Historical Land Use Investigation

1432 West Forest Home Avenue
Milwaukee, Wisconsin

File: 460-08

Prepared by:

City of Milwaukee

Department of City Development

December 14, 2017

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A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 1432 West Forest Home Avenue, 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 West Forest Home Avenue to the south, West Mitchell Street to the north, South 14th Street to the east, and South 15th Street to the west. The project site is developed with a one-story building and parking lot. **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
1432 West Forest Home Avenue	4690488110	Not available	41940 ft^2	LB2	City of Milwaukee Library

*LB2 = Local Business District

C. Historical References

1. The Wright's City Directories (1930-1990) 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
1728 S. 15th St (680 10th Ave)	1930-1965	Residential
	1970-2015	Not Listed
1732-34 S. 15th St (682 10th Ave)	1930-1965	Residential
	1970-2015	Not Listed
1736 S. 15th St (684 10th Ave)	1930-1965	Residential
	1970-2015	Not Listed
1740-42 S. 15th St (686 10th Ave)	1930-1965	Residential
	1970-2015	Not Listed
1744 S. 15th St (688 10th Ave)	1930	Grocer/Residential
	1935-1940	Vacant store
	1945-1965	Residential
	1970-2015	Not Listed
1804 S. 15th St (694 10th Ave)	1930-1965	Residential
	1970-2015	Not Listed
1808 S. 15th St (696 10th Ave)	1930-1965	Residential
	1970-2015	Not Listed
1428 W. Forest Home Ave (733B Forest Home Ave)	1930-1950	Residential
	1955	Home Café/Residential
	1960-1965	Helen's Restaurant
	1970	Not Listed
1430 W. Forest Home Ave (733 ½ Forest Home Ave)	1930-1960	Residential
	1965	Vacant
	1970-2015	Not Listed

Address	Date(s)	Occupancy
1432 W. Forest Home Ave	1930-1965	Not Listed
	1970-2015	Milwaukee Public Library – Forest Home Branch
1434 W. Forest Home Ave (733A Forest Home Ave)	1930-1965	Groth Seed Co.
	1970-2015	Not Listed
1436 W. Forest Home Ave (735 ½ Forest Home Ave)	1930-1965	Residential
	1970-2015	Not Listed
1440 W. Forest Home Ave (735 Forest Home Ave)	1930-1935	Sporting Goods/Residential
	1940-1955	Cook School Supplies
	1960	Vacant
	1965	Barco Appliance Service, Inc.
	1970-2015	Not Listed
1442 W. Forest Home Ave (739 Forest Home Ave)	1930	Clothes cleaner/Residential
	1935	Vacant
	1940-1945	Residential/Shoe Repair
	1950-1955	Residential/Forest Home Cycle Shop
	1960-2015	Not Listed
1444 W. Forest Home Ave (741 Forest Home Ave)	1930-1935	Vacant
	1940-1965	Residential
	1970-2015	Not Listed
1446 W. Forest Home Ave (743 Forest Home Ave)	1930	Soft drink shop/Residential
	1935	Vacant
	1940-1945	Residential/Beauty Salon
	1950	Residential/The Mossler Co. (children's furniture)
	1955	Residential/A+J Sales Co. (furniture)
	1960-1965	Residential/Forest Home Furniture, Inc.
	1970-2015	Not Listed
**The historical address of 1812 South 15th Street was reviewed and no listings were identified*		

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

Address	Date	Comments
1728 S. 15th St	5/17/1965	Plumbing; Use: Wrecked; Owner: B. Hillier
1732 S. 15th St	5/12/1965	Plumbing; Use: Wrecked; Owner: B. Hillier
1736 S. 15th St	5/12/1965	Plumbing; Use: Wrecked; Owner: B. Hillier
1740-42 S. 15th St	5/25/1918	Addition: Garage; Owner: Fred Reimke
	4/16/1925	Addition: Garage; Owner: John Julga; Remarks: Must be 10' from any dwelling
	9/10/1948	Alterations: Repair brick siding; Owner: Edward Jablonski; Use: Dwelling
	5/17/1965	Plumbing; Use: Wrecked; Owner: B. Hillier
1744 S. 15th St	5/17/1965	Plumbing; Use: Wrecked; Owner: B. Hillier
1804 S. 15th St	8/11/1965	Plumbing; Use: Wrecked; Owner: D.B. Onnest
1432 W. Forest Home Ave	11/16/1961	Exc. Foundations; Owner: City of Milwaukee; Use: Library
	12/15/1965	Electrical; Owner: City of Milwaukee Public Library
	2/18/1966	Install unfired pressure vessels; Owner: Milwaukee Public Library

Address	Date	Comments
	3/23/1966	Build: 1-story library; Owner: City of Milwaukee
	6/14/1966	Install gas burner: 1-2,650,000 BTU gas burner
	12/12/1966	Occupancy: Neighborhood library; Owner: City of Milwaukee; Former: New construction
	5/22/1973	Electrical: Open signs to be installed inside building; Owner: Milwaukee Public Library
	6/24/1982	Alterations: Window remodeling; Owner: Milwaukee County
	10/14/1982	Electrical: Building automation system; Owner: Milwaukee Public Library
	1/24/1990	Electrical: Install energy saving ballast and camp retrofit; Owner: City of Milwaukee
	6/30/1996	Letter to building inspector: Asbestos to be removed and spray will re-apply insulating material; Asbestos abatement
	10/12/1999	Electrical; Occupant: Milwaukee Public Library; Owner: Milwaukee County
	1/8/2001	Alteration; Owner: Milwaukee Public Library
	4/16/10	Electrical; Owner: City of Milwaukee Library
	9/25/2014	Asbestos Project; Owner: City of Milwaukee Library
	8/4/2016	Service request: Graffiti near said location
1434 W. Forest Home Ave	10/16/1916	Alterations: Shed, not to be used as garage; Owner: Geo. Herbst
	2/27/1923	Alterations: Underpin; Owner: Chas. E. Groth
	11/7/1923	Alterations: Alter store; Owner: Chas. E. Groth
	11/17/1925	Additions: addition of concrete, frame and glass; Owner: Chas. E. Groth
	5/3/1956	Building inspection letter: Building unfit for any occupancy or use, tear down and remove
	3/12/1965	Wrecking: Raze building; Owner: D.P.W.
1436-1440 W. Forest Home Ave	3/12/1885	Alterations: Move present building and build another story under present timbers
	4/6/1908	Alterations: Underpin building; Owner: A. Bandemore
	5/25/1915	Alterations: Underpin building
	10/19/1921	Addition: Storage shed; Owner: W. D. Cook
	4/21/1924	Addition: Addition to rear; Owner: W. D. Cook
	7/19/1932	Alteration: Alter store front, new brick front; Owner: W. D. Cook
	5/14/1940	Alteration: Insulate brick siding; Owner: W. D. Cook
	10/1/1953	Alteration: Apply 5/8" insulated asphalt siding; Owner: Elma Cook
	8/30/1956	Occupy: A.J. Furniture Sales Co., retail furniture sales and display room; Former: Candy shop; Owner: Elma Cook
	9/12/1960	Occupy: Barco Appliance Service, appliance service and parts; Former: Alma Cook; Former: Book store
	12/21/1961	Electrical: Gas boiler and pump; Use: Dwelling; Owner: W. Cook
	8/11/1965	Plumbing: Wrecked; Owner: D. B. Onnest
1442 W. Forest Home Ave	4/19/1904	Alterations: Build addition; Owner: A. Bandemore
	9/23/1936	Alterations: Underpin rear 1-story for addition; Owner: W. D. Cook
	4/26/1937	Occupy: 1st floor, shoe repair shop; Former: Same; Other occupancies: 2nd floor apartment; Owner: W. D. Cook
	9/27/1946	Occupy: 1st floor, retail sales & repairing of bicycles and tricycles; Former: Shoe repair shop; Owner: W. D. Cook
	7/23/1954	Alterations: Alter store front, change windows; Owner: Alma Cook

