

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
June 10, 2021**

The Architectural Review Board met in regular session on Thurs, June 10, at 6:00 p.m. **remotely, via electronic means.** Chairman Miozzi presided.

ROLL CALL

Present:

Mr. Carmen Miozzi Chairman	Mr. Dan Russell, Building Commissioner
Mr. Steve Varelmann Chairman Pro Tem	Ms. Deborah Garbo, Secretary
Dr. Jim Triner	Mr. Jeff Thomas, IT Systems Coordinator
Mr. Tom Lawler (signed off @ 7:00 pm)	
Mr. Matt Phillips	

This meeting has been duly noticed and is being held in accordance with Ohio Revised Code Section 121.22 specific to recent amendments made in light of the current COVID-19 declared emergency (House Bill 197-amended by House Bill 404). Under the orders of Governor DeWine, the Architectural Review Board is meeting remotely, via electronic means.

The public is invited to view the meeting live and can access the meeting through a link posted on the Mayfield Village website at www.mayfieldvillage.com. The public was encouraged to view this meeting agenda and offer any comments or questions prior to the meeting to be read into the record and addressed at the meeting.

CONSIDERATION OF MEETING MINUTES: **May 27, 2021**

Dr. Triner, seconded by Mr. Varelmann made a motion to approve the minutes of May 27, 2021.

ROLL CALL

Ayes: All	Motion Carried
Nays: None	Minutes Approved as Written.

PROPOSALS

1. Addition & Alterations Tim Palermo
7097 Wilson Mills Rd.
Contractor: R & K Renovations
(ARB Tabled 5/13 & 5/27)

2. Stone Sample Jacki Schneeweis
Siding Color Michael Sheck
6819 Metro Pk Dr.
(ARB Approved Addition 5/27)

OPEN PORTION

**Jacki Schneeweis & Michael Sheck
6819 Metro Pk Dr.
Stone & Siding Samples**

Chairman Miozzi called the meeting to order. I'm going to start with proposal #2 for Jacki Schneeweis, it's just a sample review of the stone and siding color. We approved the addition on 5/27. Holding up both samples, the stone is a tan color and the siding is a nice charcoal gray.

DECISION

Mr. Lawler, seconded by Mr. Varelmann made a motion to approve the stone and siding samples for the addition at 6819 Metro Pk Dr. for Jacki Schneeweis & Michael Sheck as proposed.

ROLL CALL

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

Nays: None

**Motion Carried
Samples Approved.**

**Tim Palermo
7097 Wilson Mills Rd.
Addition & Alterations**

Chairman Miozzi moved to Tim Palermo proposal. We tabled this on 5/13 & 5/27 for a few changes to the prints, one is the window location and the other is a painting decision on the brick. Let's begin with the window placement.

Window Placement & Installation

Chairman Miozzi said, I did see on the revised plan the wall detail on how that's going to be finished, the detail on the windows and trim & siding. We're looking at the rear elevation on the window revisions, on the west elevation, I see you flipped the one bathroom window to the side and then put two on that gable wall which is a definite improvement. On the south elevation you have that one single window that's called out at 18, 17. That window was not there on the south elevation so you moved it in the bathroom out of the shower because that window was on the west elevation grouped together with the other two there. It does spread them out a little bit more proportionate than them being bunched up. Was the homeowner okay with taking that window out of the shower?

Tim Palermo replied yes, we're fine with that. We have our exterior guy here with us, Will Randall for any technical questions in regards to the installation of the windows. We asked him to join us as a professional to answer your questions.

Chairman Miozzi said, we had a question originally on whether you were doing a sill or removing the sandstone on the front.

Mr. Lawler asked to go to the wall section on the windows, detail "A" on the floor plan.

Mr. Varelmann said, we were looking at how in this section the wall behind it in front should show, is it showing on this section? Zooming into the sill, what this is showing I think is the 2 x 4 wood trim at the top, that's going to end up exactly flush with the wall which would be the brick. Is that accurate?

