From: Historic Preservation Commission
To: Elmer, Linda
Subject: FW: Goll Mansion Development
Date: Tuesday, March 01, 2016 3:48:04 PM

Please add to the file

Carlen

From: Del Dettman [mailto:deldettmann@wi.rr.com]
Sent: Monday, February 29, 2016 8:14 PM
To: Historic Preservation Commission
Subject: Goll Mansion Development

February 29, 2016
Dear Historic Preservation Committee,
We are writing this letter to express our deep concern about proposed development of 1550 N Prospect Ave, the site of the historic Goll Mansion. It is our belief that the proposal is out of character for the historic site, too large and will adversely affect the neighborhood.

Out of character for the historic site

The Goll mansion is one of a very few remaining mansions along Prospect Avenue. The mansion was built with the majestic set back and was situated to be seen gloriously from the east. This positioning is an essential part of the legacy of the building. Moving the mansion, as is proposed, completely changes the sight lines and drastically changes the scope of the building. No other mansion in the area has been moved for these very reasons—relocating the building changes the very nature of the historic structure. Additionally, the risk of the building "accidentally" being destroyed in a move is very real. Does this developer have a history of successful moves? Once destroyed, the building can and will never be replaced causing an important part of our history will be lost forever. Having a very large, very modern building looming over the mansion would obscure the mansion and change the scale and character that makes the building historic. There is no proposal for restoration of the interior of the building—restoring it to the former glory. We believe historic preservation includes restoring the interior of the building including furnishings and interior structure.

Neighborhood Impact

We believe the neighborhood would be negatively impacted. As the city continues to work to attract diverse people of all ages to living in the city, some of the very things that make urban living great will be destroyed with this size of a development. The proposed on-site parking provided is inadequate. Street parking is already very difficult and would become almost impossible in the surrounding blocks with so many more residents. The increased traffic will not be supported by the current infrastructure-two small side streets providing east-west access. Winter driving on those streets is already challenging and a drastic increase in the number of cars will make this even worse or near impossible. Pedestrians—the life of the neighborhood— would be adversely affected by the surge in traffic. Bicycles will find it difficult to navigate Prospect Avenue. There is no proposed access for delivery trucks, for moving vans, for guests. The above ground parking is found nowhere else on Prospect Avenue and the emission emanated will adversely affect the surroundings. Commercial space on the ground floor is also cause for alarm. An office space, a retail space, a restaurant – each of those only increases the stress on the neighborhood. When other developments in the neighborhood were done, respect was made to neighbor sight lines, but this development would not have the same respect. The neighborhood has seen wonderful restoration by such

entities as Symmetry, Collectivo and The Music Conservatory. None of these entities destroyed the nature of the historic building by attaching an immense Lego-like building to the historic home.

Impact to Bluff

We believe that one of the gems of Milwaukee is the sparkling lakefront. All Milwaukee leaders who have come before us had the foresight and wisdom to preserve the lakefront for all citizens to use and enjoy. The proposed development stretches farther to the east than any other building. It encompasses the bluff to the very edge. The bluff is fragile and once destroyed cannot be replaced. Even a building set back as the Landmark is has developed issues causing the need for marked remedial action to prevent the bluff being destroyed and the building falling. This proposed building, so very large and weighty, has the potential to cause irreparable harm to the natural bluff. The bike path, another Milwaukee treasure, will be adversely affected by the encroachment of this proposed building. Setting the precedent of unrestricted size development to the very edge of the bluff causes us alarm. The natural beauty of the bluff will be forever altered and destroyed for the many of thousands of citizens and visitors who enjoy time on the lakefront throughout the year.

As life- long residents of Milwaukee, we value its history and its character. We embrace the resurgence the city is currently undergoing and are excited about current development plans throughout the city. We moved back to the city from the suburbs to part of the active and exciting events that occur constantly downtown and love the Prospect Avenue neighborhood. Overcrowding and overbuilding will negatively and permanently change the neighborhood.

We urge you to reject the size, the scope and the enormity of the 1550 development in order to preserve and protect the wonderful history of our Milwaukee.

Sincerely,

Del Dettmann and Mary Ertl Dettmann
1522 North Prospect Avenue #401
Milwaukee WI 53202