From:	Theresa Miller
To:	Owczarski, Jim; Elmer, Linda
Subject:	Opposing Certificate of Appropriateness for moving the Goll Mansion for Interesting Prospect
Date:	Wednesday, June 01, 2016 4:01:00 PM

We object to moving the Goll Mansion as proposed.

The danger of irreparably damaging the nearly 120-year-old building in the move is obviously high. The danger in moving it *twice* is more than twice as high — any structural problems during the first move would lead to increased deterioration on the second go-round. It appears from the citations Stevens Construction Corp., the proposed mover, provides — none in Milwaukee — that, at 9,000 square feet, the Goll Mansion would be the firm's largest move.

Between moves, properly securing the building during its "holding" period on the southeast corner, alongside a high-rise whose foundation must be protected, is iffy. The developer calls the project "unique and sensitive." He might equally have used the words "unparalleled and tricky." Of course we have a stake in the matter — our home is in the 18-story building next door whose foundation could be compromised.

What the developers list as an advantage, we consider an extreme disadvantage. Moving the property 30 feet, to abut the sidewalk, they call "increasing visibility of the mansion on the site." Nonsense. Without the intentional setback, intrinsic to the design of the house, the building will appear cartoonish at worst. Even at best, what is now a historic treasure would become a visual inconvenience, a distraction from whatever newly occupies the lot's pride of place. Obviously, the best spot for development on this lot is where the lot's development now sits. It's perfect.

All of the historic photos of the building are taken to include that aspect from the street. Its placement is as much a part of the historic value of the home as the "eclectic Elizabethan" architecture noted in the National Register of Historic Places registration paperwork. Although to show off the house perfectly, an architectural photographer could set up anywhere, one doesn't see a Goll Mansion photo that doesn't include the setback. The home's placement on the property is as much a part of the history to be preserved as the house itself. More than once in the National Register paperwork, reference is made to the "uniform setbacks" to the historic properties comprising the district. Indeed, that setback is listed in the justification for the boundaries of the Prospect Avenue Mansions Historic District.

The developer suggests that it's advantageous to provide "a more continuous streetscape experience" along North Prospect Avenue. Such placement would be the opposite. The current dramatic situation of the house — and the building's visual differentiation from its more modern neighbors — gives the neighborhood a focus that will be irretrievably lost if the building's sight lines are removed.

The proposal to move the Goll Mansion — twice, yet; dangerously close to neighboring foundations — isn't preservation, and it isn't appropriate.

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