

**MARIEMONT ARCHITECTURAL REVIEW BOARD  
REGULAR MEETING  
APRIL 4, 2022**

Mr. Wren called the meeting to order at 5:30 p.m. Present were Mr. Ayer, Mayor Brown, Mr. Kintner and Mr. Lockhart. Building/Zoning Official Mr. Holloway was also present.

Mr. Ayer moved, seconded by Mayor Brown to approve the minutes as written for February 21, 2022. On roll call; five ayes, no nays.

An application was heard from Scott & Erin Langevin, 2 Linden Place, Cincinnati, OH 45227 originally submitted Nov. 5<sup>th</sup> and updated on Nov. 29<sup>th</sup> to repaint the exterior of the house, replace all exterior windows, replace the gutters/downspouts, replace the front porch soffit, and replace the garage door. The remaining open item from the Dec. 13<sup>th</sup> ARB meeting is an update on the historical paint color palette for the Elzner and Anderson Buildings.

*Findings of the Building Department:*

As previously shared, 2 Linden Place is included in the Elzner and Anderson Buildings and defined as a Landmark as defined in Mariemont City code ordinance section 151.075.

Relevant to this request, Mariemont code states the following:

**§ 151.075 HISTORIC DISTRICT.**

(F)(9) Elzner and Anderson Buildings, 1-4 Linden Place, including garage area, 3845 and 3855 Beech Street, and 6576-6596 west of Beech Street on the north side of Wooster Pike

(H)(1) *Limitations on issuance of building and demolition permits.* No construction, reconstruction, alteration demolition, or removal of any structure or significant exterior architectural feature, including painting and staining, and including signage, thereof to any listed landmark structure or any other building within a historic district shall be undertaken prior to obtaining a certificate of appropriateness from the Architectural Review Board (see §§ 151.021(E) and 151.025) and a permit from the Building Commissioner, if appropriate.

(H)(2) *Regulations governing site modifications: Standards for review: design requirements for certificate of appropriateness.* The Architectural Review Board, in deciding whether to issue a certificate of appropriateness, shall determine that the application under consideration promotes, preserves, and enhances the distinctive historical integrity of the landmark structure as set forth in division (F) above, as well as the historical village character of the community and would not be at variance with existing structures within that portion of the district in which the structure is or is proposed to be located. In conducting its review, the Board shall make examination and give consideration to the elements of the application including, but not necessarily limited to:

(j) Exterior detail and relationships shall take into consideration compatibility and appropriateness of design and details, including all projecting and receding elements of the exterior, including, but not limited to, porches, overhangs, and the horizontal or vertical expression which is conveyed by these elements. Signage shall also consider the above.

Mr. Wren said after the last meeting they contacted a local architect who specializes in historic preservation to pull together all the color palettes that are applicable to the Elzner and Anderson Group and to render those in a manner that all can look at. We have visual aides to show us what the colors in the approved book would look like. We have a set of rules that we can use to apply to tweak them going forward should that be necessary.

The photoshop pictures were displayed for members of the ARB, the applicant and neighbors to view and discuss. The color palette colorings that the ARB uses were gathered in the 1970's from the architectural firm that the architect used to design the homes. The colors shown were suggested color palettes which were as close to those colors some not available anymore. Part of the discussion was what is appropriate today – preserving historic nature is important however modern tastes have changed and these colors will allow for some variation across the pallet group with flexibility of how the colors will be used. The hope is that this process can be used going forward throughout the Village so it can be visualized in its entirety and how it relates to the community. The cost is not prohibitive. A small fee could be applied to help cover the cost of the process.

Mr. Langevin voiced his frustration that they have come before ARB three times and most of that frustration stems from ARB allowing variances to other homeowners to paint their house outside of the approved color palette. It is legally not allowed for the board to pick and choose – they must apply the code consistently. He is very frustrated with this whole process. The colors they submitted are very close to the colors being presented.

Mr. Ayer voiced concern that this was the first he had seen the palette presentation and he would personally like more time to study. He also has an issue with the 1970's palette that was developed as he does not believe those who put it together had the complete information. The pictures from the 1920's differ in color. Mr. Wren said the ARB cannot know what the colors originally were. We can do this exercise for each of the historic groupings which will show the primary, secondary and tertiary colors.

Mr. Wren moved, seconded by Mr. Ayer to approve the Request for Appropriateness for the approved colors Alabaster SW 7008, Rookwood Dark Green SW 2816 (shutters). On roll call; five ayes, no nays.

Mr. Ayer moved, seconded by Mr. Lockhart to hold a standing ARB meeting on the third Monday of the month at **6:00 p.m. (change from the current 5:30 p.m.)** even if there are no applications to be heard, with holiday schedules to be determined. On roll call; five ayes, no nays.

Mr. Kintner moved, seconded by Mayor Brown to nominate Mr. Wren as the Chairman of the ARB, Mr. Kintner as the Vice-Chairman and Mr. Lockhart as Secretary for 2022. On roll call; five ayes, no nays.

Of note, it was suggested that there be a sign in sheet for those attending the meeting and that all members of the ARB make a concentrated effort to attend all meetings.

The meeting was adjourned at 6:36 p.m.

Respectfully Submitted,

Mr. Brad Lockhart  
Secretary



**SW 7008**  
**Alabaster**  
 Locator Number: 255-C2

**SW 9541**  
**White Snow**

**SW 7005**  
**Pure White**  
 Locator Number: 255-C1

**SW 7004**  
**Snowbound**  
 Locator Number: 256-C2

✓ FEATURED IN SCENE

**SW 7566**  
**Westhighland White**  
 Locator Number: 255-C3

**SW 2829**  
**Classical White**

✓ FEATURED IN SCENE

**SW 2816**  
**Rookwood Dark Green**