

Please add this to the Goll House file.

Carlen

From: Bourne, David L. [<mailto:David.Bourne@quarles.com>]
Sent: Thursday, February 25, 2016 2:34 PM
To: Historic Preservation Commission
Cc: Bauman, Robert; 'dklabanoff@sg-re.com'; 'Kim Palmer'
Subject: Proposed Goll Mansion Development

Good afternoon, all:

I am writing in connection with the proposed development of the Goll Mansion site on North Prospect Avenue.

In the interests of full disclosure, I am a unit owner in 1522 N. Prospect, and not surprisingly, I have a keen interest in this issue. I'd also like to note, at the outset, that I am *not* opposed, in concept, to the notion of a sensible development of this property.

What does not make sense to me, though, is the idea that a 26-story residential apartment building is the correct structure for this neighborhood at this time. The reasons for my concerns about the proposed project are myriad. For one, the renderings of the proposed building that I've seen reflect a design and mass that simply are too large for the space in question; the phrase "shoehorning" comes vividly to mind. Likewise, the increased traffic that would be generated by the residents of such a large building would pose numerous potential safety issues (and believe me, if you've ever tried traveling north on North Prospect after 5:00 pm on a weekday, you know that traffic already can be a nightmare). And finally, when I purchased my unit, it was the understanding that the Goll Mansion possessed a historic landmark designation (and, as such, I had a reasonable expectation that the property would be maintained in a manner consistent with that designation); dragging the Mansion down to the west lot line and replacing it with a 26-story apartment building flies in the face of that expectation. Simply put, I believe that the members of the Historic Preservation Committee have a fiduciary duty to this location and to the residents of this wonderful neighborhood.

Again, I welcome a discussion about a sensible plan to preserve the Goll Mansion and to put this site to good use. But I want to be absolutely clear that, in my view, the proposal currently on the table is a non-starter.

Thank you for your consideration of this matter.

Best regards,

Dave



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