johnson	Thalia P	Sandra Temgoua	Benjamin Granger	Milena Kreiss
Joe Krivichi	marc seibel	Sophia Gadsden	Sophie Shaffar	Joselia Mendiola	Barbara Johnson	Samantha Sanchez	Giulia Brycen	Cameron Jacob	lucy mao	maile marino	Kiom Windbiel
Hunter Resler	Gabrielle Moore	Robert Orozco	Neille Hoffman	Eugenia Ahern	Mary R Frank	Marlen Navarro	ellen nora	Coral Bowman	Paloma Gonzalez	KATHRYN CAMPBELL	Aja Dressler
Savannah Shuster	Ash Taylor	Lucas Something	Aida Sanchez	betty winholtz	Dick Blau	Mia Lagunas	allyson cheek	Harmmeet Singh	carlise perry	madison lesnak	Andrew Nguyen
Megan Holbrook	Aaron Vivanco	Kiana St. Louis	Cade Herman	Chris Rute	Jessica Mallicoat	Chloe Jones	Troi McKinney	Perry Gx	Kynsey Cicatko	Tineeka Fromerth	Ashley Nguyen
jayonte Jackson	Connor Johnson	McLean Oxnard	Eric Vogel	Randy Avalos	Marky Garabedian	Lael Dwyer	Weird PersonHelpingOut	Eve Gregory	André Verdi Caldeira	Davin Dinh	Zaharia Dade
Jennifer Trusy	Devin Scott	Trianna Allen	Judith Romero	Sean Parish	Ashley tracy	Edith centeno	Brett Kuchenreuther	Adison Y	Christy Spencer	Alexis Kamat	Gigi W
Debby Willette	Ray Johnson	Ra Fow	Brian Zakszewski	Joel Schwabe	Browning	Paul Makoy	Matthew Wynn	Fred Pedemonti	Narenkumar Thirmiya	alexis Langston	alexis kresge
Lydia Forest	Mya Fraser	Nicolle Reid	Joel Schwabe	Christina F	Julia Aus	alissa white	Matthew Wynn	Aislyn Nihan	Kerry Zaleski	janine ngo	Keira Mignott
Emily Gillon	Roxanne Yuen	Mason Cross	Christina F	Julia Aus	Angela Boj	Matthew Wynn	Matthew Wynn	Glen Crow	Aubrey Ray	isabell gutierrez	Angela Daire
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Kendall Davis	sherri hodge	Anthony Marroquin	Anthony Marroquin	Clerra	karla oregon	Emi	Jan	Emilio Vela	Ill help You see me beast	Ronnie Taylor	micah sellers
Lilly Cuellar	Steve Elenich	Marisa French	Marisa French	Shaka	Brian Schweg	Ma	Gla	Emilio Vela	Barakos	Peter Kahigian	Jose Garduno
Eva Weiner	Jake Hayes	Kobe CooperBerry	Jessica Good	Peter S	Matthew Car	Just	Pa	Emilio Vela	key	Selena Torres	Kyle Kandare
Violet Rose	Jacob Tumeih	Grace Lamb	Krisann Rehbein	Peter Z	Roman Webe	Agri	Jea	Sydney Lo	Haley Sasso	Jasmine Wolfe	Brayson B
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Zander Barrett	Leonie Prins	Savina Iniguez	Taylor Traub	Coe Dou	Barret Sch	Jae S	H	Itzel Villa	maddi spear	Lizzie May	bladen keene
Kathy Godin	L S	Catherine Fox	Paul Blackburn	Mary M H	Jacob Z	Jenni T	le	Isabella he	Shafiq ShabazzBey	Ava Castellano	Sierra Eddy
Mikyn De La Torre	Veronica Trimmer	Deseree Keith	Mr. Michael H	Mr. Michael H	Benjamin Tarken	Caroline Z	Cleland	Danielle Machuca	molly scott	Kyler Burrito	Ethan Adcock
	Sanjana Lathar	Lauren Kimber	Ginny Walधि	Lauren Kimber	Benjamin Tarken	Benjamin Tarken	Benjamin Tarken	Danielle Machuca	bunny dukes	Chas Buie	Mari Enrstrom
	Lamonique Allen	David Rhoadarmer	kate akar	Amy Holbrook	Rocio Gomez	Will Lyell	Grant Comer	Alexis Kindelspire	Jade bjdbch	Kaetlyn O'Brien	Skye Thurston
Will Richter	Mick Hatch	Joshua Greenwald	Nathan Leinweber	Genell Scheurell	Michelle Grosso	Dhruv Patel	Charles Beard	Robert Darling	Diana Garcia	lynn evensen	
Garry Leonard	Tim Hayduk	Wendy Bright	Sandra Wilant	Cheryl Nenn	Harper Robison	Christina Tegretenhuis	Kimani Raley	Burklin Nielsen	Quincy Murray	Tina Abert	
Ann Thoennes	Jennifer McCausland	Alicia Meyer	Tessa Begay	Rondane Hollar	Alix Daniels	CJ Howland	Corey McVey	Diane Atkins	Barry Robinson	Quinn Patchell	
Donald Mulligan	Donna Weiss	Michael Mangis	Lauren Haydon	Patricia Adams	Anna Story	Chloe Hinkle	Daria Siegel	Janine arseneau	Reese Bolinger	Justin House	
Sarah Hoff	Hongyan Yang	Valerie Cornelius	Racheal Mitchell	Cindy Olnick	Grant Jahnlke	Luna Neves	Jerry Maronek	Barbara Todd	Lance Culleton	Brandon Sierra	
Moriah Kral	Andrew Eng	Meaghan Martin	Serena Weits	Richard Cesar	Amanda Voigtlander	Kaja Jackson	Harvey Opgenorth	Robert Chambers	Friza Boeder	Dora Almazan	
Rachel Ebersole	Bridgett Greuel	Rosa Aleman	Paul Fuggiasco	Nicole Haas	Jason Skowronski	Teresa Carreon	richard carlson	Sue Gale	Crystal Crow	Connor Tran	
John Eklund	Kelly Jacobazzi	Keith Stach	Luis Re	Angela To	Angela To	Angela To	Angela To	Jeffrey Peters	E Crystal Crow	STEFANIE JACOB	
James Holzer	Nina Osborne	Sarah Aronson	Garry Histers	Rory John	Rory John	Rory John	Rory John	John Stan	Carina Alexandre	Amanda Bubb	
Rebecca Silber	Dawnn McCarthy	Ricardo Tor	Ricardo Tor	Ricardo Tor	Ricardo Tor	Ricardo Tor	Ricardo Tor	John Stan	Leo Mills	taban gach	
Aaron Rosko	Alfredo Aranda	Kyle Reynolds	angel	Kasey King	Kevin Hopkins	Jacquelyn Earley	Diane Kronenberg	Jeff Zimpel	Andy Torres		
Ken Vanderberg	MacKenna Krupa	Mo Zell	Milunka Radicevic	Emily Kling	Hope Januchowski-Baleyah	Dylan Ingram	Joanna Beining	Trudy Watt	Crystal Crow	STEFANIE JACOB	
Beth Ebersole	Bobby Tanzilo	Kara Singleton	Chelsea Wait	Michael Legut	Robert Scott	Troy Natale	Margaret I Benz	Michael Bridgema	E Cummins	Jim Lorman	
Elizabeth Jablonski	Denise Sadorf	Colleen Perendiz	Jeffrey Rubin	Brandon Zies	Brandon Zies	Molly M	Minch Fritz	John L	Grant Abert		
Tim Hayduk	craig brandt	ob Harris	Chris Gram	Christopher E	John L	Roach I	under your	Frank B	John Kramer		
BARBARA KLEUTSCH	Steven Siegel	Meyer	Chaw G	Paul Chaw G	STEVE F	STEVE F	STEVE F	Rose	Betsy Abert		
Katie Coughlin	louise lukowski	Alice Svetic	Jennifer Sharpe-Gonzalez	Jeff Chersole	Rafael L. Fernandez	John Mow	John Rothe	Shane Griffiths	Samuel fishman	Carmela Diosana	
Jaclyn Hage	Irene Gillmeier	Kathleen Steffens	Tim Baranzky	Matt Thurn	Abygail Farrey	Akhil AKKINENI	Mark Waldoch	Emily Crane	Emilee Goff	Joshua Solomon	
Preston Hamilton	L Gatton	Madge Lockwood	Dr. Lori Gensch	Linda Marker	Terry Davis	Molly Smith	Barbara Paulini	Anthony Salmeron	Lillian Cope	alexis wilson	
Ann Keen	Steve Bedinger	Thomas Leslie	Andrew Stern	Leonard Cicero	Ruth Gutowski	Richie Malinowski	Nader Sayadi	Yen Nguyen	Lillian Cope	Emily Youngblom	
Julie Rohl	Hope Adair	Corrine Klaus	Anna Oppenorth	Towa Ewers	Vanessa Crews	Avril Cruz	Mary Richter	Laura Arens	Marie Hemming	Alma Dominguez	
Maritza Ortiz	Jean Sabinash	Nicole Comerford	Jana Ranson	Lori Waagen	Kathleen Faber	Lily Jacobs	Stephanie Quirino	Jessica Vo	Marie Hemming	matthew yagetski	

We have a growing chorus of voices to support us. At our website, SaveForestHomeLibrary.com, we've collected over 500 signatures in one week for a petition to save the building from demolition. Many of those signatures include written statements with heartfelt memories of growing up in and around the library. Kelsey Kuehn, Director of Research from my office, who's managing our outreach, will share what people in the community have been saying about the historic library and it's positive influence on their lives. We want to share some of their voices with you now...

SAVE FOREST HOME LIBRARY

Join us to prevent demolition & support reuse!

Get involved!

"Inside was beautiful. Light and airy. It was so spacious and bright, and it smelled new! I remember picking out my stack of books and heading up to the desk to check them out."

- K. Kenean, an attending physician at the Forest Home Library

COMMUNITY

VOICES

"To live and
to have solution to
small scale public
architecture."

- Honor Award Judges, 1987

"Lived there. Just magical. It gave books context, dignity and gravitas."

- Denise K.

"Forest Home Library was my home away from home all through grade school and my freshman year in High School. I'll never forget that."

- Juan R.



"I grew up on the South side of Milwaukee. In summer, if I didn't go to Mexico to visit family, I was either swimming or at this library. I read A LOT of books there. I had allergies and being in the library reading didn't bother me. Honestly, it helped me learn english better, just from all the reading, and I was fascinated by all the different books there. Even after school, I would bike there or on my way home stop there to do homework and read. That library, Forest Home Library, was my home away from home all through grade school and my freshman year in High School. I'll never forget that."

- Juan R.

Good morning everyone, an thank you all for taking the time to listen to us this morning. As Eric just said my name is Kelsey Kuehn and I'm the Director of Research as Vogel Design Group. In the past three weeks we've spent a great deal of time working to set up a website and engage with folks remotely in as many ways as possible. We're grateful to the six persons who provided written statements of support in the public record, and the many others that took the time to reach out to us or their alders to make their voices heard, as well as national and local chapters of Docomomo (International Committee for Documentation and Conservation of Buildings, Sites and Neighbourhoods of the Modern Movement), the National Trust for Historic Preservation, the Milwaukee Preservation Alliance. On the Community Voices page of the website we created, there is a form that allows anyone to easily submit a comment, memory, or even question that they have about Forest Home Library. In just a few weeks, we received significant interaction on our petition, as Eric just mentioned, as well as over half a dozen statements from current and former residents of the neighborhood through the website. Some remarked on their personal stake in preserving Forest Home Library, like Juan R, who grew up on the South Side and, when not spending summer in Mexico or visiting family, spent a lot of time at Forest Home Library. They said "Forest Home Library was my home away from home all through grade school and in my freshman year in high school. I'll never forget that."

