

September 18, 2017

Alderman Nik Kovac
City Hall
200 E. Wells Street
Room 205
Milwaukee, WI 53202

Re: The Relocation and Restoration of the Goll House – 1550 N. Prospect Avenue

Dear Alderman Kovac,

Thank you for meeting with our project team last year and over the past several months and offering your suggestions to improve the project. As you know, we updated our design in several ways based on your comments and those of others to develop a project that we think is a truly exceptional addition to Prospect Ave.

As you know, last year we received a Certificate of Appropriateness from the Historic Preservation Commission for the first Phase of our work to restore the Goll House. We wanted to take this opportunity to update you regarding decisions and commitments we have made concerning our plans to ensure a long and vibrant future for this important historic asset.

Phase 1 COA Scope

The first phase of the restoration is the relocation and stabilization of the house. This work is identified in the July 7, 2016 COA – (PTS ID -111341 File No. 151623) and includes the items listed below. As appropriate, each of the listed items will use the National Park Service Preservation Brief 31 Mothballing Buildings as a basis of design for the activity.

- Constructing a new foundation and relocating the house.
- Developing site and landscape improvements that improve access to the building.
- Appropriately addressing storm water drainage systems to prevent water infiltration.
- Repairing/replacing damaged or missing areas the roof as necessary to address infiltration of water from rain and snow-melt.
- Repointing the masonry as necessary to abate further deterioration (using National Park Service Preservation Brief Number 2 Repointing Mortar Joints as basis of design).
- Securing windows and exterior doors to prevent vandalism.
- Identifying the distribution of uses within the mansion (these uses are guest suites, property management and leasing offices and tenant community rooms).
- Restoring the building sill, porch and rear entryway as part of the re-siting of the mansion.

The timeline for the first phase is as follows:

- | | |
|---------------------------------------|-----------------------------------|
| • Secure project site with fence | Immediately upon Council Approval |
| • Reinforce Goll House for first move | 4 weeks |
| • Move building to temporary site | 2 days |
| • Build new foundation system | 16 – 18 weeks |
| • Move building to final location | 2 days |
| • Remove bracing, strapping | 2 days |

- Secure building from other construction activity 2 – 3 days
- Stabilize and restore building per approved COA 8 weeks

The cost of the relocation and restoration of the first phase is identified as \$912,000.

Phase 2 COA Scope

The second phase will commence immediately upon approval of the second COA, which will occur during the completion of the Construction Documents for the remainder of the project. As noted above the uses for the mansion have been limited to suites for guests, community rooms for the tenants and offices for leasing and management staff. We will maintain the existing historic components of the exterior, first floor, grand stair and ballroom. The specific elements to be included in the second phase COA include:

- Identifying and documenting character-defining historic elements, including a condition assessment of the original curved bargeboards and appraisal for reinstallation.
- Repairing/replacing damaged and missing areas of the roofing.
- Further repointing necessary to complete the restoration of the masonry (using National Park Service Preservation Brief Number 2 *Repointing Mortar Joints* to inform the process).
- Cleaning of historic stone and masonry as necessary (using the National Park Service Preservation Brief Number 1 *Cleaning and Water-Repellent Treatments for Historic Masonry Buildings* to inform the process).
- Repairing historic wood windows and doors.
- Repairing and refinishing of ornamental metalwork.
- Repairing existing historic woodwork and flooring at the first floor, grand stair and ballroom where original character-defining elements remain and replacing 2 missing fireplaces (this is outside HPC purview but is relevant to the discussion).

The second phase will be completed within 10 months of the commencement of the project.

The cost of the second phase is \$746,000.

Finally, we are investigating the possibility of conducting regular public tours of the mansion and we will be hosting events such as Doors Open Milwaukee on an ongoing basis to help tell the story of the successful restoration of the Goll House.

We really appreciate your continued dialogue on this project to make it even better for neighbors and the City. We know that your support is essential to make the restoration of the Goll House and this investment of \$55 million in Milwaukee possible. If you have any questions or need additional information please do not hesitate to call.

Sincerely,



Christopher Houden
Palisade Property Management