

**MARIEMONT ARCHITECTURAL REVIEW BOARD  
REGULAR MEETING  
DECEMBER 13, 2022**

Chairman Peter Wren called the meeting to order at 12:01 p.m. Present were Mr. Ayer, Mr. Bentley, Mayor Brown, and Mr. Kintner. Building/Zoning Official Rod Holloway was also present.

Mr. Ayer moved, seconded by Mr. Bentley, to accept the minutes as written for the November 29, 2022 meeting. On roll call; four ayes, no nays (Mr. Wren abstained).

An application was submitted from the Mariemont Preservation Foundation (MPF) located at 3919 Plainville Rd, Mariemont, OH 45227 to construct a structure over the Family Statuary Sculpture located at 6601 Wooster Pike.

*Findings of the Building Department:*

Statuary Park is defined as a Landmark per 151.075 (F)(24)(d)(g) Dale Park with statuary, northwest corner of Plainville Road and Wooster Pike and thus part of the Historical District code.

**§ 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:

(d) Consideration shall be given to the method of removal or alteration of any original materials, hardware, signage, or architectural features and the method of construction or repair, so as to avoid damage to original materials, hardware, design, and architectural features.

(e) Consideration shall be given to the use of the property, so as to maintain as nearly as possible the use of the property as originally intended

(h) Buildings shall have exterior material of painted wood, material that simulates painted wood, brick, stucco, stones, or stone masonry and take into consideration texture, color, and compatibility among various elements of the structure. The exterior color of all landmark structures shall be guided by the Village Historic Color Guidelines

(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

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

The ARB heard the presentation from the Mariemont Preservation Foundation on November 11, 2022 but were unable to take a vote due to a lack of a voting quorum. The purpose of meeting again is to vote on the application.

Mr. Ayer shared his correspondence with Cori Cassidy, of architectural firm A359, regarding the roofing material. She told him that the roofing material would be a PVC membrane. There is an option to use an 80 mil which comes with a 30-year warranty (the lower the millage, the shorter the warranty). Mr. Ayer noted that the grade of the membrane was not specified on the drawings, but that Ms. Cassidy was good with specifying the higher mil thickness. Mr. Ayer would like to see them agree to use the best materials that will last the longest, or at least has the longer warranty. Mr. Wren noted that it was a light gray material. The product is a single ply PVC thermoplastic membrane, called Sarnafil, which comes in a 2-meter by 15-meter roll. The argument for using the light gray was that a neutral color blends in better than white or black. Mr. Ayer requested that an approval be contingent on using the 80 mil product.

The maintenance costs are not factored into the decision as to whether to issue the certificate of appropriateness but basic maintenance instructions for the Village would be nice to include in the package. Mr. Kintner inquired about the landscaping. Mr. Bob Rich, who is consulting on the project, noted that Kleingers will provide a landscape architect for the project. Mr. Holloway stated that the certificate of appropriateness was not written so that landscaping was approved as part of it and the Architectural Review Board will review the landscaping and signage when the project gets to that point. There was some discussion as to whether that is accurate; Mr. Holloway said he would look into it but the request for today was for the building/structure. Mr. Rich clarified that the paving, the benches, and all those things that are hardscaped are in the package being presented, not the plant material. The lighting design is mostly final and is included in the package that was presented at the previous meeting. The structure, the lighting, and the pavers under that area are in the package. It does not include the landscaping, sidewalks, the trees, or the signage.

Mr. Bentley asked if he disapproves of the lighting then does he have to disapprove of the whole thing? Mr. Holloway said yes, and Mayor Brown concurred because the lighting is part of the package. Mr. Bentley would like to see some changes to the lighting that has been proposed. He would like to see the statuary lit more from above, but Mr. Wren brought up concerns about hot spots and needing to move the distance of the roof if lighting from above.

Mr. Wren presented a few options for the vote. They could move to approve as is, they could move to deny as is, or they could move to approve with some sort of contingency and cite the areas of concern.

Mr. Ayer moved, seconded by Mayor Brown, that we approve the package as submitted for the statuary structure, with the condition that the heavy mil is used for the roofing material. On roll call; three ayes, one nay (Mr. Wren abstained).

The meeting adjourned at 12:46 pm.

Respectfully Submitted,

Mr. Brad Lockhart  
Secretary