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"I live and work here. It's a great solution to small scale public architecture."

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"Forest Home Library was my home away from home all through grade school and my freshman year in High School. I'll never forget that."

- Juan R.



"I just love the Forest Home Library. I think it's like if Frank Lloyd Wright and Mies van de Rohe had a baby, that's how I would describe the Forest Home Library. It's so great."

And it's not necessarily a famous building by a famous architect from Milwaukee. It's not a corporate headquarters or a museum on the lakefront or something that we all recognize immediately as iconic. I mean it's the architect of the Kohl's grocery stores! **But people in Milwaukee really do identify with that more populist image.** Von Grossmann, the architect, also designed the Kohl's grocery store where my dad worked for most of his career. I mean my parents met at a Kohl's grocery store so it has a really deep, personal meaning for me...and for a lot of other people in Milwaukee I think."

- Krisann R.

Others, like Krisann R, acknowledged that “Forest Home Library is not necessarily a famous building by a famous architect in Milwaukee. Its not a corporate headquarters or a museum on the lakefront. It’s the architect of Kohl’s grocery stores, and people in Milwaukee really do identify with that more populist image.”

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"This was my neighborhood Library as a young man growing up on Milwaukee's near south side. I went to five different MPS schools during grade school until my father was able to buy a home, then went to nearby Kosciusko Middle School and then Milwaukee Tech High School and this was the place I spent many hours studying and leveling the playing field for myself by getting educated! I loved this building. It was one of the buildings that inspired me to get into the Architectural profession!"

- F. Ornelas

A statement from F. Ornelas also touches on the significance of the library's architecture: "I spent many hours studying and leveling the playing field for myself by getting educated. I loved this building. It was one of the buildings that inspired me to get into the architectural profession!"

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"When I moved to Milwaukee, the Forest Home Library was my neighborhood branch for about seven years, during which time I was there all the time to feed my passion for reading."

I hope this landmark Midcentury Modern building will live on as a beacon in its neighborhood."

- B. Tanzilo

And lastly, a submission from B. Tanzilo, calls for the preservation of Forest Home Library, stating “I hope this landmark Mid Century Modern building will live on as a beacon in its neighborhood.”



2009



2014



2017

Beyond Forest Home Library's architectural significance, People have also told us that they love the pocket park at the front of the building. The mature trees offer shade where people can come and sit, eat their lunch, wait for the bus, just get outside for a break from work and hang out across the street after school. This is a functional green space **in one of the most dense neighborhoods of Milwaukee**. The mature trees and raised beds give the street edge a humanity and relief from the traffic and commerce along Forest Home. Local Independent Journalist and Environmental Justice Researcher, Virginia Smalls, wrote a piece for the public record that connects the importance of urban green space and mature canopies in mitigating the Urban Heat Island Effect, which describes higher temperatures in concrete-laden areas of the city.

“The Forest Home Library has functioned as more than just a beautiful, light-filled building. **The people-centered design also includes important urban green space surrounding the building, which supports public health in multiple ways.**”

- Virginia Smalls, Journalist & Environmental Justice Researcher



The Trust for Public Land's mapping of Milwaukee (as part of its annual park score ranking of all park spaces) identifies the Historic Mitchell Street neighborhood as being a moderate-to-high heat island. For many people that we talked to, putting a new building tight to the sidewalk where there was once open green space is not value added. But if we plan carefully and we listen to what the neighborhood wants, if we restore the green space, the building both interior and exterior can once again become an important community asset.

We need to take time to listen. **Any new use needs to emerge from the neighborhood as much as it needs to reflect the marketplace.** A health clinic is not the only use that can add value to this community and complement programming at the nearby schools.



To get to that point, we know we need to take time to listen. Any new use needs to emerge from the neighborhood as much as it needs to reflect the needs of the marketplace. A health clinic is not the only use that can add value to this community and complement programming at the nearby schools. To talk about some of our initial ideas for adaptive reuse, we have Julia Ausloos-Bedinger, an Associate Architect at Architectural Resources Group, joining us virtually.



Architectural
Resources Group

Julia Ausloos-Bedinger
NCARB

Architect | Associate

Thank you Eric. I first want to start by saying in addition to speaking as part of Eric & Kelsey's team as a professional, I'm also speaking today as a resident and citizen of the city of Milwaukee. I live at 341 E Deer Place, in Bay View, the 14th District, which is represented by Alderwoman Demitrijevic, and also the neighboring district to the Forest Home Library.



Architectural
Resources Group

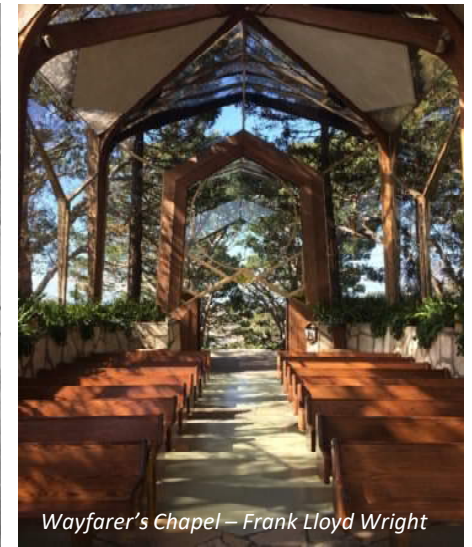
*America's modern architecture legacy
is OUR legacy to preserve for future generations.*



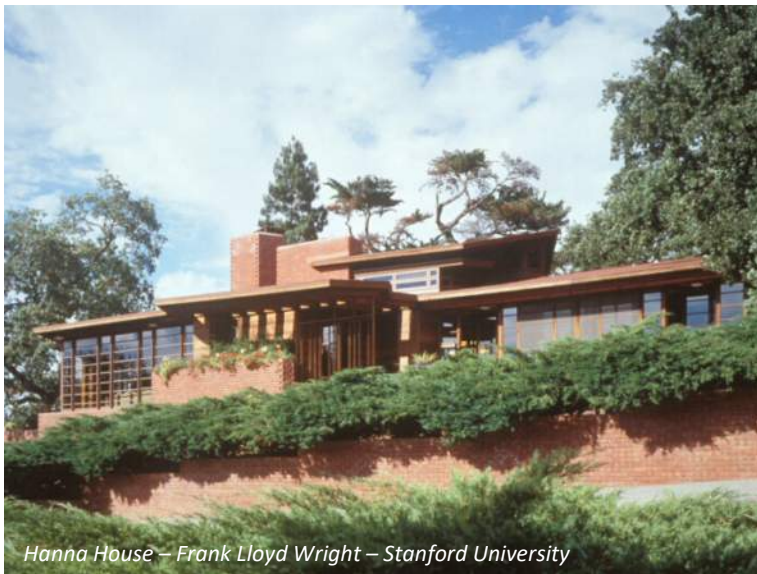
Furnace Creek Visitor's Center – Death Valley NP



Hunt House – Craig Ellwood – Malibu, CA



Wayfarer's Chapel – Frank Lloyd Wright



Hanna House – Frank Lloyd Wright – Stanford University



Eames House – Ray & Charles Eames



Altadena Main Library

At ARG we strive for our work to enhance and strengthen historic buildings and spaces for adaptive use. This reflects our belief that historic places offer **communities** a connection to the past in a rapidly changing world. We apply our broad expertise to researching and understanding the social, cultural, and historic value of structures, and then engage our experience in design, preservation, conservation, and sustainability to create places with historic meaning adapted to modern needs.

ARG has worked on a several historically significant Modern buildings, from the iconic Mid-century modern Eames House, to the Mission 66 Visitor's Center at Furnace Creek in Death Valley National Park, to the National Register eligible, Mid-Century Modern Altadena Main Library building. We at ARG believe these buildings encompass our country's Modern Architecture Legacy, which in turn is OUR legacy to preserve for future generations.

*Forest Home Library is a terrific example of
Mid-Century Modern Architecture*

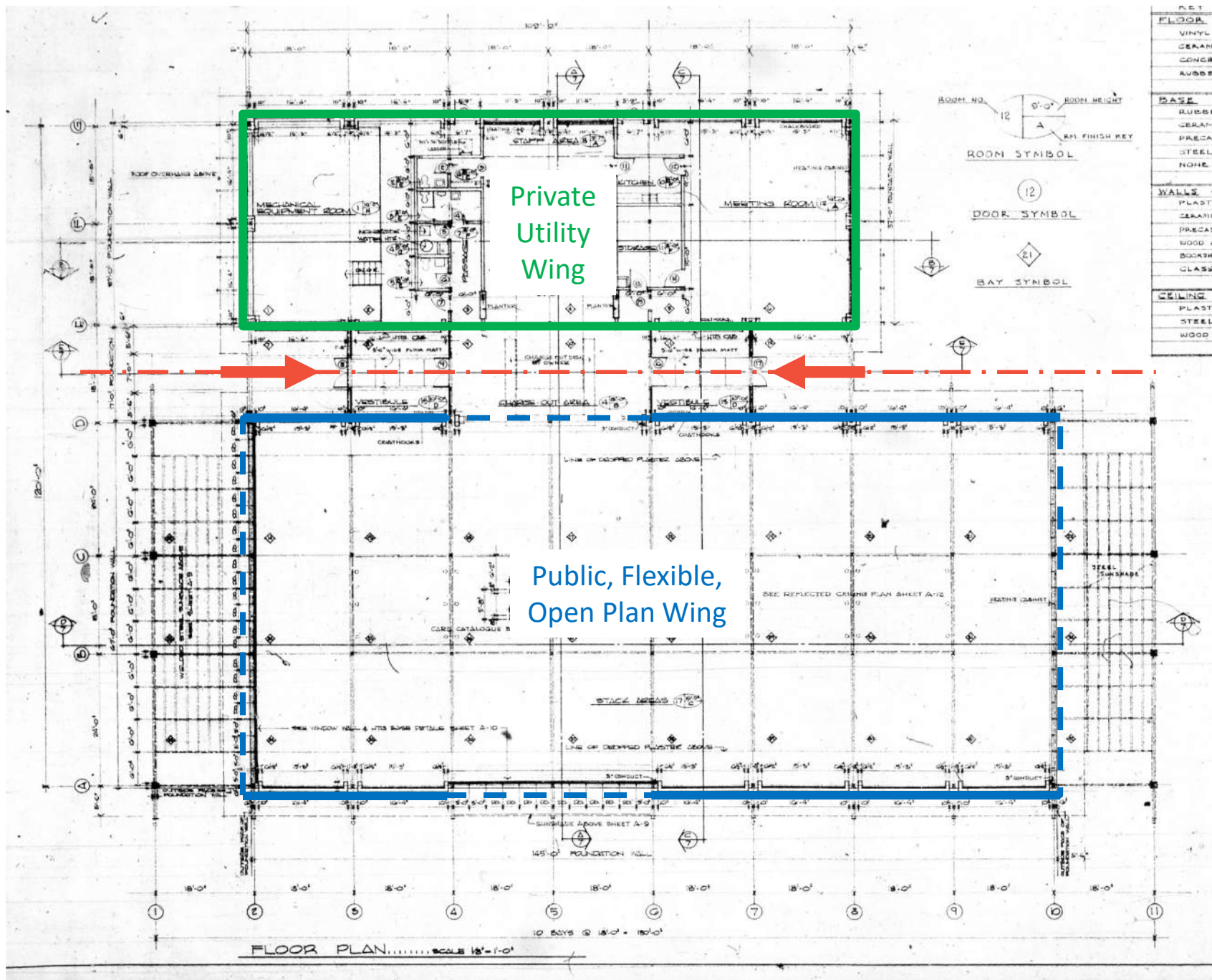


The Forest Home Library is not unlike these other Modern Historic buildings that we have worked on. Forest Home Library is an amazing and exemplary example of Mid-Century Modern Architecture, not only locally significant, but also significant at a National level. These beautiful images portray an impressive and important building because of it's architectural design.

