

**MARIEMONT ARCHITECTURAL REVIEW BOARD
REGULAR MEETING
SEPTEMBER 20, 2021**

Mr. Wren called the meeting to order at 5:33 p.m. Present were Mayor Brown, Mr. Kintner, Dr. Lewis and Mr. Lockhart.

Mr. Kintner moved, seconded by Dr. Lewis to accept the minutes as written for the meeting August 16, 2021. On roll call; five ayes, no nays.

An application was submitted from Phil West, 6835 Stonington Road, Cincinnati, Ohio 45230 to replace the existing 3-tab asphalt shingle roof at 3929 through 3937 Beech Street with similar material.

Previously Mr. West petitioned the ARB to replace the original slate roof at 6621-6629 Murray Ave and has withdrawn that request because he says he is going to repair the slate roof at the Murray Ave address. Mr. Kintner moved, seconded by Mayor Brown, to take that request off the table and dispense with it because the request has been withdrawn by Mr. West. On roll call; five ayes, no nays.

Findings of the Building Department: 3929 through 3937 Beech Street is in the Clinton MacKenzie group of buildings which is made up of the large apartment buildings along Beech. This property currently has an asphalt roof, however the remainder of the buildings in the Clinton MacKenzie group have slate roofs. All these buildings still have the original slate roofs, most of which are still in good condition.

Betty Clingerman of the Mariemont Preservation Foundation searched the MPF archives and found the original blueprints for this building. She provided photographs of the prints to the Building Department which clearly labeled the roof as a slate roof. The Building Department records show that building permit number 2746 was issued to replace the roof at 3929 through 3937 Beech in 1968. There is no indication or record of what the replacement roof was, just that it was replaced. This was before the creation of the Architectural Review Board. The Building Department has no record that the ARB ever approving installation of asphalt shingles on this building.

Relevant to this request, Mariemont code states:

§ 151.075 HISTORIC DISTRICT.

(F)(1) *Landmarks:* Clinton MacKenzie Buildings, 3902-3946 Beech Street, north of Chestnut, east side; 6611-6639 Murray Avenue, south side between Beech and Oak Streets

(H)(2) *Regulations governing site modifications, new structures, alterations, and demolitions: Standards for review: design requirements for certificate of appropriateness.* The Architectural Review Board, in deciding whether to issue a certificate of appropriateness, shall determine that the application under consideration promotes, preserves, and enhances the distinctive historical integrity of the landmark structure as set forth in division (F) above, as well as the historical village character of the community and would not be at variance with existing structures within that portion of the district in which the structure is or is proposed to be located. In conducting its review the Board shall make examination and give consideration to the elements of the application including, but not necessarily limited to:

(f) For buildings identified in division (F)(1) through (F)(12) above which are parts of complexes involving several buildings designed by the same architect to form a consistent, harmonious entity, exterior paint, or stain colors for all parts of the complex by the same architect irrespective of diversity of ownership shall be chosen with the approval of the Architectural Review Board, which reflect the character, style, and materials of the buildings;

(i) Roof treatment shall be of the same type and form and the same or similar color and exterior material as found on the existing building, or brought into conformity with division (H)(2)(f) above.

Bob Van Stone stated that the issue, from the Building Department perspective, is if Mr. West is requesting to use a 3-tab shingle to replace the existing asphalt roof which is the roof that is not in compliance with the Historic District rules. Mayor Brown looked at the existing roof and explained that it has clearly been replaced between 1968 and now but either a permit was not obtained, or the Building Department has no record of a permit for any roof replacement. Mayor Brown said the building next door still has a slate roof on it and both buildings clearly had slate roofs originally. Mr. Van Stone stated there are no records of the ARB approving any asphalt roof replacement for the property in question.

Discussion ensued on property owners in the Historic District having more affordable options for replacements that mimic the original materials but are of modern materials while not necessarily rehabbing back to the original. Mayor Brown shared an example of a synthetic slate material, manufactured by Brava, made out of recycled material with about a 50-year lifespan that simulates the look and texture of slate. It is not prone to hail damage, can be walked on, and is not as heavy as slate. The cost is more expensive than asphalt but not quite as much as slate. Mr. Kintner stressed the importance of this decision as it would set a precedent for future applications that will come in. Mayor Brown noted that they are sensitive to the replacement costs but want to maintain the original feel of what was put there, and they need to be careful when making allowances for cost and other considerations because they will end up with a historic district that doesn't look like the historic district anymore. Mrs. Clingerman did pick up some samples of other alternatives from Mueller Roofing. The cost was about 4-5 times the cost of asphalt shingles. Mr. West said the samples brought in by Mayor Brown are so close in cost to slate that he would rather just use slate if he were going to pay that much since slate lasts longer. Dr. Lewis wondered if there were less cost prohibitive alternatives to slate or somewhere in the middle between asphalt and slate.

