

**ARCHITECTURAL REVIEW BOARD  
MEETING MINUTES  
Mayfield Village  
May 12, 2022**

The Architectural Review Board met in regular session on Thurs, May 12, 2022 at 6:00 p.m. at the Mayfield Village Civic Center, Main Conference Room. Chairman Miozzi presided.

**ROLL CALL**

**Present:**

Mr. Carmen Miozzi, Chairman	Mr. Daniel Russell, Building Commissioner
Mr. Steve Varelmann, Chairman Pro Tem	Ms. Deborah Garbo, Secretary
Dr. Jim Triner	
Mr. Tom Lawler	
Mr. Matt Phillips	

**CONSIDERATION OF MEETING MINUTES:**                      **April 14, 2022**

Dr. Triner, seconded by Mr. Varelmann made a motion to approve the minutes of April 14, 2022.

**ROLL CALL**

Ayes: Mr. Miozzi, Mr. Varelmann, Dr. Triner, Mr. Lawler, Mr. Phillips  
Nays: None

**Motion Carried**  
**Minutes Approved as Written**

**PROPOSAL**

- |                           |   |
|---------------------------|---|
| 1. Addition & Alterations | Anthony Liberatore, Jr.<br>6716 Metro Pk Dr.<br>DIMIT Architects<br>Rinello Builders, Inc |
|---------------------------|---|

**OPEN PORTION**

Chairman Miozzi called the meeting to order. We have one proposal before us tonight, an addition and alterations for Anthony Liberatore, Jr., 6716 Metro Pk Dr. Whoever is here to represent, please state your name for the record and we'll go through your project.

Lenny Rizzo, on behalf of homeowner Anthony Liberatore introduced himself.

Scott Dimit, Managing Principal with DIMIT Architects introduced himself. This is an existing one-story house with a basement and a garage out front. The owner would like to renovate the inside to make it a little bit more contemporary. Basically, to take the living room area in the back, pull it out and put a pitched roof on it, put it up to the backyard, he has a considerable backyard. This is the new addition, it's taking out some of the interior walls, keeping a couple of

bedrooms, the kitchen, then he wants to provide an accessible ramp in the garage. He has a need for a 2-car garage, the idea would be to push out the garage in the front of the house and do a new entry way, and then to access that from the basement and this area here, and then a renovation in the inside for his Master Suite in the bathroom. These aren't the exact materials, these are closest to the materials as they stand now, this reddish brick color, but I understand he has some different ideas.

Frank Rini with Rinello Builders introduced himself. The owner wants to add some stone and shake just on the front elevation. A wainscoting of the stone which is there with a water table and then above it this sable shake color, just on the front of the main elevation of the main house and the front portion of the front of the garage. The other three sides would remain brick.

Chairman Miozzi asked, are you replacing all the windows in the house?

Frank Rini replied, yes. There'll be replacement windows on existing, and then the new windows.

Mr. Lawler, held up materials, calling out the Sable Siding and Drystack stone. Referring to the drawing, this return at this northwest outside corner on the garage, are you just dying it right on the outside corner, what's going on that edge?

Frank Rini replied, that'll all be new brick to match existing brick.

Mr. Lawler stated, you'll have a profile difference then, you'll have a water table, how are you going to turn in that? There's no trim?

Frank Rini replied, we're just going to add, there's no trim.

Mr. Varelmann asked, what happens between the vinyl siding and the cultured stone?

Frank Rini replied, there's a sandstone sill where it meets here, and then a drip edge. On the bottom of the vinyl siding will be an L-channel, it'll come down over and then the sill will come up underneath that flashing.

Chairman Miozzi asked, are you capping the whole sill?

Frank Rini replied, no, just  $\frac{3}{4}$ .

Mr. Varelmann asked, white trim color?

Frank Rini replied no, it's sable.

Mr. Varelmann stated, I know the vinyl siding's sable, but the flashing?

Frank Rini replied sable, to match the siding.

Chairman Miozzi asked, you're going to have a sandstone cap or detail on the front of the columns?

Frank Rini replied, that's a sandstone cap or limestone, depending what we can get.

Mr. Varelmann asked, how deep would that sill be, 4 inches?

Frank Rini replied, the actual cultured stone sill will be 2 – 2 ½ inches.

Mr. Varelmann asked, so it's the same thickness as that, just a different profile?

Frank Rini replied, correct. And there has to be a thin mortar in between that Drystack.

Mr. Varelmann asked, really?

Frank Rini replied, water would get in-

Chairman Miozzi asked, it doesn't get in between the joints, just on the stack itself?

