

**MARIEMONT ARCHITECTURAL REVIEW BOARD
REGULAR MEETING
AUGUST 21, 2019**

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

Ms. Stalzer moved, seconded by Mr. Lockhart to nominate Mayor Policastro as Chairman for 2019. On roll call; four ayes, no nays.

Ms. Stalzer moved, seconded by Mayor Policastro to nominate Mr. Lockhart as Vice-Chairman for 2019. On roll call; four ayes, no nays.

Ms. Stalzer moved, seconded by Mr. Wren to nominate Ms. Schwartz as Secretary for 2019. On roll call; four ayes, no nays.

Ms. Stalzer moved, seconded by Mr. Lockhart to approve the minutes as written for October 15, 2018. On roll call; four ayes, no nays.

The first application was from Philip & Amy West Tr, 6835 Stonington, Cincinnati, OH 45230 to replace double hung wooden windows at 6717 Murray Ave, Mariemont, with white plastic composite windows of the same general design as are presently in the building. This means the window would be double hung with individual window panes, divided by muntins, with the same number of panes as are currently in use, however the windows will be double pane for insulation purposes. Windows would be a standard white color, supplied by the manufacturer, which is one of the decisions to be made by the board.

Findings of the Building Department Administrator: Wooden frame windows in the Historic District have been replaced with plastic composite windows for many years, establishing a substantial precedent. However, the white color has been labeled in the color book as “White #40”, which is not a single color, but a series of colors. In the past, windows of a standard color from the manufacturer, have been installed, which did not match the remainder of the building trim well. We have found a window color that matches this white building fairly well. The color is a more historic creamy white than other white colors. If the ARB will agree with the color match, we will get a specific color number for this color and specify it in the future. The replacement of the windows with those of identical design is allowed by Mariemont code 150.01 and 151.075 (C) and (H).

Building Administrator Keyes said he checked and “White #40” is no longer a color. It is basically a basecoat to which a tint is added. In the Historic District as everyone knows we want to replace with like kind in some way or another. It is not always possible or practical because of numerous things including cost. When decisions are made to replace things that are in the Historic District, and there is no specific replacement made – we then have a replacement for which there is no description. He provided a color sheet which provided three different options for the color chart for that particular property. Classical White is no longer made but can be reproduced. If everyone approves that Classical White is an appropriate color for that building we can get that done. However, these windows do not come that way. He showed examples of Anderson Windows which cost approximately \$200-\$300 additional per window to get a custom color. No one wants to do that with a rental property. There is also a company called Ply Gem. The color that he is proposing is the color that was included in the color brochure. He is proposing on picking this color and he will take it upon himself to make sure that the Village gets

something besides the color chip to go by. Most places can match the color if they know the numbers to match. If ARB is willing to agree that this is a reasonable color for the Historic District then he will get the numbers so we can repeat the color.

Mayor Policastro said it is a long time coming. Most of those windows are single pane and need to be replaced. Mr. Keyes said this will be the start for the double hung windows. We still have casement windows and such to solve.

Mr. Brown, 4030 Lytle Woods, said it would be great to have it designated by number to have specified number to paint trim. The problem is if someone wants to buy replacement windows how many replacement windows are available without custom coloring. Mr. Keyes said that Ply Gem is the company that manufactures windows for Home Depot, Lowes and Anderson. Mr. Brown said we do not want to be so restrictive on potential land owners who want to do improvements to the properties.

Mr. Wren said it could be that on specific buildings one needs to stay within noted color range for wood and trim. Mr. Keyes said any change to a Historic Property needs a Certificate of Appropriateness from the ARB.

Ms. Ann Marie Wendler, 6623 Murray Avenue, asked if the new windows would be more costly. Mr. Keyes said the reason for picking these colors is because this particular color is available in the less expensive windows. The problem with some custom color windows is the manufacture requires that they install the windows. By not requiring that it will be less expensive for the property owner. Ms. Wendler said she is supportive of this request.

Discussion ensued regarding the type of window on the buildings. Mr. Lockhart said it should be safe to say that the style of the window is consistent.

Mr. Lockhart moved, seconded by Ms. Stalzer to accept the color presented as the color brought forward for those specific windows. On roll call; four ayes, no nays. The Certificate of Appropriateness was approved.

The second application was from the Village of Mariemont, 6907 Wooster Pike, Mariemont, OH for the benefit of the residents of Albert Place, who desire that the temporary curbing at the street be replaced with a permanent curb of stone or concrete having a historic character, to provide a consistent curbing around the street on both sides.

Findings of the Building Department Administrator: The streets in Mariemont were designed originally with no curbing in many places, to provide for the look of a country lane. As automobiles have become larger and the desire for grassy front lawns increased, the idea of a car pulling over further and making a muddy spot in front of the houses has become undesirable. Several temporary curb systems have been placed, which work but do not provide an attractive consistent look to the properties.

Mayor Policastro said he took pictures of the area which shows the different curbing which looks disgraceful. He met with Engineer Ertel to evaluate the work needed. He said the work can begin in approximately three weeks.

Engineer Ertel said there are several different types of curbing in the area such as railroad ties, deteriorated limestone and concrete parking blocks. His recommendation is to replace with concrete curbing. It would be six inch box type curb with hexagon top shaping. The curb would be 6 inches above ground and 12 inches below ground for stability. It would retain the historical look.

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

The meeting was adjourned at 5:23 p.m.

Respectfully Submitted,

Ms. Mary Ann Schwartz
Secretary