Chairman Miozzi replied, we were looking at the front east elevation on the print as to once they took the sills out of the windows, how they were going to address the flashing going on, whether the windows were going to be inset and how they were going to trim and flash that. The question was on the front elevation, correct?

Mr. Lawler replied, the question was all of the sills, we wanted to see a typical section.

Dr. Triner said, we wanted to see how those sections were going to mate with the brick, that there wasn't going to be any caulking used to seal and things like that. We need to see where the brick is.

Chairman Miozzi asked, I'm assuming those are true replacement windows, so they don't have a flange on them?

Will Randall, exterior contractor replied, they're true replacement windows, yes Sir. They won't have the new construction flange on them, they'll be vinyl replacement double hung windows, Vinylmax going in those openings.

Chairman Miozzi said, I guess we're looking for how your 1-by's going to be getting that water tight onto the brick with the flashing.

Will Randall replied, what we propose is taking out the sandstone, putting in a new window sill which would be pitched outward away from the house so it could properly drain. Then we're going to put exterior steps around the window, a 2-by that will get tapped on into the brick at the left top of the window. Those will be then custom clad with aluminum with a hugger bend going onto the brick and against the window. The only place there will be caulk will be where metal meets metal at the bottom window sill area. Wherever metal meets metal, you always want caulk to seal that, but there won't be any caulk along the brick. Aesthetically it'll look great.

Mr. Varelmann said, you're removing the existing sill and that was one of our questions, how are you resolving this detail. I just heard somebody say that they're putting in a new sill that slopes-

Mr. Lawler asked, why are you removing the sandstone sills and where is the sill identified on the drawing?

Will Randall replied, this is the first I've seen the drawing honestly. I'm here to answer any technical questions on how we're going to do it. All of that was supposed to be addressed prior to us sitting here. The reason we're removing the sills is because you guys didn't want the sills painted because you didn't want anything painted for whatever reason, so we're going to clad it in aluminum so everything looked the same.

Mr. Lawler said, we appreciate that you're here for the technical how you're planning to install it, but what we're getting at is what you're saying is not reflected by the drawings so we have no record of that being the case.

Dr. Triner said, in the first meeting, I believe they said they were going to keep the sandstone sills, that was the first meeting. Then the next meeting we heard they were going to be removed and then that's what drove us to want the details, since you're going to take the sills out, what's the detail of replacing them with?

Will Randall replied, I believe that the sills are being removed only at your request.

Dr. Triner said, we did not request-

Mr. Lawler said, we did not ask that the sills be removed. I'm honestly a proponent of keeping them, they're beautiful sandstone sills. I think you guys should add new sandstone sills at the new windows to match, personally.

Tim Palermo said, at the very first meeting, the point of removing the sandstone was we were intending on painting them, which was not well liked by the committee, so then we talked about replacing them in the second meeting. If it's the Board's preference to keep the sandstone sill, we can make that concession and we can add it to the windows in the other sections in the additional areas and the addition.

Mr. Lawler said, aesthetically for the house painting wise, I think the sandstone looks better but we're not here to tell you one way or another you need to have sandstone or don't, that's completely up to you. What we do need is the detail to accurately reflect what's going to happen.

Will Randall said, if we could keep the sandstone on the existing, that's the best method to go, aesthetically, functionally.

Mr. Lawler said, if you're keeping it on the existing, then I would recommend you match the existing sandstone at the new windows as well.

Tim Palermo said, the point of that Sir is always that you want the addition to seem as those it was always there, correct?

Mr. Lawler replied, exactly.

Mr. Varelmann asked, are you requesting that we show sills on the new part of the addition that's siding or only where there's brick?

Chairman Miozzi asked, we're going to go with only where the brick is on the addition? Again, that's the point of making them look the same as to what you're replacing at the front of the house. Are they getting inset inside the brick? On the front of the house you're replacing the windows, correct?

Tim Palermo replied, correct. The windows are being replaced everywhere.

