PROCEEDINGS OF THE HISTORIC CONSERVATION BOARD

MONDAY, February 14, 2005

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 Jay Chatterjee, Jeff Raser, Judith Spraul-Schmidt, John Senhauser, Beth Sullebarger and Caroline Wallace present. Absent: Steve Bloomfield, David Kirk and Kenneth Kreider.

MINUTES

The Board unanimously approved the minutes of the Monday, January 24, 2005 meeting (motion by Raser, second by Chatterjee) with corrections.

CERTIFICATE OF APPROPRIATENESS, 151 W 4TH STREET, WEST FOURTH STREET HISTORIC DISTRICT

Staff member Caroline Kellam presented a report on a Certificate of Appropriateness (COA) for 151 W.4th Street to remove and replace the existing storefront, entrance and awning, construct a new storefront with a glass canopy at the entrance and extend flame-finished granite paving into the sidewalk.

On January 24, 2005, the Historic Conservation Board (HCB) reviewed this proposed project as a preliminary design review. Staff finds that the new storefront design and canopy meets the guidelines for the West Fourth Street Historic District, since the original storefront had already been removed.

Mr. Lawrence T. Thorn and Helmut Kientz, project architects were present to answered questions from the Board. Mr. Kientz informed the Board of modifications to the proposed project since the preliminary review and showed a revised floor plan. As a safety concern, the polish granite flooring will not extend outside the building; only the flame-finished granite will extend into the public way. All flooring will be a uniformed color. In addition, the tree in front of the building will not be relocated. The lobby of the building will be well lit and signage will be inside the building, not on the canopy.

BOARD ACTION

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

1. Find that the recessed diagonal storefront and glass canopy are compatible new construction and are acceptable because in this instance the original storefront has already been replaced with a recessed entry.
2. Approve a Certificate of Appropriateness for the construction of a new storefront entrance and glass canopy as per plans submitted.

HISTORIC CONSERVATION BOARD RULES AND PROCEDURES

William Forwood, Urban Conservator went through the Board Rules and Procedures pointing out various changes in order to conform to the 2004 Zoning Rewrite. He informed the Board of several changes to the list of work that might be approved by staff without a Board Hearing. The Board discussed them individually and deleted staff's approval of temporary handicapped ramps, but agreed to the other changes.

The Board agreed that there should not be a specific requirement for attendance of members but that there should be guidelines that would ensure continuity for decisions. Mr. Forwood stated that he would have a revised draft of guidelines for consideration/ adoption at the next meeting.

PROPOSED STATE HISTORIC TAX CREDIT

The Board discussed the proposed state historic tax credit. The state would allow an investment tax credit of 25% of the amount spent to rehabilitate a certified historic structure, similar to the existing federal tax credit. The credit will encourage private investment in historic properties, generate additional jobs and stimulate economic development. The HCB agreed that the Urban Conservator should prepare a letter for Mr. Senhauser's signature stating its strong support for the tax amendment.

Mr. Senhauser stated that he was recently in Washington DC for an AIA meeting and that there was great support for Congressman Portman's proposal to expand the present federal investment tax credit for historic properties.

ADJOURN

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

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William L. Forwood
Urban Conservator

John C. Senhauser, Chairman

Date: _____