



ATTACHMENT TO CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

for the Schweichart/Gettelman House Relocation

for

MILLERCOORS USA, LLC

in the 10th Aldermanic District in the City of Milwaukee

TO THE HONORABLE CITY OF MILWAUKEE HISTORIC PRESERVATION COMMISSION:

The applicant, MillerCoors USA, LLC (the “Applicant”), by its attorneys Friebert, Finerty & St. John, S.C. and its architects JAKnetter Architects, hereby states as follows as a supplement to the Certificate of Appropriateness (the “COA”) application form filed in connection with the above-referenced matter to relocate a historic structure:

I. INTRODUCTION

The Schweichart/Gettelman House (the “Gettelman Farmhouse”) was historically designated by the City of Milwaukee (the “City”) under Common Council File No. 161773. Under the Common Council’s resolution, the designation included only that structure and not the property. *See also* Historic Designation Study Report, Section IX, p. 12. Further, the Historic Designation Study Report indicated that care will have to be taken when the detachment and moving of the house occur. *See* Historic Designation Study Report, Section B.1.f., p. 15.

The Applicant’s COA application filed herewith is to set forth the plan to relocate the Gettelman Farmhouse.

II. COA APPLICATION FORM QUESTION 4: ATTACHMENTS

- A. Photographs: see the photographs filed herewith (although the north and west facades of the Gettelman Farmhouse are not currently visible).
- B. Sketches and Elevation Drawings: the architect’s plan sheet A100.

- C. Materials and Design Specifications: see the architect's plan sheets C1.10, A100, C5.00, and Section III, below.
- D. Floor Plans: see the architect's plan sheets A100, Notes 1 and 10 and S100.
- E. Site Plan: see the architect's plan sheets AS101, C1.20, C1.10 and A100, Notes 1-5.

III. COA APPLICATION FORM QUESTION 5: DESCRIPTION OF PROJECT

The Applicant will work with contractors that are properly licensed, bonded and insured and which have had experience in the detachment, demolition of non-historic structures, and moving of historic structures.

- A. As part of the preparation to relocate the Gettelman Farmhouse to its new site, the Applicant and its contractors will:
 - 1. Conduct internal coordination meetings with the architect, Applicant and contractors regarding building stabilization, detachment and demolition techniques, moving methods and the new foundation design. Conduct coordination meetings with the City as required.
 - 2. Obtain City approvals for site disturbance activities and the Gettelman Farmhouse to be relocated to the MillerCoors Visitor Center site directly across the street from the current location at 4315-4429 W. State Street (Tax Key No. 386-0211-112). The Visitor Center draws over 100,000 guests each year and the new location for the Gettelman Farmhouse will be prominently located along State Street, a major thoroughfare.
 - 3. Install jersey barriers around the perimeter of the buildings and the relocation site.
 - 4. Install erosion control barriers around the perimeter of the buildings and the relocation site as required.
 - 5. Necessary equipment will be installed at the interior and exterior of the Gettelman Farmhouse prior to any detachment, surrounding demolition and relocation.
 - 6. Following detachment and demolition of surrounding structures, temporary or permanent, where possible, repairs to the Gettelman Farmhouse prior to being relocated, will be implemented as necessary.
 - 7. Electrical power, natural gas and other utilities will be terminated and removed as required, and installed to the relocation site as necessary.
 - 8. Install a steel beam and banding structure to sustain and move the Gettelman Farmhouse.

9. Construct a new foundation with full basement at the relocation site. *See also* Sheets AS101, A100 and S100.
- B. As part of the relocation of the Gettelman Farmhouse to its new site, the Applicant and its contractors will:
1. Staff the move events with appropriate personnel as coordinated with the architect, Applicant and contractors. Coordinate with the City as required.
 2. Modify jersey barrier and erosion control systems around the perimeter of the buildings and the relocation site as necessary.
 3. Monitor interior and exterior of the Gettelman Farmhouse during relocation and reinforce or supplement stabilization equipment as necessary.
 4. Place Gettelman Farmhouse on new foundation at the relocation site. *See also* Sheets AS101, A100 and S100. The Gettelman Farmhouse will face State Street, a major thoroughfare, with the front door and existing façade features facing State Street, and the former south elevation with existing façade features facing the Visitor Center so as to be most visible. *See also* Sheets AS101, C1.10 and A100, Notes 1-3.
 5. Obtain City or other government agency approvals for street closure or detours and any other necessary permits.
- C. As part of the finishing work for the relocated Gettelman Farmhouse at its new site, the Applicant and its contractors will:
1. Remove steel beam and banding structure.
 2. Following relocation, further repairs to the Gettelman Farmhouse will be implemented as necessary.
 3. Install electrical power, natural gas and other utilities will be terminated and removed as required, and installed to the relocation site as necessary.
 4. Remove jersey barrier and erosion control systems as appropriate.
 5. Extend roof framing, roof shingles and install fascia trim to match existing building as necessary.
 6. Install period appropriate double-hung window replacements in existing and newly-created openings.
 7. Install period appropriate doors.
 8. Construct new front porch to recreate the historic character from the historic photos as referenced in the Historic Designation Study Report.

- D. Please see the architect's plan sheets C1.10, A100, C5.00, S100, and S001 for the materials, design information and dimensions, as well as other pertinent information, in response to the COA application's request for the same.

IV. CONCLUSION

IT IS RESPECTFULLY SUBMITTED that the Certificate of Appropriateness to relocate a historic structure be granted.

Submitted and filed at Milwaukee, Wisconsin this 9th day of January, 2018.

FRIEBERT, FINERTY & ST. JOHN, S.C.

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