

Historical Land Use Investigation
2917-23 North Holton Street
Milwaukee, Wisconsin

File: 314-26

Prepared by:



Department of City Development

March 31, 2017

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

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Sarah Bregant
Environmental Intern

A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 2917-23 North Holton 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 Locust Street to the south, East Chambers Street to the north, North Holton Street to the east, and North Buffum Street to the west. The project site is developed with a multi-story commercial building. **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
2917-23 North Holton Street	3140999100	Not Available	8,314 ft ²	RT4	City of Milwaukee

*RT4 = Two-Family Residential 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C. Historical References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
2917 N. Holton St.	1935-1970	Grand Theater
	1975	Vacant
	1980-1996	Philippian Church of God in Christ
	2000-2015	Not Listed
2921 N. Holton St.	1935-1945	Sweet shop and confectionary
	1950-1970	Restaurant
	1975-1990	Vacant
	1996-2015	Not Listed
2923 N. Holton St.	1935-1970	Residential
	1975-1985	Vacant
	1990	Residential
	1996-2015	Not Listed

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

Address	Date	Comments
2917 N. Holton St.	12/18/1911	App. for Permit- Build brick and stone moving picture show house
	7/3/1922	App. for Permit- Erect addition to side of present moving picture theater, total seats: 850
	1/23/1928	App. for Permit- Alter front, raise ceiling, construct new steel trusses to support roof
	11/15/1946	App. for Permit- Remove seats and construct candy stand in theater
	5/16/1962	Plumbing Inspection- 1 gas water heater on premises
	11/21/1963	App. for Permit- Install boiler

Address	Date	Comments
2917 N. Holton St.	10/6/1965	Inspector of Buildings- Grant Theater hereby ordered to repair defective walls and ceiling
	7/21/1970	App. for Permit- Occupancy: theater
	9/25/1973	App. for Permit- Occupancy: movie theater
	9/29/2005	BOZA Certificate- Occupancy: Religious building
	5/19/2008	BOZA Certificate- Occupancy: Religious assembly
	1/6/2010	Violation Nuisance- Remove and dispose of all debris, junk, etc.
	11/3/2011	Razing Permit: Partial completion. Occupancy: Store
	9/12/2014	Razing Permit: Closed. Occupancy: Religious assembly
	1/6/2016	Violation: Replace missing downspout, remove obstruction from gutters, replace defective/missing bricks in exterior wall, replace defective exterior door
	1/9/2016	Violation: Remove all graffiti from building
	7/5/2016	Violation: Remove and dispose of all debris, junk, etc.
	9/2/2016	Violation: Replace missing downspout, replace defective/missing bricks in exterior wall, replace defective wood panel siding covering window openings, repair defective door and restore to weathertight condition
2921 N. Holton St.	6/31/1924	App. for Permit- Build store and flat
	11/14/1930	App. for Permit- Construct bedroom addition to rear
	11/18/1946	App. for Permit- Occupancy: retail sales of frozen custard and sandwiches. Former occupancy: candy store.
	12/2/1948	Milwaukee Fire Dept. Inspection Report- Gasoline in restaurant stored in common can
	9/18/1972	App. for Permit- Occupancy: restaurant
	12/10/1975	App. for Permit- Occupancy: restaurant
	3/30/1976	App. for Permit- Occupancy: restaurant
	3/10/1977	App. for Permit- Occupancy: restaurant
	8/21/1980	App. for Permit- Occupancy: restaurant
3/2/1981	App. for Permit- Hood fire suppression	
2923 N. Holton St.	11/21/1963	App. for Permit- Install gas burner heating system
	1/21/1981	App. for Permit- Occupancy: restaurant. Former occupancy: vacant.
	12/28/2011	Violation: Conditions requiring building to be razed – front façade wall
	8/27/2013	Filling/Grading Permit: Closed-partial completion. Occupancy: Mercantile, other