Chairman Miozzi asked, those are inset in the stone or this brick right now, correct?

Tim Palermo replied, correct.

Chairman Miozzi said, on the new section where the brick is, are those going to be treated the same way so you have solid brick going around the window and the window's going to be inset in there and then your trim?

Tim Palermo replied, on the addition that's not brick.

Chairman Miozzi said, we're looking for the detail of the trim of the windows. Is that trim going to be inset in the brick or actually on top of the brick?

Will Randall replied, it's going to be on top of the brick.

Chairman Miozzi said, if you just apply 2 x 4's to the outside of the brick, you're going to have a flashing and caulking issue going around the outside of it onto the brick.

Will Randall said, we're not going to run it flat, we're going to run it with a return bend so it's going to lay against the brick and it'll be nailed. The reason for the nailer is to nail the custom casing to the 2-by and it won't be a 2 x 4, it'll be a 1 x 2, so it'll be smaller and it won't be bulky. We basically have a nailer to nail the flashing.

Chairman Miozzi asked, would it be inset in brick?

Will Randall replied, yes it will be. It'll be inset into the window itself. It'll act as a window stop so we have something to properly flash the windows so it's water tight. Of course we're putting foam in and insulating when we install it as well, that'll also be part of the process.

Chairman Miozzi asked, does everyone on the Board realize what they're doing then?

Mr. Varelmann replied, it sounds to me like they're going to set the windows back inward from the face of the brick including the trim, right?

Will Randall replied, yes.

Mr. Varelmann continued, which is a better detail than what you're showing. And then they're going to keep the existing sills, right?

Will Randall replied, yes.

Mr. Varelmann said, hopefully those existing sills will go back under the base of the window and trim. Will there be trim on the top of the sill at the window, the same 1 x 2?

Will Randall replied, there'll be either the piece from the bottom of the vinyl, from the window there's a gapper piece, if there's a gap there it snaps into the bottom of the window and it regulates the ½" or ¾" difference. It'll look like a continuation of the window.

Chairman Miozzi said, so you're not going to have a nailer there that you're going to be covering up.

Will Randall replied, no nailer. Only on the three sides, left right & upper. There's no reason to have it on the bottom because we'll have the sandstone there.

Dr. Triner asked, are you going to document this so when it comes time for inspection that we know it's been done right?

Chairman Miozzi replied, I can write a note on the print for Dan for the window and trim to be inset on all brick exterior designs, not nailed to the actual base of the brick. Then this other wall section I think suffices for windows that aren't on the brick facades.

Mr. Dan Russell replied, I can do that.

Mr. Varelmann said, I'm still not convinced that the windows facing on the west elevation is compatible with the rest of the windows on the existing building. If we start at the left, we have 2 windows, 1 up and 1 down, they're lined up, they're centered. Come over to the next section which is this little addition sticking out, there's 1 window that's centered. Then you come to the next section of the building, we have 2 windows, they're symmetrical within that section. Then you come over to the new addition, we have 2 windows which aren't centered or symmetrical.

Tim Palermo said, one of the discussions with the Architect was why don't we just rid of those windows off the back of the house. But I didn't want to tell her to put that in the drawing because that wasn't what we talked about last time. The windows cannot shift anymore to the right because then we run into the situation where they hit the bathroom again. We feel that we can successfully get rid of the windows off the back of the house because this north elevation, that is the side of the addition which has sufficient window light coming in. We feel like we could lose those two off the back of the house if you felt more comfortable with that.

Mr. Varelmann replied, I don't think you need to get rid of the windows. You had one in the shower area before, correct?

Tim Palermo replied, yes.

Mr. Varelmann said, the window that's currently showing somewhat centered, if that was moved over to where they look like they were balanced, that would look better than what you have now. And alternatively, if you just remove that window and left the one showing on the left side, that would look better than what you have now and maybe change the shape of it, because what you're showing now it creates dissonance in the design, it's not balanced, it's not symmetrical, it's none of those things where the rest of your building is. I don't mean you need to get rid of them, it's just not compatible with the design of the rest of the building.

