

**MARIEMONT ARCHITECTURAL REVIEW BOARD
REGULAR MEETING
MAY 21, 2012**

Mr. Bruggeman called the meeting to order at 5:30 p.m. Present were Mr. Bruggeman, Mr. Allen, Mr. Thomas and Ms. Schwartz. Mr. Stegman arrived at 5:45 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. Bruggeman said this is the second hearing on the request. The expense to replace the roof with like materials is too overwhelming.

Mr. Hedelsten said he received another bid from Malloy roofing tin the amount of \$23,000. He showed the members samples of the proposed shingles. Both of his neighbors who are going to be in the need of roof replacements are agreeable to replace the roof with shingles as well. In order to replace it with like materials his neighbor is looking at \$100,000. If all the houses use the same shingles the houses will still match as they do today. He said the representative from Malloy Roofing indicated that the roofs on other houses on Beech Street are not the original roof.

Mr. Thomas commented that this is the probably the only metal roof within the Historic District and going along with the observation from Malloy Roofing that at one point in time all the roofs were not as we see today and asked Mr. Bruggeman if that reconciled in his mind going away from the metal roof. Mr. Bruggeman said it is realistic and not feasible to ask them to spend that kind of money. It is realistic to go with the less expensive solution. The houses do have a unique appearance.

Mr. Thomas asked Building Commissioner Malone if his comments at the last meeting where he stated that it is his belief that the shingles would meet the intention of the Historic District requirements. Building Commissioner Malone said in his view it is close enough. With the high degree of likelihood that the other two buildings need to be re-roofed in near future they would also have to come and get ARB approval. We could easily mandate this specific shingle.

Mr. Allen said he thinks the proposed shingles would be fine. Ms. Swartz agreed. Ms. Schwartz moved to approve the request for the fiberglass dimensional shingles, seconded by Mr. Allen. On roll call; four ayes, no nays.

The second request was for a Certificate of Appropriateness from Dan Spinnenweber of Spinnenweber Builders Inc., 6880 Wooster Pike, Cincinnati, OH 45227 for proposed addition to the rear of the Mariemont Theatre consisting of (1) 89-seat theater and (1) 129-seat theater.

Mr. Spinnenweber said a year ago July the lease expired on the theatre. They are renewing the lease but they need more room. The theatre has not been strong and hoped to add three more screens but there is only room for an additional two. Obviously the building is located in the Historic District but there is not much he can do with the box exterior and there is not much that they can do with the back. Currently the glazed brick is deteriorating and his thought is the new building will have stucco. Also, twelve seats will be taken out of the back so they can expand the lobby area with a possible liquor license. He feels the theatre is an important feature in the Village.

Mr. Stegman questioned the additional parking that would be required. Mr. Spinnenweber said the Planning Commission granted them a variance to use Village parking spaces. In addition, Comey & Shepherd has granted permission to use the lot after 5:00 p.m. We will not need every parking space available every day. Mayor Policastro said he is working with the School Board who has been very cooperative and he is hoping to get additional parking.

Mr. Thomas said as an example in the City of Cincinnati Historic District they do not always want the new construction to look exactly like the old construction. He knows that a lot of the times we are more consistent with what the architectural flavor is of the property and making sure that a new addition meshes well with or mimics what was going on the time the building was built versus maybe this is an opportunity to say we do not want to confuse people about what was original and what is new. A new addition can look vastly different than what is existing but it still does not detract from the historic nature of the property.

Mr. Bruggeman said the code does not necessarily specify that it has to be the same but more of a subjective analysis if it is similar in appearance to the existing building. Mr. Thomas said it is a brick exterior right now - his question is are we better off insisting that whatever the material that is used on the exterior look exactly like the rest of the property even if it is not brick or are we better off saying it can be a more typical dryvit or stucco material application than mimic what the brick is. Mr. Bruggeman said his inclination is common sense and use materials that are going to hold up and the rounded corners are sensible. Mr. Spinnenweber said they could have done something like that on the Strand but when it comes to Mariemont he believes having it blend is a better approach.