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 as undeveloped. A one-and-a-half-story dwelling occupies the parcel directly to the north, and a two-story store exists to the south of the project site. Land uses in the general vicinity of the project site are largely residential with a few store buildings scattered along Locust Street. A manufacturer of brass fixtures exists near the corner of Locust and Holton.
2. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site occupied by a two-story building labeled as motion pictures and a two story building labeled as a restaurant with an oven at the rear of the building. A two-story store building occupies the parcel directly north of the project site, and the parcels to the south contain a collection of attached stores, one of which is labeled as drugs, and another of which is labeled as a bake shop. A store building across North Holton Street is labeled as paints. Additional

commercial land uses are now present in the area along East Locust Street and North Holton Street. The brass fixture manufacturing building has been demolished.

3. A 1910 (*with updates through 1969*) Sanborn Fire Insurance Map shows the project site occupied by the same two-story buildings, one labeled as movies, and the other labeled as restaurant. The same store buildings exist to the north and south of the project site. All dwellings on the block across Locust Street from the project site have been demolished and replaced with the Holton Terrace Cherry Apartments. Other land uses in the general vicinity of the project site are primarily residential with some commercial uses along East Locust Street and 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 March 31, 2017. The project site was observed to be developed with a multi-story brick commercial building. The building was most recently operating as a church, with pews still occupying the first floor. The project site also includes a small vacant grassy strip directly adjacent to the north of the building. Some debris was present in this grassy area. **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 2917-23 North Holton Street at this time.

