

# Historical Land Use Investigation

500 East Center Street

Milwaukee, Wisconsin

File: 314-21

Prepared by:



Department of City Development

June 15, 2016

A handwritten signature in blue ink, appearing to read "Math Reimer".

---

Mathew Reimer  
Senior Environmental Project Coordinator

A handwritten signature in black ink, appearing to read "Sarah Bregant".

---

Sarah Bregant  
Environmental Intern

## A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 500 East Center Street, Milwaukee, Wisconsin is to identify potential environmental conditions associated with the property prior to it being listed for sale. For brevity and convenience, this property will be referred to as the “project site” unless noted otherwise.

## B. Brief Description

The project site is located in the City of Milwaukee on a block bound by East Center Street to the south, East Hadley Street to the north, North Booth Street to the east, and North Holton Street to the west. The project site is developed with a two story masonry building and includes open space to the north. **Figure 1** shows the general area including the project site, and **Figure 2** shows the project site dimensions. **Figure 3** shows a 2015 aerial photograph of the site.

The following table presents relevant information regarding the project site:

Address	Tax Key #	Building Size	Lot Size	Zoning*	Owner
500 East Center Street	3211792110	Not Available	Not Available	LB2	City of Milwaukee in Trust for the Milwaukee Board of School Directors

\*LB2 = Local Business District

## C. Historical References

1. The Wright’s City Directories (1935-1990) and the Polk’s City Directories (1993-2015), reviewed in approximately five year increments indicate the following information for the project site:

Address	Date(s)	Occupancy
500 E. Center St	1935-1955	Bank
	1960-1965	Vacant
	1970	Milwaukee Boys Club Offices
	1975-1990	El Centro Del Nino Day Care
	1995-2010	Centro Head Start Center
	2015	Not Listed
2712 N. Holton St	1935-1960	Not Listed
	1965-1970	Vacant
	1975-1980	Community Independent Learning Program
	1985	Vacant
	1990	Spanish Center
	1996-2015	Not Listed
2714 N. Holton St	1935	Brosius & Luedcke Real Estate, Holton Street Building & Loan Association
	1940	Vacant
	1945	Residential/Lawyer
	1950	Residential/Lawyer, Holton Realty Company
	1955	Residential/Lawyer
	1960-2015	Not Listed
2714A N. Holton St	1935-1950	Residential
	1955-2015	Not Listed
2716 N. Holton St	1935-2015	Not Listed
2718 N. Holton St	1935	Residential/Dentist
	1940	Vacant

Address	Date(s)	Occupancy
2718 N. Holton St	1945-1950	Residential
	1955-2015	Not Listed
2720 N. Holton St	1935-1950	Residential
	1955-2015	Not Listed
2726 N. Holton St	1935-1950	Residential
	1955-2015	Not Listed
2730 N. Holton St	1935-1945	Residential
	1950-1955	Residential/Beauty Shop
	1960-2015	Not Listed
2736 N. Holton St	1935-1955	Residential
	1960-1965	Vacant
	1970-2015	Not Listed

*\*Note: The project site includes historical addresses for five parcels on North Holton Street, which are listed above.*

2. Select Department of Neighborhood Services (DNS) records indicate the following information regarding the project site:

Address	Date	Comments
500 E. Center St	6/29/1904	Alterations to move barn
	7/19/1922	Permit for a canopy
	5/6/1927	Occupancy Permit: 2 story building for use of bank
	9/28/1927	Application for Permit: Install boilers
	2/8/1950	Alterations: plaster walls, rearrange entrance
	1/11/1961	Permit: 'for sale' signs, vacant
	1/31/1964	Electrical permit for new bank (Capitol Marine Bank)
	9/20/1965	Occupancy permit: administrative offices
	10/8/1969	Application for Permit: Furnish and install 600,000 BTU gas boiler. *Note: 10/16/1969 – "Fuel oil tanks OK" – no indication of how many
	11/17/1972	Occupancy permit: Daycare
	2/27/1973	Application for Permit: Portion of parking lot to hold a trailer for office space
	8/8/1977	Occupancy Permit: United Way. 1st floor daycare, 2nd floor learning school
	2/6/1979	Occupancy Permit: El Centro Del Nino Inc. (possible partnership with United Way)
	9/12/1980	Application for Permit: Construct outdoor shelter
	7/29/1982	Application for Permit: Install remote air conditioning and new fin radiation from existing boiler
	7/19/1984	Project Headstart, child development
	6/29/2000	Plumbing Permit: Occupancy – Day care
	7/7/2000	Alteration Permit: Occupancy – School
	11/28/2000	Elevator-New Passenger Permit: Occupancy – Day care
1/18/2001	Elevator Repair Permit: Occupancy – Day care	
11/21/2002	Electrical Permit: Occupancy – School	
1/22/2016	Service Request: Graffiti tag on the mural on the north wall of the building facing the children's park	
2712 N. Holton St	08/10/1955	Electrical Permit: Disconnect one meter. Occupancy: Office
2720 N. Holton St	06/05/1908	Building Permit: Construct wood frame flats (2)
	04/25/1941	Additions Permit: Build additional bedroom (frame)
2726 N. Holton St	05/11/1899	Alterations Permit: Build addition
2728 N. Holton St	07/21/1954	Wrecking Permit: Raze one family wood frame residence

Address	Date	Comments
	09/29/1954	Letter: Raze complete, but excavation remains to be filled. Order to fill with soil, cinders, or other approved inorganic material, and grade to lot level
2730 N. Holton St	07/28/1942	Alterations Permit: Alter front of first floor store to a beauty parlor
	09/08/1942	Occupancy Permit: Beauty salon Former use: Residence
	05/02/1950	Building Permit: Construct wood frame garage (moved to 3905 N. 3 <sup>rd</sup> St – 1957)
2732 N. Holton St	07/13/1984	Application for Permit: Repair fire damage. Note: 7/17/85 – vacant and secure, no visible progress, cancel permit

#### D. Sanborn Maps

Sanborn Fire Insurance Maps indicate the following information regarding the project site:

1. A 1910 (*with updates through 1937*) Sanborn Fire Insurance Map shows the project site occupied by a two story store building facing Center Street, five dwellings facing Holton Street, one stable, and three other unidentified buildings near the alley. Other land uses in the area are primarily residential along with some undeveloped parcels.
2. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site occupied by a two story tile-brick faced bank with a concrete first floor as well as four dwellings, two store buildings, one automobile garage, and two other unidentified buildings. A beer depot, paint and oil store, filling station, and the North Pierce Street Public School are nearby, along with several other commercial uses along East Center Street. Residential dwellings exist along North Holton Street, North Booth Street, and North Pierce Street.
3. A 1910 (*with updates through 1969*) Sanborn Fire Insurance Map shows the project site occupied by a two story public or institutional building. The dwellings, store buildings, and other structures shown in previous maps have been demolished from the remainder of the site. Other land uses in the area are similar to those present on the 1951 map, including a printing shop across the street on East Center Street and a park behind the project site along North Holton Street.

#### E. Environmental Records

1. The Wisconsin Department of Natural Resources (WDNR), Bureau of Remediation and Redevelopment Tracking System (BRRTS) does not include listings for the project site.
2. The Wisconsin Department of Agriculture, Trade & Consumer Protection (DATCP) online database does not include tank listings for the project site.
3. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the project site is not located in a floodplain.
4. According to the United States Fish and Wildlife Service's (USFWS) National Wetlands Inventory, wetlands are not identified within the project site.

5. According to the Southeastern Wisconsin Regional Planning Commission's (SEWRPC) Environmental Corridors Map, the project site is not located within an environmental corridor.

