

**MARIEMONT ARCHITECTURAL REVIEW BOARD
REGULAR MEETING
FEBRUARY 20, 2012**

Building Commissioner Malone called the meeting to order at 5:30 p.m. Present were Mr. Allen, Mr. Stegman, Mr. Bruggeman and Ms. Schwartz.

Mr. Stegman moved, seconded by Ms. Schwartz to appoint Mr. Bruggeman as Chairman. On roll call; four ayes, no nays.

Mr. Stegman moved, seconded by Ms. Schwartz to appoint Mr. Thomas as Vice-Chairman. On roll call; four ayes, no nays.

Mr. Stegman moved, seconded by Mr. Allen to appoint Ms. Schwartz as secretary. On roll call; four ayes, no nays.

The first request was for a Certificate of Appropriateness from Andrews and Heather Millis, 6641 Chestnut Street, Mariemont, Ohio 45227 for a room addition on the east side of existing single-family attached residence. Building Commissioner Malone said the original request was for the house to have a flatter roof line and the siding was going to be hardy plank. It was suggested by the ARB to reconsider doing the addition in brick. They have come back with brick on the front and side and stucco on the back. He personally is satisfied with it.

Mr. Bruggeman asked if it meets the zoning requirements. Building Commissioner Malone said yes it does.

Mr. Stegman asked if only the front elevation was provided. Building Commissioner Malone said yes. Mr. Stegman said the drawing presented does not show if the house sits back or if it is flush. Building Commissioner Malone said it appears to be flush with the house. Mr. Stegman asked about the area that is recessed. Building Commissioner Malone said the reason it is because it holds the electric meter in the alcove. Mr. Stegman questioned why the addition would not simply be set back. Ms. Schwartz said they cannot due to a window that is already in place which she believes they are going make into a door. She said she believes the addition would look better with a door. Mr. Stegman asked what the space will be utilized for. Building Commissioner Malone said it is going to be a laundry room and full bath. The entrance will be in the rear to be close to the free standing garage. He said ARB could require them to add another door to enhance the appearance.

Mr. Stegman said it is very hard to match existing brick and questioned if other materials would be more eye pleasing. Building Commissioner Malone said one problem is the house is not a historic house but it is located within the Historic District. His opinion is the house would look less intrusive if brick is used instead of contrasting materials. He did agree though that when matching brick if you miss by a little you might as well miss by a mile.

Mr. Bruggeman said there should be professional match to the bricks and some sort of separation perhaps with wood connecting the two areas of brick. He believes the addition calls for a door. Building Commissioner Malone agreed that a door could be an option.

Mr. Stegman suggested having a more professional drawing with some of the suggestions shown. Mr. Bruggeman said he would counter that because we do not require architect drawings. Building Commissioner Malone said that is true but we do require enough information to make an informed judgment.

After discussion, ARB members agreed it would be fair to ask for a front, rear and side elevation drawing along with a door to separate the old and new brick. Mr. Bruggeman offered his services to work with them to prepare another drawing. He asked if they are required to bring in the materials. Building Commissioner Malone said on different occasions we have but he believes that by the minutes reflecting that is has to be a professional match should be sufficient. It was suggested that the applicant look into the cost of moving the utility meter.

Ms. Schwartz moved, seconded by Mr. Stegman to approve the minutes as written for October 17, 2011. On roll call; four ayes, no nays.

The meeting was adjourned at 5:55 p.m.

Respectfully Submitted,

Mary Ann Schwartz
Secretary