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 developed with multiple buildings. On the northern half of the project site, from lots 8 through 12, on the western side of the lots are five buildings, four dwellings and one store. The dwellings are all one-story buildings, with the dwellings on lots 9 and 11 containing basements, and the shop is two stories. The western side of the project site on the northern half contains 10 buildings, with dwellings on lots 9 and 12. All are one-story buildings except the northeastern-most building, which is a two-story stable. The buildings marked as sheds on lots 9 and 12 also have addresses attached to them. On the southern half of the project site, the western half of the project site has 12 buildings. In the northwestern corner of the southern half of the project site there are two two-story dwellings, while on the southern side of the lot facing Forest Home Avenue there are four two-story stores. The store with the 735 address has a one-story building attached to its northeastern side, and a two-story building attached to its northern side. Directly north of it, there is a one-and-a-half-story dwelling, while the two stores directly to the west of it is attached a one-story building. On the eastern side of the southern half of the project site there are three dwellings and each are one-story buildings. The area along 10th Avenue and 9th Avenue (later South 15th Street and South 14th Street, respectively) is developed mostly with residential buildings, while along Forest Home Avenue the area is developed with more commercial buildings.

2. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site developed with multiple buildings. Along the western side of the northern half of the project site, lots 8 through 12, there are five buildings, each one residential. Lot 8 contains a one-and-a-half-story dwelling, lot 9 contains a two-story dwelling, lot 10 contains a one-story dwelling, lot 11 contains a two-story flat and lot 12 contains a one-story dwelling. On the eastern side of the northern half of the project site, there are seven buildings, each one a one-story garage, except for on lot 12 which is a two-story flat and lot 10 which also contains a one-story dwelling. On the southern half of the project site, on the western-most edge of the project site are two two-story dwellings and two one-story garages just south of them. Along the southern edge of the project site, on the western half are four two-story stores. As in the previous map, the eastern store has two buildings attached to it, a one-story building on its northeastern side and a two-story building on its northern side. Just north of the same building is a one-and-a-half story dwelling, and just north of the dwelling is a one-story garage. The two stores just to the west of the previously mentioned store continues to have a one-story building attached to them as well. The eastern half of the southern half of the project site now has four buildings. The two buildings on the eastern side of the project site are two dwellings. The dwelling in the northeast of the southern half is a one-story dwelling, and the dwelling in the southeast of the southern half is a one-and-a-half-story dwelling. The building in the southwestern corner of the southern half of the project site is a one-story store, while directly north of the store is a one-story garage. Similar to the previous map, the areas along South 15th Street and South 14th Street are mostly residential, though West Mitchell Street is now heavily commercial. The area along West Forest Home Avenue continues to be mostly commercial as well.

3. A 1910 (*with updates through 1969*) Sanborn Fire Insurance Map shows the project site developed with a one-story building labeled "Forest Home Neighborhood Public Library". The northern half of the project site is now labeled "Parking", with the southern half of the project site being developed with the glass and steel framed building. The area along West Forest Home Avenue continues to be developed with commercial buildings, though in this map there are more lots labeled "Parking". As before, the areas along South 15th Street and South 14th Street are more residential in nature, and West Mitchell Street is heavily developed with commercial buildings, with a few residential developments as well.

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 November 1, 2017. The project site was observed to be developed with a one-story building previously used as a library, and a paved parking lot. The building was observed to have a partial basement in the northeastern corner of the building. The northwestern and southwestern walls of the building were made of glass, with concrete and glass material being used for the frame of the rest of the building. The pavement in the parking lot was in good condition, and there was a lamppost near the middle of the parking lot. **Attachment A** includes photographs from the site inspection.

G. Findings and Conclusion

This Historical Land Use Investigation did not reveal potential environmental conditions. The available historical information does not warrant a Phase II Environmental Site Assessment (ESA) of 1432 West Forest Home Avenue at this time.