FIGURE 2

Plat Map

2917-23 North Holton Street, Milwaukee, WI

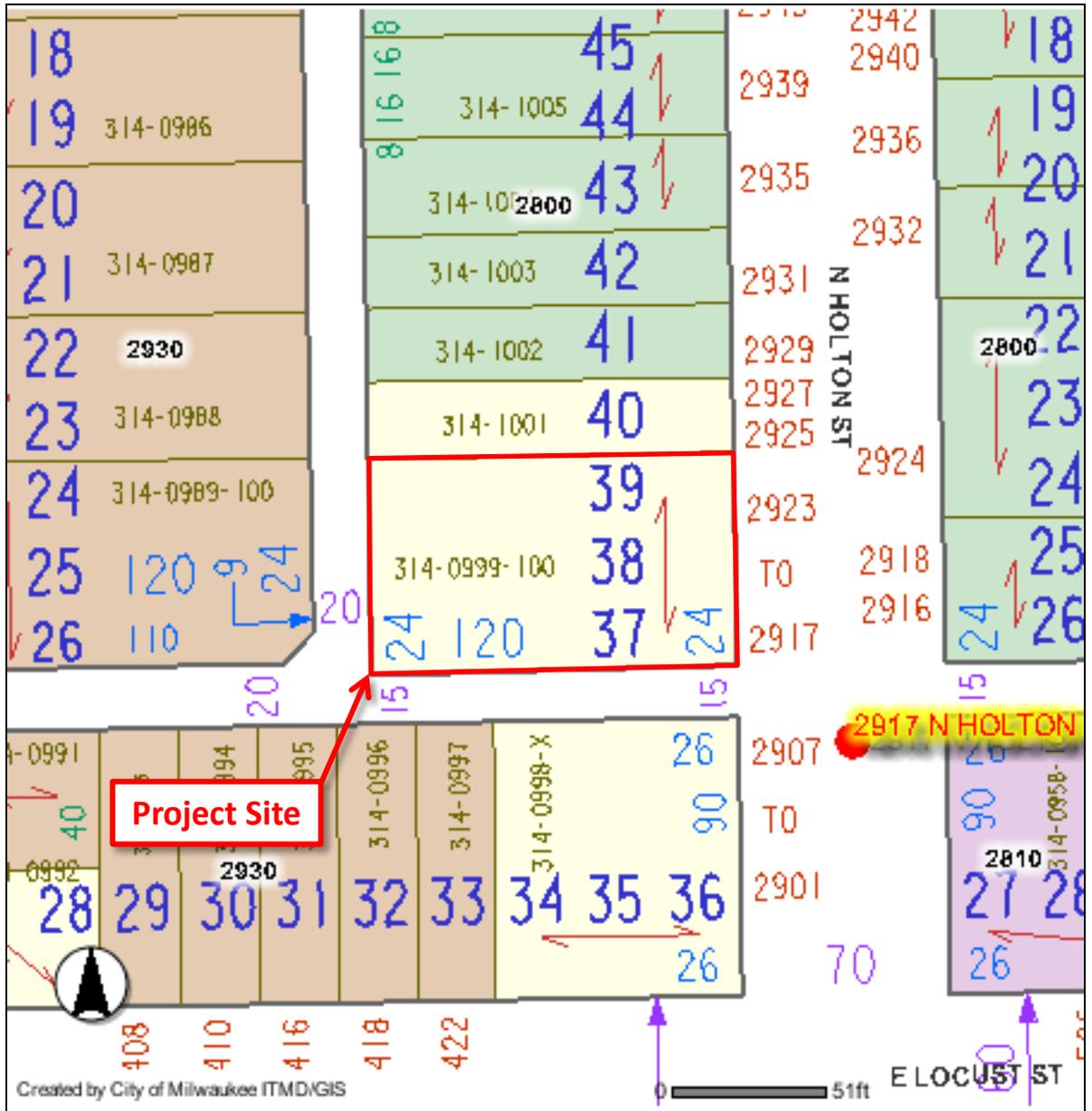


FIGURE 3
Aerial Photographs

2917-23 North Holton Street, Milwaukee, WI

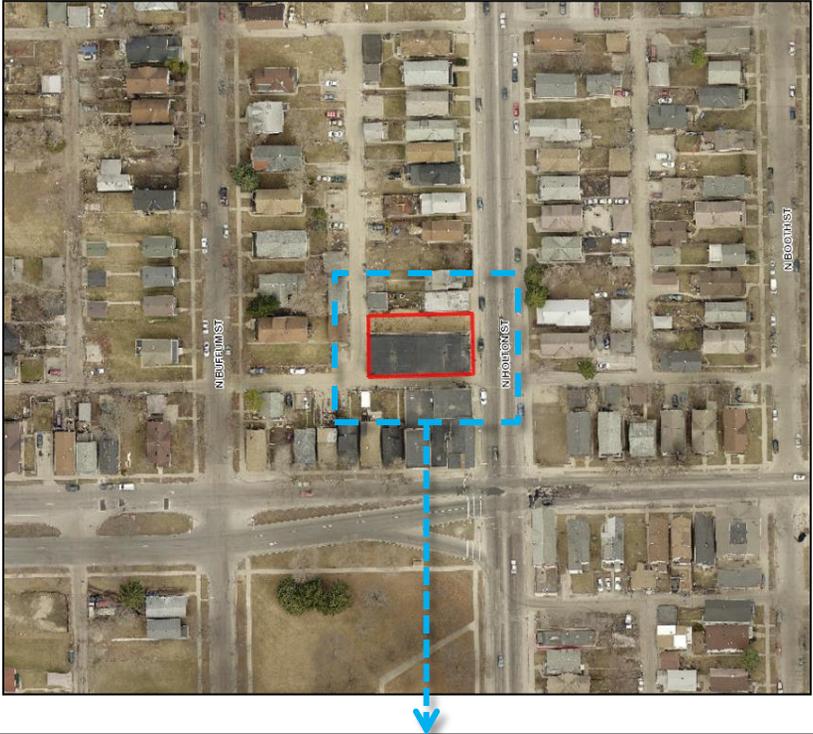


FIGURE 4

1937 Sanborn Fire Insurance Map 2917-23 North Holton Street, Milwaukee, WI



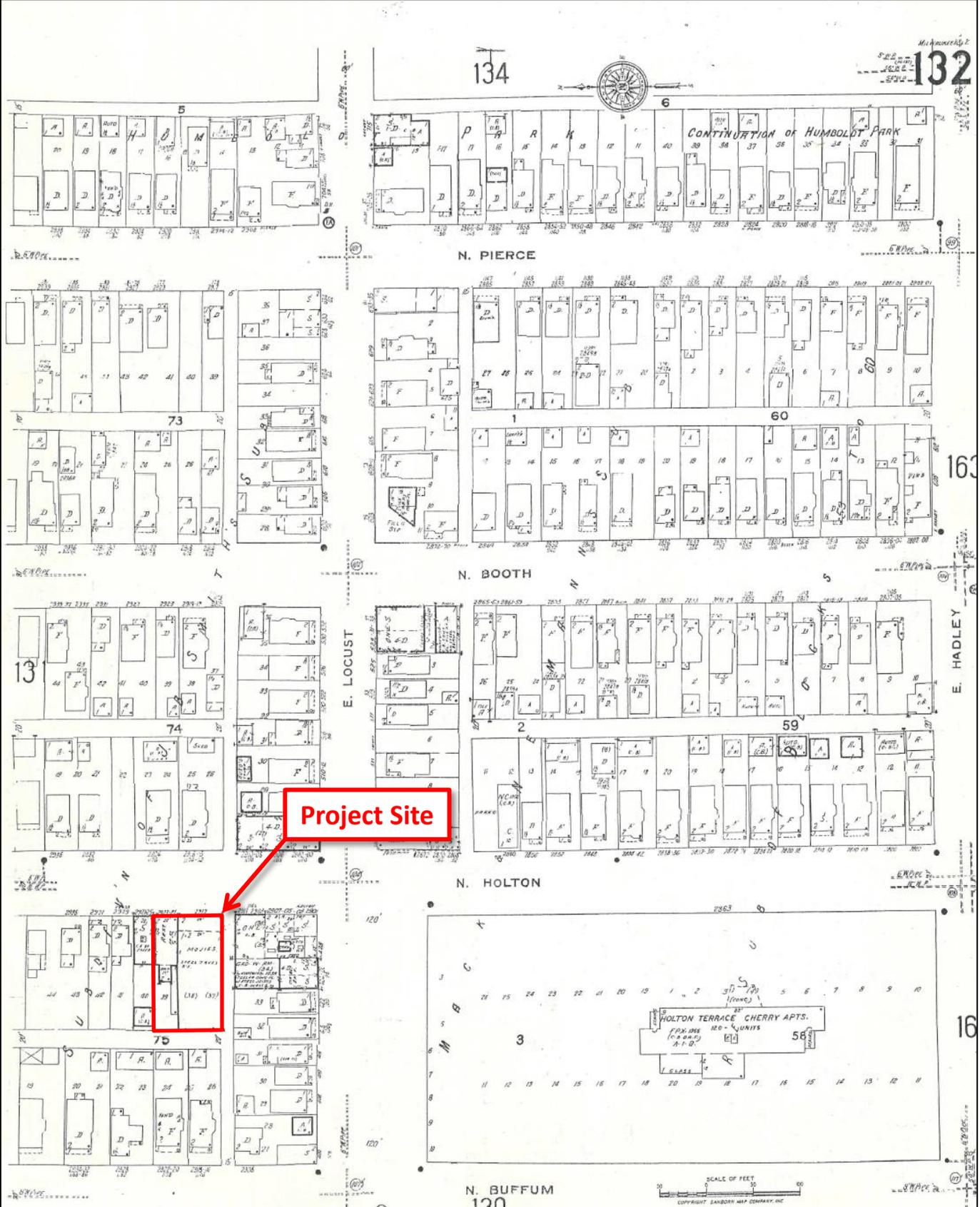
FIGURE 5

1951 Sanborn Fire Insurance Map 2917-23 North Holton Street, Milwaukee, WI



FIGURE 6

1969 Sanborn Fire Insurance Map 2917-23 North Holton Street, Milwaukee, WI



ATTACHMENT A
Site Photographs
2917-23 North Holton Street, Milwaukee, WI



Front view of project site, looking west



Rear view of project site, looking northeast



View of vacant portion of project site, looking east



Interior of project site



Interior of project site



Interior of project site