

**MARIEMONT ARCHITECTURAL REVIEW BOARD
REGULAR MEETING
OCTOBER 11 , 2022**

Mayor Brown called the meeting to order at 6:00 p.m. Present were Mr. Kintner, Dr. Lewis and Mr. Lockhart. Building/Zoning Official Mr. Holloway was also present.

Dr. Lewis moved, seconded by Mr. Kintner to table accepting the minutes of the meeting held August 15, 2022 as both Dr. Lewis and Mr. Lockhart would abstain from the vote since they were absent from the meeting, thereby not having a quorum to accept the minutes.

An application was submitted from Karen Koetzle located at 3865 Beech St., Mariemont, OH 45227 to replace the existing asphalt shingle with similar on both the house and garages.

Findings of the Building Department:

The building at 3865-73 Beech St. is a landmark structure and part of the Cellarius Group as defined in Mariemont City code ordinance section 151.075 (F) (8) and thus located in the Historical District.

§ 151.075 HISTORIC DISTRICT

(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:

(i) Roof treatment shall be of the same type and form and the same or similar color and exterior material as found on the existing building, or brought into conformity with division (H)(2)(f) above

(p) Historical integrity of all landmark and historic sites shall be maintained according to the original architects design, town plan, concepts, and philosophy of Mary M. Emery, John Nolan, and the Mariemont Company. Any act or process that results in any change to an archaeological feature shall require a certificate of appropriateness.

Pictures of the applicant's house were displayed and a sample of the desired shingle was available for viewing.

Ms. Koetzle said she bought the building in 1987. It was previously owned by the Mariemont Company. She comes from a real estate family background and has ties to the property from her childhood. She feels as an owner of a historic property that it is her duty to preserve its integrity, beauty, functionality and its homeliness for people who wish to reside in our unique Village. Her roofer had indicated that the roof should last a few more years, but now the shingles are sliding off resulting in water damage. The roof needs to be replaced as soon as possible. The ARB approved the roof shingle colors in 1986. She will be doing the entire roof and the two garages in back. She wants to be a shining star for Mary Emery.

Mr. Lockhart complimented Ms. Koetzle on the upkeep and landscaping of her property. He gives her credit for differentiating herself from others.

It was discussed that the proposed color closely matches the two other buildings. The last roof replacement was approved by ARB in 1997. The proposed shingle offers a dimensional design. It was noted that the original roof was wood shingle.

Mayor Brown noted that the building is in an architectural group being one of three. The other houses have existing roofs that resemble what is being proposed. Continuity among the group is important and he finds the selection appropriate. To require a wood shingle roof would then produce a building that would be out of conformity with the other two buildings. That set of circumstances, in this particular instance, is part of the determination in ARB's evaluation of the proposed material.

Ms. Koetzle said there was a fire approximately two years ago in the building and is confident that her insurance carrier would not approve a wood roof. Mayor Brown said wood roofs can be treated. However, there are particular set of circumstances here that distinguish making a decision to go with an asphalt roof. It is separate and distinct from all other considerations that ARB might make about roofs in architectural groupings. There are degrees of variables that must be brought into every decision and be considered.

Mayor Brown moved, seconded by Dr. Lewis to deem the asphalt shingles as proposed by the applicant to be an acceptable replacement of the roof for 3865 Beech Street as stated in her application and given the unique circumstances of this architectural grouping and the circumstances surrounding it. On roll call; four ayes, no nays.

The meeting adjourned at 6:34 p.m.

Respectfully Submitted,

Mr. Brad Lockhart
Secretary