

**MARIEMONT ARCHITECTURAL REVIEW BOARD-
REGULAR MEETING
MAY 19, 2015**

Mr. Bruggeman called the meeting to order at 5:30 p.m. Present were Ms. Stalzer, Mr. Allen, Mr. Miller and Mayor Policastro. Mr. Thomas and Mr. Mr. Haffner were not in attendance. Also in attendance was Building Commissioner Kirk Hodulik.

The first request from Charles Moorehead, 6584 Wooster Pike, Mariemont, Ohio 45227 and Kevin Boudreaux, 6580 Wooster Pike, Mariemont, Ohio 45227 for Certificates of Appropriateness. Proposed work will include: A.) Removal of chain link fencing B.) Installation of new 4' high Cape Code cedar picket fences C.) For Charles Moorehead of 6584 Wooster Pike only: change paint color on shutters from a muted green to black.

Ms. Sarah Morehead said their house is in the Historic District and at some point it was allowed to put up a chain link fence. They feel it is an eyesore for the whole community. They want to replace it with a four foot Cape Cod picket fence which they want to paint white. It will match the next door neighbor's existing fence. It will unify the whole neighborhood.

Building Commissioner Hodulik said Mr. Morehead noted on the application that the chain link fence is illegal and wanted the \$50.00 ARB fee waived. They would have had to come before the ARB for any fence change. He believes the chain link fence pre-existed the zoning legislation that prohibited any more chain link fences from being put in. He also said a letter was received from Dr. Ann Grooms, 6576 Wooster Pike, who wanted the ARB to know that she is in favor of the fence and the paint color change on the shutters.

Mayor Policastro said he will review the fee waiver with the Solicitor. He is glad to see the chain link fence is going to be replaced. Mr. Allen questioned whether we really wanted to waive the fee. Everyone has a reason for appearing before ARB and believes it will set a precedent and he would assume not to set the precedent. Mayor Policastro said the ARB cannot waive the fee but he as Mayor would be able to. Mr. Allen said he would rather the Mayor not waive the fee. Mayor Policastro said he would discuss it with the Solicitor to see what can be done. There are other problems in that area with chain link fences that he wants to work on this summer and he would like to have the landlords work with him. Mr. Bruggeman agreed with Mr. Allen that it is a precedent that we do not want to start. We have fees for a reason. Mayor Policastro said one of the reasons he would support this is because the lanes behind Maple Street and Chestnut Street are horrible. There is a plan by Mr. Bob Steinkamp to take out all the fencing and put in slanted parking. This would be a great tool in helping (waiving fees) landlords get this work done in an area of the Village that is in such bad shape.

Building Commissioner Hodulik said his recommendation would be to stick with the ARB fee and perhaps he could discount the permit fee \$50.00.

Ms. Morehead said the application should have requested a color change for the front door at 6584 Wooster Pike to match the shutters. Mayor Policastro moved, seconded by Mr. Miller to amend the request and approve the requests for a Certificate of Appropriateness for the fence (6584 Wooster Pike, 6580 Wooster Pike) and the paint color for the shutters and front door (6580 Wooster Pike). On roll call; five ayes, no nays.

The second request was from Christine Masur on behalf of Cincinnati Waldorf School, 6743 Chestnut Street, Mariemont, Ohio 45227 for a Certificate of Appropriateness for temporary fencing to enclose the school's garden plot located in the southeast corner of Ann Buntin Becker Park. The fencing is to provide protection from animals and children's play equipment or balls (such as a soccer ball), etc. for the garden plants.

Ms. Masur said Cincinnati Waldorf School is partnering with the Village of Mariemont to revitalize the Ann Buntin Becker Park. Part of that includes installing a garden that will be used by their students which they would like to surround with a temporary fence to deter critters and ball play from the garden area. She has been working with Council Member Mary Ann Schwartz and Mayor Policastro. She displayed a sample of the fence for ARB members. If in the future they may come back to ask for a permanent fence once this project is well established. They are hiring a part-time gardener who will be responsible for keeping the garden clean and the fencing in order.

Mayor Policastro said they picked an area that they felt would be less noticeable in the southeast corner of the park behind the garages. The Village has spent approximately \$20,000 on play equipment to provide a park similar to the Tot Lot.

Ms. Masur said in addition to the fencing the application asks for permission to put in a garden shed that will be constructed as an Eagle Scout project. It will be 4'x6' to store garden tools. The shed will be a natural cedar color. Building Commissioner Hodulik said the request was made but was not listed on the agenda.

Mr. Bruggeman asked if the temporary fence means no concrete posts etc. but will remain erected. Ms. Masur said they would rather not take the fence down in the winter. The plot is approximately 40'x60'. Mayor Policastro said he is concerned in the winter the fencing will be knocked over and begin to lean. Mr. Allen voiced concern that the fencing submitted would be sturdy enough to hold up at all. After discussion, it was decided that after the growing season the school will disassemble the fencing for the winter.

Mr. Bruggeman asked if we need to authorize a private entity to use public property in a formal manner. Mayor Policastro said Cincinnati Waldorf School is a taxpayer and it just like the Kiwanis Club using the island for the arts and crafts show or the Boy/Girl Scouts using the front lawn of the Municipal Building for the Christmas trees sale.

Mayor Policastro moved, seconded by Ms. Stalzer to approve the request for a Certification of Appropriateness. On roll call; five ayes, no nays.

The third request was from Ean Siemer of ES Remodel LLC of 885 Zan Court, Cincinnati, Ohio 45226 for 4101 Rowan Hill Drive, Mariemont, Ohio 45227 for a Certificate of Appropriateness for reconfiguring the exterior fenestration of the Caretaker's Cottage (primarily the west elevation) which is NOT original construction to the residence.

Mr. Bruggeman said the windows are similar to what is present already and the façade is not historic.

Building Commissioner Hodulik said the applicant is creating a first floor master bedroom.

Mr. Bruggeman said the only issue architecturally he would have is that they have scalloped shingles on it and the rest of it is clapboard. Building Commissioner Hodulik said the shingles are going to match what is already existing.

Mr. Miller moved, seconded by Mr. Allen to approve the request for the Certificate of Appropriateness. On roll call; five ayes, no nays.

The fourth request was from Michael and Tina Stegman of 6 Denny Place, Mariemont, Ohio 45227 for a Certificate of Appropriateness for a new 10'x16' shed to be installed in back corner of rear yard. Please note: This residence has a shared garage with adjacent side property owner where each has one half of the two car garage.

Mr. Bruggeman said with Mr. Stegman being an attorney he commented that Section 151.075(H)(2)(k) states that an accessory building exceeding 100 square feet of floor area shall be of the same architectural style and same exterior material as the main building or a reasonable reconstructed facsimile of the original historic structure that that previously existed on the lot.

Ms. Stalzer asked if the shed would be visible to the neighbors. Mayor Policastro said it will be back by the garage. Building Commissioner Hodulik said all of the adjacent property owners were notified.

Mr. Bruggeman said personally as long as it gets painted out similar to the color of the residence and non-descript or noticeable. He would not want the trim painted out. Mr. Miller agreed.

Mr. Bruggeman moved, seconded by Mayor Policastro to approve the request for a Certificate of Appropriateness. The color scheme as applied for was accepted. On roll call; five ayes, no nays.

Mayor Policastro moved, seconded by Ms. Stalzer to approve the minutes as written for January 19, 2015. On roll call; five ayes, no nays.

The meeting was adjourned at 6:15 p.m.

Respectfully Submitted,

Mr. Paul Allen
Secretary