*This award-winning building was
designed for the community.*



However, I find this image to be more defining of the building, and what really makes this building special; this building was designed for the community. Forest Home Library provided a safe place for children, and people of all ages, to learn, grow and find community. Books can be shelved in any old building, but the city and the architects held this library to a higher standard, and made sure the Forest Home Library would be a building worth gathering in.



The floor plan of this building is beautifully simple. There is a central entry axis, with the main entry from Forest Home Avenue on one end, and the entry from the parking lot on the other end. On the East side of the axis is the private, utilitarian wing of the building. This wing provides more privacy with solid walls, and only clerestory windows. On the West side of the entry axis is the Public open plan wing of the building. A uniform grid pattern of columns and beams, as well as uniform window and precast concrete bays define the space, and provide a simple layout with maximum flexibility.

Because of its beautifully simple floor plan, the Forest Home Library has the capability of being adaptively reused into one of many different uses. We have developed a handful of programming studies that illustrate what these potential changes in use may look like.



Architectural
Resources Group

Arts & Artisans Marketplace

MULTI-ACTIVITY SPACE
1100 SF
Flexible space to host multiple activities, including art classes, yoga & dance classes, and community meetings.

MICRO STUDIOS
400 SF each
Eight small studio spaces for local artists to practice their craft.

CAFE
2300 SF
Anchor tenant for the building.

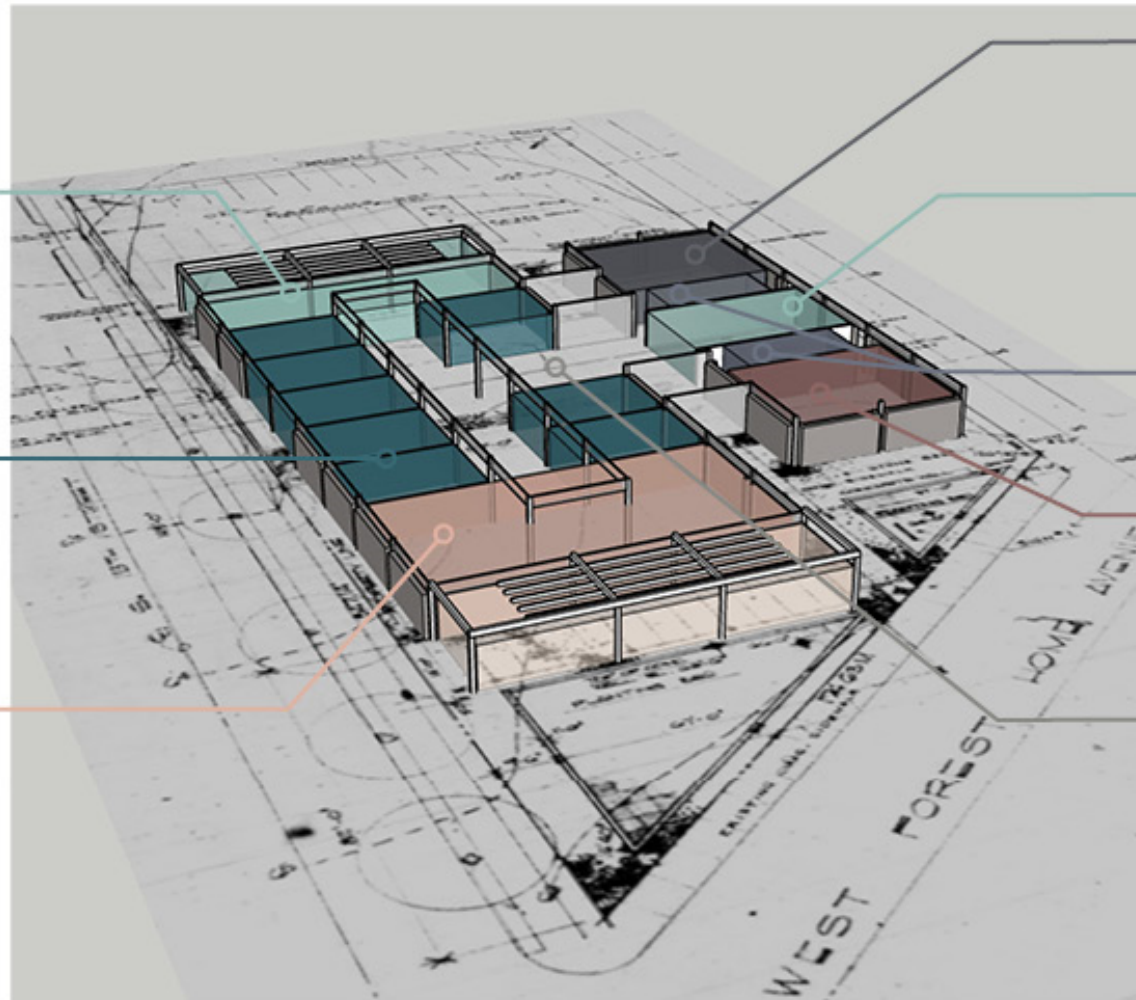
MECHANICAL
1000 SF

GALLERY SPACE
850 SF
Multi-use space that can be used as gallery space for the artists in residence.

RESTROOMS

CAFE SUPPORT
1100 SF
Storage, food prep and additional utility space for the cafe tenant.

CIRCULATION SPACE
3000 SF
Generous circulation space allows for gallery opening and "First Friday" type of events.



This first option transforms the Library into an Arts & Artisans Marketplace. The uniform bays defined by the simple grid pattern would be partitioned off to create eight, small 400 square foot studio spaces for local artists. At the North end of the building, a larger 1100 square foot multi-activity room would provide space for art classes, after school activities and other community programs. The South end of the building would house an anchor Café Tenant, which with a few sensitive modifications to the window wall, could open up to the trellis space, activating the front of the building along Forest Home Avenue. Restrooms, storage and equipment rooms would be located in the private wing of the building, as well as a potential gallery space for the artists in residence to display their work. Lastly, generous circulation space allow for gallery opening and “First Friday” type of events.



Arts Education
and Classes

Milwaukee Marketplace Case Studies



Crossroads Collective

Art Walks and Artist Market Events



Sherman Phoenix

We believe this option would be successful, in part because there are already a few great successful examples of creative community marketplaces in Milwaukee, such as the Sherman Phoenix and the Crossroads Collective. Also, the success of events such as the Maker's Market and Gallery Night MKE show promise in how an art's marketplace like this could generate excitement and positive activity in the community. Lastly, the proximity to the nearby schools can help encourage arts awareness and education to the youth in the community.



Architectural
Resources Group

Community Event Venue

EVENT VENUE

5900 SF

A flexible event venue that can host large celebrations, or be broken up into smaller spaces to host community meetings, classes, and training events.

RESTAURANT

3500 SF

Anchor tenant for the building, which will be open daily and also support the event venue.

MECHANICAL

1000 SF

FLEX SPACE

1400 SF

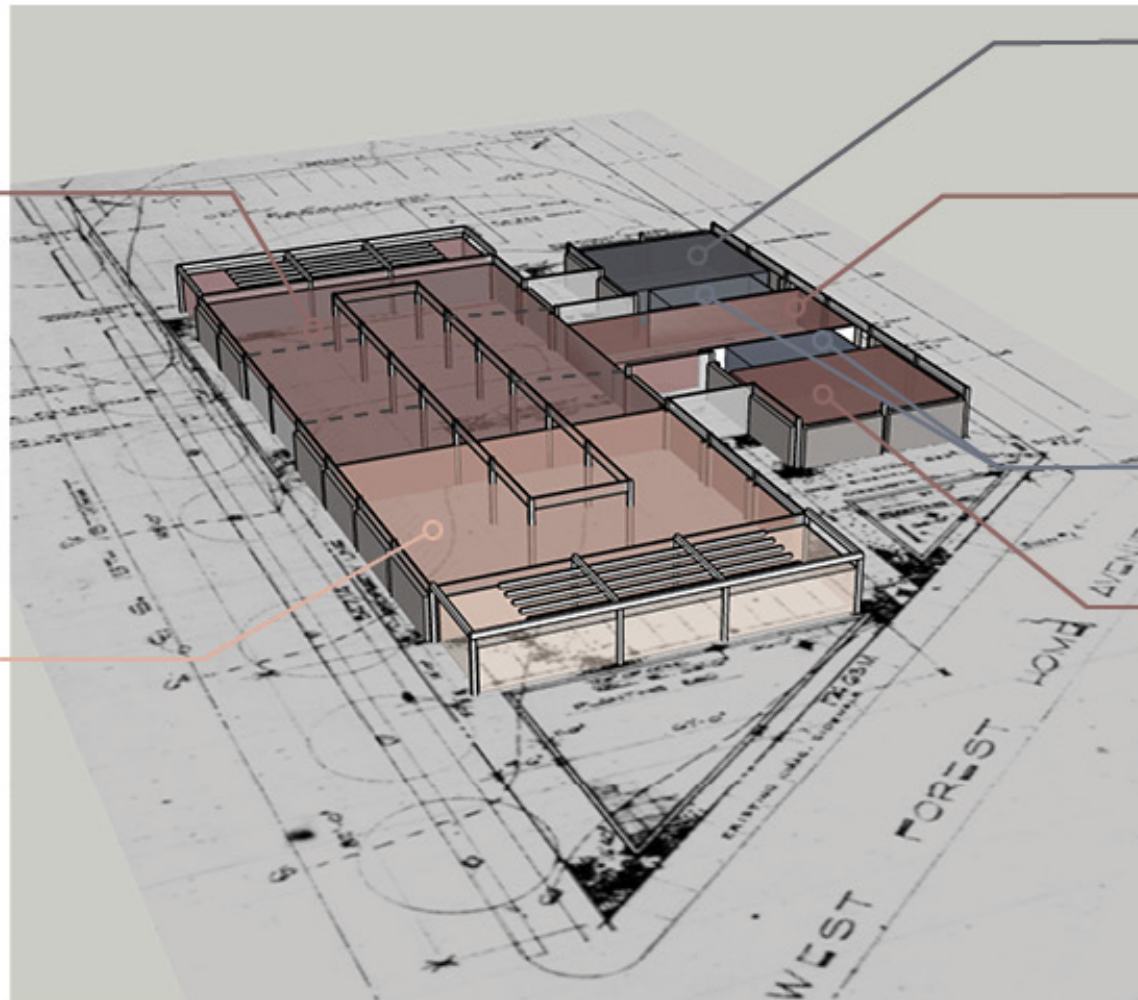
Flexible function space allows for gathering space prior to events beginning.

RESTROOMS

EVENT STORAGE

1100 SF

Storage and utility space for the events venue.



The second use option looks at transforming the Library into a Community Event Venue. The open layout of the building lends itself well to being an event venue where large gatherings can take place in one room, whether a wedding, quinceanera, graduation or anniversary party. When needed, temporary partitions could also be used to split the large space up, making smaller gather spaces for community meetings, classes or training events.

