

**MARIEMONT ARCHITECTURAL REVIEW BOARD  
REGULAR MEETING  
SEPTEMBER 17, 2018**

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

Also present were Deb Orr, Steve Orr, John Mericle, Louise Schomburg, Beth Moon, and Kay McEvoy.

The first issue discussed was a request from Steven & Deb Orr, 14 Denny Place, Mariemont, OH to replace the driveway surface, which is currently asphalt, with a broom finished concrete driveway having a stamped concrete border and cross ribbons. The ribbons would be spaced at 10 foot intervals from the street. The dimensions of the existing driveway would be preserved. The concrete drive would be uncolored. The color of the stamped portions would be a brick or stone gray, which is typical of other stamped concrete in the area such as the front walk at 6639 and 6641 Chestnut Street.

*Findings of the Building Department Administrator:*

The change needs a Certificate of Appropriateness according to code section 151.021(E)(1) (c). The change in the driveway will not change the structure of the house or the drive but will resurface the driveway to improve its wear-ability and its looks.

Mr. Orr showed a color sample of the cross ribbons. He said the concrete would be the same color as the other brush-finished driveways in the area. He said there is a driveway at 3724 Center Street that was done by the same contractor he will be using, RKC. The ribbons would be stamped in a cobblestone pattern and would be a medium grey or silver color. After the members of the board reviewed the color sample Mr. Orr had provided, Mr. Kintner moved, seconded by Ms. Schwarz to approve the request. On roll call: five ayes, no nays. The request was approved.

The second issue to be discussed was the application from Village of Mariemont to remove a large taxus bush from the park area next to the Memorial Chapel at 6743 Chestnut Street and Cherry Lane, Mariemont, OH.

*Findings of the Building Department Administrator:*

This bush does not require ARB approval for removal according to Mariemont code. However, because of the strong opinions about the bush and its position next to a historic site, it is being placed before the ARB for approval.

Louise Schomburg, 3885 Oak Street, Mariemont, Ohio, President of the Mariemont Parks Advisory Board, said that she had heard from a lot of people about the size of the bush. It is so large that it blocks the view of the chapel. She said the bush blocks the sidewalk making it dangerous for walking there. A lot of parents walk their children there or have them riding scooters. As cars come up Oak Street from Wooster Pike, the bush can keep drivers from seeing the kids or others walking on the sidewalk. At the September 4, 2018, meeting of the Parks Advisory Board, the members voted unanimously that it should be removed. Ms. Schomburg said she had always been told it was one big bush, but when she looked at it more closely, she realized it is actually four bushes that have their branches and roots intertwined. She also saw that the only part of the bushes that are alive are the outer branches. The inside branches are bare and look dead. She did some research on American Yews and found they can grow as much as

40 feet to 60 feet tall unless they are regularly trimmed back. She circulated a questionnaire and gathered about 30 names of people in favor of the bush being removed. Ms. Schomburg explained that she taught school in Mariemont, including history. The church was the very first structure built in the Village. Mary Emery asked that the highest point in the Village be determined and had the church built on that site. It is one of our most important historic buildings, but now it is blocked by these four overgrown bushes. She used an aerial map from the Hamilton County CAGIS website that showed the boundary of the church's property and the position of the bushes. The bushes are located on Village property, so the Village has the right to take them out. In meeting with the Mariemont Preservation Foundation, Ms. Schomburg found out that they would also like to see the bushes removed. They are considering putting a new tree in its place. The tree they have in mind is a cherry tree. This kind of tree would allow for the lower limbs to be cut so the view to the church would not be blocked. They would like also like to put a matching tree on the other side of the church. In fact, they have plans to plant cherry trees all along Cherry Lane. She asked that the Village please consider removing the bushes. The Service Department could do the work and have the stump ground out. The area could then be seeded with grass seed.

Beth Moon, 6635 Elm Street, Mariemont, Ohio, said they she had always enjoyed the view of the church from her house. She liked watching the people coming and going from weddings and other events held at the church. With the bushes being so overgrown, she no longer has that nice view and hopes the Village will remove them

Kay McEvoy, 6639 Chestnut Street, Mariemont, Ohio, said she also thinks the bushes need to be removed and that something else should be put in place of the bushes.

Mr. Kintner said he agrees that the taxus should go. He hoped the church would consider putting a dogwood or some other flowering tree in its place. Mayor Policastro reminded everyone that that area is actually the Village's property. Ms. Schomburg said the church would not be involved in replacing the taxus. She likes the Mariemont Preservation Foundation's idea of planting cherry trees between Cherry Lane and Wooster Pike. They also want to plant cherry trees in the triangle there and from Chestnut Street all the way to Murray Avenue. Everyone agreed that would look beautiful. Louise said she would speak with Mariemont Preservation Foundation again and ask them to replace the taxus bushes with a cherry tree. Mr. Lockhard moved, seconded by Ms. Schwartz to allow for the bushes to be removed. On roll call: five ayes, no nays. The request was approved.

