

**MARIEMONT ARCHITECTURAL REVIEW BOARD
REGULAR MEETING
OCTOBER 17, 2016**

Mr. Bruggeman called the meeting to order at 5:30 p.m. Present were Ms. Stalzer, Mr. Thomas and Mayor Policastro. Also in attendance was Building Administrator Don Keyes.

There was a request from Dr. Lisa Larkin for Certificate of Appropriateness for the alteration of the building at 3908 Miami Road.

Building Administrator Keyes said the building is being remodeled for use as a medical practice. The previous remodeling plans are being voided in favor of maintaining the current building size. It is desired to increase the size of the front windows to increase the amount of daylight into the office area. The rear of the building is being revised to allow entry at ground level and to redecorate the rear to include additional windows. Building remodel plans have been reviewed to insure that Mariemont and Ohio building codes are met.

Mr. Steve Kurtz, Architect for Dr. Larkin, said they have scaled the project back and will be using the existing structure. Part of the proposed plan is to replace the windows in the front with a taller section to allow as much light as possible. The back of the building will have the street level entrance removed with the addition of more windows. It is proposed to paint the back elevation as well as the side with a reddish brown to mimic the brick that is around the area there. They are pricing the renovation right now and there is possibility if budgeting becomes a problem to simply leave the windows in back as they are in the front of the building.

Mr. Bruggeman asked how much the headers (of the windows) are going up. Mr. Kurtz said 16"-18". Mr. Bruggeman clarified that they are trying to decide which window pattern they prefer.

Dr. Larkin said if you look at each building next to hers you can see that Roosters has taken out the grills on the windows making it all plain glass as opposed to Graeter's which have the mullions in the windows. She is open to either option but her goal is to get as much light as possible.

Dr. Larkin asked procedurally if ARB felt strongly about one option over the other that would be fine with her, but she is not 100% sure that she is not going to leave them exactly as they are. She would like to bid out both ways and then make a decision. Mr. Thomas said his personal preference is the divided light with mullions that matches the look of Graeter's.

Mayor Policastro moved, seconded by Ms. Stalzer to grant the Certificate of Appropriateness as proposed and to approve the front windows as selected by the applicant. On roll call; four ayes, no nays.

Mayor Policastro moved, seconded by Ms. Stalzer to accept the minutes as written from September 19, 2016. On roll call; four ayes, no nays.

The meeting was adjourned at 5:40 p.m.

Respectfully Submitted,

Mr. Paul Allen
Secretary