

**MARIEMONT ARCHITECTURAL REVIEW BOARD
REGULAR MEETING
JUNE 6, 2023**

Mayor Brown called the meeting to order at 5:35 p.m. Present were Mr. Ayer, Tina Getter, Marcy Lewis and Brad Lockhart. Building/Zoning Official Rod Holloway was also present.

Mr. Ayer moved, seconded by Mr. Lockhart, to accept the minutes as written for the March 22, 2023, meeting. On roll call; four ayes, no nays. (Ms. Getter abstained).

1. Application from Phil West, for the property located at 3929-37 Beech St. OH 45227 to re-roof.

Findings of the Building Department:

The building at 3929-37 Beech St. Rd. is part of the Clinton MacKenzie group and is a landmark structure as defined in Mariemont City code ordinance section 151.075 (F) 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.

Mayor Brown said an agreement was reached to select a dimensional shingle of a medium grade weight rather than the 3-tab asphalt that was installed. The agreement is that Mr. West re-roof the entire roof, including the porch. The samples of Colonial Slate and Georgetown Gray.

Mr. Holloway said an updated application was applied and paid for.

Dr. Lewis asked if this was ARB's position/approach on buildings we suspect had a slate roof and now has a shingle roof. Mayor Brown said no. The point we need to make is that we are not here

to set a precedent. This case is unique to the characteristics and circumstances of this particular building and its history and how it unfolded. This is not to be taken as procedure going forward.

After discussion, Mr. Lockhart moved, seconded by Ms. Getter to grant a Certificate of Appropriateness taking into account the unique facts associated with this property located at 3929-3937 Beech Street: The applicant has demonstrated that the roof was asphalt shingle in the early 1980's and may pre-date the ARB and Mariemont's historic preservation ordinances; the property was incorrectly listed in the ordinance as part of the Cellarius group, now being corrected to the McKenzie group; the use of an asphalt dimensional shingle is consistent with the group homes on the west side of Beech Street (excluding the Cellarius St. Louis flats). The roof shall be re-roofed with the Landmark Series Colonial Slate color asphalt dimensional shingle for the entire roof, including the front porch. On roll call; five ayes, no nays.

The meeting adjourned at 5:55 pm.

Respectfully Submitted,

Mr. Brad Lockhart
Secretary