

**MARIEMONT ARCHITECTURAL REVIEW BOARD  
REGULAR MEETING  
JUNE 10, 2020**

Mr. Wren called the meeting to order at 5:30 p.m. Present were Mayor Brown, Mr. Lockhart, Mr. Kintner, Dr. Lewis and Ms. Stalzer.

Mayor Brown moved, seconded by Dr. Lewis to accept the minutes as written for March 16, 2020. On roll call; six ayes, no nays.

Mr. Kintner moved, seconded by Mr. Lockhart that the ARB issue an apology to the Community Church for failing to respond back to them in a timely manner. On roll call; six ayes, no nays. The Building Department will issue an apology.

The first application was from Casey and Greg Burke, 2 Sheldon Close, Cincinnati, OH 45227 to install replacement windows of the same design and features.

*Findings of the Building Department Administrator:* The house is in the Grosvenor Atterbury Group. The original windows are double hung with minutes on the outside of the glass. One of the allowed window trim colors in the Color Guidelines is Downing Sand. The Building Administrator identified the closest match of the Pella vinyl windows for Downing Sand as Almond PR7835.

Mayor Brown confirmed that the window will be a four over configuration. Mr. Wren said that he wanted to stipulate that the window must match the neighborhood.

Mayor Brown moved, seconded by Ms. Stalzer to approve the Certificate of Appropriateness for the Pella Architectural Series Style Upper Sash 4 Lights/Lower Sash 4 Lights. On roll call; six ayes, no nays.

The second application was from Kimberly & Leigh Jackson, 6592 Wooster Pike, Cincinnati, OH 45227 to replace the existing fence with a fence of similar design, height and material but change the color to the natural brown. The current fence is a 4 foot high, wood picket fence painted white.

*Findings of the Building Department Administrator:* This home is in the Elzner and Anderson Group (3845 and 3855 Beech St, 6576 – 6596 Wooster Pike, 1-4 Linden Place). Historic District fence requirements are the following – Materials are to be wood, steel or aluminum. Fences are to be no more than 6 feet high. Fence colors are tan, dark brown, black or white.

Discussion ensued regarding pointed picket and Doggett picket fencing. One neighboring house has pointed picket and other has Doggett picket. Mr. Wren said all the suggested fences are keeping with the environment and are fine. The desired cedar wood will age over time. The Jackson's said they preferred not to have a white fence due to high maintenance.

Mayor Brown moved, seconded by Mr. Lockhart to approve the request for a Certificate of Appropriateness to allow for the 3' cedar fence in one of the picket samples submitted. On roll call; six ayes, no nays.

The third application was from Kimberly & Leigh Jackson, 6592 Wooster Pike, Cincinnati, OH 45227 to repaint her home the same color it is currently.

Findings of the Building Department Administrator: This home is in the Elzner and Anderson Group (3845 and 3855 Beech St, 6576 – 6596 Wooster Pike, 1-4 Linden Place). The previous owner objected to the original colors and painted it a tannish color similar to the original but with white trim and shutters and a dark colored door. The current owner would like to maintain those colors.

The Color Guidelines for this building are one of the following 3 combinations:

	<b>Combo 1</b>	<b>Combo 2</b>	<b>Combo 3</b>
<b>Clapboard:</b>	Sunporch (tan)	Carpenter’s Lace (pale green)	Hampton Yellow (unknown)
<b>Trim &amp; Shutters:</b>	Renwick Rose Beige (pink)	Rookwood BL/GR (dark blue/green)	Cupola Yellow (dark brownish yellow)
<b>Door:</b>	White	White	White

Sunporch has been discontinued; however, a color match may be available.  
Hampton Yellow has been discontinued with no available match found to date.

Mr. Kintner asked if there was any record of the previous owner asking for the change in color. Building Administrator Keyes said he cannot be sure that they did not, but he cannot find a record of the approval. It was changed approximately 6-7 years ago.

The ARB members looked over and discussed the different paint color samples.

Mayor Brown said we are confronted with something that the ARB basically said we would not do. If you look at the front of the house the square footage of the shutters are probably 40% of the square footage of the front of the house in terms of coverage. The proposed white color is very dominant.

Mr. Wren said it is a nicer white and thinks it is a good choice.

Ms. Stalzer said she likes the house the way it looks. She does not like the Renwick Rose Beige and does not have a problem with it being painted as proposed. There needs to be some flexibility. She believes the approved colors need to be revised.

Mr. Wren said at the meeting yesterday the ARB talked about attempting not to set precedents that we will regret. He does not have any problem considering it but we need to keep in reserve the “know” that it does not comply. We need to consider the street as a whole and how it relates to the neighbors.

Dr. Lewis asked if the color palette could be expanded to include a range in the taupe colors. She does not want to be too restrictive on people’s homes.

Mr. Wren said ARB can attempt to look at revisiting the color combinations which would require looking at color boards in parallel saying that on a case by case basis ARB is willing to look at color combinations. Everybody's color combination has to flow through this process. If someone does not ask and paints in a non-approved color they can be cited. If someone comes before ARB with a color and we find it acceptable – it would not be able to be used as precedent because it would have to be case by case unless it is prescribed. Part of the building permit would stipulate the color approved and the color numbers. Mrs. Van Pelt suggested indicating on the permit which meeting date the color was approved so the minutes can be easily referenced.

Mayor Brown said we are back to the slippery slope talking about making exceptions on a case by case basis and asked if that has not gotten us in trouble in the past. His argument is that ARB is deviating from a practice. He is not objective to the colors but that ARB is going down the road to making exceptions. He would be agreeable to expanding the color palette.

Mr. Kintner asked Mayor Brown if ARB continue down this path of constantly giving variances could our historic designation be threatened. Mayor Brown said yes. Mr. Kintner said that is a serious consideration.

Mrs. Jackson said her understanding of landmark designation is that they do not have any control or say over such things as color. Mr. Wren said he was not sure that was correct. There may be many colors that are historically period appropriate but they are not designated. Mrs. Jackson said in the modern era the color choices are not always appropriate.

Mr. Wren said ARB can look at extending the color palette and tabling the matter which would entail another meeting to determine how we would go about doing that. We can approve the color or deny the color.

Mayor Brown moved, seconded by Ms. Stalzer to approve the Certificate of Appropriateness and accept the color palette submitted. On roll call; six ayes, no nays.

The meeting was adjourned at 6:33 p.m.

Respectfully Submitted,

John Bentley  
Secretary