At the south end of the building, a restaurant would occupy about a third of the space as the anchor tenant who would be open daily, but also provide the catering service to support the events venue. The east wing of the building would house the support, storage, restrooms and utility spaces for the building.

Restaurant to Activate Trellis Space



Community Celebration Event Venue



This option would provide a venue for community members to rent and use for celebrations and gatherings, and the restaurant would provide an active presence on Forest Home Avenue by utilizing the outdoor trellis space during the warmer months.



Architectural
Resources Group

Education & Training Center

MULTI-ACTIVITY ROOMS

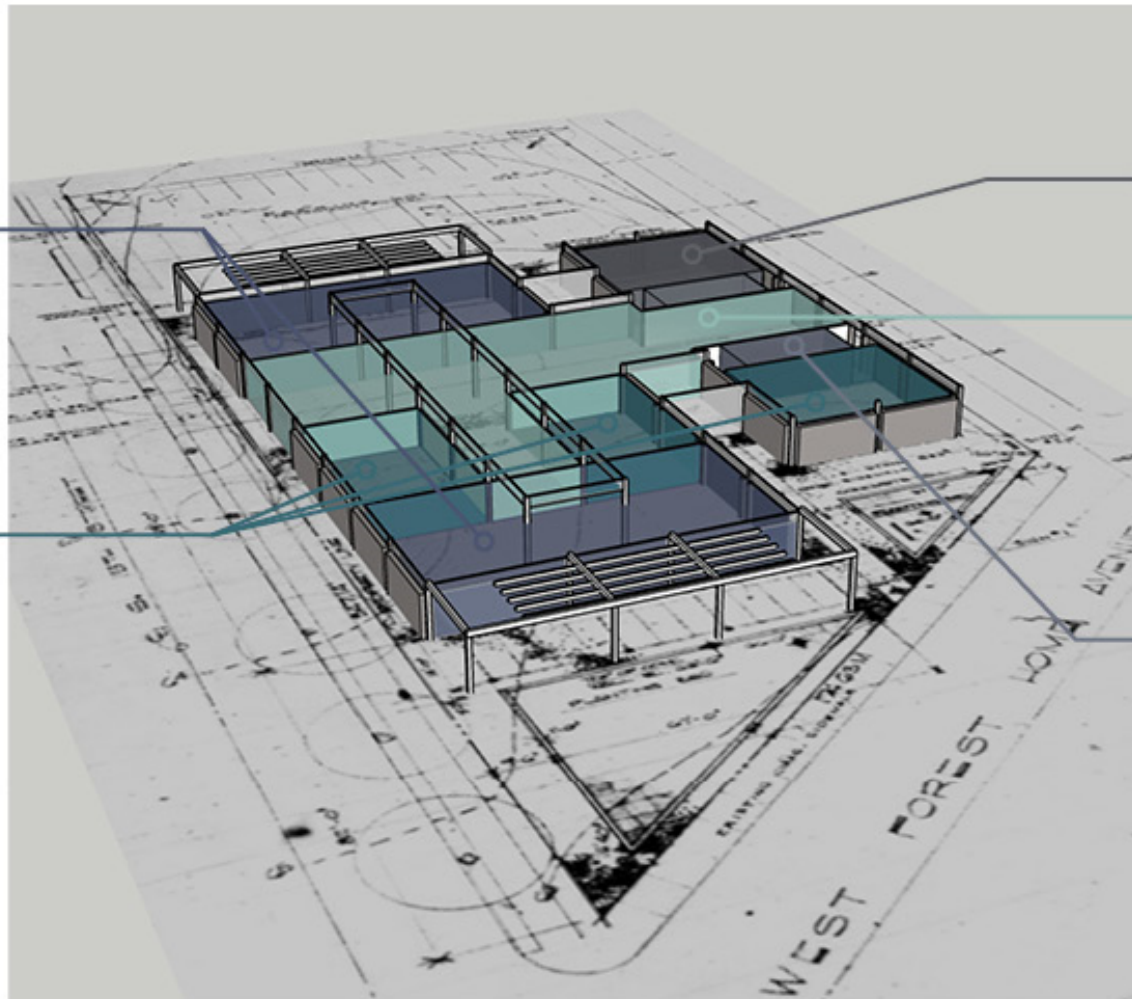
2300 SF each

Flexible space to host training and education activities of all kinds, from STEM education to Architecture, Construction and Engineering (ACE) mentoring to maker workshops.

COMPUTER & DIGITAL MEDIA LABS

850 - 1100 SF each

Training and education rooms geared towards digital and computer literacy and activities.



MECHANICAL

1000 SF

LOUNGE SPACE

4400 SF

Flexible lounge space that provides seating nodes for gathering of small groups, whether after school for students, or during the day for seniors.

RESTROOMS

The third use option looks at turning the Library into an Education and Training Center for the community. The North and South ends of the building would be partitioned into 2300 sf multi-activity rooms for training and education activities, such as after school STEM education events, or Architecture, Construction and Engineering mentoring.

Additionally, Three roughly 1,000 square foot rooms, with limited windows, would be created to house training and education rooms geared toward digital and computer literacy. These rooms would have computers, but also modern digital equipment, such as laser cutters, laser scanners and 3D printers. This option would also include about 4,400 square feet of flexible lounge space which would provide seating nodes for gatherings of small groups, whether after school for students or during the day for seniors within the community.

After School STEM Activities



Computer Literacy and Training



Partnerships



Universities



Similar to the branch library concept, this model would create a branch education system, bringing higher-level education and training into a diverse, underserved community, and breaking the norms of requiring people to travel to campuses that can be hard to reach and expensive to get to. Important partnerships with non-profits organizations, universities, and training and mentorship programs would make the vision for this use option possible.



Architectural
Resources Group

Affordable & Supportive Housing and Community Center

ACTIVITY ROOM

2300 SF

Flexible space to host multiple activities, including art classes, yoga & dance classes, and children's after-school group activities.

MEETING ROOMS

850 - 1100 SF each

Three multi-use meeting rooms provide gathering spaces for community organizations, as well as teaching rooms for training workshops.

CAFE

2300 SF

Anchor tenant for the building.

RESIDENTIAL

New affordable and supportive apartment building located above the existing parking lot. Residential units by private developer, with requirement to restore Library as community center.

MECHANICAL

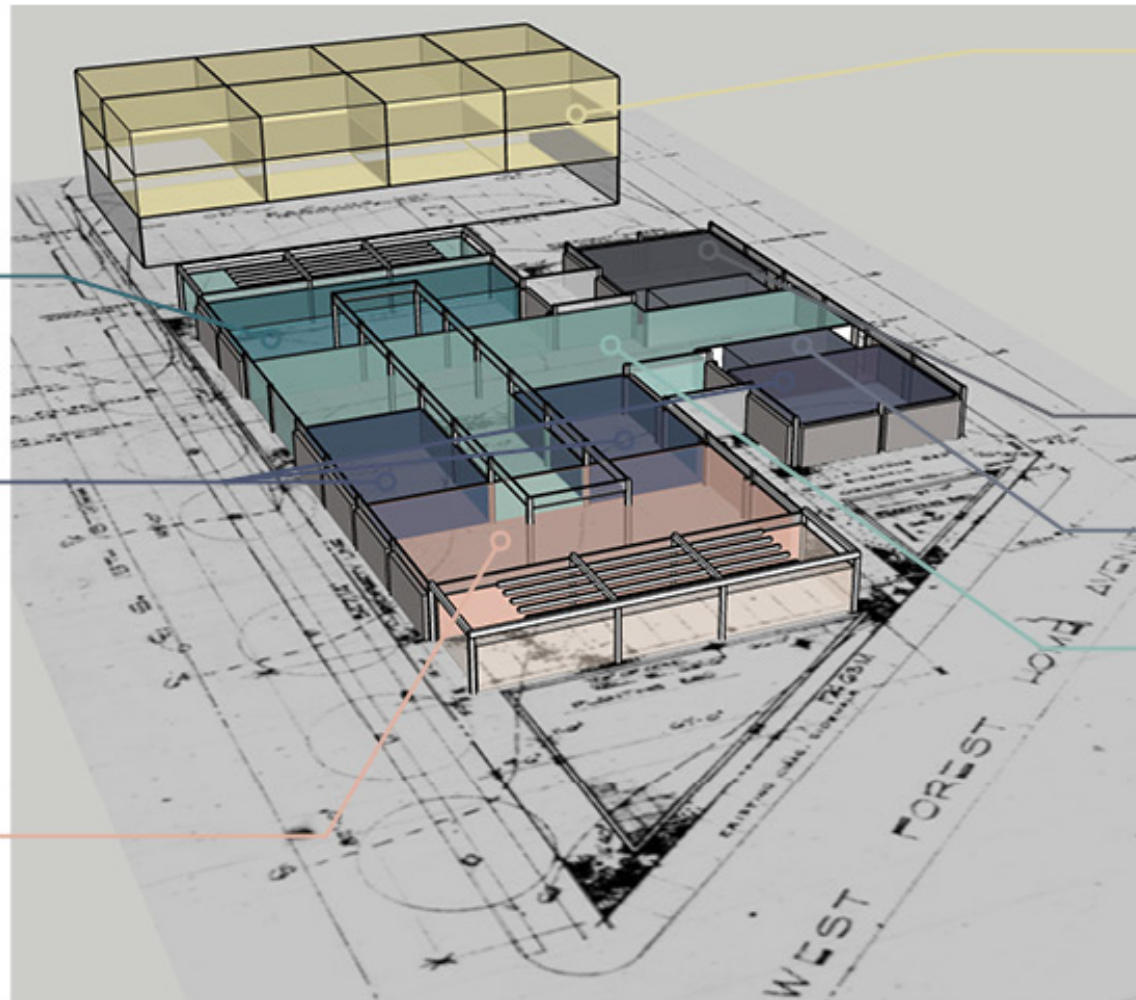
1000 SF

RESTROOMS

LOUNGE SPACE

4400 SF

Flexible lounge space that provides seating nodes for gathering of small groups, whether after school for students or during the day for seniors.



The fourth, but not last possible option, looks at building a new multi-family residential building in the open parking lot area of the site. Preserving parking at the ground level, this new structure would house affordable housing on the second and third levels of the building. The new development at the back of the site, would allow the developer to use historic tax credits to restore the library for use as a community center, and as in the previous options, an anchor Café tenant could occupy the southern portion of the building and trellis space.

Community Spaces supported by Residential Development



The community center could consist of flexible spaces for hosting multiple types of activities, such as art classes, yoga and dance classes, and after school group activities. Multi-use meeting rooms would provide gathering spaces for community organizations or teaching rooms for training workshops. Lastly, flexible lounge space with nodes of seating would allow for gatherings of small groups, from students to seniors.

It is also worth noting, that although we are showing a new multi-family residential addition only in the fourth option, we believe a new addition in the parking lot area is viable for all of these options, especially if it is a way to make the project financially feasible and desirable to a potential developer. A new building on the site, in this footprint, would have approximately 17,000 square feet in new building area, which could also be used for a variety of uses, including residential, office space, or even a clinic.



Architectural
Resources Group



WISCONSIN
HISTORICAL
SOCIETY

Historic Preservation Tax Incentives



National Park Service
U.S. Department of the Interior
Technical Preservation Services

Annual Report on Economic Impact of the Federal HTC - 2019



\$6.4 billion

Total in rehabilitation investment.