#### **F. Project Site Inspection**

City staff conducted a site inspection on June 13, 2016. The project site was observed to be a vacant two-story building with a playground and open space behind the building along North Holton Street. A fence was present around the perimeter of the rear of the lot where the playground is located. A grass-covered mound was also observed near the center of the open space on the site. **Attachment A** includes photographs from the site inspection.

#### **G. Findings and Conclusion**

This Historical Land Use Investigation revealed the following potential environmental condition:

- A 1969 permit to install a gas boiler noted "fuel oil tanks ok." No tanks were observed during the site inspection. A copy of this permit is included in **Attachment B**.

MR/SB  
City of Milwaukee  
6/15/2016

# FIGURE 1

## Quarter Section Land Use Map

### 500 East Center Street, Milwaukee, WI



COMPILED AND DRAWN BY  
INFRASTRUCTURE SERVICES  
CITY OF MILWAUKEE

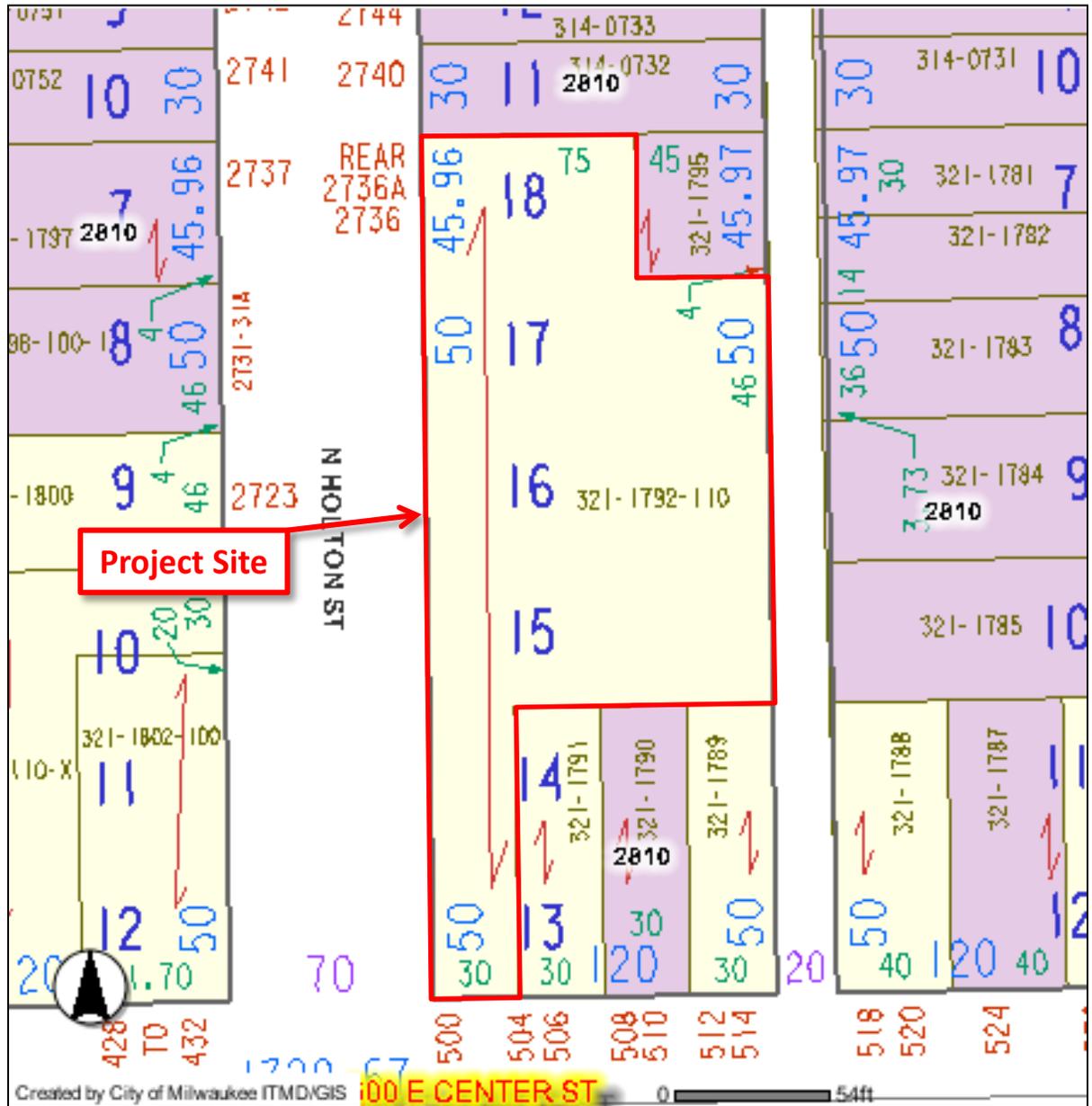
# N.W. ¼ SEC. 16, T. 7 N., R. 22 E.



