From:	Historic Preservation Commission
To:	Elmer, Linda
Subject:	FW: Concerns for Goll House Proposal
Date:	Wednesday, March 30, 2016 6:12:57 PM

From: Stephanie [mailto:sfvaquirk@gmail.com]
Sent: Wednesday, March 30, 2016 11:52 AM
To: Historic Preservation Commission
Subject: Concerns for Goll House Proposal

Dear Members of the Historical Preservation Commission
Attn: President Patricia Keating Kahn

I am writing with concerns for the new Goll House proposal.
My family owns an **historic landmark designated Eschweiler home across the street at 1537 N Prospect** in Alderman Kovacs district. Besides destroying the light that is left for the tenants as well as any view, it will surround our historic home in shadow. I also wonder why Prospect Avenue does not have any requirements for setbacks and recreational areas, landscaping or playgrounds. I am concerned that additional opportunities have not been explored. I have additional concerns below.

Issues, questions and concerns with the proposed development:

The proposed building is too large for the lot taking into account the fact that the mansion takes up a large part of the lot, even if it is moved close to the sidewalk. The mansion would be replanted unreasonably close to the street.

The setbacks are extremely small, including only [3] feet from the lot line of neighbor to the South 1522.

The building is designed to extend too far out over the bluff destroying our Oakleaf Trail below.

I agree with Ald. Bauman quote in the newspaper as saying: “It’s an awfully big building with a whole lot of mass, much bigger and more massive than what was previously proposed.” He is absolutely right.
Parking is already very difficult; this would create excessive demand for street parking.

The development destroys the character of the Goll mansion and I believe is inconsistent with historic preservation principles. In addition, I would like to see examples of the builder successfully moving an over 100 year old building.

In addition, I believe the building is not luxury as proposed, to me it is another inexpensive rental with small one bedrooms and low quality materials, construction and ill-conceived design. I would prefer to see REAL LUXURY.

Thank you for your consideration.

Stephanie Van Alyea
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