

**Preservation Issues Subcommittee, Boulevard Neighborhood Association
Comments for Historic Preservation Commission, June 20, 2007**

Item # 2 New construction, 150 Cohen Street

Overall, the design seems compatible with the other houses you have previously approved for this new area of our neighborhood. The size, while larger than we prefer, is acceptable. The one story design is typical and placement on the lot is appropriate.

Proposed design with penciled changes on roof line



As we looked at the design, the first comment was that “something does not look right” about the front gable. After viewing contributing structures in the Boulevard Historic District, we believe the roof pitch on the gable and the main roof need to be adjusted and made closer to a 45% angle. Houses of similar design (see photos below) have steeper roofs which cause the peak of the gable to rise above the plane of the main roof. The inclusion of a properly placed decorative vent in the gable may also enhance the look of the front elevation of the house.



We also think the garage needs to be shorter than the gable but should have a steeper roof than the current plans indicate.

Item # 4 Window replacement and Porch repairs, 628 Boulevard

We are pleased this house in a prominent location on Boulevard is finally being repaired. In the COA application, the size of the window to be placed in the gable is unclear. We believe the window should fit the existing opening without alteration.

We acknowledge that the original opening may have been a vent instead of a window but think the planned alteration to install a double hung window will not detract aesthetically while giving more use to the existing interior space.