MR/KK
City of Milwaukee
December 14, 2017

FIGURE 1

Quarter Section Land Use Map

1432 W. Forest Home Ave, Milwaukee, WI

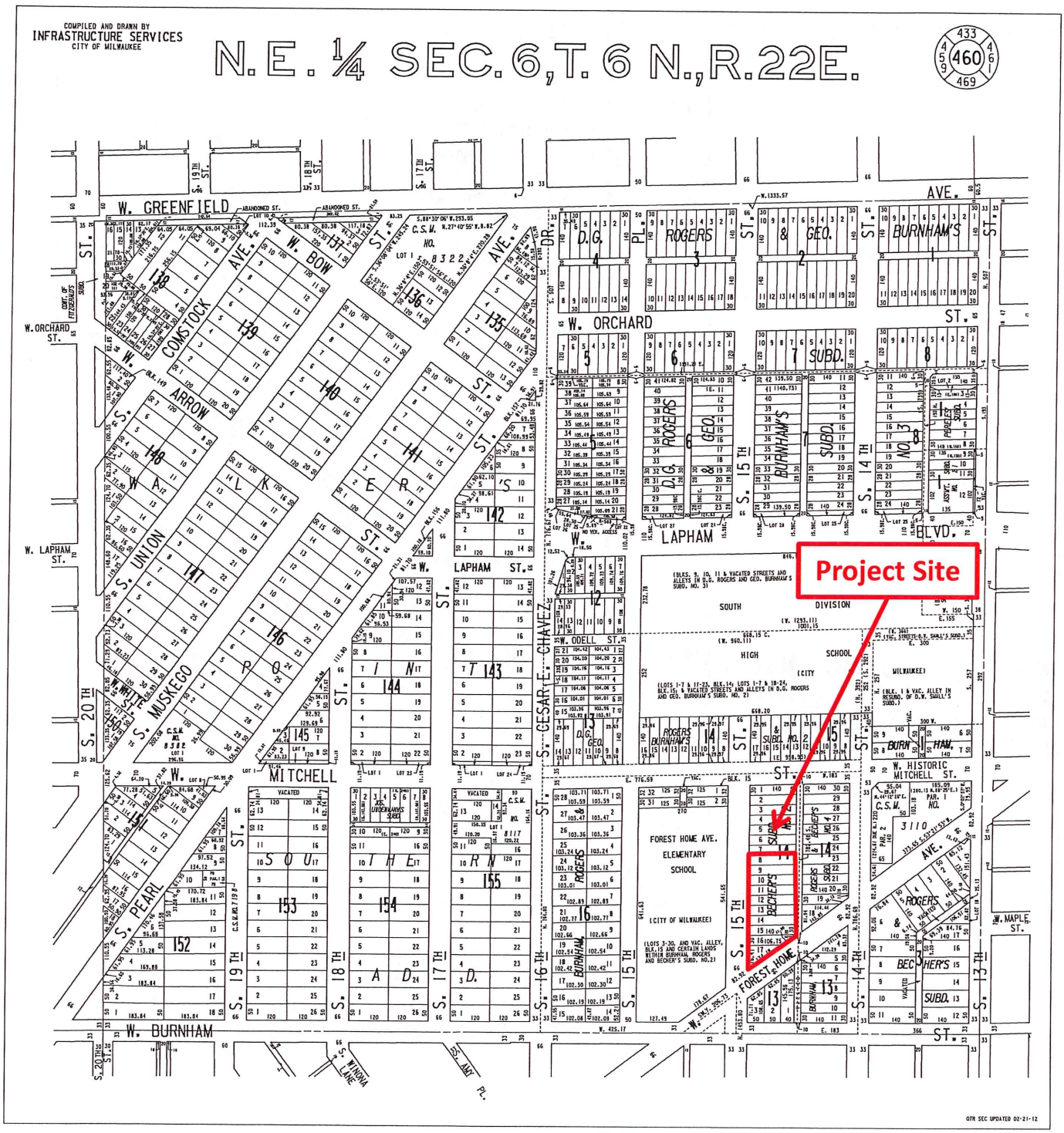


