

**MARIEMONT ARCHITECTURAL REVIEW BOARD
REGULAR MEETING
JULY 16, 2018**

Mayor Policastro called the meeting to order at 5:30 p.m. Present were Mr. Lockhart, Mr. Thomas and Ms. Schwartz.

The first request was from William DeCamp of Blue Moon Ventures LLC, 3915 Oak Street, Mariemont, OH 45227 to remove temporary panels and replace garage doors in their original location at the rear of the building.

Findings of the Building Department Administrator: The building was originally built to house two garage spaces. It has been modified to allow use of the garage area but no significant structural changes have been made to the building. No significant changes will be made to the structure to allow for rehangng new garage doors. Garage door painting is expected to match the original color.

Mr. Greg DeCamp said the property is in the Historic District. They would like to return the rear façade of the building to the original condition which was two 8' x 8' garage doors. The current condition is rotting and it is uninsulated. The new doors will be aluminum insulated.

Mr. Thomas moved, seconded by Mr. Lockhart to grant a Certificate of Appropriateness based on the plan information and material submitted. On roll call; four ayes, no nays.

Mr. DeCamp said there is an old parking pad that has grass growing over it. He asked if they would need to present to ARB a request to dig the old pad out and put a new pad in for the dumpster. Mayor Policastro said it would just require a building permit.

The second request was a follow up to the request from John C Mericle, 584 Rolling Rock Lane, Cincinnati, Ohio 45255, to alter the properties at 6714 Chestnut St., and 6714, 6724, 6727, 6734 Maple St. Mariemont, OH. The alterations to these historic properties would include:

- 1 – Removal of chain link fences - approved
- 2 – Installation of privacy fences between units – design needs approval
- 3 – Removal of rear patio and sidewalk material and replacing it with poured concrete patios - approved
- 4 – Replace front porch light fixtures with a new design and add rear light fixtures along with new larger house numbers front and rear. – House numbers approved, rear light approved, front light needs approval
- 5 – Replace garage doors and repair frames - approved
- 6 – On Chestnut only; install off street parking pads off the rear alley - approved
- 7 – Trim or remove overgrown vegetation – no need for approval but was approved
- 8 – Review placement of trash cans for storage and use. – needs further clarification

Findings of the Building Department Administrator: The removal of chain link fencing and landscaping requires ARB approval. The landscaping does not require a permit but large tree removal does, and permits will be obtained for hazardous and dying trees.

Patio installation is outlined in the enclosed drawings along with sidewalk and parking arrangements. Specific privacy fencing between patios has not yet been selected by the ARB. The requirement of Code section 150.01 and 151.100 defines that fencing in the Historic District must be tan, dark brown or black and constructed of wood, steel or aluminum. However, privacy fencing of polymer impregnated wood, currently in use at the end of Lane H, has been previously approved to be painted the same crème color as the trim on the property. The ARB is encouraged to approve components to the code or make provision to revise the code so that future decision making has a basis. Front porch lights are being changed due to multiple hanging lights being damaged by tenants and these lights are the same make and model as previously approved for use on properties owned by R Booth.

The rear light fixtures proposed are also the same as those used previously, as are the design of the 4 inch stainless house numbers for front and rear. Rear porch light fixtures are required to illuminate the rear door steps if they exist. Rear porch light fixtures and new rear house numbers are to allow them to meet the code section 54.41 requiring house numbers to be readable from 45 feet, where numbers are currently unreadable.

Mayor Policastro said we have a sample of the privacy fence.

Ms. Schwartz said they also found a light fixture that was better than what was originally proposed.

Mr. Lockhart asked about the color of the privacy fence and said he would prefer that it match the trim of the home. Mayor Policastro said it would set precedence. Ms. Schwartz said she would recommend they come back and show color samples.

Mr. Lockhart moved, seconded by Ms. Schwartz to approve the Request for a Certificate of Appropriateness for the material for the fencing (which should be back to back) but the color of the fence will need to be determined at a future meeting. On roll call; four ayes, no nays.

The third request was from Kay McEvoy, 6639 Chestnut Street and Paula Whetstone 6641 Chestnut Street, Mariemont, OH 45227, to repair the front porch floor, steps and front concrete sidewalk. Repair will include an additional step of stamping the concrete to add a flagstone appearance to the walkway.