2019 POSITIVE IMPACTS
on the national economy:

\$12.1 billion in output,
\$6.2 billion in GDP,
\$4.6 billion in income, and
\$1.6 billion in taxes, including
\$1.1 billion in Federal tax receipts.



110,000

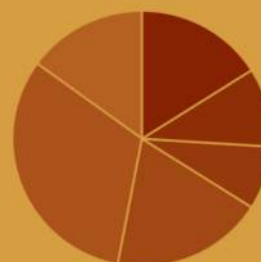
New jobs created and billions
of dollars in total (direct and
secondary) economic gains.

47% Projects in low- and moderate-
income census tracts.*

74% Projects in economically
distressed areas.*

26% Projects in communities of
less than 50,000 people.*

Projects by Community Size (Population)*



16%	Less than 25,000
10%	25,000 to 49,999
8%	50,000 to 99,999
19%	100,000 to 249,999
32%	250,000 to 500,000
15%	Over 500,000

*Courtesy of PolicyMap (Estimated Population, 2014–2018. United States Census Bureau, American Community Survey 5-year estimates. New Markets Tax Credit (NMTC) Eligibility Status for 2019 using 2011–2015 eligibility data. United States Department of the Treasury, CDFI Fund).

Although each of these options may seem like a dream, we believe that each is economically feasible, and could be financially successful and profitable to the city. One critical way for this to be possible, is through Federal and State Historic Tax Credits. There have been numerous economic studies done which illustrate the economic success Historic Tax Credits have not only for federal and state governments, but also for local governments. In 2019 alone, \$6.4 billion dollars were spent in the investment of rehabilitating our country's historic buildings, and notably 74% of those projects occurred in economically distressed areas. I think that goes to show that Historic Tax Credits are a valuable tool to help incentivize important development and revitalization in communities that need it most.



“While people possess a community, they usually understand that they can't afford to lose it; but after it is lost, gradually even the memory of what was lost is lost.”

— **Jane Jacobs**

I will end today with this quote by Jane Jacobs,

“While people possess a community, they usually understand that they can’t afford to lose it, but after it is lost, gradually even the memory of what was lost is lost.”

I think the former Forest Home Library represents more than just a building, it was a place of gathering, and a place of community. I hope it will not be lost.

Sherman Phoenix development project gets \$250,000 from WEDC



Business owner JoAnne Sabir (left) and developer Juli Kaufmann speak about the Sherman Phoenix on Tuesday at a Wisconsin Economic Development Corp. news conference.

MORGAN HUGHES / MILWAUKEE JOURNAL SENTINEL

TE
HISTORIC SITES



MPA
MILWAUKEE
PRESERVATION
ALLIANCE



3 O'CLOCK WITH SOC!
WEEKDAYS AT 3:00PM

**A COMMUNITY FORUM
ON FACEBOOK LIVE**

Of course, we recognize that a project like this takes a strong team and experienced partners from the public, private and nonprofit sectors. Milwaukee Preservation Alliance and our other preservation partners have a strong track record. We also admire what Juli Kaufman and Joanne Sabir have accomplished at the Sherman Phoenix and we want to bring them into the conversation. We've talked to Tammy Rivera at the Southside Organizing Center about helping us put together a working group and feedback sessions with the community.



The “**human ecology of economic development**” – that people and their participation are the glue that holds a successful deal together and sustain it into the future.

We can achieve positive collective impact if we **work together with families and businesses in the neighborhood.**

We can achieve positive collective impact if we work together with families and businesses in the neighborhood to create what my friend Julilly Kohler calls the “human ecology of economic development” – that is, that people and their participation are the glue that holds a successful deal together and sustains it into the future.



**The
Kubala
Washatko
Architects**



Vince Micha
AIA

Principal

Adam Voltz
AIA

Project Architect

But what about the claim that the building can't be reused? The hospital's development team has openly questioned whether this corten steel building can be reused at all given the thermal bridging, the single pane glass and the below ground ductwork. To address these issues and to answer your questions about adaptive reuse, I've invited Vince Micha and Adam Voltz from The Kubala Washatko Architects to join the meeting virtually. Vince...

Forest Home Library

Architectural Reuse Feasibility Report | 12.08.2020



Wholeness in everything we do.

THE KUBALA WASHATKO ARCHITECTS

**TK
WA CEDARBURG**
CEDARBURG, WI

**TK
WA URBANLAB**
MILWAUKEE, WI

**TK
WA PACIFICSTUDIO**
SEATTLE, WA



Vince Micha, AIA
Partner



Adam Voltz, AIA
Project Architect

Historic Services

Historic work is a natural extension of our fundamental approach to design, which emphasizes that new structures must grow from their context and that additions or alterations should strengthen and preserve the settings from which they spring. TKWA has been involved with historic projects since the studio was founded in 1980.

Historic Preservation

Rehabilitation

Restoration

Adaptive Re-Use

Sympathetic Additions

Historic Structures Reports

Conditions Assessment Reports

Historic Tax Credit Applications

Project Management

Preservation Planning

Design Guidelines

Sustainable Design

Relevant Experience



First Unitarian Society: Meeting House Addition
Madison, WI



Charmant Hotel
La Crosse, WI



Garver Feed Mill
Madison, WI



Iron Horse Hotel
Brix Apartment Lofts
Brothers Business Interiors
Milwaukee, WI









Iron Horse Hotel
Milwaukee, WI



Iron Horse Hotel
Milwaukee, WI





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Forest Home Library

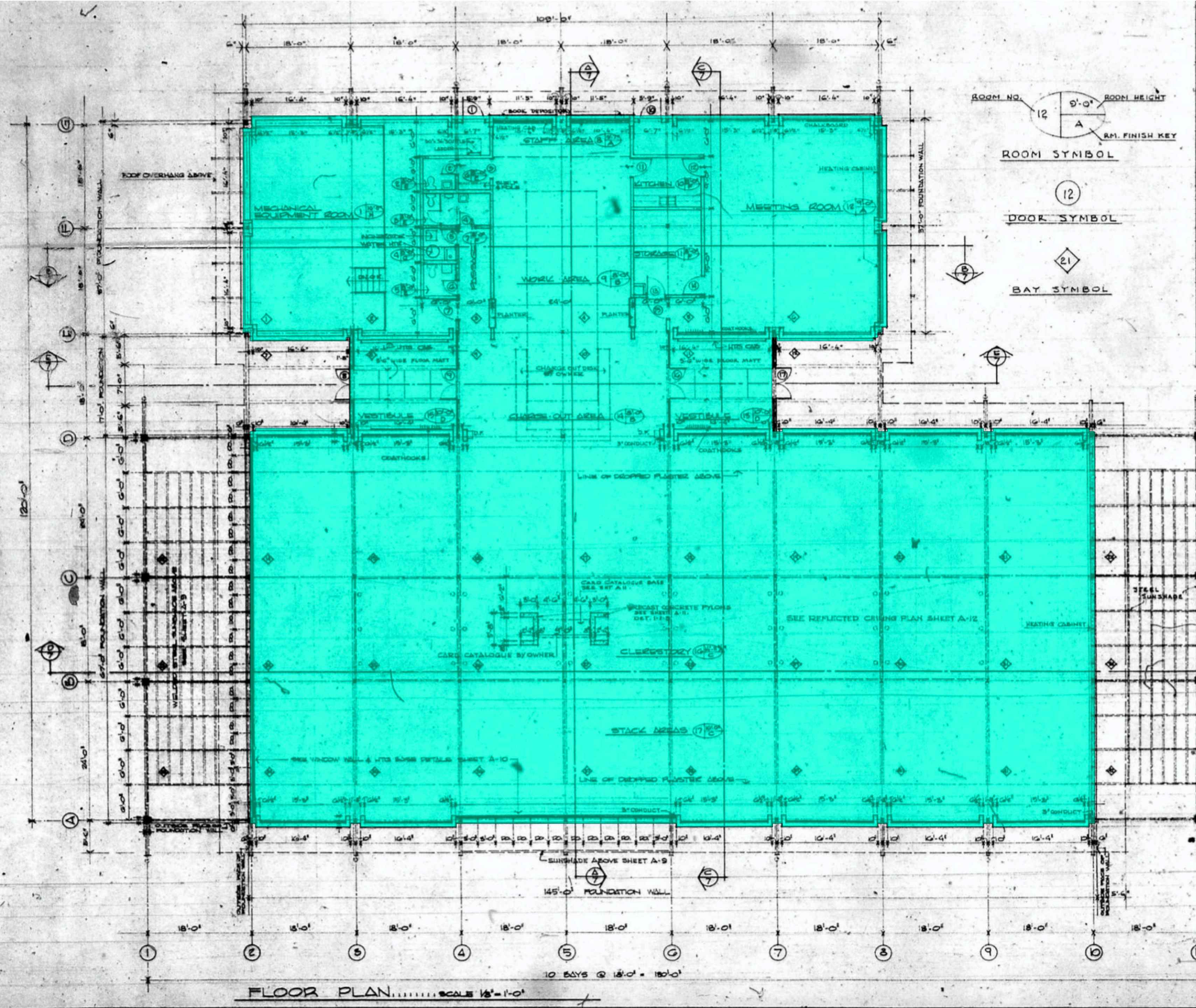
Architectural Reuse Feasibility Report | 12.08.2020

International Building Code (IBC)

International Existing Building Code (IEBC)

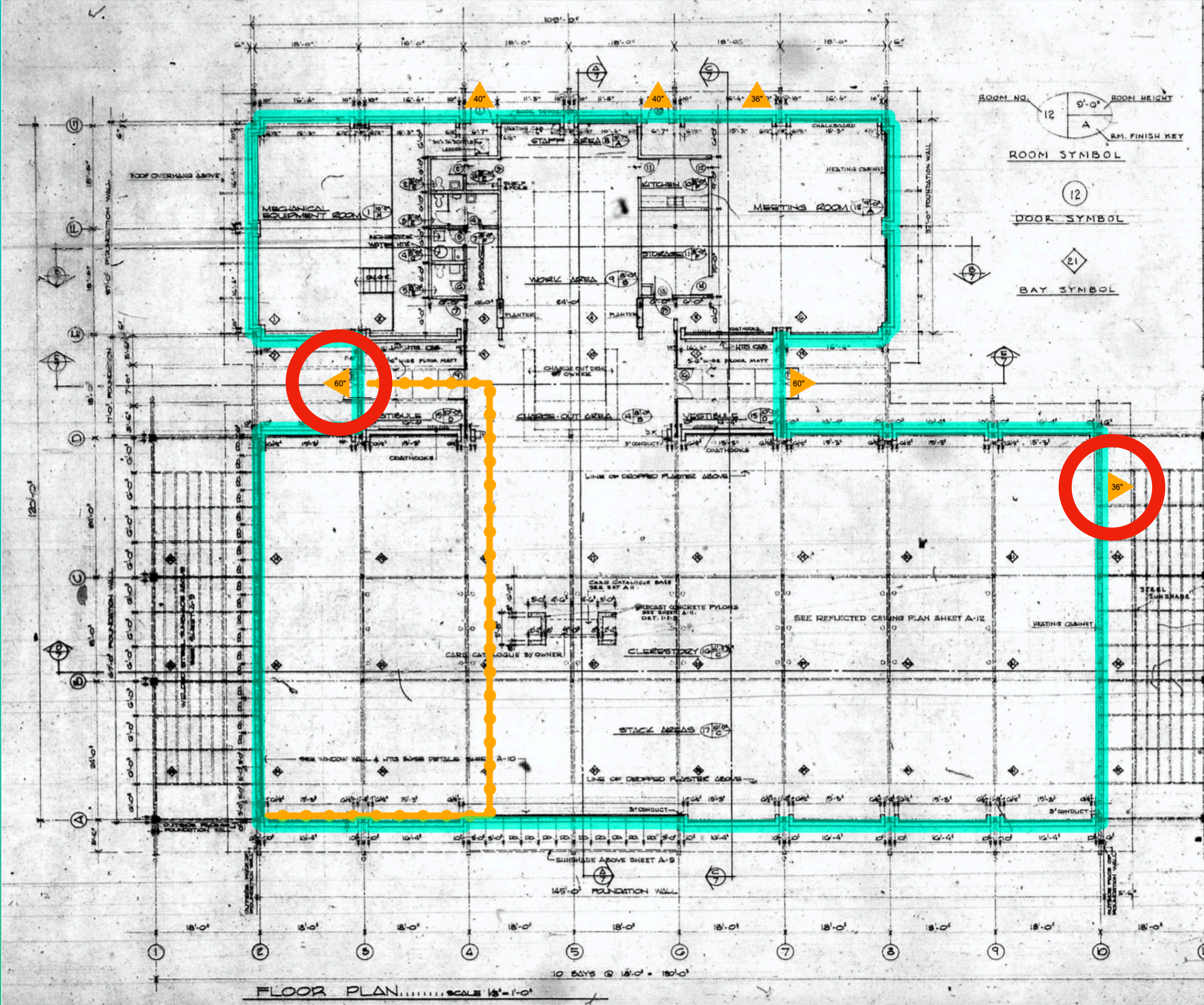
National Park Service Secretary's Standards for Rehabilitation (NPS)