Mr. Stegman said personally he did not care a whole lot about the materials but generally he is for preserving the uniqueness of Mariemont. He believes the Strand and the Greiwe buildings were very well done and that is what we need to try to preserve.

Ms. Schwartz asked if Mr. Spinnenweber will be coming back before ARB with exact materials. Mr. Spinnenweber said they would like to get a vote so they may move ahead with either dryvit or stucco.

Mr. Stegman moved, seconded by Mr. Bruggeman to approve the request of Mr. Spinnenweber based on the proposed plan presented with the cream color to match the existing color as closely as possible. On roll call; five ayes, no nays.

ARB members discussed establishing acceptable design criteria for window replacements in the Historic District. Building Commissioner Malone said he and the Mayor have been spending the past several years working in the Historic District checking on the condition of the buildings. They are making progress slowly but one of the problems has been the windows. A lot of the windows are 90 years old wood double hung lead glass single glazed windows. They tend to leak and they are having a heck of a time trying to convince landlords to replace the windows. The thought was we would have a much better chance of having better buildings at a price they can afford instead of replacing with like kind - it is just too costly and the windows will not be replaced. If we can allow landlords to replace the windows in a manner that is substantially conforming we would have a better chance of having the landlords bear the cost of replacing the deteriorating windows.

Mr. Thomas asked what parts of the guidelines are we replacing that actually require the windows to be as described. Building Commissioner Malone said the ARB has the authority to

have polices established that do not appear in the zoning code. Mr. Thomas asked what the current policy is telling resident they cannot do a certain replacement. Building Commissioner Malone said it does not exist.

Ms. Schwartz said she thought the windows have to be replaced with like kind of what it already there. Building Commissioner Malone said it does not say that in so many words. Mr. Bruggeman said it is relatively vague. Building Commissioner Malone said the proposed guidelines are much more specific.

Mayor Policastro gave an example of a rental unit that had mold issues resulting from deteriorating windows. He instructed the landlord to not to rent the unit until an engineer informed us that the mold was gone. Two months later new tenants had moved in. All the landlord did was paint so they were cited to Mayor's Court. After appearing in Mayor's Court we agreed to allow them to spray silicone because if they had to replace the windows it would have been unreasonable. Mr. Thomas said that is what he is missing - why would it be unreasonable - what is in the code now that says the windows cannot be replaced with an aluminum clad window. He wants to make sure we are addressing the issue that needs to be addressed.

Building Commissioner Malone said he is trying to get a set policy set and agreed to by ARB so he is not going against what ARB wants to have done. He then can issue a standard building permit that meets the criteria.

Mr. Allen agreed that clarification would be in the best interest of both homeowners and landlords. Mr. Stegman said part of the job of the ARB members is to straddle the issues of upholding the character of Mariemont and also being realistic when it comes to cost. To accommodate some in the Historic District he does not want to compromise replacing windows elsewhere with interior only mullion and said he would like to see that change. Mr. Allen said he sees both sides but most people would not notice if the mullions were on the inside or outside.

Mr. Thomas moved, seconded by Ms. Schwartz to approve the proposed guidelines as follows: Replacement windows for buildings located in designated Historic Districts shall conform to the following design parameters: (1) Mullion patterns shall closely match original configurations (2) Mullions may be installed on inside surface, between the glass or on outside surface or any combination thereof (3) Windows may be wood, painted, wood clad with vinyl or metal or all vinyl (4) Exterior window color shall closely match existing color (5) Screens shall be provided for all windows. On roll call; five ayes, no nays.

Mr. Stegman moved, seconded by Mr. Schwartz to approve the minutes as written for April 16, 2012. On roll call; five ayes, no nays.

The meeting was adjourned at 6:33 p.m.

Respectfully Submitted,

Mary Ann Schwartz
Secretary