Frank Rini replied, that Drystack has to be mortared in between.

Mr. Varelmann asked, is that per the manufacturer's discretion?

Frank Rini replied, yes. Because they can't guarantee that no water melts and goes in between those and freezes. They're individual stones, it's not a panel.

Mr. Lawler asked, you don't have the option to put it on a panel and tilt it up?

Frank Rini replied, no.

Mr. Lawler asked about roof shingles.

Chairman Miozzi asked, shingles to match existing?

Frank Rini replied, roof will be all re-done.

Mr. Varelmann stated, we have a taupe vinyl, a buffy stone color. Trim and gutters will be white?

Frank Rini replied, no.

Mr. Varelmann stated, you're showing these things as white.

Frank Rini replied, the gutters and fascia's are all going to be the color of the siding, sable. The new windows will match the siding.

Dr. Triner asked, the brick will be red?

Frank Rini replied, it's a brownish color brick.

Mr. Lawler asked, what's the color of the garage door?

Frank Rini replied, it's a wood color.

Mr. Varelmann stated, I'm not sold on everything being the same color.

Mr. Lawler stated, if we could talk you into going white on your window trim, gutters and downspouts, I think that would look a lot better. Going back to Carmen's question, all the windows are being replaced?

Frank Rini replied, yes.

Chairman Miozzi stated, everything's just going to flow and it'll look like tan. Do you have leeway with the customer on colors?

Frank Rini replied yes, he's open to suggestions.

Mr. Varelmann stated, you have any Architect on this project, does he have a say on any of this?

Frank Rini replied, Scott's given all the input on how it gets done and how it gets built.

Mr. Varelmann asked, how about the color selections and materiality?

Scott Dimit replied, any homeowner is going to want to have his preferences. The palette, I think there's not a problem with the color scheme.

Frank Rini asked, so you're suggesting eaves, trim, soffits, all that in white?

Mr. Varelmann added, gutters, downspouts, posts.

Frank Rini stated, there won't be any posts because it's all brick.

Mr. Varelmann asked, what does the siding die into?

Frank Rini replied, it'll have a J-channel that the shakes go into, same color as the siding.

Chairman Miozzi asked, on the front of the garage facing the street, you're taking the face brick off also?

Frank Rini replied, yes.

Mr. Varelmann asked, the stone you're removing, can you use some on the addition?

Frank Rini replied, we can't match it.

Mr. Varelmann referring to the drawing stated, I don't see anything being demo'd here.

Frank Rini stated, because originally when Scott drew it, it was just going to remain brick.

Mr. Varelmann asked, you're going to go over top of the brick?

Frank Rini replied yes, cultured stone over the top of the brick.

Dr. Triner asked, is there brick on one side of the garage that exists there now?

Frank Rini replied, the whole house is brick at this point. The old garage has brick on it and the new garage too. That will have stud walls with the shake and then the cultured stone.

Dr. Triner asked, so you're leaving the brick on the old garage?

Frank Rini replied yes, but it's going to be inside the third car garage. Basically, three sides of the house will be brick.

Chairman Miozzi asked, are you saying the furring strips are tacked down to the brick and the siding?

Frank Rini replied, we're going to have to fill it in, we're going to have to put furring strips and OSB over it and then side. In the areas that we don't have any drywall now, we'll foam it.

Dr. Triner asked, along the back wall, is that going to be vinyl siding with stone?

Frank Rini replied, the back of the house will be brick to match the other sides.

Dr. Triner asked, how about the new garage, is that going to be brick?

Frank Rini replied, only the front will be different, the remaining three sides will match existing.

Dr. Triner asked, that brick will match the old brick on the house?

Frank Rini replied, we'll try to match as best we can.

Mr. Russell asked, so you're not going to be painting the brick at all then?

Frank Rini replied no, we decided not to.

Mr. Lawler stated, I'm a little lost on this piece here, because I heard you say stud wall. You said you're putting the water table over brick?

Frank Rini replied, not on the garage, on the existing. So this here is all stud walls. I'm sorry, I meant just the main will be furred out, OSB and then vinyl.

Mr. Lawler stated, that makes sense.

Chairman Miozzi stated, you'll have the ramp in the garage. Those steps are technically into the garage area, the front porch steps. Are you considering later down the road if you go to sell the house, basically, those columns are back into the porch, I don't know if you could recess the steps-

Frank Rini replied, we may be able to build those and use those columns as a retaining situation.

Chairman Miozzi stated, maybe have the steps actually incorporated into that, that slab stone's sitting there anyways. At least you can get them out of the driveway.

