

**MARIEMONT ARCHITECTURAL REVIEW BOARD
REGULAR MEETING
FEBRUARY 22, 2016**

Mr. Bruggeman called the meeting to order at 5:30 p.m. Present were Ms. Stalzer, Mr. Allen, Mr. Miller, Mr. Haffner, Mr. Thomas and Mayor Policastro. Also in attendance was Building Administrator Don Keyes.

Mr. Miller moved, seconded by Mayor Policastro to nominate Mr. Bruggeman as Chairman of the ARB for 2016. On roll call; seven ayes, no nays.

Mr. Bruggeman moved, seconded by Mayor Policastro to nominate Mr. Thomas as Vice-Chairman of the ARB for 2016. On roll call; seven ayes, no nays.

Mr. Miller moved, seconded by Mr. Bruggeman to nominate Mr. Allen as Secretary of the ARB for 2016. On roll call; seven ayes, no nays.

A request was made for a Certificate of Appropriateness by Claire Tully, 6 Albert Place, for proposed alteration to the screened porch addition at rear of existing property.

Mr. Brian Bley, contractor for Ms. Tully, said the residence is an adjoining shared house. The porch addition was approved by the ARB in 2012 with glass storm windows that can be replaced with screens in the summertime. Presently the windows cannot be opened. Ms. Tully would like to alter the windows to allow for more privacy.

Pictures of the property and the proposed changes were distributed and discussed by members of the ARB.

Mayor Policastro said all the houses on Albert Place are brick veneer and painted. What is being presented appears “junky” to him. He does not think there should be what appears to be white boards in the window. If a change is going to be made ARB has a right to do what they think is right. He does not want to set a precedent. Albert Place is one of the most historic streets in Mariemont and we really need to preserve it.

Mr. Bley said the addition that was built was built in the Tudor style and that is what he was trying to match. It would have four operable insulated glass windows across the back with the door on the side to the driveway. The boards would be the same as those on the bottom of the windows. He is flexible to what the ARB desires – he is here to find out what can and what cannot be done.

Ms. Stalzer said she lives next door. She does not object to this due to the fact that she lives next door – she objects because it was approved to be used as a porch. It now has become a room addition. If this was presented as a room addition the ARB would never approve of it. It would have to match the architecture of the house. The porch addition was made to look Tudor and the houses on Albert Place are not Tudor style. In 2012 the ARB approved it as a porch which then had screens.

Mr. Bley said if encasement windows are required he is not going to argue. Mr. Miller said encasement windows would be more in keeping with the look of the houses on Albert Place.

Mr. Haffner said his first reaction was it struck him as ugly. He also understands privacy. He too is very close to his neighbors and their solution was for both residences to put up blinds. Blinds are easy, inexpensive and not permanent.

Mr. Allen said the Tudor style does not bother him because it backs up with Center Street which is Tudor style. He does not believe the majority of people notice a change in the windows.

After further discussion, Mr. Thomas suggested tabling the matter until the contractor can meet with the homeowner to discuss and come back with a different plan and the ARB can review. He does not feel it should be up to ARB to design what they want to do. Mr. Bruggeman disagreed saying the casement windows were simple enough. Mr. Thomas said the owner is not present and he believes that matters.

Mr. Bruggeman suggested giving a preliminary proposal on what would be acceptable.

Mr. Bruggeman moved, seconded by Mr. Miller to suggest **for approval at a later meeting** of the ARB casement windows with mullions on all the windows (similar to match the house), a door which matches the existing front door, and a blind on the south side for privacy. On roll call; seven ayes, no nays.

It was agreed to hold a special meeting if necessary. It was agreed that work could be done on the interior in the meantime.

Mr. Thomas moved, seconded by Mayor Policastro to approve the minutes as written for September 21, 2015. On roll call; seven ayes, no nays.

The meeting was adjourned at 6:05 p.m.

Respectfully Submitted,

Mr. Paul Allen
Secretary