

## **PROCEEDINGS OF THE HISTORIC CONSERVATION BOARD**

**MONDAY, JANUARY 9, 2006**

**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 Kreider, Raser, Senhauser, and Spraul-Schmidt, present. Absent: Bloomfield, Chatterjee, Kirk, Sullebarger and Wallace.

### **PRELIMINARY DESIGN REVIEW, 313 BOAL STREET, PROSPECT HILL HISTORIC DISTRICT**

Staff member Caroline Kellam presented a report on a Preliminary Design Review for a new single-family house and an attached garage at 313 Boal Street. She indicated that since the lot extends from Milton to Boal Street it has a second address of 316 Milton Street; she will be using the Boal Street address.

Ms. Kellam said that staff had sent out notifications for a Certificate of Appropriateness and Zoning Variances for this project, but the Department of Buildings & Inspections did not complete the zoning review necessary to proceed with the hearing. As a result, the proposal is being considered as a Preliminary Design Review. A pre-hearing meeting was held. No one attended, nor was there any written response from the community. Staff will schedule another pre-hearing when the final plans are submitted.

Ms. Kellam circulated color photos of the site. She summarized the materials and design issues included in the staff report. In general, the design is a compatible in-fill. She said it was unusual that the rear of the residence would face Milton and be entered off Boal, and that the proposed 20'-0" setback on both streets is unlike that of adjacent properties. The Prospect Hill Historic District guidelines recommend that setbacks for new construction be equal to its neighbors.

Kurt Zobrist, architect/applicant, was present to answer questions from the Board. He stated that he created the design based on the neighborhood's existing homes. Mr. Zobrist circulated a new set of drawings revised since the staff report, including additional elevations and details.

Mr. Senhauser said that he felt the scale, size and proportion of the building and its elements were generally compatible with the district, but he had some concern about siting. He said that most of the structures on Boal Street were built to the front property line and that there was an opportunity to reinforce the urban streetscape by bringing the garage forward to the property line.

Mr. Kreider asked if a view analysis had been done from Milton Street. He said he was concerned that lack of a strong cornice and the transparency of the front railing would make the rooftop terrace and fireplace visible from the street.

Mr. Raser agreed that he liked the contemporary nature of the building and that it was proportionally correct and complete. Mr. Zobrist explained in greater detail the composition of the stone retaining walls screening the ground terrace on Milton Street. Mr. Raser suggested that this element could be simplified to reflect the line and character of adjacent structures.

The Board reminded the applicant that he will need to provide additional information on materials and details, such as the garage door and the arbor structures over the entry sidewalk and bridge.

### **BOARD ACTION**

No official Board action was required.

**OTHER BUSINESS**

Urban Conservator William Forwood presented photographs of the newly built garage/poolhouse at 2957 Annwood Avenue. The Board approved the project on September 12, 2005, but there is some concern that the roof shingle installed was not as represented at that hearing.

Mr. Forwood reminded the Board that there was discussion at the September 12, 2005 meeting about the roofing material and that some neighbors had written and testified that the new roof should be of green clay tile to match that on the house. The Board approved a dimensional asphalt shingle based on the applicant's assertion that its color would be compatible with the clay tile and slate roof on the residence. Mr. Senhauser pointed out that the guidelines do not stipulate color and that the Board may only suggest color for compatibility.

Steven Kenat, the project architect, stated that the three-tab dimensional black asphalt shingle matches those on the house's rear porches. He stated that since the Board had not stipulated a color nor specifically required a sample submission, his client had chosen the present one.

Adjoining property owner Diane Marcus presented additional photos of the roof. Neighborhood resident Rick Donaldson said that the dark color of the new roof conceals the shape and texture of the shingle and that from the street, the roof reads as a black wall. Mr. Kreider said that new garage/poolhouse roof, though darker than the house roof, was less objectionable than the lighter asphalt shingle roof on the residence to the north.

Mr. Forwood indicated that the Department of Buildings & Inspection (B&I) has determined that the work is not in violation of the building permit. However, since a Certificate of Appropriateness are issued under the City's Zoning Code, the Board may advise B&I on the appropriateness of the roof color. The Board determined that since it lacked a quorum, the issue should be formally discussed at its next meeting with owner notification.

**ADJOURN**

As there were no other items for consideration by the Board, the meeting adjourned.

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William L. Forwood  
Urban Conservator

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John C. Senhauser, Chairman

Date: \_\_\_\_\_