

MARIEMONT ARCHITECTURAL REVIEW BOARD
REGULAR MEETING
February 21, 2022

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

Mr. Bentley moved, seconded by Mayor Brown to approve the minutes as written for December 13, 2021. On roll call; five ayes, no nays. (Mr. Ayer abstained due to his absence from the meeting)

The first application was from the Thomas J. Emery Memorial to replace the Cotswold roof with a Vermont slate material as well replacing the gutters/downspouts, with a lead-coated copper on the Memorial Chapel located at 6713 Cherry Lane, Mariemont, OH 45227. Mr. Lee Carter, president of the Memorial has prepared their application.

Relevant to both application requests, Mariemont code states the following:

§ 151.075 HISTORIC DISTRICT

(F) (16) Dale Park School, 6743 Chestnut Street, original building, Fechmeimer, Ihorst, and McCoy architects

(F) (17) Mariemont Community Church, Cemetery, and Lich Gate, Cherry Lane, north of Wooster Pike, Louis E. Jallade architect

(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. Lee Carter, President of the Thomas J. Emery Foundation, said their job is to support the efforts of Mary Emery, with the Village of Mariemont being a crown jewel. The Foundation recognizes that the church is a very important part of the community and they also recognize that the church roof is in great disrepair and it needs to be replaced. They have spent several months looking at alternatives and are here to recommend that it be replaced with Vermont Slate which is the closest natural material they could find to replace the Cotswold roof. They brought samples for the ARB to consider. They estimate work to

start early June this summer in hopes to tie in with the Village's Centennial Celebration in 2023.

Mr. Henry Mitchell, President of HKC Company, distributed to members of the ARB a handout of the options for consideration for the Mariemont Community Church Roof Project. They inspected the existing roof to determine if it could be salvaged or restored. The age of the stone is unknown, but is known it was taken off a barn in England and shipped here in the 1920's. Cotswold roofing typically lasts 100-200 years and they estimate that it is at the end of its useful service life. He presented pros/cons of several options they considered:

Cotswold Stone (UK)

- Pros:
1. Long History
 2. High Quality
 3. Very Durable
 4. Long Life – 100 + Years
 5. Aesthetically Perfect Match

- Cons:
1. Extremely High Cost
 2. Very Poor Repairability
 3. Potential Quality Concerns Due to Limited Use in Modern Times
 4. Finite Supply Creates Future Availability Concerns

Material Availability:	10-12 Months (Ports Could Further Delay)
Life Expectancy:	100-200 Years
Warranty:	EU 25Year Material Warranty/10 Year Workmanship
Cost Per Sq. Ft.:	\$150-\$155
Cost Compared To Slate:	330%-340% More Than Slate

Heritage Concrete Tile:

- Pros:
1. Good Aesthetic Match
 2. Repairability Good

- Cons:
1. Service Life – 60+ Years
 2. Man-Made Product/Composite Product Tends to “come and go” Creating Future Availability Concerns
 3. Inability to Source Case Studies of 30+ Years in Service – Uncertain Product Performance
 4. High Cost
 5. Manufactured Outside the United States

Material Availability:	10-12 Weeks
Life Expectancy:	30-60 Years (?)
Warranty:	EU 25Year Material Warranty/10 Year Workmanship
Cost Per Sq. Ft.:	\$80-\$85
Cost Compared To Slate:	75%-80% More Than Slate

Ludowici Cotswold Clay Tile:

- Pros:
1. Long History – Used Since 1888
 2. High Quality
 3. Ohio Based Company
 4. Cotswold Tile is Very Durable
 5. Long Life – 75+ Years

- Cons:
1. Head Lap is Half of Slate or Stone – (Not as Much Overlapping)
 2. Repairability is Not Ideal. Clay Tile has Tendency to Break Down During Repairs
 3. Can Only Be Laid in a Standard, Uniform Pattern. This Does Not match the Graduated Pattern of the Current Roof.
 4. Aesthetically It Is Not a Very Close Match

Material Availability:	16 Weeks
Life Expectancy:	75-100 Years
Warranty:	75 Year Material/10 Year Workmanship
Cost Per Sq. Ft.:	\$65-\$70
Cost Compared To Slate:	45%-50% More Than Slate

Vermont Slate - SI Grade: RECOMMENDED

- Pros:
1. Long history of being quarried in the U.S. Installed on first U.S. Structure in 1848
 2. High Quality
 3. Very Durable
 4. Long Life
 5. Repairability – Easy to Repair
 6. Good Aesthetic Match
 7. Most Cost-Effective Traditional Roof
 8. Natural Product
 9. Large Quarries Offer Long Term Availability

Material Availability:	4-6 Weeks
Life Expectancy:	100-200 Years
Warranty:	75 Year Material/10 Year Workmanship
Cost Per Sq. Ft.:	\$45-\$50
Cost Compared To Slate:	N/A

The roof sample was examined by members of the ARB. Discussion ensued regarding the coloring/weathering of the slate and how it will be installed. The intent is to have it match the current roof as closely as possible.

Resident Rex Bevis said the Village is blessed to have the Thomas J. Emery Foundation supporting all our work in Mariemont

Mr. Bentley moved, seconded by Dr. Lewis to approve the Certificate of Appropriateness for the Vermont Slate as presented. On roll call; six ayes, no nays. Mr. Wren said the application was wonderfully thought out and thorough.

The second application was from the Cincinnati Waldorf School to replace current sign in front yard with a new design located at 6743 Chestnut Lane, Mariemont, OH 45227. Andy Balzhiser is a representative and has prepared their application, but was not in attendance.

§ 151.129 SIGNS WITHIN HISTORIC DISTRICT.

Within the Historic District as indicated on the building zone map, signs as specified in § [151.126](#) and [151.127](#) shall be permitted, subject to all provisions of this chapter and in conformance with requirements of the State Basic Building Code. In addition, permitted signs shall be of material and style harmonious with any landmark structure to which they are attached. Signs within historic districts or attached to historic structures require a certificate of appropriateness.

The signage proposed meets all the general requirements as specified in §151.126 SIGNS WITHIN RESIDENTIAL DISTRICTS and §151.130 GENERAL CONSTRUCTION FOR SIGNS.

Mr. Holloway said the application showed pictures of the old and proposed sign. He reviewed the ordinances specific to signage in the Historic District. The proposal is to change the sign from a white background to black background with the wood edges slightly irregular to make it look more historic. He could not locate records on the sign that is currently there. The question was asked did the ARB approve the first sign?

Ms. Marianne Schmidt said it is too modern a design for the Historic District. Have them design a decent sign if they want to change what is there now.

Mrs. Mary Beth York said Mariemont does not have edges on their signs. She recommends looking at the original Dale Park School signage.

Ms. Jennifer Degerberg, said as a business owner in the Historic District she had to go through very specific direction to have signs made for her shop. Their logo can still be incorporated but it needs to be on a rectangular white edged sign.

Discussion ensued regarding concerns regarding the shape and materials of construction. It was preferred that the sign be rectangular or of uniform shape. We want to know that it will be made of something durable and weatherproof. The proposed sign is inconsistent with other signs in the Historic District.

Mr. Ayer moved, seconded by Mayor Brown to table the application pending further information. Requested information includes materials of construction, the support posts and uniform/symmetrical shape of the sign. Mr. Holloway is to follow-up with the Waldorf School. On roll call; six ayes, no nays.

The meeting was adjourned at 6:55 p.m.

Respectfully Submitted,

Mr. John Bentley
Secretary