



Village of Mariemont

BUILDING DEPARTMENT
6907 WOOSTER PIKE
MARIEMONT, OHIO 45227-4428

(513) 271-3315
www.mariemont.org

NOTICE OF PUBLIC HEARING ARCHITECTURAL REVIEW BOARD VILLAGE OF MARIEMONT, OHIO

June 13, 2022

The Architectural Review Board will have a Public Meeting on **Monday June 20, 2022, at 6:00PM** in Village Council Chambers, 6907 Wooster Pike, Mariemont OH 45227 for the purposes of reviewing the items below and accept the minutes from the May 16th ARB meeting:

1. Application from the Mariemont Preservation Foundation, for the property located at 3915 Plainville Rd. OH 45227 ("Ferris House") to replace a 3-tab asphalt shingle with a dimensional asphalt shingle.
2. Application from GR Investments of Cincinnati LTD to replace 5 garage doors with 16-panel aluminum doors for the associated properties located at 3912-20 on Beech St. The garages are at the intersection of Lane B and C.

For Item 1 and 2:

Findings of the Building Department:

The building at 3915 Plainville Rd. is known as the Ferris House and was built between 1804-1812 and is a landmark structure as defined in Mariemont City code ordinance section 151.075 (F) (18) and thus part of the Historical District.

§ 151.075 HISTORIC DISTRICT

(H)(1) *Limitations on issuance of building and demolition permits.* No construction, reconstruction, alteration demolition, or removal of any structure or significant exterior architectural feature, including painting and staining, and including signage, thereof to any listed landmark structure or any other building within a historic district shall be undertaken prior to obtaining a certificate of appropriateness from the Architectural Review Board (see §§ [151.021\(E\)](#) and [151.025](#)) and a permit from the Building Commissioner, if appropriate.

(H)(2) *Regulations governing site modifications: 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:

- (h) Buildings shall have exterior material of painted wood, material that simulates painted wood, brick, stucco, stones, or stone masonry and take into consideration texture, color, and compatibility among various elements of the structure. The exterior color of all landmark structures shall be guided by the Village Historic Color Guidelines;
- (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

Specific for Item 2:

Findings of the Building Department:

The 5-family unit from 3912-3920 Beech St. is part of the Clinton MacKenzie Buildings, which are defined as 3902-3946 Beech Street, north of Chestnut, east side; and are landmark structures as defined in Mariemont City code ordinance section 151.075 (F) (1) and thus part of the Historical District.

150.01 INTERNATIONAL PROPERTY MAINTENANCE CODE

- (B) The following shall apply to the Historic District only.
 - (4) All exterior building components shall be in conformance with approved colors in historic districts.
 - (5) Garage doors shall be 16-panel wood or aluminum painted with approved dark brown color.

§ 151.075 HISTORIC DISTRICT

(k) Accessory buildings exceeding 100 square feet of floor area shall be of the same architectural style and same exterior material as the main building or a reasonable reconstructed facsimile of the original historic structure that previously existed on the lot; however, all garage replacements and improvements shall conform to the following:

1. All replacement garage doors must be a solid 16 panel steel door for a single car garage; and
2. Garages and their doors for each specific landmark structure shall be guided by the color requirements of the Architectural Review Board available in the Col. Donald L. Shanks Municipal Building

There are a number of contradictions in our Village Ordinances related to materials and colors for the garages associated with Historical District properties.

Additional details on the choice of shingle and sample shingle are available upon request as well as information on the garage door and color palette for the garage and MacKenize Buildings.

Peter Wren

Chairman, Architectural Review Board

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