

**MARIEMONT ARCHITECTURAL REVIEW BOARD  
REGULAR MEETING  
APRIL 18, 2022**

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

Mr. Lockhart moved, seconded by Mayor Brown to approve the minutes as written for April 4, 2022. On roll call; five ayes, no nays. (Dr. Lewis abstained due to being absent from the meeting)

Mr. Kintner arrived at 6:04 p.m.

An application from Dr. Lisa Larkin, 3908 Miami Rd., Cincinnati, OH 45227 was submitted to refresh the front and back of the business with a dark/black theme with some copper and gold features per attached renderings.

*Findings of the Building Department:*

3908 Miami Rd is part of the Village Squares at the confluence of Miami Road, Wooster Pike, Crystal Springs, and Madisonville Roads, and as such is a Landmark structure as defined in Mariemont City code ordinance section 151.075 (F) (22)

**§ 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:

(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.

Ms. Keri Rickenbaugh, COO for Lisa Larkin MD & Associates, said the practice has very much enjoyed being in the Mariemont community. Enhancing the building will benefit both the

community and the business. There needs to be improvements with the buildings along that stretch going up Miami Road. Perhaps, other businesses will follow with updating their buildings. It was noted that none of the red brick is the same for the buildings.

Ms. Lori Daniels, Designer with C&C Development, LLC, said she lives in the area and researching the surroundings were important to her. She found that they were attracted to bringing the building into a darker field. She had a series of paint colors which were distributed to members of the ARB for review. They have three preferred colors. The lettering would be a brass tone along with copper sconce lanterns. They are looking to do a full build out of the trim by the front entrance to enhance the archways. They will add copper gutters (front only) and replace a slate style roof (samples provided and distributed for ARB review). The signage will be similar to what is existing. Pots and greenery will be added. The back of the building would be the same color with a cream tone awning. The window frames in back will be painted with mutttons added. The mutttons will also be added back to the front windows. Most of the front of the building is windows with the brick not being the same as the brick for Graeter's or Rooster's. The trim applique will add more character. They are open to making the slate roof looking uniform with the surrounding businesses.

Mr. Ayer said he spent time looking at historical pictures and realized that this building was not built by the Mariemont Company but was built later in 1950. It appears to be inspired by other buildings around Mariemont. In his opinion, there are elements in the proposal that are really good in maintaining the same type of style, but he does not feel the black fits in. He also does not find that historical buildings have been painting the red brick in the Village. The red brick is original and significant as part of the timeless beauty in Mariemont. Dr. Lewis agreed.

Mr. Kintner disagrees saying it is a gorgeous rendering. The building is in the Historic District but it is borderline historic looking. There is so much difference along those buildings. He sees it as an incredible enhancement with a significant investment.

Mayor Brown said he understands Mr. Ayer's argument about continuity of design on the square, but we really do not have true continuity of design on the square currently. He likes the design and finds it will enhance that area of the square. He believes the question of color could be overcome. There will not be much painted brick. There will be continuity with the slate roofline.

Dr. Lewis said she agreed with the architectural style and keeping with the enhancing the overall look of the building. Her concern is the color which in her opinion will create more discontinuity. It is going to depart from what it is which is a colonial style. She feels it could be 'married' better with the rest of the buildings it connects to.

Mr. Bentley said turning it black is purposefully trying to make it stand out by contrast and he does not feel that is what the square is all about. He has no problem with the slate roof, copper details or graphics.

Mr. Wren said he has less objection to the color painting the brick. He asked the members of the ARB if the color was white with brick would there be objections. The response was they would need to see a design of it. Dr. Lewis said she would like to see the colors consistent on the buildings...whether it is brown or white.

Ms. Betty Clingerman, said she likes the proposed application, but she does not feel it represents the 1920's interpretation of colonial. Presently it is more 1950's colonial.

Discussion ensued regarding keeping the continuity the same (not painting brick) while others voiced that they viewed this as an upgraded addition to what is currently there. It was suggested to paint it brown to provide continuity to match the surrounding buildings. A pulled together design would need to be submitted.

Mayor Brown moved, seconded by Mr. Kintner to accept the color palette with presented elements with the final color choice to be determined at an upcoming meeting at the applicant's location. The replacement slate roof be of the contiguous continuity of design and materials with Graeter's and the Theatre. The windows will contain mutttons. On roll call; five ayes, two nays (Mr. Ayer and Dr. Lewis dissenting).

The meeting adjourned at 6:56 p.m.

Respectfully Submitted,

Mr. Brad Lockhart  
Secretary