Details of Existing Building

- Approximately 14,500 SF
- Predominant roof at 12'-9" in height and upper roof 16'-6" in height
- Corten steel column and beam, with metal roof decking
- Walls are corten steel, concrete and glass
- 'Type IIB' class of construction per International Building Code section 602.2 (building elements are of non-combustible materials)



Egress, exit separation, and exit access travel distance

- Six exits directly to the exterior
- Total exit width of 276" is suitable for up to 1,380 occupants per IBC 1005.3.2
- Separation distance required must be greater than 94' per IBC 1007.1.1. The existing separation is 110'
- **CONCLUSION:** existing single story structure will allow for a variety of layout configurations



Potential new uses

Per the IBC Table 506.2, the allowable uses for a 14,500 SF structure of Type IIB construction (without an automatic sprinkler system) are listed below:

Business (B)
Educational (E)
Factory (F1 and F2)

allowed without an automatic
sprinkler system

Adding an automatic sprinkler system would increase the allowable area and support most other uses defined in the code. These uses include:

Assembly (A)
High Hazard (H)
Institutional (I)
Mercantile (M)
Residential (R)
Storage (S)

allowed with an automatic
sprinkler system

Site is zoned "Local Business District - LB2" which does permit a broad range of uses

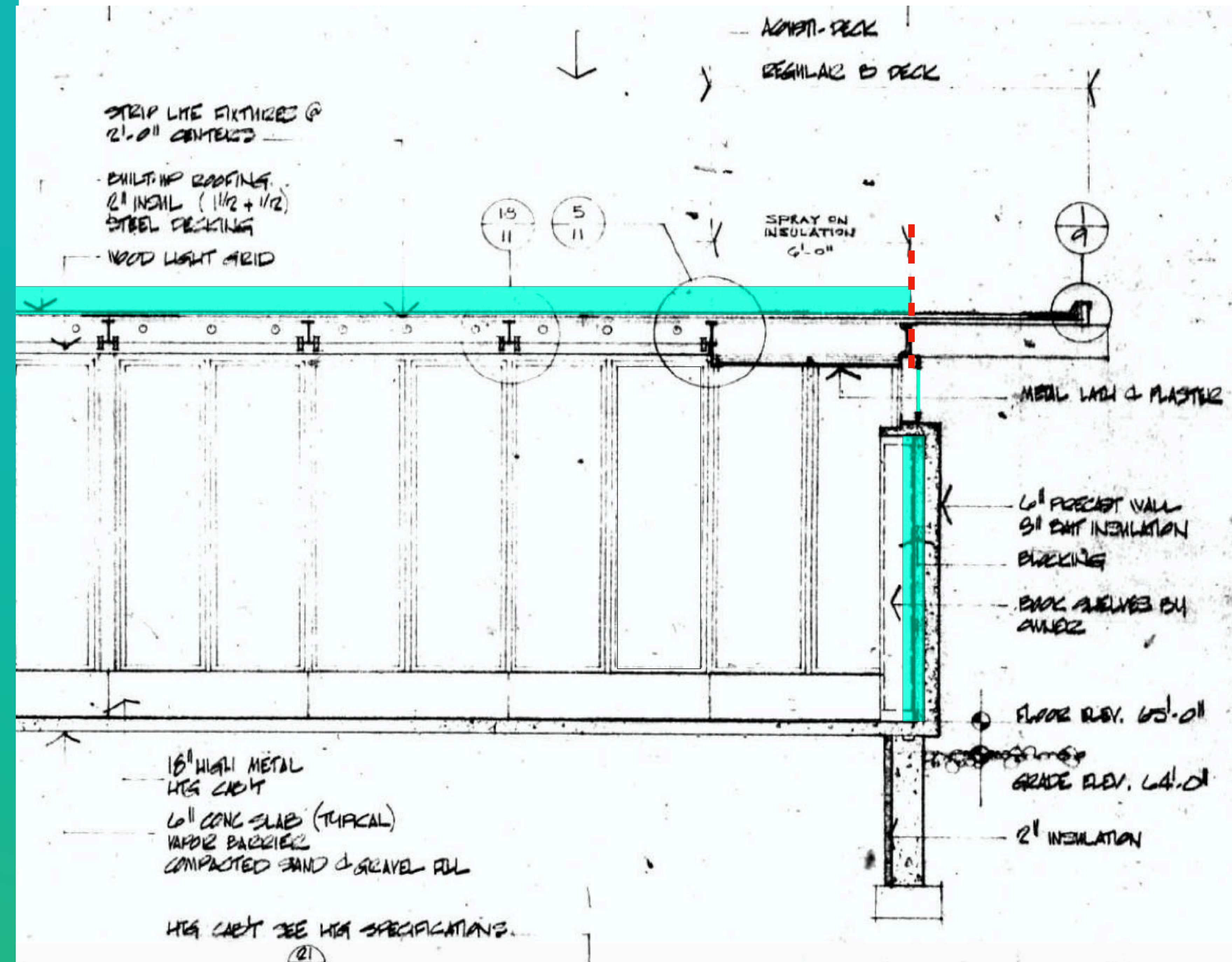


Building Improvements

- WHAT'S REQUIRED?
- IEBC allows for an incremental approach to improvement with 3 levels of alteration
- Given the space is currently configured for a library use it is assumed the work area will exceed 50 percent of the building area and qualify as a Level 3 Alteration
- Work is permitted without requiring the entire building to comply with the energy requirements of the International Energy Conservation Code

Building Improvements

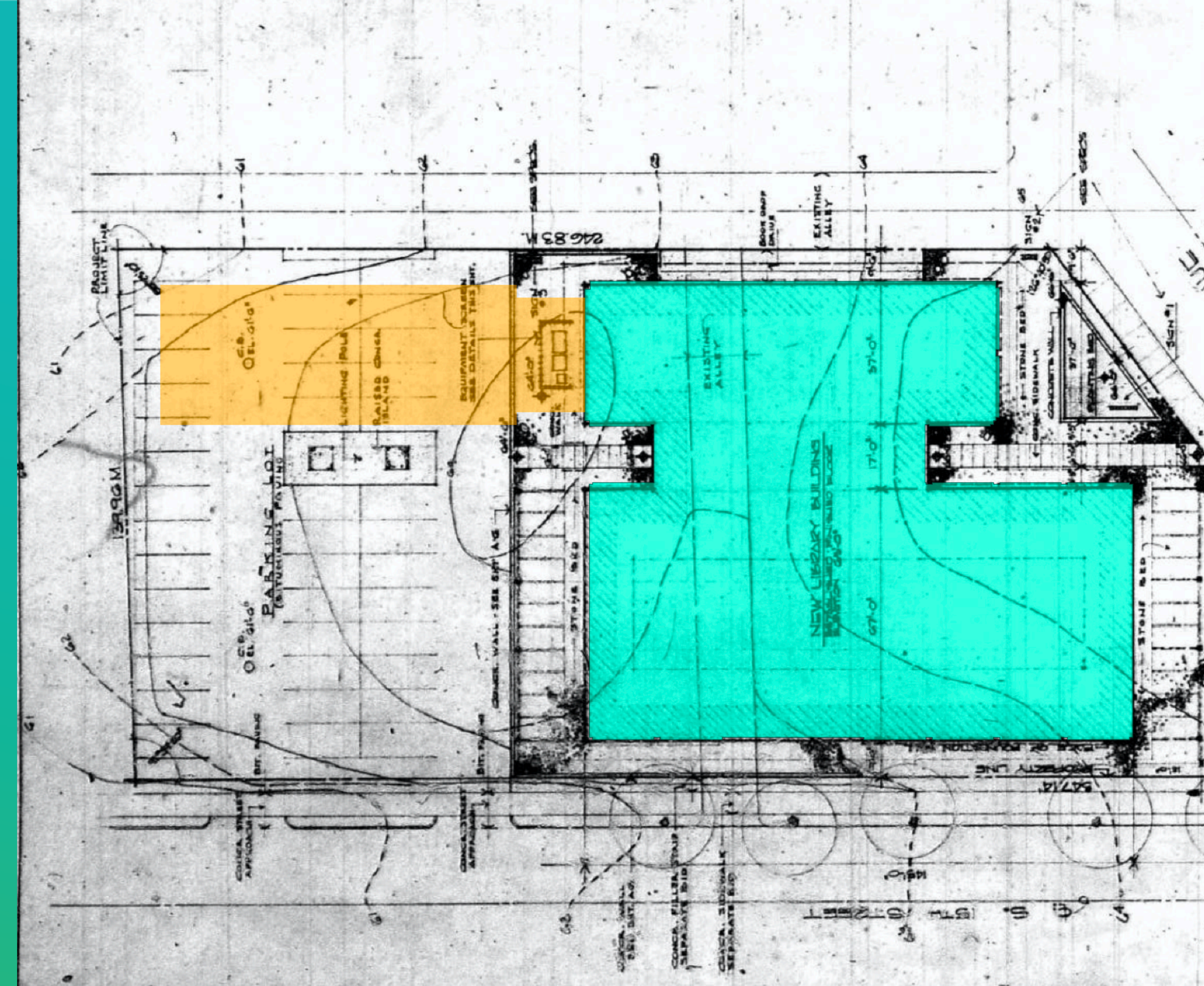
- Creative ways to selectively enhance energy performance without compromising original character
- Provide additional roof insulation, stopping at the 'line of enclosure'
- Provide cavity insulation with a higher R-value at concrete alcoves
- Repair windows with original or like materials and original method of construction per IEBC I202.1 - such as Pilkington Spacia or interior storm panels
- Steel structure can remain unchanged
- Potential for solar and geothermal to reduce net energy use





Reconfiguration of the Interior

- As a historic structure, an appropriate use is one that “requires minimal change to the defining characteristics” per NPS
- ‘Stack area’ is of greatest significance. Design can celebrate the historic structure and features - wood ceiling, window walls, perimeter concrete alcoves, and roof monitor
- Incorporate similar distribution of mechanicals - buried and concealed ductwork



Possible additions

- Addition could be provided along the north side of the structure in the area of the existing parking lot.
- Measures 4,000 SF.
- Preserves the character of the stack area and could easily be differentiated from the old while "compatible with the massing, size, scale, and architectural features" per NPS
- Allows for 20 onsite parkings stalls, (ordinance would require only 6 onsite stalls for an office use - after applicable reductions)



Conclusion

- Flexible floor plan
- Broad range of allowable uses
- Selectively improve energy performance
- Eligibility for State and Federal Historic Tax Credits with approved rehabilitation (up to 40% of eligible expenses)
- Prime candidate for adaptive reuse and historic rehabilitation

Thank you.

