

**MARIEMONT ARCHITECTURAL REVIEW BOARD
REGULAR MEETING
APRIL 16, 2012**

Mr. Bruggeman called the meeting to order at 5:50 p.m. Present were Mr. Bruggeman and Ms. Schwartz. Mr. Stegman arrived at 5:55 p.m.

The first request was for a Certificate of Appropriateness from Robert and Sue Hedelsten, 3905 Beech Street, Mariemont, Ohio 45227 to replace the metal standing seam roof with fiberglass dimensional shingles and other associated roof and gutter repairs.

Mr. Hedelsten said the estimate he received was \$52,500. His neighbor is in need of replacing his roof as well and received an estimate over \$100,000. Repairing the roof may cause more damage. When he made additions to the house he was permitted to put shingles on the roof.

Mr. Bruggeman said it would look different from what it looks like now and it will look different from the neighbor's buildings but it would look attractive. His experience is that roofer's estimates widely vary. The ARB language is pretty definitive. It states that roof treatments shall be the same type and form and the same or similar color and exterior material as found on the existing building. Personally he would have a hard time with shingles with that kind of price discrepancy. He believes we should look for alternatives and more bid prices. He knows some reputable roofers and would be happy to make some contacts. He would also like to look into metal seams as an alternative - it would be less expensive.

Mr. Hedelsten said his neighbor is going to be coming to ARB for a roof replacement and if he did the same thing the roofs would all look the same. The surrounding building will all be changed in the near future.

Ms. Schwartz said her feeling is she does not know how we can ask people to spend that kind of money. She does not have any problem with this request at all. This is not Williamsburg, Virginia and we should allow something like this.

Mr. Stegman said he understands what Ms. Schwartz is saying and also appreciates the comments from Mr. Bruggeman. He also lives in a historic house and knows that it is expensive to preserve but \$50,000-\$100,000 is a lot of money for a roof. He believes we need to consider an effort to look at any and all alternatives.

Mr. Bruggeman said he put on a metal seamed roof on his residence and encouraged the Hedelsten's to view it. He paid \$4000 for the materials and did the installation himself. It is a mid-range solution worth exploring. He also is sympathetic to Ms. Schwartz's point of view. We cannot mandate people pay that kind of a premium to meet the standards set in the code.

Building Commissioner Malone said his personal view is if all three building have red shingles on them he would not have a problem in the world with it. It is a symmetrical ensemble of buildings. It sounds to him like it might be a five year window before the other buildings are in the same situation. If the replacements were the same as what the Hedelsten's are proposing he believes it would meet the intentions of the Historic District requirements. It would also help from breaking the back of three landlords with metal roofing that is not reality in this day and age. He would like to think that the other two landlords have the belief that they can and would want to replace an expensive roof with a considerable less expensive roof that they would be

more inclined to do so. We cannot require them to do that nor can we make the Hudelsten's approval dependent on some future intent of adjacent owners.

Ms. Schwartz agreed that if all three buildings had the shingles the appearance of the buildings to the eye would not change.

Mr. Bruggeman said he could do some investigative work on his own. Mr. Stegman said it was incumbent on the ARB to protect the Historic District areas. He would feel more comfortable exploring more options.

Mr. Bruggeman moved, seconded by Ms. Schwartz to table the request until more research has been completed and reschedule another meeting. On roll call; three ayes, no nays.

The second request was for a Certificate of Appropriateness from Catherine Peck, 6617 Chestnut Street, Mariemont, Ohio 45227 for an arbor located in the rear yard adjacent to Lane "D".

Building Commissioner Malone said the arbor is already up. ARB needs to retroactively approve or disapprove of the structure so it is on record. Ms. Schwartz said as the next door neighbor she does not have any objection. Mr. Stegman moved, seconded by Mr. Bruggeman to approve the arbor as constructed. On roll call; three ayes, no nays.

Discussion ensued regarding establishing design criteria for window replacements/mullions in the historic districts. Building Commissioner Malone said ARB may want to consider some kind of standard for window replacements. He has been involved in a campaign with the Mayor to replace the windows in the Historic District which are upwards of 90 years old and are in bad condition. They are wood lead divided double hung windows with peeling paint. . The owners cannot remotely afford to replace the windows in kind. Some landlords are putting in storm windows which look atrocious and change the character of the street. The Mayor is in agreement that the standards should be relaxed somewhat and allow for the replacements to look generally like they do now. His personal opinion is that it is a practical approach. The members concluded that the rest of the ARB should be present before a recommendation is made.

Ms. Schwartz moved, seconded by Mr. Bruggeman to approve the minutes as written for February 14, 2012. On roll call; three ayes, no nays.

The meeting was adjourned at 6:40 p.m.

Respectfully Submitted,

Mary Ann Schwartz
Secretary