Findings of the Building Department Administrator: The house is a non-listed property in the Historic District. As such, it needs a Certificate of Appropriateness for this work according to code section 151.021(E)(1) (c). The walkway will not change the structure of the house or the walk but will decorate the front walkway to improve its looks. Research into the process with the manufacturer indicates the surface of the walk will be harder than standard concrete as a result of the finishing operations, and the surface will be more resistant to salt in the winter.

Ms. McEvoy said the tile was put over the existing concrete and it is just too high and a bit out of code. In her opinion the stamped concrete will make a better appearance. All the existing concrete will be removed and replaced.

Mr. Thomas moved, seconded by Ms. Schwartz to approve the request for a Certificate of Appropriateness. On roll call; four ayes, no nays.

The fourth request was from J P Morgan, Chase Bank in association with Spinnenweber Builders, 6880 Wooster Pike, Mariemont, OH regarding the property at 6802 Wooster Pike, Mariemont, OH The desire is to modify the parking lot behind the building to include a drive through automatic teller machine (ATM) and to change the parking directly behind the address to include additional handicapped parking. No change will be made to the building exterior with the exception of signage.

Findings of the Building Department Administrator: The basic use of the parking lot and the associated building is not changing from its previous use. Approximately 3 parking spaces are being used by the ATM in the lot and the conversion of the handicapped section of parking next to the building will reduce that parking area by one space. In view of previous discussions, indicating no shortage of parking in this parking lot during the daytime hours, the issue of the building being reoccupied does not appear to be a concern. The exterior of the building is not expected to change with the exception of signage. Signage in the Historic District is covered in code sections 151.075 (B)(3) and H (2)(1) as well as sections 151.125 to 151.133. Signage for the interior of the business is not covered by ARB rulings and will not be reviewed here, although they seem appropriate for the proposed use. Signage for the exterior is covered in the code but generally 151.127(A)(2)(a) indicates that an identification sign may be mounted on each building surface facing a street or off-street parking area. Other details regarding placement and lettering size appear to be within the code. Illumination of wall signage and drive through signage E3 and E4 is not available but will be reviewed prior to installation. Code section 151.088(C)(1)(d) and through section (E) covers the awnings along Madisonville Road. Their size, shape, height, extension and color appear to be according to the code as well.

Because there are several references to the code in this agenda, the numerous code pages are not included. As you know, the code is available on-line, however, if members need more data prior to the meeting, please notify the Building Department for the information.

Mayor Policastro said the Building Administrator said the blue color matches one of the approved colors for the Historic District. He said he is glad to see a bank back in the Village.

Mr. Von Benson, FMS Architects on behalf of Chase Bank, said they put together the site design. We are adding a drive thru ATM in the existing parking lot north of the building. It is removing seven parking spaces not three. It also includes an additional accessible ramp to the north side of the building. The current ramp exceeds the acceptable slope. The new ramp will be per code.

Ms. Jennifer Carr, Signage Manager for Chase Bank, said she was in attendance to answer any questions.

Mr. Brian Ingram, Project Manager for JLL on behalf of Chase Bank, was also in attendance to answer any questions.

Mr. Thomas said what he believes Building Administrator Keyes indicates is that parking is adequate even with the loss of seven spaces.

Mayor Policastro said a year and a half ago Mr. Spinnenweber put the parking in on the side of Mio's.

Ms. Kim Harley, Office Manager for Spinnenweber Builders, said it provides approximately twenty spaces but those are not factored into the parking for the backside of the square. The parking is sufficient.

Ms. Schwartz said she feels the color on the awning is too bright. Mayor Policastro said it matches the historic color and the color ARB allowed for Dr. Larkin. Ms. Schwartz said that is on the back of the building. She has a problem with the color on the front of the building. She asked if it could be toned down a bit similar to the toning down of the red color for the Mariemont Inn. Ms. Harley said it was not toned down but was approved because it was corporate color.

Mayor Policastro said after a couple years of being in the sun the awing will fade. Ms. Harley said the awing does not look as bright in person. She said she would e-mail a picture to Ms. Schwartz. Ms. Schwartz said she goes to the Chase Branch in Mr. Lookout and does not remember it jumping out like this.

Ms. Schwartz moved, seconded by Mr. Lockhart to approve the request for a Certificate of Appropriateness. On roll call; four ayes, no nays.

Ms. Schwartz moved, seconded by Mr. Thomas to accept the minutes as written for June 18, 2018. On roll call; four ayes, no nays.

The meeting was adjourned at 5:50 p.m.

Respectfully Submitted,

Ms. Mary Ann Schwartz
Secretary