

**MARIEMONT ARCHITECTURAL REVIEW BOARD  
REGULAR MEETING  
JUNE 18, 2018**

Mayor Policastro called the meeting to order at 5:50 p.m. Present were Ms. Stalzer, Mr. Kintner and Ms. Schwartz. Also in attendance was Building Administrator Don Keyes.

A request was heard from John C Mericle, 584 Rolling Rock Lane, Cincinnati, Ohio 45255, to alter the properties at 6714 Chestnut St., and 6714, 6724, 6734 Maple St. Mariemont, OH. The alterations to these historic properties would include:

- 1 – Removal of chain link fences
- 2 – Installation of privacy fences between units
- 3 – Removal of rear patio and sidewalk material and replacing it with poured concrete patios
- 4 – Replace front porch light fixtures with a new design and add rear light fixtures along with new larger house numbers front and rear.
- 5 – Replace garage doors and repair frames
- 6 – On Chestnut only; install off street parking pads off the rear alley
- 7 – Trim or remove overgrown vegetation

*Findings of the Building Department Administrator:* The removal of chain link fencing and landscaping requires ARB approval. The landscaping does not require a permit but large tree removal does, and permits will be obtained for hazardous and dying trees. Patio installation is outlined in the enclosed drawings along with sidewalk and parking arrangements. Specific privacy fencing between patios has not yet been selected by the ARB. The requirement of Code section 150.01 and 151.100 defines that fencing in the Historic District must be tan, dark brown or black and constructed of wood, steel or aluminum. However, privacy fencing of polymer impregnated wood, currently in use at the end of Lane H, has been previously approved to be painted the same crème color as the trim on the property. The ARB is encouraged to approve components to the code or make provision to revise the code so that future decision making has a basis. Front porch lights are being changed due to multiple hanging lights being damaged by tenants and these lights are the same make and model as previously approved for use on properties owned by R Booth. The rear light fixtures proposed are also the same as those used previously, as are the design of the 4 inch stainless house numbers for front and rear. Rear porch light fixtures are required to illuminate the rear door steps if they exist. Rear porch light fixtures and new rear house numbers are to allow them to meet the code section 54.41 requiring house numbers to be readable from 45 feet, where numbers are currently unreadable.

#1 – Removal of Chain Link Fences. Mr. Mericle said he is planning on doing one building at a time with Chestnut Street being done first. He would like to pour a continuous slab across the back in order to have better drainage at the back of the building. There will then be privacy fences up between the units. Ms. Schwartz moved, seconded by Ms. Stalzer to approve the request for a Certificate of Appropriateness. On roll call; four ayes, no nays.

#2 – Installation of Privacy Fences Between Units. Ms. Schwartz asked if the material is a pressed wood. Mr. Mericle said it is a polymer which is not wood but it looks like wood. Ms. Schwartz said she thought it had to be real wood. Mr. Keyes said Mr. Osgood's are not real wood but it is similar to what is being proposed. It is polymer with wood chips mixed in. It wears better than wood and holds up like Trex. Ms. Schwartz said she has a fairy garden that the Trex has held up remarkably well over the years. Mr. Mericle said he needs to know what is approved

because these particular modules require steel plates bolted into the concrete and it is particular to what product is going to be used. Mr. Keyes said Mr. Osgood made the fencing the same color as the trim on the buildings but it is not according to code and suggested that it be fixed at a future meeting. Mr. Kintner asked if ARB approves this are we approving for the Historic District that wood fences can be replaced by polymer product. Mr. Keyes said yes. He said he does not know exactly when the fences for Mr. Osgood were approved. Ms. Schwartz asked if a mistake was made back then does that mean we have to continue to do so? Mr. Keyes said no but it does establish a precedent. Mr. Kintner said this sort of issue came up at the last meeting dealing with gutters regarding round versus box. When he raised the objection about if ARB has already approved it are we stuck with the decision and he was told that it really had not been approved but rather the owner just did it. His feeling is we need to clean our act up a little bit. If we keep semi approving this stuff it comes back to haunt us. Mr. Keyes said if ARB approves something it does not necessarily change the code. Mayor Policastro said if ARB approves a request then that request is iron clad approved for that incident.

Ms. Schwartz asked about the possibility of a cedar fence. Mr. Mericle said it would cost approximately \$2,000 per fence and what is being proposed is less than \$500 per divider. Ms. Schwartz said in the Historic District she feels that is what should be done.

