



LIVING WITH HISTORY

Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

Property

1550 N. PROSPECT AV. The Goll House, an individually designated historic property

Description of work

The Goll House has been locally designated since December 11, 2002. It has been a contributing building to the Prospect Avenues Mansions National Register Historic District since April 7, 1990.

The current proposal to approve the relocation of the Goll House on its same lot to accommodate new high rise construction to the rear of the property. The house will be moved back to allow for the construction of underground parking, then moved forward closer to Prospect Avenue. The house will remain on the same property and thereby retain its connection to Prospect Avenue.

Date issued

7/5/2016

PTS ID 111314 COA Reposition Goll House on site

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

There is precedent for the HPC approving the move of historic buildings. In this case, the developer and moving contractor have outlined how they will stabilize the house for the move and secure it during the construction of the new residential tower behind the Goll House.

There will be a second, later, COA that will outline how the house will be set onto its permanent foundation and be restored.

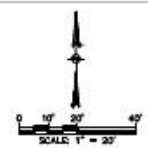
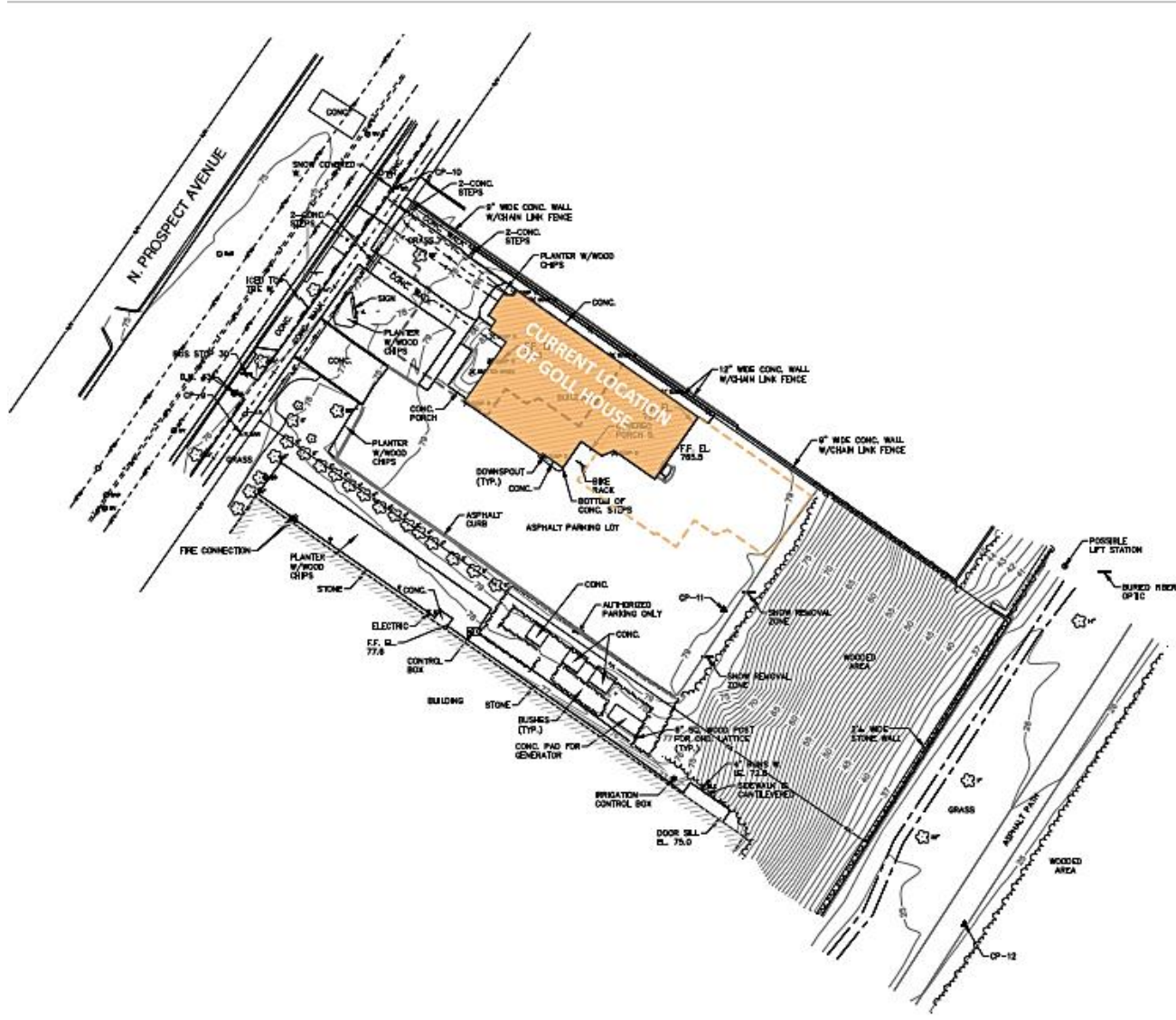
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5722 Fax: (414) 286-3004 E-mail: carlen.hatala@milwaukee.gov.