Tim Palermo asked, so if we remove #5 that's marked there and left the other window in place, would you want to see that window size grow or be the same dimensional size?

Mr. Varelmann replied, you have an Architect on this project. I'm also an Architect, this is what we're trying to do, to make a design that looks appealing and has some logic to it. It seems to me your Architect should be able to do that.

Dr. Triner said, just from an aesthetic standpoint, the window in the middle, if that was moved to the left, when you took the middle on the right out, at least they were balanced with the one little section that comes out and also with the left part of the house, all those windows are centered on the peak and make it a little bigger. Like Steve said, you have an Architect looking at this and you keep referring that we're telling you to do stuff when you have an Architect that's designing this system. I would think that they would be able to know what the aesthetics of the building should look like.

Chairman Miozzi said, the Architect seeing that he's not here and we don't have the floor plan on this set of prints, I think a lot of it has to do with the orientation of the room inside. That window that's off centered looks like it was pretty much up against the bathroom if I remember the floor plan correctly.

Mr. Varelmann said, it was in the bathroom Carmen. It was over the shower, they had three windows originally and the one on the left was all the way against the corner.

Chairman Miozzi said right, but there's a shower wall to the right of that window.

Mr. Varelmann said right, there's a shower there. At one point we had a window in that shower.

Chairman Miozzi said right, they took that out and moved it on the side to over the toilet for us. That pretty much left those two windows basically where they were at.

Dr. Triner asked, what's to the left of that middle window?

Chairman Miozzi replied, I think the room starts probably about 1' to the right of that window that's in the center and then the bedroom goes from that window all the way to the left.

Mr. Varelmann said, what he's trying to do is center the windows on where he's showing the bed. If you're in the room standing at the foot of the bed and look towards the wall, you see the windows balanced with the bed. I think that's his goal.

Chairman Miozzi said, the shower to the right there, takes up that space. They had the window in there, it was getting too cramped. The window in the shower, we told him to move that around the side. Whether he can go with one single just to the left of the peak or just center it on the peak. I know when we had the floor plan, that's the room that those windows were spaced out interior wise. Again, we can go around with this and yes, it's not perfect aesthetically. Could we go to one window, I think that's putting it over the bed, I think the bed was against that back wall. Tim, do you know?

Tim Palermo replied yes, the bed is placed at the back of the wall and that's why the Architect had positioned those windows there, so they would be on one side each of the bed.

Mr. Varelmann asked, do you know who Frank Lloyd Wright is?

Tim Palermo replied, yes Sir.

Mr. Varelmann said, when he designed a house, he would also design the furniture and he would design where he placed the furniture. There was a couple that he would visit that he designed their house for and after they had gone to bed, he would rearrange their furniture back the way he originally arranged it on his design. My point being, you're putting a bed in this room and you think that you're going to predict how the future owners are going to arrange their furniture in this bedroom. When I look at your floor plan, that bed doesn't have to be there. That bed could be on the other wall. I think you're trying to force something that may not happen. This is your plan where the bed goes but reality is that room is large enough, there are three walls where that bed can go. It could go on the northern wall-

Mr. Lawler said, agreed, but we're not reviewing bed placement, we're reviewing windows and-

Mr. Varelmann said, excuse me please Tom-

Mr. Lawler said no, I'm on your side-

Mr. Varelmann said, please excuse me. What I'm saying is you're forcing these windows to be in a certain place on the elevation and it's not absolutely correct. What's going to last for a long time is where these windows are showing on the exterior of the building. What's not going to last is where you think they're going to put the bed. We need to make the exterior of this building, your addition, compatible with the design of the rest of the building. What I see on your elevations in doing that and what I see for your reasons for doing it, aren't really holding water. I'm sorry Tom if you needed to say something, I just wanted to finish my thought.