# FIGURE 2

## Plat Map

500 East Center Street, Milwaukee, WI



**FIGURE 3**  
**Aerial Photographs**  
500 East Center Street, Milwaukee, WI



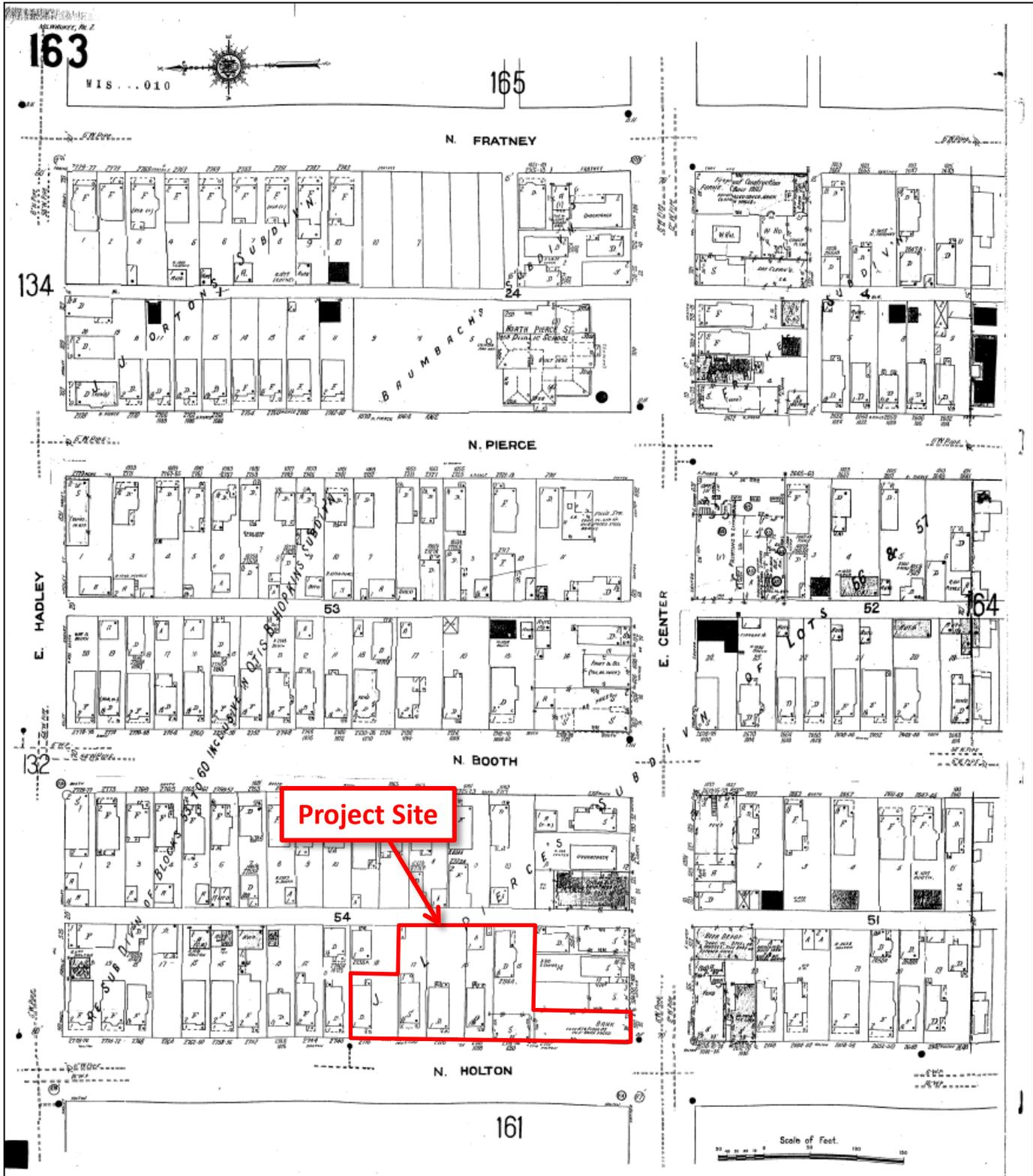
# FIGURE 4

## 1937 Sanborn Fire Insurance Map 500 East Center Street, Milwaukee, WI

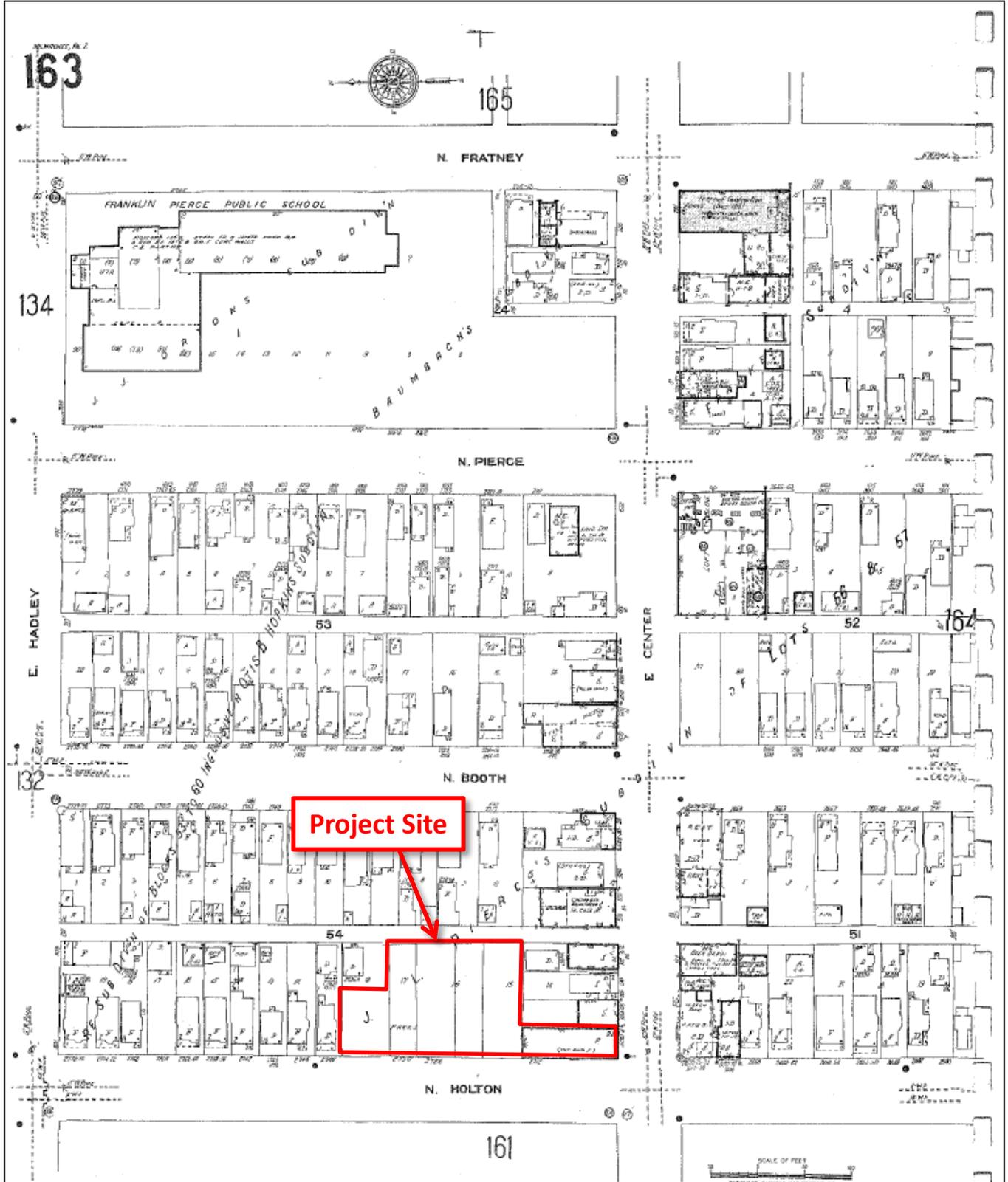


# FIGURE 5

## 1951 Sanborn Fire Insurance Map 500 East Center Street, Milwaukee, WI



**FIGURE 6**  
**1969 Sanborn Fire Insurance Map**  
500 East Center Street, Milwaukee, WI



**ATTACHMENT A**  
**Site Photographs**  
500 East Center Street, Milwaukee, WI



Front view of project site, looking north



Side view of project site, looking northeast