Mr. West doesn't want to put 3-tab asphalt shingles back on the roof. His building originally had a slate roof and now has 3-tab asphalt shingles. He would rather use real slate than fake slate because it lasts longer but it is cost prohibitive. His goal is to use a material that aesthetically looks from the street like it is kind of slate. 3-dimensional asphalt shingles are his preference. If the board doesn't approve something, then he is going to repair the roof with 3-tab shingles that are currently on the roof. He is asking for an answer, but Mr. Wren stressed that the job of the ARB is not to give specific answers on what to do but to comment on the appropriateness of what is suggested. The obligation of the building owner, building designer, or historic preservation architect is to present options and then the board can comment. The board is not producing a document which governs the entire construction process within the district. Mr. Van Stone said the ARB can consider options that are presented. Mr. West brought in 3 options and those options were all asphalt shingles, but the question is do they meet the goals of conformity? The board looked at the CertainTeed "Grand Manor" luxury asphalt shingles which does mimic a slate look. Mr. Wren said it is not an acceptable option. It does not satisfy the requirements set forth here if it is trying to simulate slate. Mayor Brown asked if we are here to say if you have a building that is out of compliance then we are going to require you to bring it back into compliance or the other option would be are we going to require you to get as close to compliance and at that point ask for a variance and the board would determine the appropriateness of that variance?

Mr. Kintner moved, seconded by Mr. Lockhart, referring to §151.075(F)(1)(H)(2)(f)(i), to bring the building back into compliance and preserve the distinctive historical integrity and character of the building. On roll call; 5 ayes, no nays. If a building originally had a slate roof, then it shall be replaced with slate or acceptable alternative.

Mr. Lockhart moved, seconded by Mayor Brown, that no asphalt shingle that has been presented to the board has been acceptable to the board. On roll call; 4 ayes, Dr. Lewis abstained. The motion was amended to state that the asphalt shingles that were presented to the board, the GAF asphalt alternative

Slateline and CertainTeed “Grand Manor” luxury shingle, are not acceptable simulations for slate in this instance.

Mr. Van Stone stated that the board voted against Mr. West’s request to replace the roof with 3-tab asphalt shingles and he can repair the roof at his pleasure. Mr. Wren says he will need a permit to make roof repairs over \$600.

For the second item on the agenda, Betty Clingerman of the Mariemont Preservation Foundation proposed the idea of MPF preparing a binder that is organized by architectural group for materials that could be available to the ARB to assist the ARB in making recommendations. The goal being to prevent the necessity of seeking an ARB hearing if an owner selects items from the approved list. Dr. Lewis agreed this would be a valuable tool to the ARB and property owners. Ms. Beatty, also of MPF, believes that MPF would want the ARB to maintain the look of the original architectural features and Mrs. Clingerman agreed. Those out of compliance need to be brought in and owners need to be able to replace materials to maintain the original look. Mr. Wren said part of the purpose of the Historic District is to maintain our status on the National Register of Historic Places and thinks we should confirm with them the parameters to maintain that certification. Ms. Beatty will call to confirm. Mr. Van Stone stressed that this board is not related to the National Register but to the ordinances for the Historic District and it’s a noble goal to consider the National Register but the specific responsibilities of the ARB have to do with the ordinances, so we need to focus on the ordinances. Mr. Wren added that they’re also supposed to comment on the appropriateness and the architectural character and how it enhances the community.

This board is meant to review the appropriateness of the suggestion, not choose the materials. Is the goal, Mr. Wren asked, to maintain the status as a Historic District or to conform to the Mariemont code because this may or may not maintain our status and we should confirm that first. He asked if something is not in the MPF binder then would they come before the board? Ms. Beatty said yes. Mr. Wren loves the idea. Dr. Lewis moved, seconded by Mayor Brown, to accept the proposal from MPF. On roll call; 5 ayes, no nays.

Mr. Van Stone introduced Rod Holloway who may be taking over for him in the Building Department. He is a 21-year resident of Mariemont.

The meeting adjourned at 7:26 pm.

Respectfully Submitted,

Mr. John Bentley
Secretary