Mr. Larry Oskey, associate of Mr. Mericle, said cedar looks raggedy to him. Mr. Mericle said the proposed fencing requires no maintenance and looks virtually like wood. The tenants are not going to do any maintenance. Ms. Stalzer said after looking at the buildings anything will be a great improvement.

After further discussion, Ms. Schwartz said she would like to see a sample. It was agreed to table this point until a sample could be reviewed by the ARB members to make sure it upholds the character of the Historic District. Mr. Mericle said he would opt out of putting up privacy fences should it become cost prohibitive.

#3 – Removal of Rear Patio and Sidewalk Material and Replace with Poured Concrete Patios. Mr. Kintner asked if we allow poured concrete in the Historic District as opposed to stone patios. Mr. Keyes said he does not believe there are stone patios there now. Mr. Mericle said there may be places where tenants have put down bricks but anything in the back yard they have not done. As previously mentioned, he would like to have a continuous pour to help keep the water away from the building. Ms. Schwartz commented that the work by CMC are not finished well at all. She is hoping that the quality will be better. Mayor Policastro moved, seconded by Ms. Schwartz to approve the request for a Certificate of Appropriateness provided that is done correctly. On roll call; four ayes, no nays.

#4 – Replace Front Porch Light Fixtures with a New Design and Add Rear Light Fixtures Along with New Larger House Numbers Front and Rear. Mr. Keyes said we have 4” house numbers that are stainless steel. Most that have been put up are in silver. Wherever the house number goes it should be well contrasted which he believes is in the code.

Ms. Schwartz said she hates to see the original light fixtures taken down and asked how many that would entail. Mr. Mericle said eventually all of them. They are getting hit with mattresses and being destroyed. Ms. Schwartz asked if there is any other option than what is being presented for the front porch lights. Mr. Mericle said he did not look for other options – this is the fixture that was approved for Booth Properties. He has not bought any and could look for other options because this model may no longer be available and he would have to get something else approved anyway. Ms. Schwartz said she does not particularly like these fixtures

at all. Ms. Stalzer said ideally the original would be the best but they are not practical with everyone breaking them. Mr. Mericle said he could leave them until they break. Ms. Schwartz said she is sure that MPF would love to have one. It was agreed to table the light fixtures to see what else may be available. Mr. Kintner moved, seconded by Ms. Schwartz to approve the rear porch fixture that has been presented and that ARB request the applicant to attempt to come up with an alternative to the proposed hanging light fixture for the front of the building. On roll call; four ayes, no nays.

#5 – Replace Garage Doors and Repair Frames. Mr. Mericle said he estimates 10-12 garages on Maple Street. He may leave the carriage doors on Chestnut Street because he likes them. Ms. Stalzer said she has lived with one for 25 years and they are so impractical. She said it should be replaced with one door. Mr. Mericle said several of the garages they use for storage. They would like to clean them out and make them available to the tenants. Ms. Stalzer moved, seconded by Mayor Policastro to approve the request to grant a Certificate of Appropriateness. On roll call; four ayes, no nays.

#6 – On Chestnut Street Only; Install Off Street Parking Pads Off the Rear Alley. Mr. Mericle said there are six units on Chestnut Street. Presently the tenants care for the back of the units but they will care for them once the fences are gone. Mr. Keyes said one issue that he hears about is that people do not like their garbage cans up next to the house on the patio. The Village does not want the cans back by the alley and said we need another option. He asked if we should have a pad in back so far from the curb to put them on. Mr. Mericle said there is an area where dumping occurs frequently that could be made into a pad with fencing around it but tenants want to just walk out and dispose of their trash. Mr. Keyes said if people want to leave by their house that is okay – the problem is when they leave them out back and the animals get in them and are left on their side. Mr. Mericle said perhaps between each two units there could be a pad installed. It was agreed that the ARB will have further discussion on the matter of trash placement at the next meeting and encouraged everyone to go view the area. Ms. Stalzer moved, seconded by Ms. Schwartz to approve the request for a Certificate of Appropriateness. On roll call; four ayes, no nays.

#7 – Trim or Remove Overgrown Vegetation. Ms. Stalzer moved, seconded by Mr. Kintner to approve the request for a Certificate of Appropriateness. On roll call; four ayes, no nays.

Mayor Policastro moved, seconded by Ms. Schwartz to accept the minutes as written for May 21, 2018. On roll call; four ayes, no nays.

The meeting was adjourned at 6:40 p.m.

Respectfully Submitted,

Ms. Mary Ann Schwartz  
Secretary