

**MARIEMONT ARCHITECTURAL REVIEW BOARD
REGULAR MEETING
MAY 16, 2022**

Mr. Wren called the meeting to order at 6:00 p.m. Present were Mayor Brown, Mr. Bentley, Mr. Kintner, 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 18, 2022 and April 25, 2022. On roll call; six ayes, no nays.

An application was submitted from Spinnenweber Builders, Inc, for the property located at 6902 Wooster Pike, Cincinnati, OH 45227 to add an exterior ramp and elevate rear doors to match front entry way elevations per attached drawings.

Findings of the Building Department:

6902 Wooster (Old PNC Bank) is part of the Village Squares at the confluence of Miami Road, Wooster Pike, Crystal Springs, and Madisonville Roads, ...as such is part of the Historical District as defined in Mariemont City code ordinance section 151.075 (F) (22).

Preliminary drawings have been stamped by a licensed Architect in the State of Ohio.

§ 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.

Mr. Scott Malone represented Spinnenweber Builders and answered questions. Pictures were displayed of the former PNC building, including both the front and the back. In order to bring the first floor of the rear building to one level they are installing PLEXICOR and steel columns. It will bring the

entire first floor to the rear current elevation of the building. To access from the parking lot, they will install a service ramp that will have no steps. It will blend with the EIFs facade blend of the theatre and Quarter. The plan is to have it match the brick on the LaRosa's side of the building. The brick will be capped. It has not yet been picked out, but he would submit a sample if needed. Currently, the back of the building is painted brick. The rail will be painted steel, probably a brown to match the EIFs. The pre-cast concrete cap will look like pre-cast concrete or limestone. The doors will be architectural bronze with flat hardware. They cannot divide the building up or do anything to the front of the building until it is determined what will be done to the rear of the building. The roof will be slate to match the surrounding buildings.

Mr. Bentley moved, seconded by Mr. Lockhart to approve the Certificate of Appropriateness to approve the design as submitted pending final approval of materials and colors. On roll call; six ayes, no nays.

The meeting adjourned at 6:26 p.m.

Respectfully Submitted,

Mr. Brad Lockhart
Secretary