

**MARIEMONT ARCHITECTURAL REVIEW BOARD  
REGULAR MEETING  
AUGUST 21, 2017**

Mayor Policastro called the meeting to order at 5:34 p.m. Present were Ms. Stalzer, Mr. Brown, Ms. Schwartz, Mr. Kintner, and Mayor Policastro. Also in attendance was Building Administrator Don Keyes.

A request was made by Linda Gilmore, Trustee, 2795 Walsh Rd, Cincinnati, OH 45208 to install fencing on the property at #2 Denny Place. A privacy fence on the side of the house to enclose a patio and additional fencing along the sides of the front yard to match existing fencing along the front parallel to the street.

*Findings of the Building Commissioner:* Mariemont code section 151.005 defines a fence as a structure, which is: "Anything constructed, the use of which requires permanent location in or on the ground or is attached to something having a permanent location on the ground." Code section 151.100 provides the guidelines for fencing.

Mr. Keyes provided photos to members of the Architectural Review Board (ARB), showing a row of bushes along the property line. He explained that the bushes would be removed and the fence would be installed where the bushes had been. It would be a six-foot-high wooded fence. Mr. Brown asked if the vertical boards of the fence would alternate from one side of the frame to the other so that the fence looked the same from both sides. Mr. Keyes said the boards would all be next to each other on one side of the frame, with the good side facing out and the frame side facing in. The tops of each board would be scalloped. Ms. Stalzer moved, seconded by Mr. Kintner to approve the request. On roll call, five ayes; no nays.

A request was made by Lisa Larkin MD, LLC, 3908 Miami Rd, Mariemont, OH 45227 to place a canopy over the rear stairwell to provide cover for the stairwell as during heavy rain, the drainage is not sufficient to prevent water accumulation in the stairwell. In addition, signage to identify private parking spaces is desired at the rear of the building.

*Findings of the Building Commissioner:* Awnings and Canopies are covered in Mariemont Code section 151.088 and Ohio Building Code section 3105 as well as Chapter 16 for structural design. Structural design will be reviewed again prior to any permit. Signage in the Historic Districts is controlled by Mariemont code sections 151.075 H (l), Any sign, in addition to fulfilling applicable elements of this section, shall fulfill the requirements of §§ [151.125](#) through [151.133](#), and be of material and style harmonious to the overall theme of the area. All such signs shall be presented to the Architectural Review Board for a certificate of appropriateness prior to construction, alteration, restoration, or erection.

Signage would be similar in size and shape to existing signage in the parking area.

Dr. Larkin explained that when she bought the building for her office, she saw evidence of water having been in the basement. She had the basement dredged out and tried to improve the drainage. However, there is only one drain in the landing at the bottom of the outside stairway and it is not adequate to drain all the water during a heavy rain. Instead the water comes in under the outside door to the basement. The only solution that was recommended to her was to install an awning over the stairway to reduce the amount of water going down the steps to that drain.

Mr. Brown asked if the awning would overhang the steps enough to reduce the amount of rain getting in. Dr. Larkin said it would. Mr. Kintner said the awning was very attractive and he saw no problem with allowing it.

Dub Nelson of Roosters Men's Grooming Center, 3912 Miami Road, Mariemont, OH, asked to address the Board. He said he wanted to make it clear that he does not object to his neighbor, Dr. Larkin, having the awning she requested. He was there to speak on behalf of Roosters, which had also requested approval to put up an awning and had been denied, because the colors of his awning were not heritage colors. He wanted an awning that matched his trademark that is black with gold letters and red trim. He said that Dr. Larkin's awning was not a heritage color either, so he didn't understand how she could get approved and he could not. Mr. Nelson said he had been made to take down a barber pole that was on the front of his building at his own expense. He also had to conform to a certain standard for the sign in the front of the building. The sign he was allowed to put up did not match the Roosters trademark, but he did what he had to do to get approval for the sign. He said he was not asking that Dr. Larkin have to remove her awning, but that he be treated fairly by the ARB and be allowed to put up the awning he wanted to install.