FIGURE 2
Plat Map
1432 W. Forest Home Ave, Milwaukee, WI

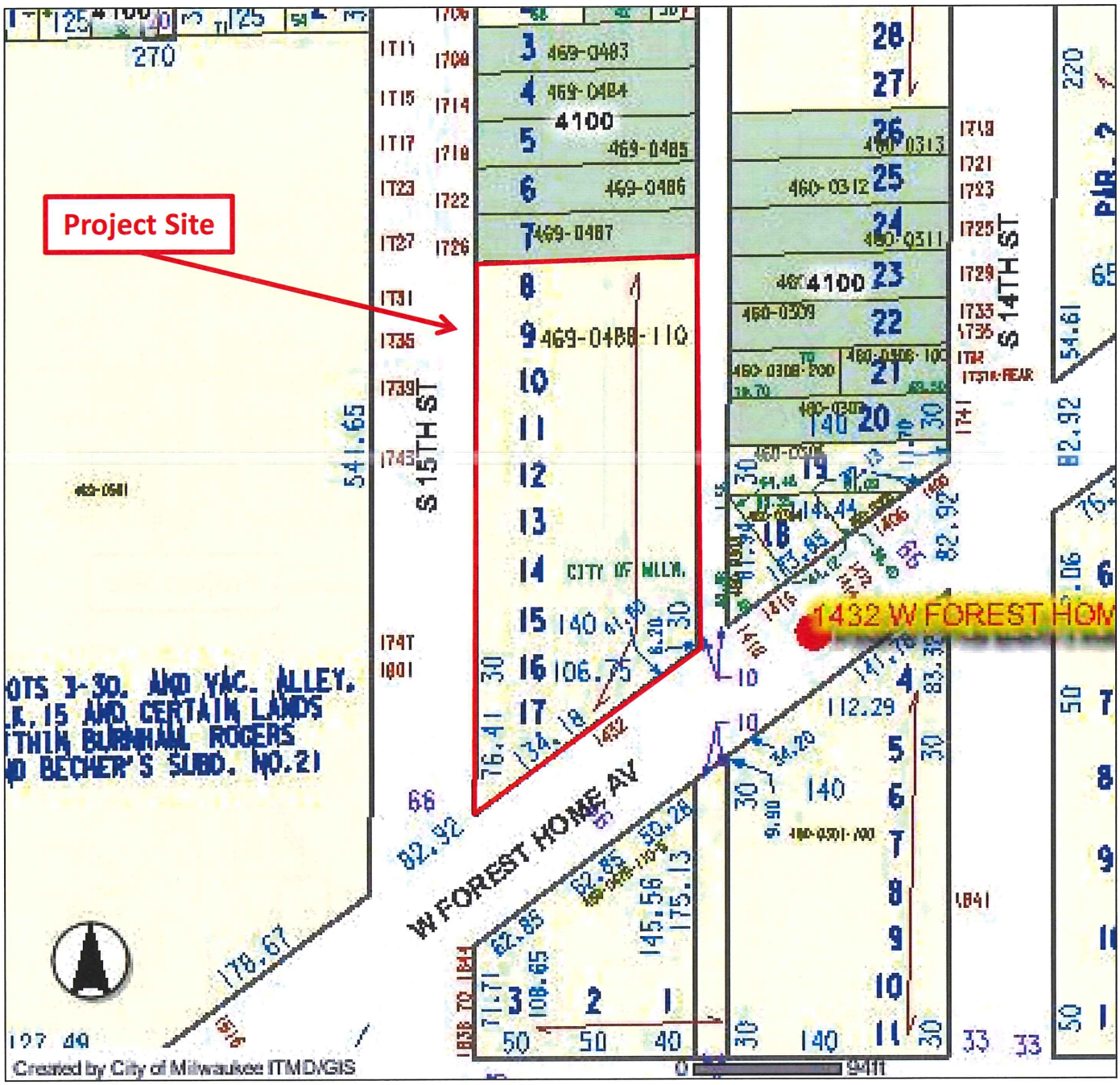
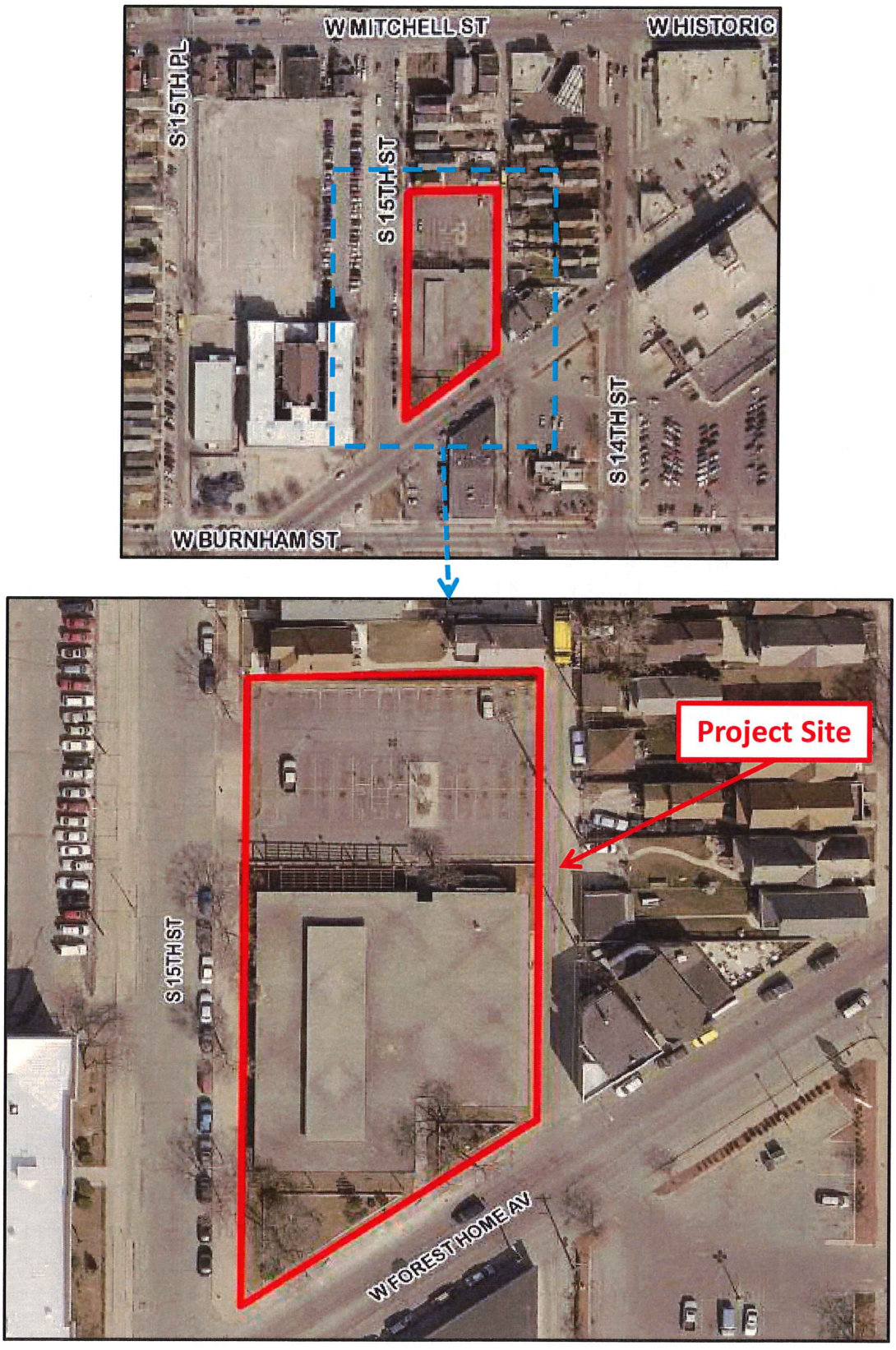