CONTACT

—
Adam Voltz, AIA
Project Architect
avoltz@tkwa.com
262.377.6039



Wholeness in everything we do.



If you will support historic designation today, then **we're willing to back up our words here with a development team and equity partners** to make this project happen.

Now let's turn to financing and team structure. As preservationists, we're not here to block a project; we want to be proactive and bring solutions to the table. In the last ten days, we've gathered half a million dollars in equity from our partners to purchase the property and to complete the legal process and obtain necessary approvals. We acknowledge that there are still some hurdles. DCD has not given us access to the building to complete our due diligence. Our risk is directly proportional to what we don't know. Until we receive access, we can't know the full scope of the project. One potential development partner believes that an addition to the north may be necessary in order to fund an historically appropriate renovation of the existing structure. It goes without saying that historic tax credits are an essential part of our proforma and we fully expect to use the full 20/20 state and federal tax credits that would be available. We've spoken to three local developers who each have extensive experience with adaptive reuse and historic tax credit projects in Milwaukee. They've been to the site and have expressed interest in working with our team. If you will support historic designation today, then we're willing to back up our words here with a development team and equity partners to make this project happen.



That's a win for the neighborhood, for the historic library and for the preservation of modern buildings in Milwaukee. But we also need a win for Children's Hospital and their health clinic.

Parking Analysis

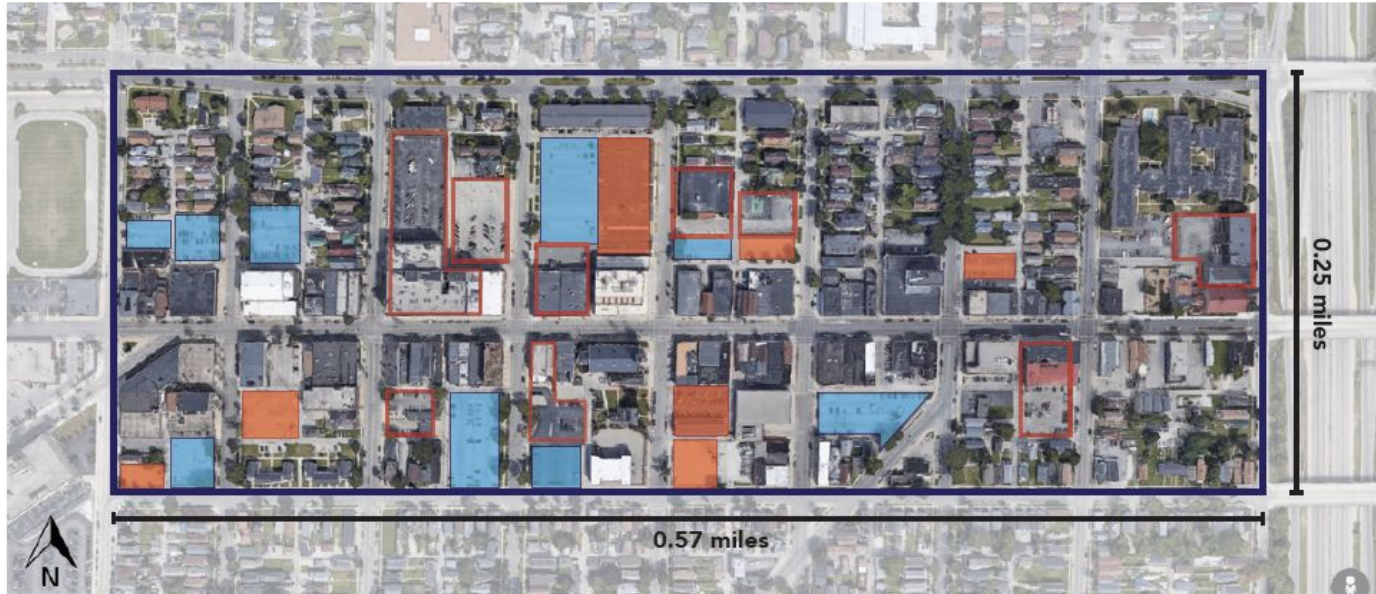
Historic Mitchell Street District contains **1000% more parking** than next-highest major shopping district



After reviewing the Near Southside Area Comprehensive Plan and considering the number of surplus parking lots in the area, we discovered that the Historic Mitchell Street Bid actually has 548 parking spaces *just in city-owned lots*...by far the most of any retail corridor in the city. 1000% more city owned parking than the next highest major shopping district at Brady Street. This color-coded aerial photograph shows nine city-owned parking lots in light blue.

Historic Mitchell St.

Between S. 13th St. and S. 5th St.



548 parking stalls in city-owned lots

*this figure includes current parking at future Modjeska Theater park project

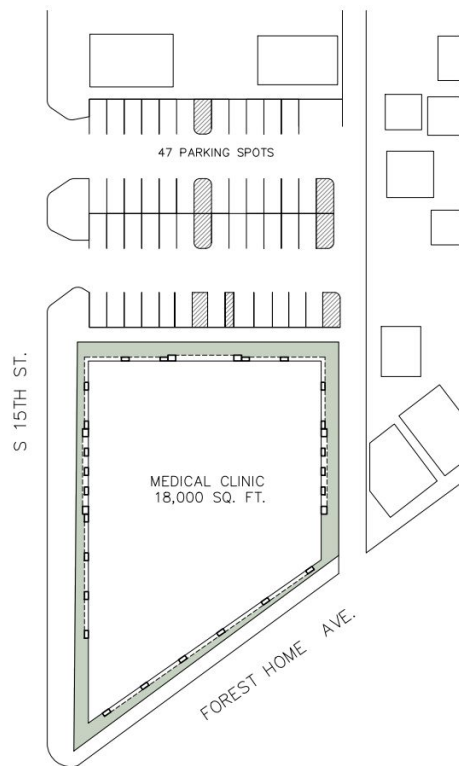
Legend

 - lot contains parking only  - lot contains business with dedicated parking lot  - city-owned parking

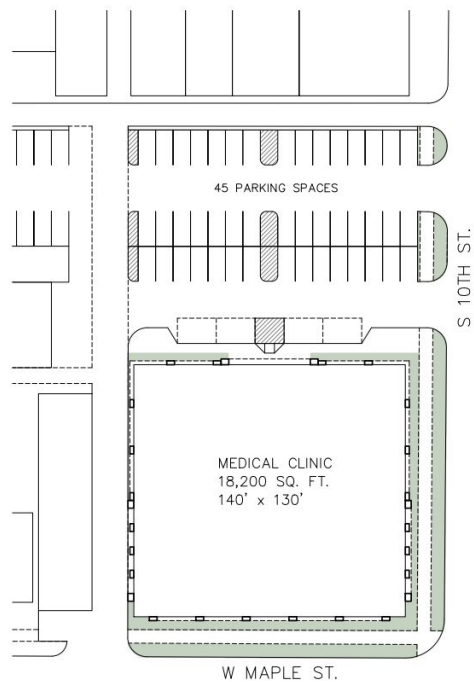
Alternative Site at 10th and Maple



We found one site in particular at 10th and Maple Street, just 5 blocks from the historic Forest Home Library site. It's a perfect match for the health clinic's needs and with a simpler, more cost-effective, rectangular shape.



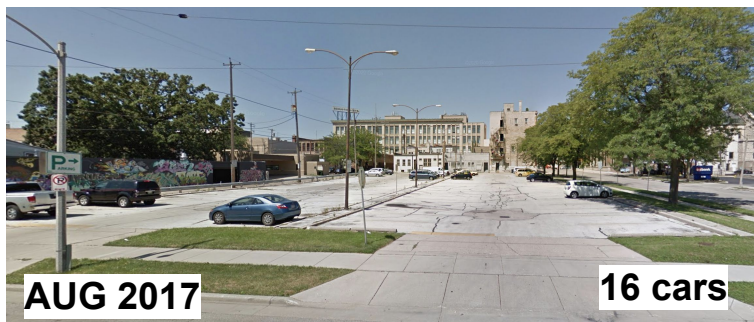
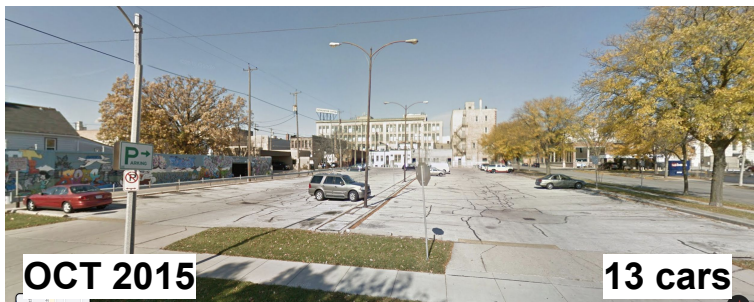
1432 FOREST HOME AVE.




1002 N. MAPLE ST.

**Site provides space for
an 18,000 square-foot
building with 45 parking
spaces**

You can see how comparable this lot is with the historic Forest Home Library site, just without the sharp triangular point at the south end. Both sites have ample parking at around 45 spaces (code requires less than a dozen). They both provide space for an 18,000 square-foot building, have alley access on one side for service and deliveries, direct exposure to a major commercial corridor, schools in the area and residential neighborhoods close by.



The alternate site at 10th and Maple is currently a flat site and doesn't require costly demolition and landfill. These images from 2011 to 2019 show that there are rarely more than 20 cars in a lot designed for almost 100. We've already heard today that DPW and DCD have made plans to offer select surplus parking lots for sale. Companies like Children's Wisconsin are looking for larger sites with space for new construction as well as ample on-site parking.



