

Exhibit A
File No. 250731
Minor Modification to a Detailed Planned Development known as 1550 Prospect
1550 N. Prospect Av.
October 1, 2025

Previous File History and Project Summary

A Detailed Planned Development (DPD) was approved for this site in 2017 as File No. 170406 to allow the construction of a 27-story (plus penthouse), 192-unit residential building. Additionally, the historic Goll Mansion was to be shifted closer to Prospect Avenue. A Minor Modification to the DPD was approved in 2023 as File no. 220986 to allow changes to the previously approved design of the residential building. The unit and parking counts for the proposed residential tower remained unchanged.

Minor Modification Summary and Proposed Changes

The previously approved plans for this site, including moving and restoring the historic Goll Mansion and constructing the residential tower, remain valid. Due to market conditions, development has not yet occurred, and the owner intends to begin construction in 3 - 5 years. Meantime, this Minor Modification will allow the existing parking lot adjacent to the historic Goll Mansion to temporarily be used as a principal use parking lot. Additionally, the owner will make repairs to the Goll Mansion to ensure that the structure remains in satisfactory condition, and the existing abandoned monument sign along Prospect Avenue will be removed.

Parking Lot:

- The 24-space parking lot (which entails the existing paved area to the south and east of the building) will remain configured as it is currently. Access to the parking lot will remain off of N. Prospect Avenue.
- The pavement within the parking lot will be repaired with potholes repaired and lot restriped.
- The parking lot will be managed by Willow Partners, LLC and monthly spaces will be available to the public for a fee.
- Security signage has been affixed to the west façade of the Goll Mansion. Additionally, a sign advertising the available parking may be affixed to the Goll Mansion at an appropriate location, such as bolted through the front porch railing, and is subject to HPC approval.
- Lighting – 2 solar powered lamps of 40,000 amps each will be affixed to the west façade of the Goll Mansion in place of 2 existing lights that no longer work. The existing brackets/holes must be used for the new lights.
- Wheel stops will be added along the north edge of the paved area on the northeast corner of the site to separate the parking area from the gravel/unpaved area.
- Landscaping will be enhanced along the Prospect Avenue frontage adjacent to the parking area. Existing landscaping and foliage will be cleaned up, and additional base plantings will be added to provide additional visual appeal and screening from the street.
- The **approval of this use is for a period of 3 years** from the time that this Minor Modification is approved by the Common Council. If the parking lot is proposed to continue as a principal use parking lot thereafter, a subsequent Minor Modification will be necessary.
- **Prior to the issuance of an occupancy permit for this use**, the applicant must provide Historic Preservation staff with **proof of a signed contract and paid deposit to perform the required work** on the Goll Mansion.

Minor Modification Owner's Written Narrative

Goll Mansion:

- Front (Prospect Av.) façade:
 - Front door will be refinished.
 - Vines will be removed from the front porch.
- West façade:
 - Side porch stairs show significant water damage. Owner will inspect the area below the stairs where there is a gap present following a rain event to confirm that water is not getting into the foundation or further damaging the structure of the porch.
 - Fire escape will be inspected for safety, and the report will be provided to HPC staff. If removal is warranted, it shall be performed under a Certificate of Appropriateness.
- Overall:
 - Any boards over windows must be painted.
 - Paint on the windows and barge boards will be touched up.
 - Broken tiles on the slate roof will be repaired.
 - Window air conditioning units will be removed.
 - As noted above, prior to the issuance of an occupancy permit for the interim principal use parking lot, the applicant must provide Historic Preservation staff with **proof of a signed contract and paid deposit to perform the required work** on the Goll Mansion – or provide evidence of completed work. It shall be accompanied by a Certificate of Appropriateness application.

All other aspects of the previously approved files remain unchanged.

List of Attachments

1. Vicinity map
2. Site photos
3. Site plan showing parking lot configuration and areas to be repaved and restriped.



10 Potholes to Repair - No Cutting

Unparked Area

Entrance from
North Prospect