FIGURE 3

Aerial Photographs

1432 W. Forest Home Ave, Milwaukee, WI



Source: Map Milwaukee (2015 Aerial)

FIGURE 4

1937 Sanborn Fire Insurance Map

1432 W. Forest Home Ave, Milwaukee, WI

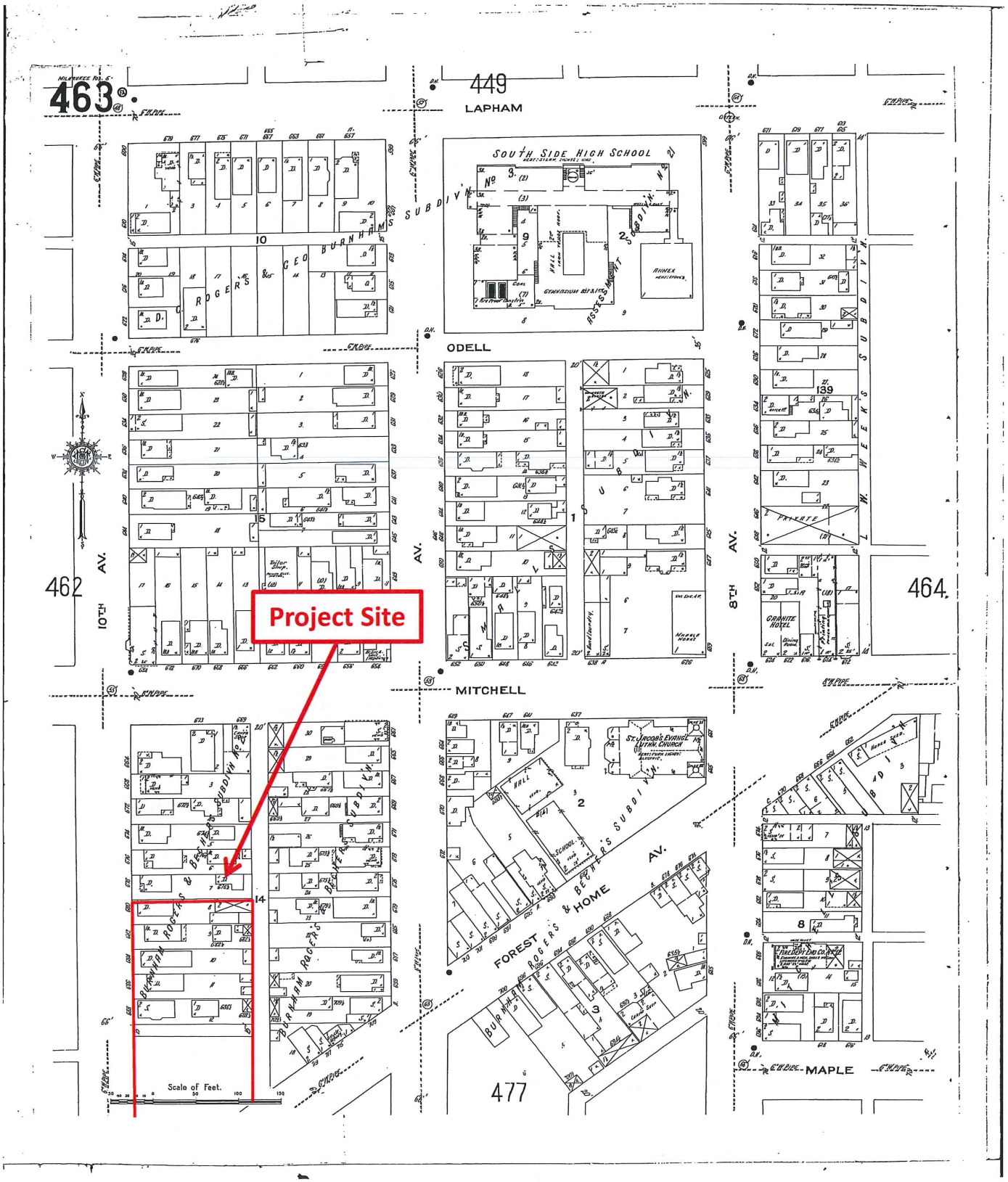


FIGURE 4