Mr. Keyes said it is difficult to get the names of heritage colors because the paint companies change the paint color names. He has listed the heritage colors as deep red, deep blue, deep green, and deep gray. Black can only be used as an accent rather than as the main color or background color. Mr. Nelson thought that exceptions could be made for businesses if needed to be in keeping with a business's logo or trademark. Mr. Brown stated that he thought the awning in the front of the Quarter Bistro was black. Mayor Policastro asked if the awning for Roosters would be in the front or the back. Mr. Nelson said the awning would be in the back of the building.

Mayor Policastro said that the ARB had all new members since Mr. Nelson's request was denied and some parts of the code had changed since then. He felt the Board might be more open to considering Mr. Nelson's request now than they were several years ago. Mr. Kintner suggested that Mr. Nelson make a new application for a hearing before the ARB. Mayor Policastro agreed with Mr. Kintner's suggestion and said he could be heard at the next ARB meeting next month. Mr. Nelson said he would be glad to do that and reiterated that he just wanted to be treated fairly.

Mr. Kintner moved, seconded by Ms. Stalzer to approve Dr. Larkin's request for the awning and the signage. On roll call, five ayes; no nays.

A request was made by Mark Bruggeman and Brian Veith regarding expansion of the property at 4101 Rowan Hills Drive, Mariemont. The expansion of the property to allow a playroom in the patio area was approved by the ARB in July 2017. The request is now to allow a second floor to be added to the same section of the house for additional living space.

Findings of the Building Commissioner: The house at 4101 Rowan Hills Drive has been modified from its original design previously to allow the house to be restored and made livable. The porch area was modified with an effort to maintain the original look of the house while allowing the interior to be changed for greater livability. This current change would affect the rear of the property in the patio area. Code section 151.075 defines the Historic District with allowable changes and is amended by Ordinance resolution No. R-17-15 adding this property to the Historic District.

Mr. Keyes said that there had been some changes to the request from Mr. Bruggeman and Mr. Veith. They had come to the ARB previously to get approval to change the footprint of the first floor and that had been approved. The new request was to add a second floor. However, they wished to withdraw that request as they had decided not to add a second floor. Instead they were asking to increase the footprint of the first floor. Ms. Schwartz asked how many square feet they would be adding. Mr. Keyes said they had added 200 square feet when they put in the patio after approval of the first request. This plan would add another 50 square feet to the footprint of the house. Mr. Brown asked if all of the additional square footage would be in the rear of the house and Mr. Keyes said that it would. Ms. Stalzer moved, seconded by Mr. Brown to approve the revised drawing. On roll call, five ayes; no nays.

A request was made to review the property at 6924 Mt Vernon Ave, Mariemont, OH for the purpose of adding it to the Historic District of Mariemont.

Findings of the Building Commissioner: The house at 6924 Mt. Vernon Avenue was the first house built in the area and was built by the Mariemont Company in 1929. Designation as a historic property allows review of the property prior to alteration or demolition. In accordance with Ordinance 0-14-16, the goal is to allow review by appropriate bodies to insure that remodeling or replacement of Historic Properties will not substantially change the character of the property or its effect on the existing neighboring properties.

Attorney Robert Ernst stated that he represents the owner of the property at 6924 Mt. Vernon Avenue. He said he was present to formally request that discussion on this matter be postponed since not all members of the ARB were present. Mayor Policastro moved, seconded by Mr. Brown, to postpone hearing the request. On roll call, five ayes; no nays.

Ms. Schwartz moved, seconded by Mr. Brown to accept the minutes as written for July 17, 2017. On roll call; five ayes, no nays.

The meeting was adjourned at 6:07 p.m.

Respectfully Submitted,

Mr. Charlie Thomas  
Secretary