**ATTACHMENT A**  
**Site Photographs**  
500 East Center Street, Milwaukee, WI



View of open space at rear portion of project site, looking south



View of playground equipment at rear of project site, looking southeast

**ATTACHMENT A**  
**Site Photographs**  
500 East Center Street, Milwaukee, WI



View of mound near the center of the open space, looking west



View of interior of project site

**ATTACHMENT A**  
**Site Photographs**  
500 East Center Street, Milwaukee, WI



View of interior of project site



View of interior of project site

**ATTACHMENT A**  
**Site Photographs**  
500 East Center Street, Milwaukee, WI



View of interior of project site



View of basement of project site

**ATTACHMENT A**  
**Site Photographs**  
500 East Center Street, Milwaukee, WI



View of basement of project site



View of portion of basement previously used as a bank vault

# ATTACHMENT B

October 8, 1969 Application for Permit to Install Gas Boiler  
500 East Center Street, Milwaukee, WI

DEPT. OF BLDG. INSPECTION  
AND SAFETY ENGINEERING  
ROOM 1009 - MUNICIPAL BLDG.  
MILWAUKEE, WISCONSIN

## CITY OF MILWAUKEE, WISCONSIN APPLICATION FOR PERMIT

INSTRUCTIONS:  
1. TYPE OR PRINT A SEPARATE  
FORM FOR EACH LOCATION  
2. RETURN ALL COPIES WITH FEE  
TO THIS OFFICE

**INSTALL GAS BURNER**

LOCATION (GIVE EXACT STREET ADDRESS)  
**500 East Center St.**

BILLBOARD OR SIGN TAG NO.

