



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 6/13/2016
Ald. Robert Bauman District: 4
Staff reviewer: Carlen Hatala
PTS #111314

Property 1550 N. PROSPECT AV. Goll House An Individually designated historic property

Owner/Applicant	INTERESTING PROSPECT LLC C/O DOMINION LLC PO BOX 511595 MILWAUKEE WI 53203	Kahler Slater, Inc. 111 W. Wisconsin Ave. Suite 300 Milwaukee, WI 53203 Phone: (414) 272-2000 Fax: (414) 272-2001
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Proposal 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 HPC previously reviewed the construction of a connector that would link the Goll House to a new high rise development behind the mansion. That meeting, held jointly with the City Plan Commission, took place on September 5, 2008. Both bodies approved the portions of the project that fell within their respective authority. That project was never built.

The current proposal before the commission is 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 Goll House will not be connected to the new development above ground.

Staff comments

Staff has confidence that the moving company can accomplish this project and has photo documented the move of several other local buildings in the past, including masonry structures. The HPC has approved of buildings being moved. These include the Gipfel Brewery (although later demolished), the Harnischfeger House (project did not move forward), and four buildings in the Brewers Hill Historic District. So there is precedent for this action.

As outlined by the applicant, the preparation for the move will be lengthy and detailed in order to secure such details as the chimneys, the front terrace (rebuilt recently), and ornamental stone carvings among others.

The house will be moved back from its current location so that a new underground foundation/parking can be constructed. The Goll House will then be moved forward and positioned over the new foundation that will be fully engineered to carry the load of the mansion. It will be closer to the sidewalk than it is today in its final resting place.

The building will remain secured and not accessible during the construction of the new residential tower that will be built at the rear end of the property.

Once that new construction is completed, the Goll House will be rehabilitated in Phase 2 of the project. A separate COA will be issued for the work that will take place at that time.

Recommendation

Recommend HPC Approval. The house will be preserved on its original site and the city will retain one of its significant heritage houses, designed by one of the top architectural firms, Ferry and Clas. Prospect Avenue will retain some of the significance it had when it was known as the showplace of the city. The mansion will still have context and visibility and relate to the other mansions in the National Register historic district across the street.

Conditions

All work to follow the procedures outlined in the application and any additional requirements made by the HPC during this review.

Previous HPC action**Previous Council action**