Site at 10th and Maple St. creates
a new healthcare corridor

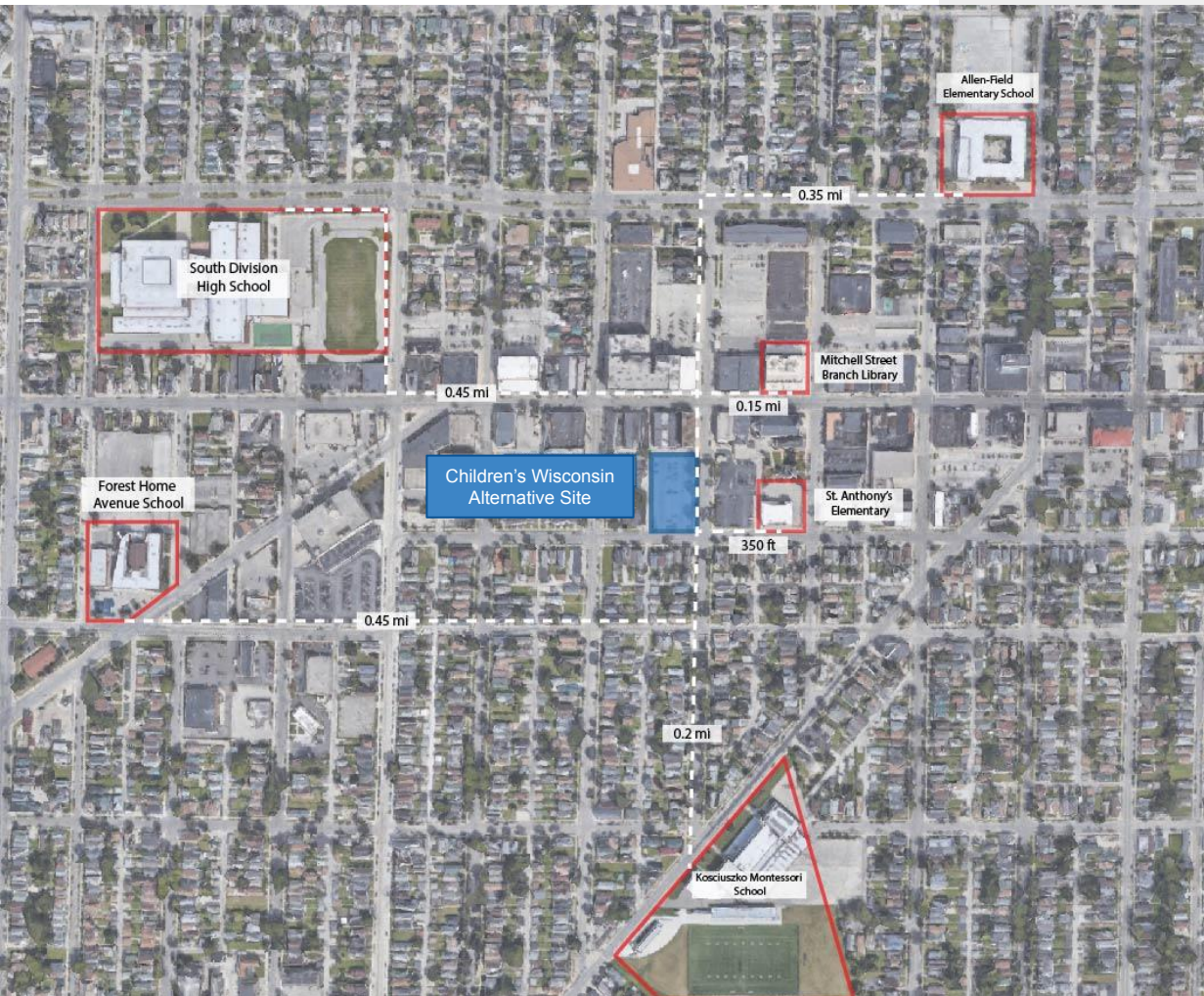
Acension Seton
Dental Clinic

Children's Wisconsin
Alternative Site

Gerald L Ignace Indian
Health Clinic

Planned Parenthood
Mitchell Street Center
(East on Mitchell)

This alternate site has a number of advantages. The site creates a new healthcare corridor with the Gerald L. Ignace Indian Health Center, Planned Parenthood, and Ascension Dental Care who are also located along Historic Mitchell St. The location increases foot traffic for local merchants and provides employees and clients with nearby restaurants and shopping within the Bid.



Central to six schools rather than two at Forest Home Ave

Proximity to current Library on Historic Mitchell Street

Within walking distance of several residential neighborhoods **without having to cross heavy commercial traffic**

The location is central to five schools rather than two, closer in proximity to the current library on Historic Mitchell St, and is within walking distance of several residential neighborhoods without having to cross heavy commercial traffic.



Served by three buslines
[Routes 19, 54, and 80] and
is closer to the freeway with
ample on-site, street, and
city-owned parking

Route 19

Route 19

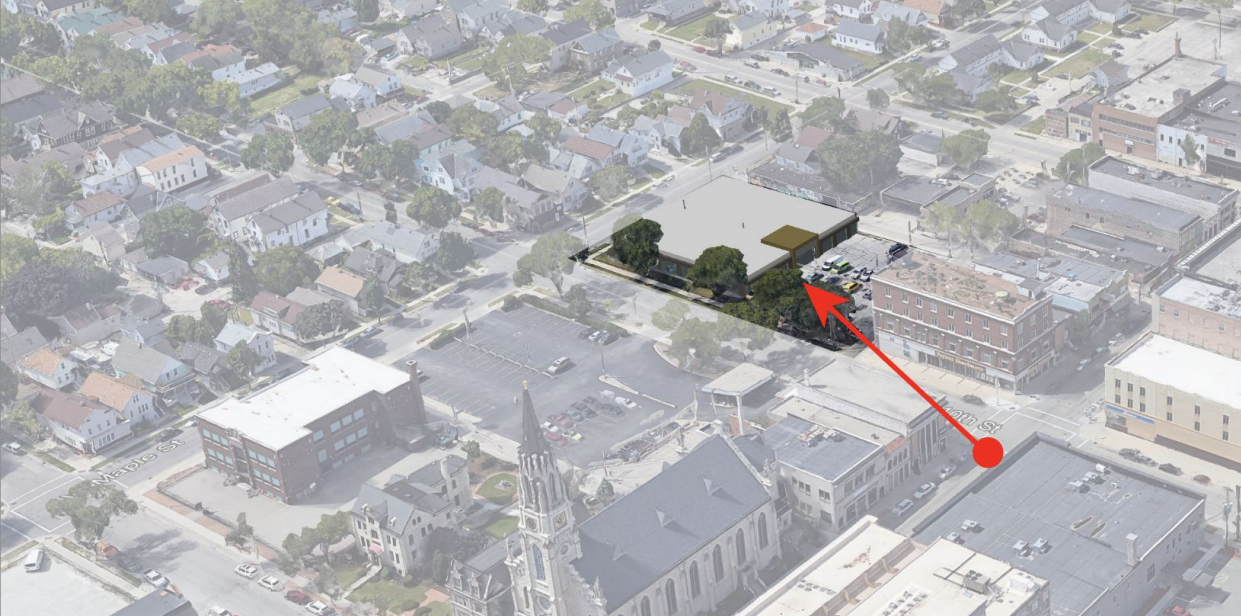
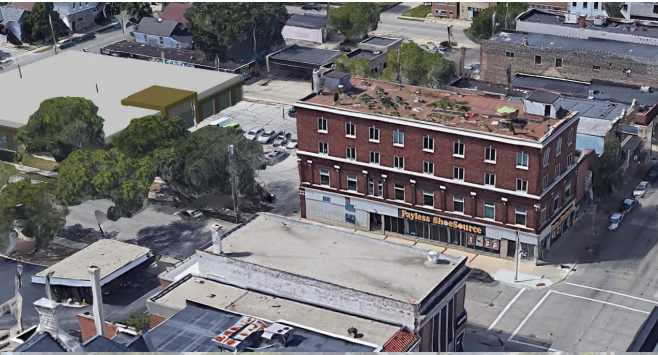
Children's Wisconsin
Alternative Site

Routes
54 & 19

Route 54

Route 19

The site is served by three bus lines [19, 54 and 80 to the east on 6th] and is closer to the freeway with ample on-site parking as well as street parking directly adjacent



Wayfinding is simple -
the front door of the clinic can
be seen directly from Historic
Mitchell St.

**“Participants recommend
developing the parking lots
at the rear of properties along
the Mitchell Street Corridor.”**

- Near South Side Plan

Wayfinding is even simpler than at the Forest Home site because the front door of the clinic can be seen directly from the intersection at 10th and Historic Mitchell St. Finally, as mentioned, the site at 10th and Maple St is city-owned so the increased tax base and revenue from the property sale will stay with the City of Milwaukee and provide revenue for the library system. We have two good sites, two good teams, we have equity partners, experienced developers and funders ready to step in, architects and preservation specialists in place. Let's take action together and make these two projects happen!

This neighborhood *will suffer* when a long-cherished community asset and its green space are erased.



This is the moment to act. The neighborhood *will suffer* when a long-cherished community asset and its green space are erased. But no one has to lose here. It's only been one week since HPC voted to recommend historic designation. With more time, we can put together a team and put an offer on the table. Why choose win-lose, when win-win is so clearly possible?



WIN - WIN



Our team believes that together we can achieve this win-win scenario. We can combine forces and be an effective team for two projects, rather than one. Why choose an option where something important is lost forever? The historic Forest Home Library needs to live again as a community asset. If we work together, this is possible. Let's approve this Win-Win scenario and set an important precedent for other districts and other cities to follow.

Our good friend John Gurda will make the closing remarks. Thank you for listening.

**Historian and author John Gurda's
statement in support of Historic Forest Home Library**



Transcription of Video Testimony Submitted by John Gurda in Support of the Historic Designation of Forest Home Library

My name is John Gurda, and I'm here to speak for the preservation of the Forest Home Library. First of all, I've been studying Milwaukee's history for about 50 years. And I was also a member of the library board for 25 years until retirement just a couple of years ago. So I know that building well as both a patron and a trustee of the library.



The reasons that I would give for preserving it are, first of all, that it plays a rather unique role in Milwaukee's history. It was built back in 1966, and that was near the tail end of a period where Milwaukee was really kind of moving out of those post-war doldrums and just blooming, just going full steam ahead. Landmarks like the public museum and the domes and the zoo that they all day from that period. And so does the library brand system and forest home certainly was among the most unusual of buildings in that period of great self-confidence and expansion. It's also a building that dates from a time when architects were finally kind of freeing themselves from the shackles of the classical themes that dominated American architecture for so long.

It's a mid-century modern building in the heart of a 19th century neighborhood and that makes it unusual as well. It is also something that, I think, is just a really cool building. How they used the concrete and steel, I especially recall going there when I lived in the neighborhood back in the seventies and watching the beams rust. This was very intentional on their part and added a kind of design element to the whole ensemble.

So those are, I think, strong reasons for preserving the library. It adds life to that neighborhood. The preservation of buildings is not just the Victorians, not just the old ones, not just city hall, not just the Basilica of St. Josephat's, it's these more recent buildings in our landscape as well that add life to the built environment. I think we lose those at our peril.

Certainly this has nothing negative to say about Children's Hospital. They are a vital resource and adding a clinic in that neighborhood is certainly a great idea. When we were doing demographics for the new Mitchell Street Library we discovered that the area has the highest concentration of school aged children in the city, certainly, and perhaps in the State. So, there really is a critical need for healthcare in that neighborhood.

Mitchell street is coming back. But I guess the last reason I give for preserving the library is that there is still a lot of ground to be recovered from the time when Mitchell was the downtown Milwaukee South side. So things are looking up and among other landmarks, a new one is the new Mitchell speed library that replaced Forest Home Library in the first place. But certainly, there is lots of land around, lots of open spaces in that commercial district. Perhaps even some of what's now used for parking or some retail that is not exactly robust.

So I think the win-win would be to have the Forest Home Library re-used and to have Children's Wisconsin find a home in that neighborhood.

There certainly must be other locations there that they can take advantage of. So if you think of the move, about three years ago, from Forest Home Library to the Mitchell Street Library, that moved into an old 1920 department store, the old Hills department store. That's a great example of creative, adaptive reuse.



My hope is that Children's Wisconsin can find a serviceable, beautiful home in the neighborhood. Just as the Department store became a library, the old library can become something else. It certainly would also add value to the neighborhood. **So for all those reasons, I strongly urge for the preservation of the Forest Home Library.**

Thanks.