

PROCEEDINGS OF THE HISTORIC CONSERVATION BOARD

MONDAY, MARCH 10, 2008

3:00 P.M., J. MARTIN GRIESEL ROOM, CENTENNIAL PLAZA II

The Historic Conservation Board met at 3:00 P.M., in the J. Martin Griesel Room, Centennial Plaza II, with members Senhauser, Spraul-Schmidt, Fisher, Chatterjee, Kreider, Raser and Young present. Wallace absent.

MINUTES

The Board unanimously approved the minutes of February 11, 2008 as corrected (motion by Spraul-Schmidt, second by Chatterjee) and February 25, 2008 (motion by Chatterjee, second by Raser).

[Mr. Kreider joined the Board]

CERTIFICATE OF APPROPRIATENESS, 355 W. 4TH STREET, WEST FOURTH STREET HISTORIC DISTRICT

Staff member Caroline Kellam presented a report on a proposal to add two penthouse units totaling 6,000 square feet to Parker Flats, a new seven-story residential condominium project on the southeast corner of Central Avenue and W. 4th Street. She reminded the Board that it had previously approved a plan for the project and that it had been under construction for several months. The addition will not be visible from 4th Street or from within the historic district.

It was agreed that given that the Urban Design Board reviewed and approved this most recent modification, no further discussion was necessary.

BOARD ACTION

The Board voted unanimously (motion by Raser, second by Spraul-Schmidt) to approve a Certificate of Appropriateness for the penthouse addition to 355 W. 4th Street as proposed with the condition that final plans be reviewed and approved by the Urban Conservator and the Chairman of the Board prior to approving a building permit.

NATIONAL REGISTER NOMINATION, VERONA APARTMENTS, 2356 PARK AVENUE

[Ms. Fisher recused herself from discussion on this item]

Ms. Kellam presented a staff report on a National Register nomination for the Verona Apartments at 2356 Park Avenue in Walnut Hills. She said the property is largely intact and meets Criteria A and C for its significance to community development and architecture. Ms. Kellam indicated that the nomination was comprehensive and included background information on neighborhood development patterns that the Board had recently suggested for similar nominations. She did suggest that the style might be described simply as Victorian Eclectic and so identified in the summary Architectural Classification. Discussion of the various styles composing it should be reserved for the text.

Ms. Spraul-Schmidt suggested that the Statement of Significance under Criterion A make it clear that the development of streetcar suburbs in Cincinnati was typical of growth patterns in other American cities at the turn-of-the-century.

In answer to Mr. Kreider, Margo Warminski who prepared the nomination confirmed that the top floor of the Verona contained servants' quarters as did the Claremont.

BOARD ACTION

The Board voted unanimously (motion by Chatterjee, second by Raser) to take the following actions:

1. Find that the nomination for the Verona Apartments at 2356 Park Avenue sufficiently demonstrates that the property meets the Criteria A and C for listing in the National Register of Historic Places.
2. Direct staff to forward the Board's findings regarding this nomination to the Ohio Historic Preservation Office prior to the April 4, 2008 meeting of the Ohio Historic Site Preservation Advisory Board.

NATIONAL REGISTER NOMINATION, GEORGE HATCH HOUSE, 830 DAYTON STREET

Staff member Adrienne Cowden presented a staff report on a National Register nomination for the George Hatch House at 830 Dayton Street in the West End. Mr. Cowden indicated that the Hatch House is within both the National Register and locally designated Dayton Street Historic Districts, but is not a City landmark as represented in the nomination. This is one of several technical inaccuracies that that needed to be corrected.

Ms. Cowden said that although the nomination included volumes of factual information, it would benefit from an interpretive summary. Ms. Spraul-Schmidt agreed that it was easy to get lost in the details and that the text needed to be more concise. She suggested that the nomination would be more readable and cohesive if the parenthetical and hypothetical comments were simply eliminated. Ms. Spraul-Schmidt added that Statement of Description (page 2) inaccurately characterizes the house as a cross between a country villa and urban townhouse.

BOARD ACTION

The Board voted unanimously (motion by Chatterjee, second by Spraul-Schmidt) to take the following actions:

1. Find that the George Hatch House located at 830 Dayton Street in the West End neighborhood of Cincinnati meets the requirements of Criterion C for listing in the National Register of Historic Places.
2. Encourage the author to undertake the revisions and corrections outlined in the staff report.
3. Direct staff to forward the Board's findings regarding this nomination to the Ohio Historic Preservation Office prior to the April 4, 2008 meeting of the Ohio Historic Site Preservation Advisory Board.

ADJOURN

As there were no other items to be considered by the Board, the meeting was adjourned.

William L. Forwood
Urban Conservator

John C. Senhauser, Chairman

Date: _____