

**MARIEMONT ARCHITECTURAL REVIEW BOARD
REGULAR MEETING
MARCH 22, 2023**

Chairman Peter Wren called the meeting to order at 6:00 p.m. Present were Mr. Ayer, Mayor Brown and Mr. Kintner. Building/Zoning Official Rod Holloway was also present.

Mr. Ayer moved, seconded by Mr. Kintner, to accept the minutes as written for the February 22, 2023, meeting. On roll call; four ayes, no nays.

1. Application from the Mariemont Preservation Foundation, for the property located at 3915 Plainville Rd. OH 45227 (“Ferris House”) to replace the existing 3-tab asphalt shingle roof with similar product.

Findings of the Building Department:

The building at 3915 Plainville Rd. is known as the Ferris House and was built between 1804-1812 and is a landmark structure as defined in Mariemont City code ordinance section 151.075 (F) (18) and thus part of 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.

Mr. Paul Mace, President of MPF, said they have contacted more preservationists and have their recommendations of what would be the most appropriate for the roof. They brought shingle options for viewing with the hope that they leave tonight with a Certificate of Appropriateness. He submitted a letter from Beth Sullebarger, Sullebarger Associates. She supports an in-kind replacement of the current roof, which is a 3-tab black asphalt shingle. She sees this as an acceptable short-term solution to prevent further water damage while MPF considers the future of the building. They also reached out to John Grier, Architect with Arete Design. He too supports 3-tab black asphalt shingles as the short-term solution to prevent water damage. They did not find wood shingles to be appropriate. There may have been wood shingles previously, but there is no way to be sure. Both found the black asphalt most appropriate. It is not trying to replicate something that may or may not have been on the building. It is also what they believe

the Village code allows. They have started the process of contacting several groups to build a master plan for the Ferris House.

Mayor Brown asked if they would put on a 3-tab shingle asphalt roof, and possibly several years from now put on something else? Mr. Doug Manzler, Vice-President MPF, said the desire is to get a master plan prepared and then apply for grants and raise the money. It will be time consuming. Right now, there is not water in the house, but there is evidence of shingles in the yard after storms. At this time, they do not know what the right roof originally was. They have determined wood, slate, stone, metal or tile roof would not be appropriate.

After discussion and review of the samples of shingles provided, Mr. Ayer moved, seconded by Mr. Kintner to issue the Certificate of Appropriateness for the Ferris House for a Moire Black Dimensional Landmark Asphalt Shingles. The distinction between the Pro versus the Standard Landmark would be up to the discretion of MPF. On roll call; four ayes, no nays.

The meeting adjourned at 6:08 pm.

Respectfully Submitted,

Mr. Brad Lockhart
Secretary