1937 Sanborn Fire Insurance Map

1432 W. Forest Home Ave, Milwaukee, WI

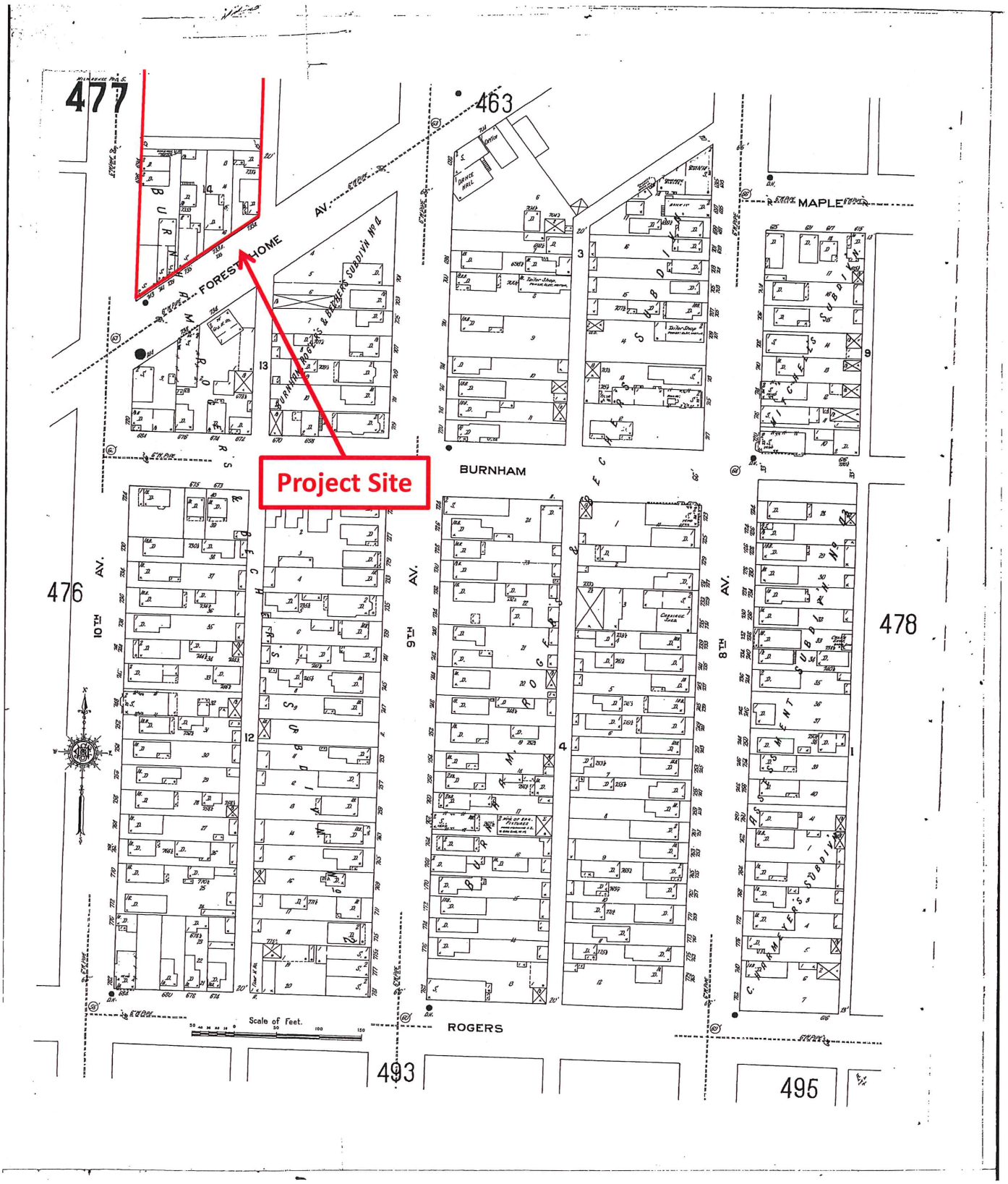


FIGURE 5

1951 Sanborn Fire Insurance Map

1432 W. Forest Home Ave, Milwaukee, WI

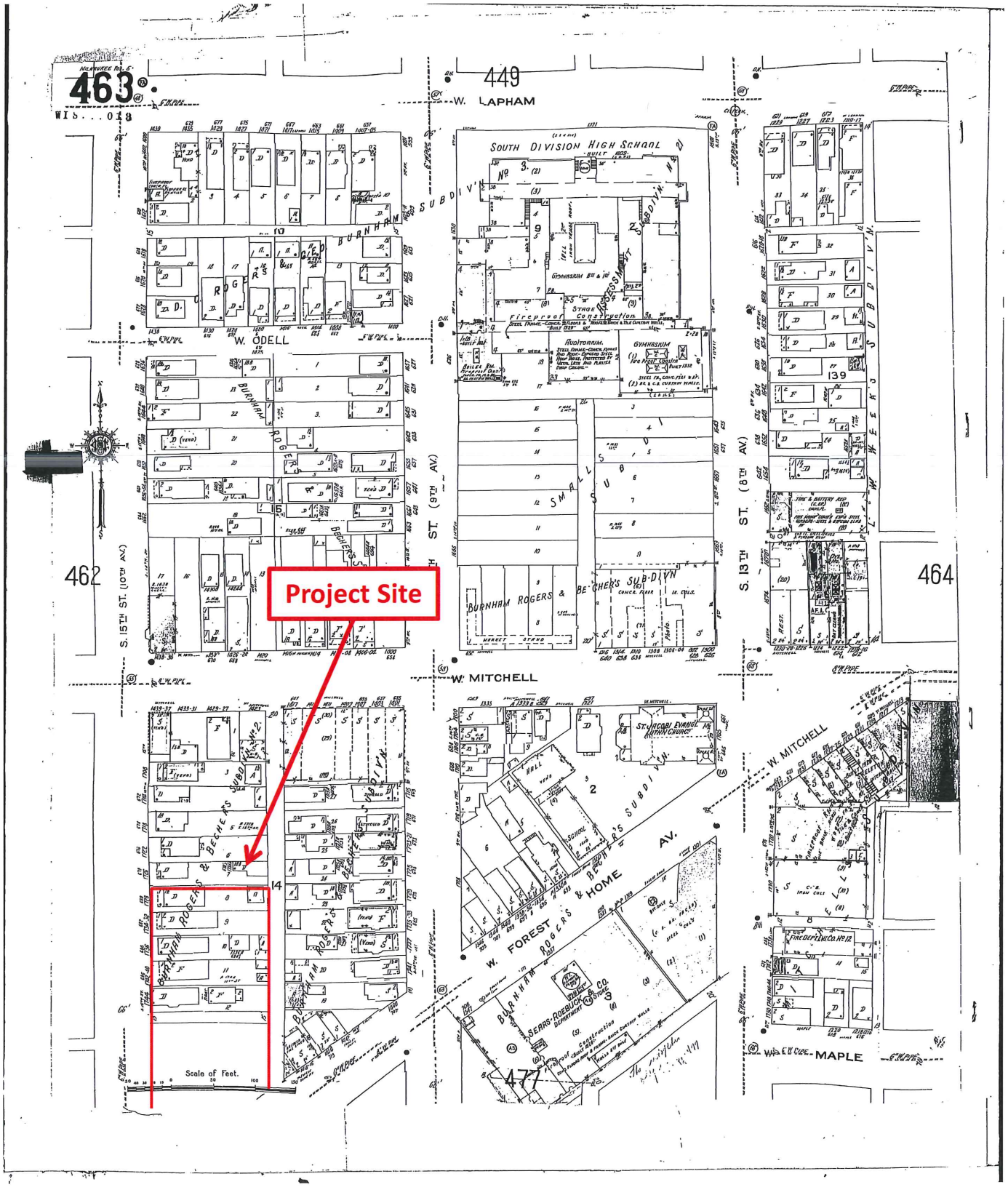


FIGURE 5

1951 Sanborn Fire Insurance Map

