

PROCEEDINGS OF THE HISTORIC CONSERVATION BOARD

MONDAY, FEBRUARY 23, 2009

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 McTurner, Kreider, Jones, Wallace and Young present. Absent: Senhauser, Spraul-Schmidt and Chatterjee.

CHAIRMAN

Due to the absence of the Chairman and Vice-Chairman, the Board voted to appoint Mr. Kreider as chairman *pro-tem* for the meeting (motion by Jones, second by Wallace).

CERTIFICATE OF APPROPRIATENESS & SECTION 106 REVIEW, 1402 REGENT AVENUE, OLD BOND HILL HISTORIC DISTRICT

Senior City Planner Caroline Kellam summarized the staff report for the Board. She commented that the design was similar to that reviewed by the Board on January 26, 2009 for a new single-family home at 5010 Stewart Avenue. However, in this instance the Board's review extended to a Certificate of Appropriateness for its compliance with the Old Bond Hill Historic District guidelines as well as a Section 106 review.

Ms. Kellam distributed a revised south façade elevation and project designer Adam Nelson provided the Board with a drawing of the west elevation, which was missing from the staff report.

Ms. Kellam outlined several concerns regarding the design, some of which had already been addressed by the applicant. In response to staff's comments, the applicant included landscaping around the porch foundation and revised the window configuration on the side elevations. The applicant agreed to use finished railings on the porches and to redesign the front porch with more substantial posts but had not yet made the necessary revisions to the drawings; staff had identified these plan revisions as conditions in its recommendation. Ms. Kellam pointed out that the curb cut already existed, suggesting a driveway was once sited in this location. She said that the Mr. Nelson and Bob Edgecomb representing Habitat for Humanity were available to answer questions from the Board.

Ms. Kellam confirmed for Ms. McTurner that the setback was consistent with that of historic buildings in the district.

Ms. Wallace inquired if Mr. Edgecomb would object to installing six-over-six or two-over-two windows on the south façade and west elevation along Regent and Oberlin Avenues. Mr. Edgecomb said he would be happy to install whatever window type the Board specified. The Board generally agreed that two-over-two would be appropriate on these elevations.

In response to Mr. Young, Mr. Nelson said that although a number of houses in the historic district had front gable roofs, he felt that a hipped roof was more appropriate for the corner siting of the proposed residence.

Mr. Jones asked if the applicant would consider a more substantial gutter than the 4" one specified in the drawings. Mr. Edgecomb responded that he would gladly install a 5" or 6" gutter.

Mr. Jones inquired about the foundation, asking if the area beneath the house and between the piers was to be left open. If so, he asked if Mr. Edgecomb would consider installing lattice in these areas to keep out animals and debris. Mr. Edgecomb said that he had no issue with this suggestion.

BOARD ACTION

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

1. Find that the proposed construction of a single-family house at 1402 Regent Avenue meets the Secretary of the Interior's Standards.
2. Find that the proposed construction of a single-family house at 5010 Stewart Avenue will have NO ADVERSE EFFECT on the adjacent historic resources.
3. Approve a Certificate of Appropriateness for the construction of a single-family house at 1402 Regent Avenue with the conditions that plans are revised to include thicker posts and finished railing on the porches, a lattice skirt to cover and protect the foundation, a 5" minimum gutter, and two-over-two windows on the Regent Avenue and Oberlin Avenue elevations.

**CLIFTON HEIGHTS COMMUNITY URBAN REDEVELOPMENT CORPORATION,
EMPOWERMENT ZONE APPLICATION, OLD ST. GEORGE CHURCH**

Mr. Jones said the Clifton Heights Community Urban Redevelopment Corporation (CHCURC) had requested a letter of support from the Historic Conservation Board for its Empowerment Zone application. The application proposed rebuilding the steeples and finding a suitable adaptive reuse for Old St. George Church. Interim Urban Conservator Adrienne Cowden and Ms. McTurner indicated that a similar request was forwarded to the Historic Conservation Office and the Cincinnati Preservation Association (CPA) respectively. Ms. McTurner said that CPA had requested further information regarding the application but CHCURC had not yet responded. The Board generally agreed that it was appropriate to support the CHCURC application.

BOARD ACTION

The Board voted unanimously (motion by Jones, second by Wallace) to send CHCURC a letter of support for its Empowerment Zone application to rebuild the steeples of Old St. George Church and to identify a suitable adaptive reuse for the building.

OTHER BUSINESS

Mr. Jones asked to discuss the recent decision regarding 2035 and 2047 Auburn Avenue in the Auburn Avenue Historic District. He indicated he was not entirely comfortable with the Board's decision and the information supplied by the applicant. Ms. Wallace and Ms. McTurner made similar comments regarding the application. Upon review of the Board rules and regulations, Mr. Kreider said that a motion to reconsider may only be made by someone who voted on the prevailing side and that it must be made either the day the action was taken or at the next succeeding meeting. The only member of the Board in attendance who voted on the prevailing side was Mr. Kreider. Noting this and the absence of the Chairman and Vice-Chairman, Mr. Kreider suggested that the discussion be held for a future meeting. The Board agreed with this course of action. Mr. Kreider further stated that he would vote for a suspension of the rules if appropriate.

Mr. Young said that the Columbia Tusculum Community Council asked that he discuss his experiences with the local historic reviews at its meeting on March 16, 2009. Mr. Young stated that he was not attending as a Board representative and would focus his comments on his personal experiences as a resident of the Columbia Tusculum Historic District and an officer of the community council.

ADJOURN

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

Adrienne Cowden
Interim Urban Conservator

John C. Senhauser, Chairman

Date: _____