

**MARIEMONT ARCHITECTURAL REVIEW BOARD
REGULAR MEETING
OCTOBER 15, 2018**

Mayor Policastro called the meeting to order at 5:30 p.m. Present were Mr. Bentley, Mr. Kintner and Mr. Lockhart.

The first application was from Andrea Hamilton, 6584 Wooster Pike, Mariemont, OH to allow:

- removal of side door and window then placement of a window in the upper part of the door area,
- removal of overhangs above side window and doorway,
- replacement of siding with a similar design of Hardie Board but different color,
- replacement of existing 2nd floor porch with identical design but upgraded materials,
- replacement of rear bathroom window with a window of similar design to others in the house,
- replacement of side yard hardscape with paver blocks to allow parking along the side of the house rather than the vertical (nose in) parking arrangement that is there now, which extends out into the driveway.

Findings of the Building Department Administrator: The interior renovation of the house was approved as a kitchen remodel with the understanding that an interior wall would be moved but the fact that a side door and window would be moved was overlooked on the prints. The rear door was changed as part of the renovation. The removal of roof overhangs above the window and door is owing to the removal of the door and movement of the window. The door overhang will now overhang a window and the window overhang will be over a section of blank wall. The replacement of the window and 2nd floor porch with like materials and identical design is allowed by Mariemont code 150.01 and 151.075 (C) and (H). The replacement of lap siding with Hardie Board siding is allowed as an identical replacement except for color, which must be approved. The replacement of the parking pad is the removal of asphalt and concrete which is to be replaced with paver blocks for parking along the side of the house.

Ms. Hamilton explained that the overhangs will be removed as shown in the design. The French casement window will be moved to where the door was located. A neighbor gave her a French casement window which will replace the snowflake window put in with the addition in 1945. At that point all the windows will match. The porch will go away. She is going to leave landscaping space between the house along with pavers. She will be able to pull in parallel and park two cars. The fence will be moved to the back part of the house. Mr. Bentley asked if the backyard was still enclosed. Ms. Hamilton said that was correct. The Hardie board sample was passed around for the ARB members to see which is “mushroom grey” and will be 8”. She will get the name of the color sample to Mr. Keyes. The whole house will be redone and the replacement pieces will look like what is there now and the porch will be identical. Mr. Bentley asked if there was any temptation in using the 3” versus the 8”. He likes the original scale. Ms. Hamilton said not at all as she does not like the look as much. Originally there was vinyl put over shake. She had thought about using the original shake but when she looked at her neighbors she feared it might be in poor condition.

Mr. Bentley moved, seconded by Mr. Lockhart to approve the Certificate of Appropriateness. On roll call; four ayes, no nays.

The second application was from the Village Church of Mariemont, 3920 Oak St, Mariemont, OH to allow a storage shed to be set next to the rear of the building in the parking lot. The plan is to line the entire shed with fire resistant material that will permit a greater fire resistance than the specified distance and time for fire blocking from adjacent structures.

Findings of the Building Department Administrator: This storage shed will house a lawnmower and other miscellaneous items that may be flammable. The Ohio Building Code sections 508, 702 and 705 require that the shed be greater than 6 feet from the building or that the shed be constructed with fire resistance materials.

Mr. Keyes said they really do not want it to be more than six feet from the back of the building because there is not much parking lot as it is. The only way they can do that is to make it fireproof. It will need to be lined with fire proof material with drywall greater than 5/8" thickness.

Mr. Bentley asked where the door was located. The door is on the right hand side backed up against the building. Mr. Bentley asked the history of the building. Mr. Keyes said the building was the original tool shed for Mariemont built in 1921. It was moved to its present location and turned into a school. The building was roughly 20'-25' longer than it is right now (the wood part of the building). The brick part of the building was added on by the Masons in 1963.

Mr. Bentley said the building is very blank and bland and unfinished with no windows. Are there any plans to make this better? Mr. Keyes said they are going to plant some shrubs in front of it. They are hopeful to replace the vinyl siding as the Church can afford it. On the front side there are actually some places where they think the old windows may still be there. Mr. Bentley said the building most definitely needs updating. Mr. Kintner agreed that the building is sad looking and suggested moving it onto the blacktop. Mr. Keyes said it would be on the blacktop. The problem with putting it in the yard is that it belongs to the property owner next door. The property line goes up to approximately 3" of the church. The next door neighbor does not care if the building is located on his property next to the south side of the church building and it will not be visible from the front of the property if we leave the bush as it is.

Mr. Bentley said it appears to him that the building is too flat for shingles. It needs a 312 pitch minimum. Mr. Keyes said it will look significantly better. The pitch may be changed a little bit. It will have a rubber roof underneath. Mr. Bentley suggested making the building bigger. Mr. Keyes said they may end up making the frame a bit bigger because of the amount of fireproofing that needs to be put in. They really don't need or want anything much bigger.

Mr. Lockhart moved, seconded by Mayor Policastro to approve the request for the Certificate of Appropriateness. On roll call; four ayes, no nays.

Mr. Kintner moved, seconded by Mr. Lockhart to accept the minutes as written for July 16, 2018 and September 17, 2018. On roll call; four ayes, no nays.

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

Respectfully Submitted,

Ms. Mary Ann Schwartz
Secretary