

**MARIEMONT ARCHITECTURAL REVIEW BOARD
REGULAR MEETING
OCTOBER 17, 2019**

Mayor Policastro called the meeting to order at 5:00 p.m. Present were Ms. Stalzer, Ms. Schwartz, Mr. Kintner, Mr. Bentley and Mr. Lockhart. Also in attendance was the Building Administrator Don Keyes.

Ms. Schwartz moved, seconded by Mr. Kintner to approve the minutes as written for September 24, 2019. On roll call; six ayes, no nays.

The first application was from Village Church of Mariemont, 3920 Oak Street, Mariemont, OH to remove a section of the siding from the south side of the building to allow existing window locations to be reused for windows.

Findings of the Building Department Administrator:

The building was the original toolshed when Mariemont was built. The building was moved from Wooster Pike to Oak and Maple Streets and turned into a movie theater and schoolhouse. The building was then turned over to the Masonic Lodge, who cut off a section of the west end of the building to make room for a brick addition along Oak Street. The Masonic lodge sold the building to Village Church of Mariemont in 2013. The vinyl siding that had been added to the sides of the wooden building had been damaged mostly by baseballs being thrown against the side of the building. The church acquired some hardy board siding to replace the vinyl. In the process of examining the surfaces under the siding, the original windows were discovered, bringing the possibility of reusing the original window locations. All old window locations will not be useable since some are behind the sink location in the kitchen on the east end of the building.

Mr. Keyes said he has received additional information. There is the possibility that the Church may want to put windows on both sides. He distributed sketches to members of ARB to show how it might look. The windows on the application are very large and go 18” from the floor all the way to under the eaves. The Church cannot buy windows that size anymore – they would have to be custom made. It also does not make sense to put in windows of that size due to the possibility of break-ins. They would like to put in smaller windows but higher from the ground would be more appropriate for the building. In addition, the information distributed shows a new door that would allow the children’s area to have a safer location. It would force anyone coming into the door to go through two doors and hopefully a person before they would interact with the children.

Pastor Todd Keyes said the desire is to have three windows on each side, but they would not be in the area of the kitchen but more in the social hall area. The windows would be matching. Mr. Bentley said he believes it would be a great improvement. It is presently a blank board in a residential neighborhood. It would give it more personality.

Mayor Policastro said we need to balance the past with the future.

Mr. Bill Brown, member of Council, said all the siding has been stripped off the building and asked what the plans are for residing the building.

Mr. Keyes said the north side of the building is now covered with hardy board. The entire section will have hardy board. The existing windows are double hung and the windows that are going to go in will be double windows and not casement windows. There is no reason for double hung as they do not plan to open them. They will be fixed windows.

Mr. Brown said his thought on a building like this, he assumes they are going to properly case the windows with some sort of header. Mr. Keyes said yes. Mr. Brown wanted to make sure that the Church was satisfied that the windows were proportionate to the building. It appears the windows are square on a rectangular building. It would seem to him that the Church would want to put in a longer window.

Pastor Keyes said the plan is to install 3' x 5' windows that will be rectangular. Mr. Brown asked about the mullions and if they will be separately paned individual windows. Pastor Keyes said they have not gotten that far. Mr. Brown said the casing around the window needs to be properly framed.

Mr. Bob Van Stone asked if the windows meet the requirements of the Historic District. Mr. Keyes said the intention would be that they would.

Mr. Bentley said the new north side hardy board has a beige look while the other sides are white. Mr. Keyes said the intention is to paint it all white.

Mr. Bentley said he would like to see a specific drawing with the proposed windows in proportionate size. He would like a real drawing showing the real windows. Mr. Keyes said they can get the drawing.

Mr. Bentley moved, seconded by Ms. Schwartz to table the request until new specific drawings are prepared and presented to ARB. Six ayes, no nays.

Mr. Lockhart moved, seconded by Mr. Kintner to agree to the concept of the plan as presented to ARB. On roll call; six ayes, no nays.

The meeting was adjourned at 5:19 p.m.

Respectfully Submitted,

Ms. Mary Ann Schwartz
Secretary