If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/build, or call (414) 286-8210.

A handwritten signature in black ink, reading "Carlen Hatala". The signature is written in a cursive style with a diagonal slash separating the first and last names.

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Robert Bauman, Contractor , Inspector Paul Wolfgramm (286-2590)



LEGEND

- ▲ CONTROL POINT
- REBAR
- MAN-HOLE
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ YARD LIGHT
- ⊕ INEGALON CONTROL BOX
- ⊕ DRAIN TILE
- ⊕ CLEANOUT
- ⊕ DOWNSPOUT
- ⊕ CHASED CROSS
- ⊕ ELECTRIC MANHOLE
- ⊕ TELEPHONE MANHOLE
- ⊕ WATER VALVE FIT
- ⊕ SHrub
- ⊕ DECIDUOUS TREE
- ⊕ EDGE OF BUSHES
- ⊕ EDGE OF WOODS
- BURIED CABLE TV LINE
- BURIED ELECTRIC LINE
- BURIED GAS MAIN
- BURIED COMBINED SEWER
- BURIED TELEPHONE LINE
- BURIED WATER MAIN
- BURIED BUREAU OF ELECTRICAL SERVICE LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY LINE

SURVEY NOTES

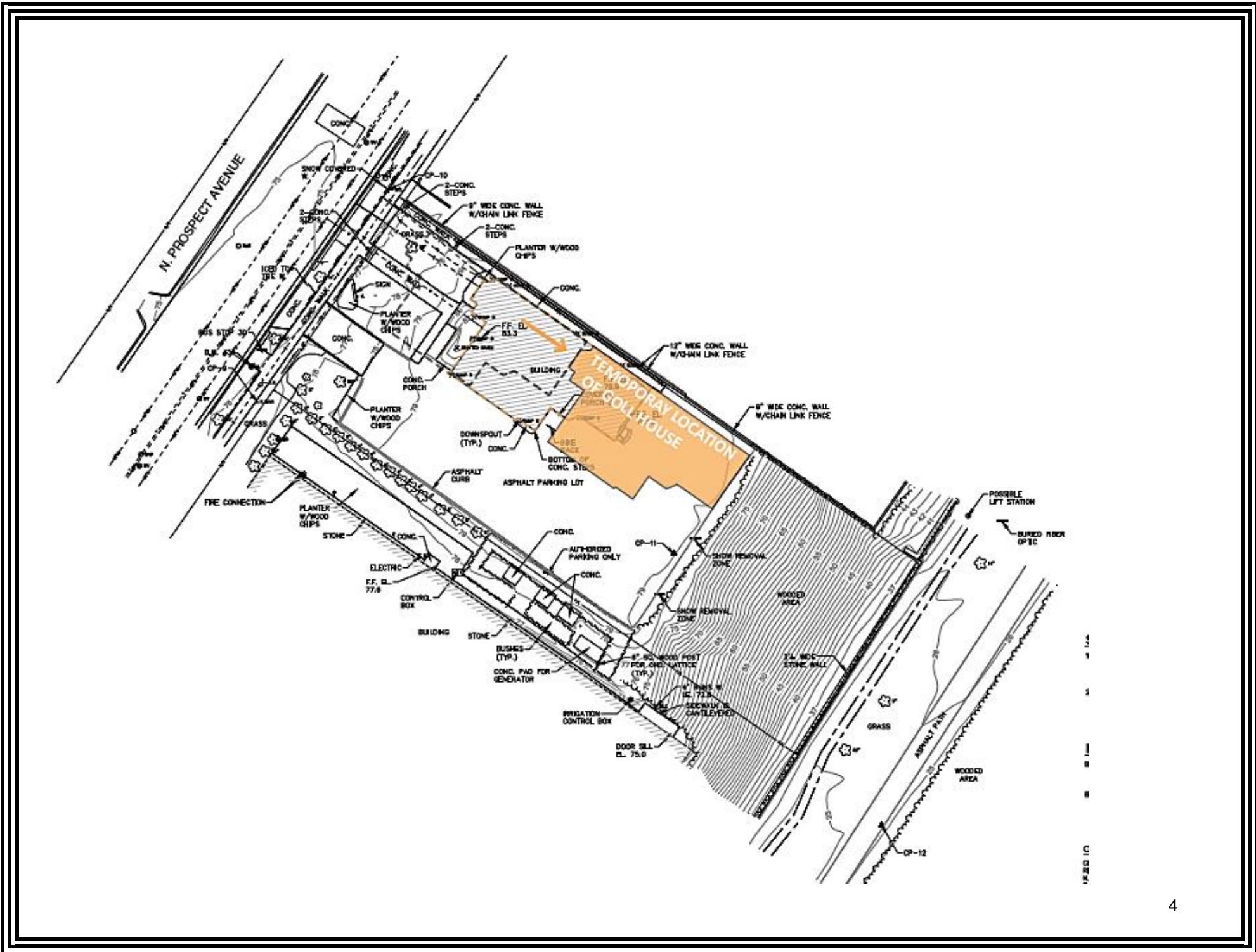
1. THE BASE SURVEY WAS PREPARED BY ORAFC IN FEBRUARY, 2016. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
2. COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), MILWAUKEE COUNTY, NORTH AMERICAN DATUM OF 1983 (NAD83/2011). ELEVATIONS ARE IN THE CITY OF MILWAUKEE VERTICAL DATUM, NAD83 -380.403