WARD NO.  
**13**

FOR BLDG. INSPECTION USE ONLY

PERMIT NO. - **242421**

DATE - **OCT 8 1969**

OWNER'S NAME

**United Community Service**

ADDRESS

**606 East Wisconsin Ave.**

ARCHITECT OR ENGINEER

CONTRACTOR

**Bon Heating & Air Conditioning Co.**

ADDRESS

ADDRESS

**1915 N. 3rd St. Milwaukee**

ZONING

OCCUPANCY USE

*Office*

WORK BEING PERFORMED IN CONNECTION WITH (CHECK THOSE THAT APPLY)

COST OF JOB

**\$2400.00**

NEW CONSTRUCTION

ADDITIONAL ROOMS OR AREAS

REMODELING, ALTERATION, OR REPAIR

NEW OCCUPANCY

*Total Cost  
B1-9*

**TYPE OF PERMIT**

**PERMIT FEE**

STATE IN DETAIL THE KIND OF OCCUPANCY OR WORK TO BE PERFORMED:

ALTERATIONS

COST IN \$1000.00 @ **5.00**

AWNINGS

LIN. FT. @ \*

FIRE ESCAPES

UNITS @ **10.00**

BURNER (GAS OIL)

**1** @ **5.00**

**5.00**

HEATING SYSTEMS

EACH @ **3.00**

INCINERATORS

UNITS @ **2.00**

TANKS

UNITS @ \*

FLAMMABLE LIQUID PUMPS

UNITS @ **3.50**

BILLBOARDS

SQ. FT. @ \*

SIGNS-PROJECTING

UNITS @ \*

SIGNS-WITHIN LOT LINE

UNITS @ \*

BILLBOARD OR SIGN MAINTENANCE

@ \*

WALL AND/OR CEILING FINISH

FLOORS @ \*

MOVING

@ \*

WRECKING

HUNDRED CU. FT. @ \*

TOTAL FEE

**5.00**

Furnish and install gas boiler  
600,000 BTU's  
Boiler on Form B1-9  
Smoke permit has been applied for  
*Reg. County air -  
County air OK'd 10/3/69*

**RECEIVED**

**OCT 2 1969**

**BUILDING INSPECTION & SAFETY ENGINEER**

It is hereby agreed between the undersigned owner, Milwaukee, that for and in consideration of the sum of \$5.00, the City of Milwaukee and the occupancy of buildings, that the work thereon will be done in accordance with the descriptions herein set forth in this permit, and it is further agreed to construct, erect, alter or install and occupy in strict compliance with Chapter 10 to Chapter 50 of the Milwaukee Code of Ordinances and all amendments thereto; and to obey any and all lawful orders of the Inspector of Buildings of the City of Milwaukee, made or issued by virtue of the provisions of Chapter 459 of the Laws of Wisconsin of the year 1937, and all amendments thereto and of Chapter 570 of the Laws of Wisconsin of the year 1939, respectively.

\* SEE MILWAUKEE BUILDING CODE FOR FEE SCHEDULE

SIGNATURE OF BLDG. INSPECTOR PERSONNEL

CHECKED BY *M.D. 10/7/69*

SIGNATURE OF APPLICANT

**BON HEATING** *Howard Street*

**ATTACHMENT B**

**October 8, 1969 Application for Permit to Install Gas Boiler (Reverse side)  
500 East Center Street, Milwaukee, WI**

MR. CERVANTIN CHARGE  
INSPECTION NOTES

10-16-69 - WORKING ON NEW BOILER NOW

10-16-69 - FUEL OIL TANKS OK

1-22-70 - WORK TO COMPLETE BOILER ROOM STARTED NOW

2-5-70 - BOILER + ENCLOSURE COMPLETE & APPROVED M.J. Leland

10-8-69  
LOCATION: 500 EAST CENTER ST.  
MILWAUKEE, WIS.  
PERMIT NO. 24811 (REV. 1-1-69)

DATE	DESCRIPTION	AMOUNT
10-16-69	WORKING ON NEW BOILER NOW	0.00
10-16-69	FUEL OIL TANKS OK	0.00
1-22-70	WORK TO COMPLETE BOILER ROOM STARTED NOW	0.00
2-5-70	BOILER + ENCLOSURE COMPLETE & APPROVED M.J. Leland	0.00

RECEIVED

OCT 10 1969

BUILDING DEPARTMENT

BOB HEALING

INSPECTOR