

**MARIEMONT ARCHITECTURAL REVIEW BOARD  
REGULAR MEETING  
MAY 21, 2018**

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

The first request from Woman's Art Club of Cincinnati, 6980 Cambridge Ave. Mariemont, OH to place a flat paver in the front yard next to the Dogwood tree, with a bronze plaque commemorating the memory of Jane and Peter McDonald.

*Findings of the Building Commissioner:* Approval must be guided by Mariemont code section 151.075 for the Historic District as well as the remainder of section 151.075 and 151.126 where ARB approved plaques are approved by Council.

Ms. Stalzer moved, seconded by Mr. Kintner to approve the request for a Certificate of Appropriateness. On roll call; four ayes, no nays.

Mr. Thomas arrived at 5:40 p.m.

The second request from Viktor & Susan Theiss, Tr, 3-4 Denny Place, Mariemont, OH 45227 to replace gutters and downspouts on the property. Sizing of the gutters is to be increased, which matches what has been done on some neighboring houses. Color requirements for the gutters and downspouts are specified in a color sheet that has been made for historic properties. The specified colors from vendors are no longer available but a color match has been made, which is very close to a match of the color booklets and also a match to gutters from neighboring properties.

*Findings of the Building Commissioner:* Sizing and installation of box gutters and downspouts is similar to what has been done in the neighborhood previously. The color code for the properties and the provisions of Mariemont code section 150.01 indicates that the gutters should be dark brown and the downspouts should match with Rookwood brown #35. As this color is no longer available, a colorimeter color match has been made by the paint company to create the same color. However, some properties have changed the downspout color to match the stone rather than maintain the brown color specified. Consequently the property owner has done the same for this property.

Mr. Lockhart commented that he went through a similar process with the home they bought in the Historic District.

Mr. Theiss said what is there today has been there for a long time which is a dark brown that matches the color code of the gutters. The downspouts match the color of the stone. He explained the necessity for the box gutters due to the debris that falls on the house and how the screens will help with the process of keeping the gutters clean. The problem has led to them having water in the basement when the gutters are constantly overflowing. He believes it will match nicely with those of the neighbors. There will only be three houses left that do not have box gutters on Denny Place.

Building Administrator Keyes said the houses on Denny Place do not meet the spec sheet. At some point the ARB will need to deal with the fact that in past years the ARB has changed the colors. He is not clear why the changes were made but notes were put in the book.

The book is no longer code for the houses. If the book is going to be useful ARB needs to decide that the changes are okay and change the sheets or do something else. The names of the colors that are listed on the color sheet are no longer manufactured by the paint company. Those colors are no longer available by that name. The technology now is so they can match any paint chip.

Mayor Policastro suggested Building Administrator Keyes prepare what needs to be changed and present to ARB members at an upcoming meeting.

Building Administrator Keyes said the gutters are going to be the same color. All that is going to change is the round gutter will now be a box gutter. The downspouts are going to wind up being about the same color as they are now which is the color of the stone. All that is really changing are the components and making them the same color as they are now. He would propose that ARB lets them do that.

Mr. Thomas asked for clarification if the code specifies what color the downspouts need to be. Building Administrator Keyes said the color spec sheets specifies what the colors should be.

Mr. Kintner said if it has been allowed before (changing from round gutters to box gutters) in the area it would be discriminatory to not allow this homeowner to do the same. Mr. Thomas said he is not sure that ARB specifically approved it that way – it could have been done without permission. He does not have a problem with it but he does not want it classified that ARB did it for some people but then did not for some people. He believes leniency is fine in this situation.

Mrs. Linda Bartlett said she agrees with the Building Administrator that if it is in the code it should be enforced or a change should be made so everyone is on the same playing field.

Mayor Policastro moved, seconded by Ms. Stalzer to approve the Certificate of Appropriateness. On roll call; five ayes, no nays.

The third request was from Cincinnati Waldorf School, 6743 Chestnut Street, Mariemont, OH 45227 to replace and move a temporary fence that was installed on the East side of the building.

*Findings of the Building Commissioner:* A perimeter fence may be as much as 5 feet in height on the sides and rear of a building lot and may be installed up to the property line with no setback. Within a Historic district, fencing and privacy walls shall be tan, dark brown or black and constructed of wood, steel or aluminum . . . per Mariemont code section 150.01. In this instance, the fencing is expected to be lower to retain small children but allow them to look over rather than through the fence.

Ms. Stalzer asked if it is where the fence is now that if falling over and if it is exactly 30'. Mayor Policastro said the current fence is on Village property. Ms. Stalzer said the fence should be moved.

Building Administrator Keyes said they applied for a permit to install a new fence. The current fence is out 32'-33' from the building. 30' is the limit. Mr. Thomas asked if it was within the property line would it be within code compliance. Building Administrator Keyes said it would not be compliant because they never got a permit. He showed a brochure of the

proposed fence to members of the ARB. It will be a flat top fence for small children and will be 3' high.

Mrs. Bartlett said currently there is an arbor and she questioned if that would remain. The school said it is a play structure and therefore they did not have to go through the ARB. Building Administrator Keyes said even if it is a play structure it may not need a permit but it would need ARB approval. We gave them permission to put play sets and sandboxes in the area specifically behind the school and on their property. We did not give them permission to do that on either side of the building. Mrs. Bartlett said she personally likes the arbor and she is hopeful that they can keep it.

Ms. Stalzer asked if they re-seeded the hill where all the grass is gone. Building Administrator Keyes said they have not re-seeded the hill, they have raked it to get rid of the mulch but the mulch has buried itself into the dirt. He does not believe grass seed will grow very well. The school has said they will re-grade the hill and sod if the Village prefers.

Mr. Thomas moved, seconded by Mr. Lockhart to approve the request for a Certificate of Appropriateness. On roll call; five ayes, no nays.

Ms. Stalzer moved, seconded by Mayor Policastro to accept the minutes as written for March 19, 2018. On roll call; five ayes, no nays.

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

Respectfully Submitted,

Ms. Mary Ann Schwartz  
Secretary