The final issue that was discussed was the follow up to the request from John C Mericle, 584 Rolling Rock Lane, Cincinnati, Ohio 45255, to alter the properties at 6714 Chestnut St., and 6714, 6724, 6727, 6734 Maple St. Mariemont, OH. The alterations to these historic properties would include:

1. Removal of chain link fences (previously approved by ARB)
2. Installation of privacy fences between units (design of the fences was previously approved by ARB, but the color still needs to be approved)
3. Removal of rear patio and sidewalk material and replacing it with poured concrete patios (previously approved by ARB)
4. Replace front porch light fixtures with a new design and add rear light fixtures along with new larger house numbers front and rear. (previously approved by ARB)
5. Replace garage doors and repair frames (previously approved by ARB)
6. On Chestnut only; install off street parking pads off the rear alley (previously approved by ARB)
7. Trim or remove overgrown vegetation (previously approved by ARB)

8. Review placement of trash cans for storage and use. (This item needs further clarification to receive approval from ARB)

Findings of the Building Department Administrator:

All issues have been reviewed by the ARB in previous meetings. The only issues to be resolved are (#2) the color of the fencing and (#8) the position of the garbage cans for storage. The owner prefers to paint the fencing the same color as the trim on the properties. The code section 150.01, for the Historic District, says fences must be tan, dark brown or black. However, previously, privacy fences have been approved to be the same color as the trim on the property. A position for the garbage cans has been selected and is sketched for approval. This is intended to be a standard for the area.

Mr. Kintner asked what the color of the trim is. Mr. Keyes said that on some of the buildings, it is a cream color; on some other properties is a light blue. He said that on Maple Street, the trim is brown. Mr. Kintner asked what color Mr. Mericle wants to use on the fence. He said that he would like to go with a dark brown on the Maple Street properties and on the Chestnut Street properties, the trim is sort of a yellow color. He said they don't make a fence in that color. He further stated that, as you look down the alley, you probably want all the fences to be the same color to give a uniform appearance since the properties back up to each other, so he would like to use a dark brown on that property, as well. Mayor Policastro asked if he can find the fence in a Tudor brown? He said that is what he calls the dark brown color. Mr. Mericle said the fence does come in a dark brown. He had shown the ARB samples of it at an earlier meeting. He wants to go with whatever matches the trim the best. Mayor Policastro asked if the fence can be painted. Mr. Mericle said the fence is a polyurethane material and it comes already colored. You cannot paint it. He chose that material because it last longer and doesn't fade as much. The vinyl fencing can warp in the heat and become distorted. Ms. Schwartz asked if the fence would be double-sided and Mr. Mericle said that it would be. He said it comes in different heights. There is a six foot, a seven foot, and an eight foot heights. He would like to make sure they are all the same height so it would like better all the way down. Mayor Policastro asked how far out from the building the fence would go. Mr. Mericle said it would go out about twelve feet. He said it is just for privacy between the units. He said he would like to go with the six-foot high fence. He said he is also going to start limiting the size of dogs allowed in his rental properties. Ms. Schwartz moved, seconded by Mr. Kintner. On roll call: 5 ayes, no nays. The fences were approved to be dark brown in color.

Mr. Mericle showed the ARB a diagram of where he would like to put a concrete slab for the purpose of storing the trash cans and recycling carts. (See attached Exhibit "A"). The slabs would be adjacent to the driveways of each unit. He wanted to be mindful of the fact that most people would not want their trash can right up on the patio because the cans could smell bad. He said he could also use paver stones. Mayor Policastro asked if Mr. Mericle could have his tenants line their trash cans with plastic bags to keep down the odor. Ms. Schwartz said having the designated storage area might help to the cans from being left all over the place and looking so bad. Mayor Policastro reminded everyone that we have an ordinance that requires people to have a tight-fitting lid on their trash cans. Mr. Keyes said Mr. Mericle's plan provides a designated location

for keeping trash cans and we could use this example for other property owners. Mr. Mericle said he would be willing to buy new trash cans for all his properties so there would be a uniform look to all the properties. He said having the trash cans stored just off the parking pad should help to make it more convenient for tenants to bring the cans back in from the curb and discourage them from leaving them by the street. Ms. Schwartz moved, seconded by Ms. Stalzer to approve Mr. Mericle's request to put the concrete trash can storage pads next to the parking pads of his properties. On roll call: five ayes, no nays. Mayor Policastro thanked Mr. Mericle for the effort he is making to improve his properties. Mr. Mericle said that when he gets the exteriors finished, he would like to start working on the interiors and things like the HVAC systems.

The meeting was adjourned at 6:02 p.m.

Respectfully Submitted,

Ms. Mary Ann Schwartz  
Secretary