Frank Rini replied, that makes sense.

Mr. Phillips asked, are you putting any lights on the side of the garage doors?

Frank Rini replied, I'm sure, by code we have to have them. We'll either do soffit lights or coach lights.

Chairman Miozzi asked, the material for the front steps, is that going to be stone?

Frank Rini replied, brick with sandstone or limestone treads.

Mr. Lawler asked, would you match that stone to your sill?

Frank Rini replied, the sill is manmade, so we'll match the color if that's possible.

Chairman Miozzi asked, the risers on the steps, is that going to be a brick or a cultured stone wrapping it around?

Frank Rini replied, I think it should be the stone so there's no third variable in there, so the risers should have stone.

Mr. Varelmann stated, this is represented differently than your drawing. What I'm seeing here is a limestone tread and brick riser.

Frank Rini replied, that brick riser will be the stone so there's not a third material on the front.

Mr. Varelmann asked, what's the depth of this overhang that's existing?

Scott Dimit replied, 14 inches.

Mr. Varelmann stated, you have this roof tucking up underneath that, for only like 2 inches.

Scott Dimit asked, would you rather it be straight across?

Mr. Varelmann replied, I just know from a construction perspective, you're not going to be able to nail shingle for example or you're not going to be able to replace the existing soffit or paint the existing soffit.

Frank Rini stated, that would either have to be flashing or rip that down.

Dr. Triner asked, wouldn't it be easier just to continue the roof line straight?

Mr. Varelmann stated, the rear part of the garage roof, it's not symmetrical, demonstrating on the drawing.

Dr. Triner asked, is there a reason why it's set back?

Frank Rini replied, just the look.

Chairman Miozzi stated, if we're in agreement, you'll pull the steps back in the porch, wainscoting across the front, white trim, windows, gutters, downspouts and columns.

Frank Rini agreed.

Chairman Miozzi stated, we should have gotten pictures of the existing.

Mr. Lawler asked, is there any way you could center those two windows?

Frank Rini replied, that's actually skylights in the kitchen area, it's not in the foyer. It should be on the first floor.

Mr. Lawler stated, if the owner's alright with that, I think that skylight would look a lot better centered on that front window, but I get that he's got it centered on the counter in there. I don't want to mess his whole kitchen up.

Dr. Triner stated, something they might want to consider on the skylight. I have five skylights in my house and people walk in and ask, what's in this house, because of the light. So where the dining room and the family room is, if you put two skylights on that side, it'll really open up the light in that house.

Frank Rini replied, that's vaulted.

Dr. Triner replied yes, put two skylights in that vaulted ceiling, it would make a dramatic difference with the lighting inside the house. That's just a personal preference, it's not an architectural thing.

Frank Rini replied, I could suggest it.

Chairman Miozzi stated, our discussion will be noted in the minutes.

Chairman Miozzi asked, does anyone have any further questions or comments?

Mr. Lawler asked, are you doing any work with the chimney?

Frank Rini replied, the one that's in the center of the house is coming out.

Dr. Triner stated, one more comment on the skylights. If you do use Velux skylights, I would suggest the internal trim kit because it matches that Velux skylight, it makes a really nice finish.

Mr. Varelmann asked, do you think the grades are represented accurately?

Scott Dimit replied, it's a little bit lower in the back, it gets swampy back there.

Mr. Varelmann asked, it's a pretty flat lot?

Scott Dimit replied, yes.

Dr. Triner asked, are you going to put any french drains in to drain it out?

Scott Dimit replied, that's what I suggested for future drainage.

### **DECISION**

Mr. Miozzi, seconded by Mr. Varelmann made a motion to approve the Addition & Alterations for Anthony Liberatore, Jr at 6716 Metro Pk Dr as noted;

- 1. Recess front stairs out of garage path.**
- 2. Stair risers to match limestone veneer.**
- 3. Limestone water table front elevations with vinyl siding above with sandstone & limestone sill/cap.**
- 4. Window trim, soffits, gutters, downspouts all to be white.**

### **ROLL CALL**

Ayes: Mr. Miozzi, Mr. Varelmann, Dr. Triner, Mr. Lawler, Mr. Phillips

Nays: None

**Motion Carried**

**Drawings approved as Noted**



**ADJOURNMENT**

There being no further business, Mr. Miozzi, seconded by Mr. Lawler made a motion to adjourn the meeting.

**ROLL CALL**

Ayes: All

Nays: None

**Motion Carried**

**Meeting adjourned at 6:30 p.m.**

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Chairman

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Secretary