1432 W. Forest Home Ave, Milwaukee, WI

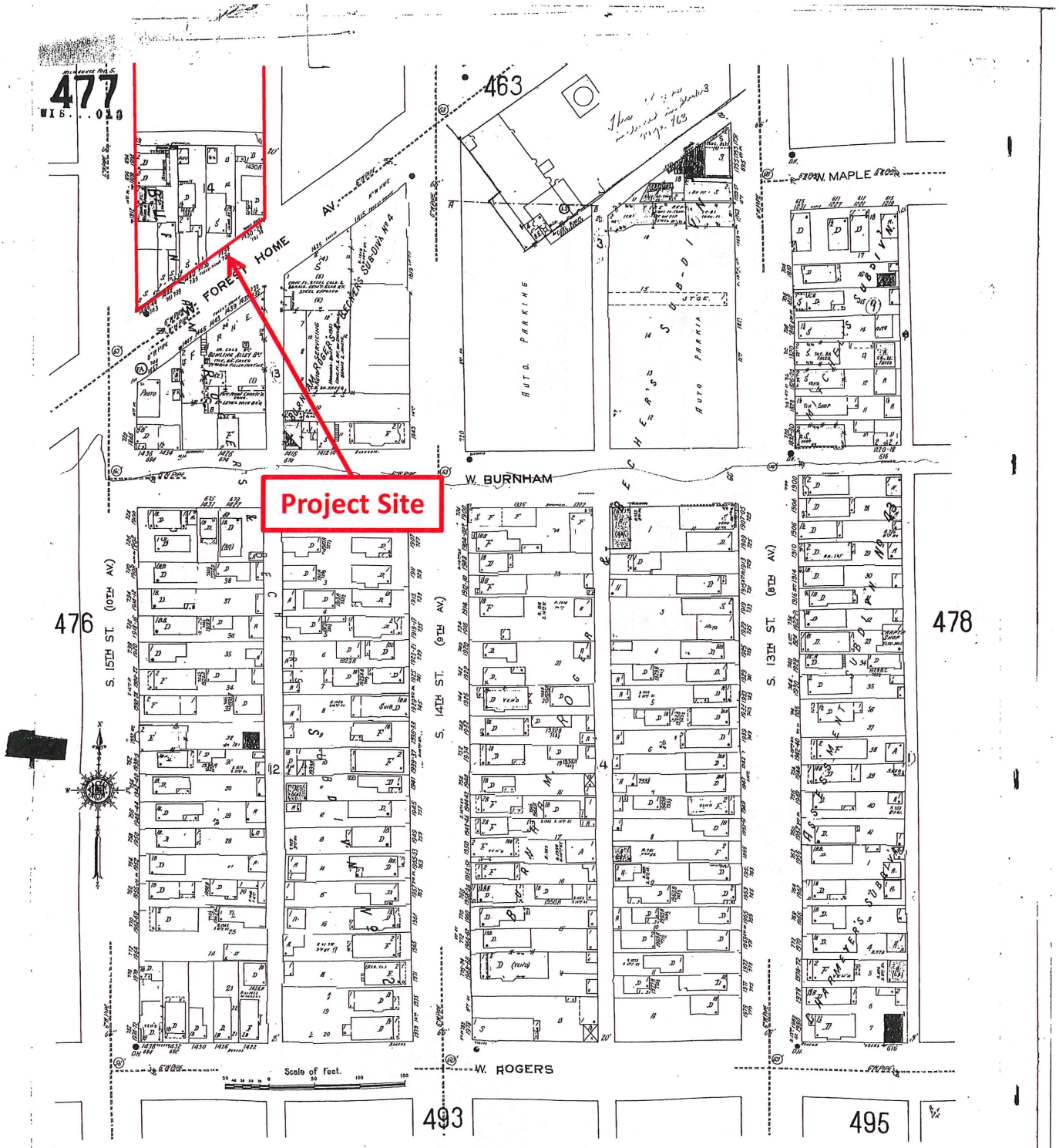


FIGURE 6

1969 Sanborn Fire Insurance Map

1432 W. Forest Home Ave, Milwaukee, WI

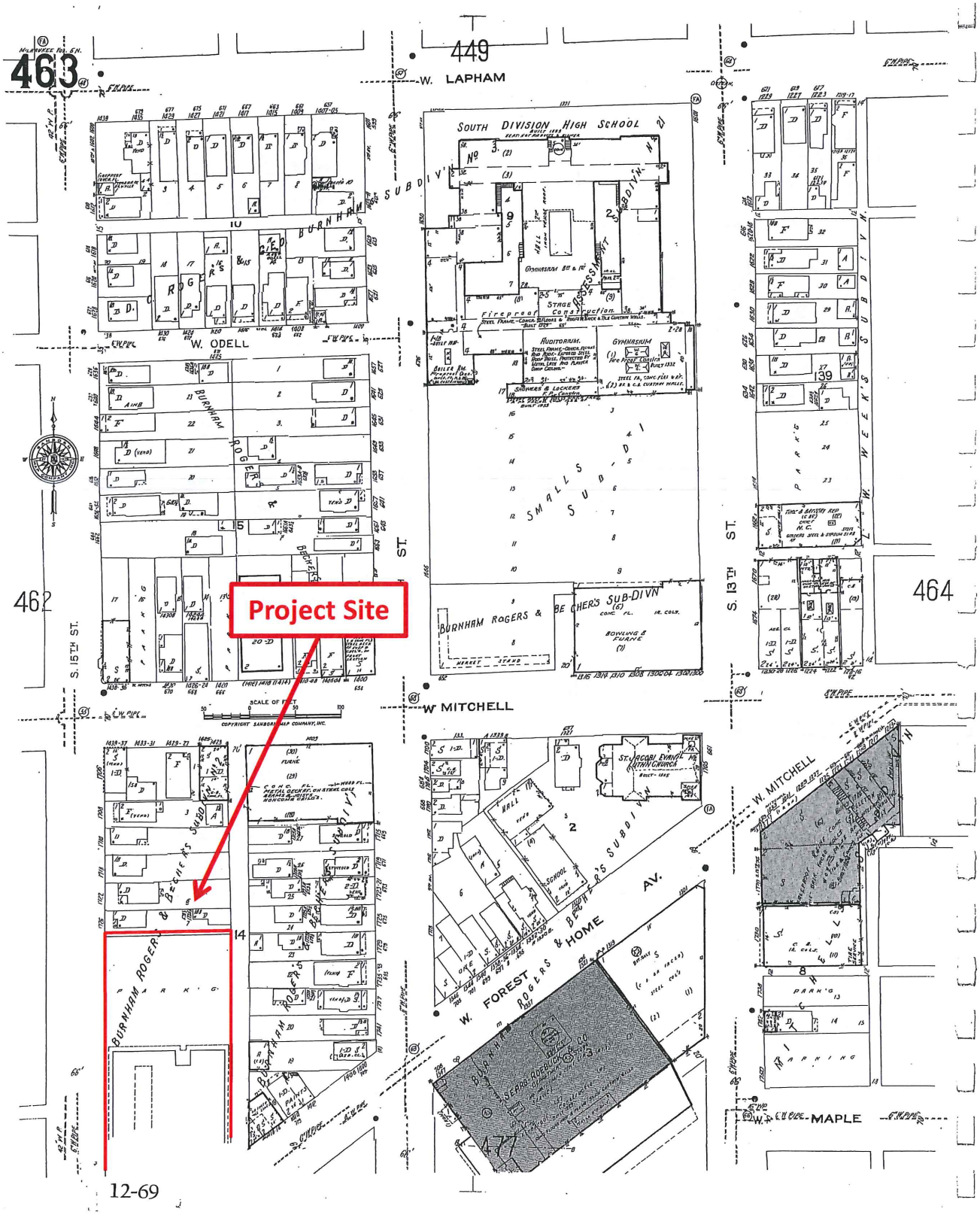
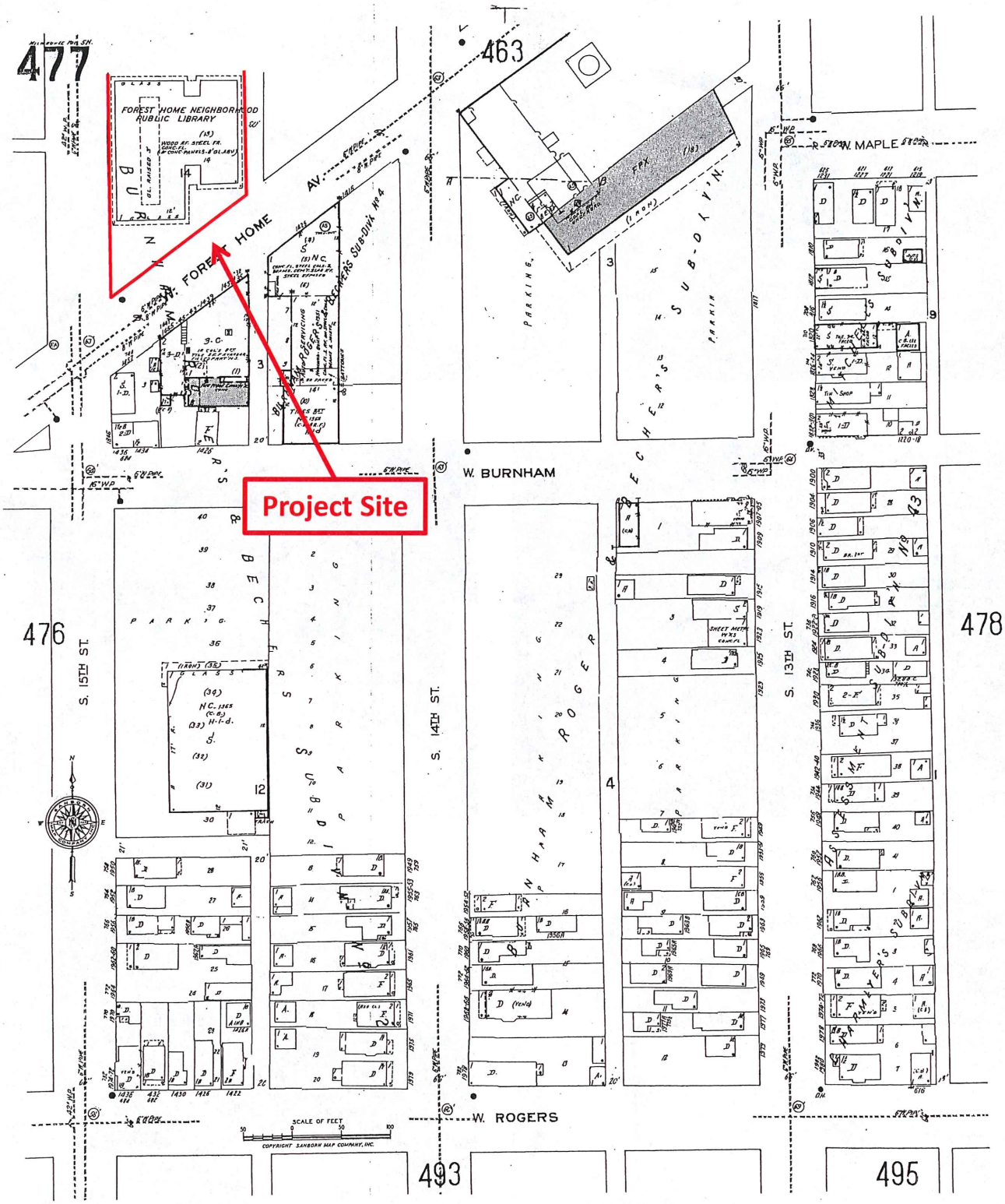