BENCHMARKS

- B.M. #1 - NORTHWEST FLANGE BOLT ON THE FIRE HYDRANT AT THE NORTHEAST CORNER OF N. WARREN AVE. AND E. ALBION ST. ELEVATION = 85.18
- B.M. #2 - CHASED CROSS ON THE SOUTHWEST TOP FLANGE BOLT ON THE FIRE HYDRANT ON THE EAST SIDE OF N. PROSPECT AVE. (FIRST HYDRANT NORTH OF E. ALBION ST.) ELEVATION = 77.82

CONTROL POINTS

- CP-8 REBAR WITH ORAFC YELLOW CAP
N. 303,691.98
E. 810,274.63
EL. 78.38
- CP-9 WAS NAIL
N. 303,256.19
E. 810,456.88
EL. 78.10
- CP-10 CHURN PIT CENTER
- CP-11 WAS NAIL
N. 303,256.19
E. 810,456.88
EL. 78.10
- CP-12 WAS NAIL



PRE PLAN WORKSHEET

Goll Mansion Move



DRAFT

GENERAL INFORMATION

Project Contact Phone Numbers:

Stevens PM ().....
 Stevens Supt. ().....
 Engineer of Record ().....
 Architect ().....
 Chris Houden ().....
 City Inspector ().....
 City Official ().....
 Crane Operator ().....

Address: 1550 N. Prospect Ave.
 Milwaukee, WI

Estimated Weight:

Square Footage:

Depth of Lower Level:

Height of Structure:

Property Line:



FRONT ELEVATION



REAR ELEVATION

Other Documentation Needed:

Structural Calculation (approved and stamped)
 Structural Beam placement layout (approved and stamped)
 Historical requirement narrative
 All permits

EQUIPMENT AND TOOLS

Tractor
 Trailer
 Forklift: 10,000 lb capacity
 Bander and banding
 Nylon Straps (10k capacity, 6',8',12')
 Rigging gang box
 Dunnage
 Hillman rollers
 Chain falls
 Leveling instrument
 Hand Tools
 Steel beams and trusses
 Blocks
 Lumber and bracing

MANPOWER

1 Crane operator
 2 Truck driver/operator
 1 Forktruck operator
 4 Riggers
 3 Carpenters
 3 Laborers
 2 Management

QUALITY

Quality kickoff meeting must be held
 All interior work must be planned and approved by onsite team
 Complete layout must be done prior to saw cutting on masonry
 All beam placements must be checked with shop drawings
 Site plan for neighboring and public space must be done before move
 All public notifications completed prior to move

	SCHEDULE										
	week 1	week 2	week 3	week 4	week 5	week 6	week 7	week 8	week 9	week 10	week 11
Pre - Planning											
Obtain approvals											
Interior Prep											
Exterior Prep											
Excavation											
Rigging											
Stabilization											
Prep destination											
Move											
Stabilize											
Cleanup											
Demobilize											

SAFETY

All PPE required at all times
 Excavations must be protected
 Any structural penetrations must be approved by EOR
 Hot work permits required at all times
 All masonry cutting must adhere to OSHA regulations
 Discuss all pinch points prior to move
 Site specific safety plan must be complete prior to project start
 All employees must attend site orientation



**ST FRANCIS HOUSE RELOCATION PROJECT
MADISON, WI**

St. Francis House now sits nestled into its new location. Although the foundations for the buildings are integral, each building has a separate presence as part of a well coordinated whole.

Example of the repositioning the St. Francis House to allow for new development at the rear. The project is in Madison, Wisconsin.