

February 16, 2016

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Project Description
Certificate of Appropriateness Application

Project: Frederick T. and Eleanor Goll House Relocation
Location: 1550 North Prospect, Milwaukee WI 53202

Dear Commissioners,

Please let this letter serve as the Project Description for the Certificate of Appropriateness Application for the relocation of the Frederick T. and Eleanor Goll House (see attachment for historic survey of the existing mansion). As a key component of the redevelopment of 1550 N. Prospect the Goll house is proposed to be repositioned on the same site, approximately 30' northwest toward North Prospect Avenue from its current location (see Kahler Slater attachments). This would align the building more closely with the adjacent buildings directly to the northeast and southwest of the parcel in question. This COA is only necessary if the site is successfully rezoned.

The advantages of the relocation include:

- Increasing visibility of the mansion on the site.
- Maintaining the building on its original site (unlike the Gipfel Brewery which was moved off site and never set on a permanent location which led to its eventual demolition).
- Providing a more continuous streetscape experience along N. Prospect Avenue.
- Eliminating future redevelopment pressures that may relocate the building off-site or propose unacceptable alterations and/or demolition.
- Returning the building to a residential use.

As unique and sensitive as this project is, it isn't the only Milwaukee landmark to be relocated in a similar fashion. Other significant, historic Milwaukee structures moved include:

- The former convent/keeper's house at St. John's cathedral complex—moved to 1118 N. Cass Street (not locally designated).
- The rear cottage 2025 A N. Palmer relocated to 1821 N. 2nd Street Brewers Hill.
- 2 houses in Brewers Hill relocated to 1744 N. Palmer and 215 East Vine.
- House at Palmer & East Brown Streets in the Brewers Hill local historic district relocated to a parcel at the same intersection to give room for church.
- And as previously mentioned the Gipfel Brewery to a temporary location of site.

The developer will be working with a General Contractor and their sub-contractors that have specific expertise in this type of project (see Stevens Construction Corporation attachment). The team has significant experience with moving buildings of all sizes and ages including a variety of historic landmarks. They work closely with a professional building moving company that has been in business for many years. This sub-contractor has completed hundreds of moves within the history of the firm.

The first order of business for moving the Goll mansion would be to meet with all jurisdictions and obtain any necessary permits or approvals. Once this permitting and approval process is complete the preparation would commence onsite. This particular site and situation will require two moves of the Goll mansion. The first move will be to move the mansion to the southeast side of the project site. This will allow for the new foundation to be built below grade

at the final resting position of the mansion. This underground work will be fully engineered and designed to carry the new load of the mansion. After completing the new foundation, the Goll mansion will be moved to the northwest and located on the new foundation. This final location will be closer to Prospect Ave. and out of the footprint for the new residential tower.

Prior to moving the mansion, the complete site will be secured with a fence surrounding the perimeter of the site. Once the site is secure from the public, there is a significant effort of securing the structure for the move. This reinforcing and support takes place on the interior and exterior of the structure. Within the building, bracing lumber, metal strapping, misc. steel, and plastic are all used to make sure no damage occurs within the structure during the move. In similar fashion, the exterior of the building is braced and secured prior moving the structure. This preparatory work can take up to 8 weeks to complete before the building is moved. It is a very delicate process that is a mandatory critical step to the moving process.

The main infrastructure built to move the building will be a designed steel beam system. The steel beams are positioned below the first floor of the building in predetermined locations. Once the beams are in place and secured to the structure the building can be moved. The beams will allow for a track system to carry the building to the new location. This tracking system minimizes and major disruption in movement. All moves are slow with very small increments of moving distance along the tracking system.

After the mansion is moved to its first position (the southeast side of the site), the building is secured with plywood at all openings. No access will be granted within the building as it awaits its next move. Once the new foundation is complete on the West side of the site, the mansion will be inspected for any changes to the bracing and original preparatory work. After making sure the structure is ready for another move, the move can begin. This move will occur in similar fashion with the steel beams acting as a rail system below the first floor.

After completing the move to the new foundation, all bracing and preparatory materials are very carefully removed from the structure. This will allow for the new construction work to begin on the interior and exterior of the building (Phase 2). Once located in the permanent location the structure will continue to be secure with a perimeter fence until construction of Phase 1. During the course of Phase 1 an additional fence will be placed around the Goll mansion, this will all other site construction activities to occur without causing any damage to the mansion. Finally, a new perimeter fence and standard construction site security measures will be erected during the course of Phase 2 as well.

In its new, permanent location the mansion will sit atop new foundations constructed as part of the below grade parking for the proposed residential building to the east. During the course of Phase 1 the design of remainder of the site, the Goll House will be submitted for a Phase 2 COA to ensure that any interior and exterior improvements meet the approval of those having jurisdiction. Phase 2 will renovate the structure as multi-family residential as part of the overall redevelopment of 1550 N. Prospect.

Sincerely,
KAHLER SLATER, INC.

A handwritten signature in black ink, appearing to read 'Tom Miller', written in a cursive style.

Thomas Miller, AIA
Hosing and Hospitality Team Leader