FIGURE 6

1969 Sanborn Fire Insurance Map

1432 W. Forest Home Ave, Milwaukee, WI



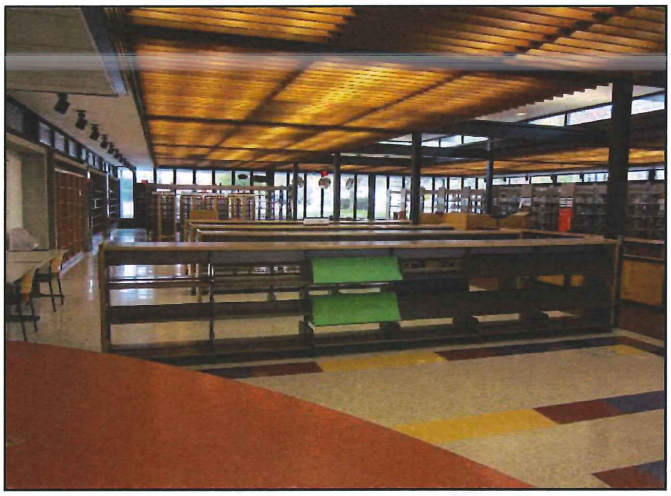
ATTACHMENT A

Site Photographs

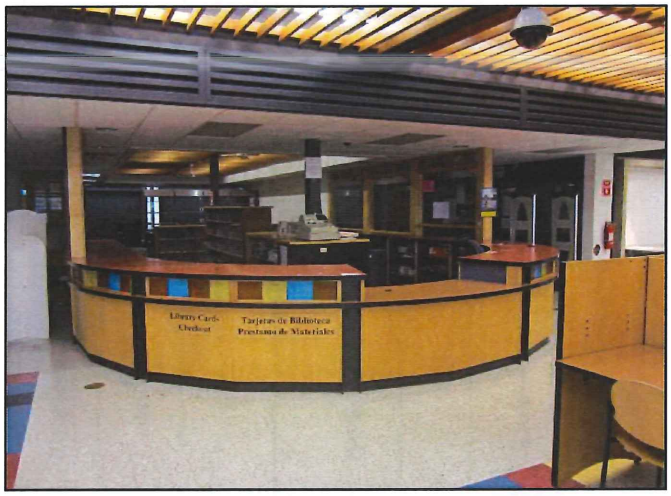
1432 W. Forest Home Ave, Milwaukee, WI

View of project site, looking southeast

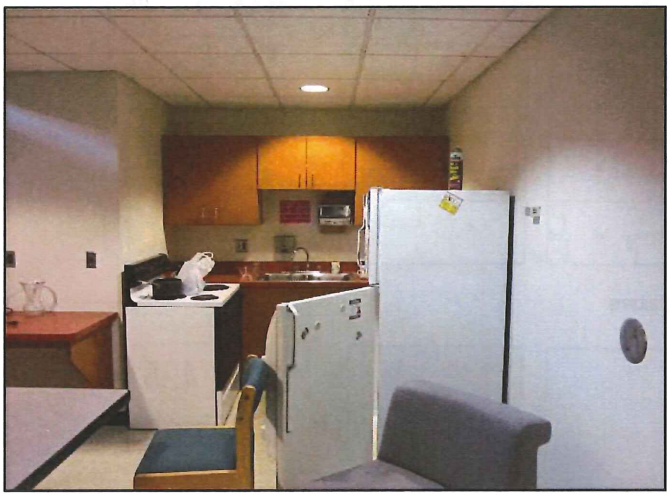
View of project site, north



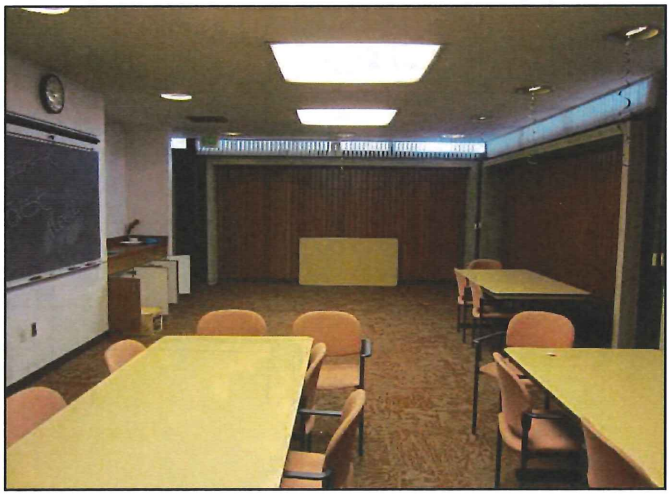
Western side of project site, looking south



Central area of building, looking east



View of kitchen area

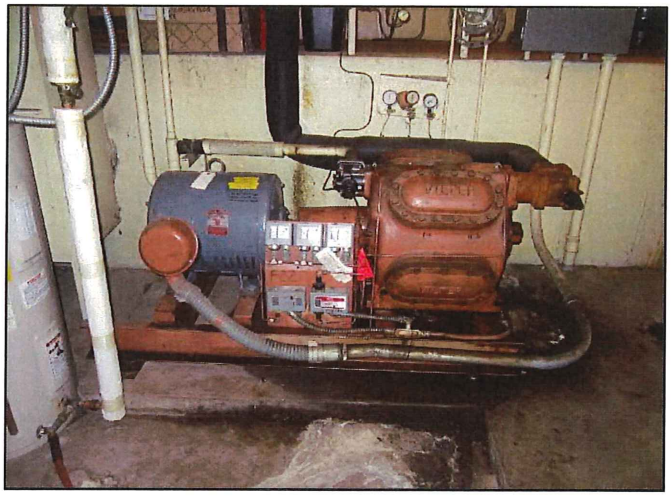


Conference room in the south of the project site

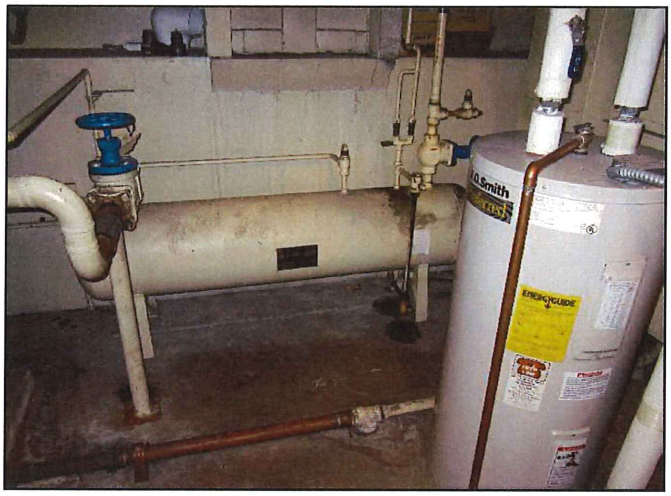
ATTACHMENT A

Site Photographs

1432 W. Forest Home Ave, Milwaukee, WI



View of pump in semi-basement of project site



View of water heater in semi-basement of project site

View of parking lot, looking east