Mr. Lawler said, I think we're beating this to death, let's cut to the chase here. We're not happy with the revisions, we're not reviewing the beds, it doesn't matter to us where the bed goes. The window adjustment is not something I would vote to approve.

Chairman Miozzi asked, what would you suggest Steve, one window above the bed or a transom or-

Mr. Varelmann replied, I'm not designing this building for him, he has an Architect that should know what he or she is doing, that he or she has been educated and has a license and everything else. She has had to have had the training and the internship and everything else required to know how to design this. Look, we've given our feedback that the addition isn't compatible with the rest of the building, that's pretty simple. What's so difficult to understand about making the windows in the addition compatible with the design of the rest of the building.

Dr. Triner said, you have four sections to this back that the windows are compatible with the framing, and the fifth section they're not. I think Steve's point is for the good here. We are not being paid to design this nor is it our responsibility to design this. That's your Architect's responsibility to come up with a design that's compatible with the rest of the building. I don't know how much clearer we can tell you that.

Tim Palermo said, I understand your guy's perspective, I just feel that from her perspective that she disagreed with your first perspective and she didn't feel that it wasn't not-

Mr. Lawler said, she's welcome to attend the meeting and voice her opinions. I'm honestly ready to make a motion to table at this point and I will continue to table until we see something that's suitable and meets the standards that we voiced through 3 meetings now. We can't continue to have hour long meetings about the same things.

Dr. Triner said, this is the third time we've discussed these windows, it wasn't changed from the first time. Maybe you should bring the Architect in as Tom has indicated. I'm getting tired about talking about this thing already.

Will Randall said, if I can intervene for a moment. The installation of the windows, where do you gentlemen stand with that, just so I understand.

Chairman Miozzi replied, we're good with the installation of the windows, I'll write that on the print. It sounds like we're not good to approve the placement in relation to the windows on the back.

Mr. Varelmann said, I'd like to comment on that Carmen, please. If we're going to table this and see it again, then we should be able to see an accurate section detail of the window installation.

Chairman Miozzi said, that's what I wanted to get to. We're going to have to come back and need to see a section drawn of the window installation on the brick face of the house including

the sills, showing that the windows actually inset back on the brick, how it's flashed or caulked or trimmed in for water not to be dripping down the window.

Continuation of Window Placement Painting of Brick

Chairman Miozzi said, are we going to go over the painting of the brick? We received stuff passed through to us by e-mail. I don't want to have this come back to us for a fourth time, let's get this done. We received a technical sheet from BEECK Mineral Paints about materials that could be used on painting the brick. I read through that it's a 20 year paint on brick.

Chairman Miozzi said, back to the windows, I want to give him something that either we're going to say if you put one bigger window centered on the peak, that's fine. What do we want as the other option, one window on the left? He can't do two because he can't get them spaced out because of the shower.

Mr. Varelmann said, he did that before Carmen, he had a window in the shower before.

Chairman Miozzi said Steve, he had 3 windows, he moved the one out of the shower and put it around the side of the house, leaving the 2 back there that he actually made the same size. There were two or three different sizes originally that didn't conform. Getting back to the floor plan, if you want to try to put a window in the center of that peak, it's going to probably end up against the wall on the interior.

Tim Palermo said, it would end up against the bathroom wall.

Chairman Miozzi asked, are you fine with one window on the left on that wall or no windows?

Tim Palermo replied, I would prefer just to get rid of the windows off of the back, then it leaves plenty of options for the future buyer as to where they would place their bed, then we don't have to worry about them being balanced and consistent.

Chairman Miozzi said, my only question would be that they have an egress out of there if you remove those windows.

Tim Palermo replied yes, there's another window on the north elevation.

Chairman Miozzi said, so no windows on that side or one centered in the peak or a transom.

Mr. Varelmann said, if you look at this floor plan, there's a window at the bathtub. If you remove the window where that hand is, and then evenly space the two remaining windows, the one in the bathtub and window #6 or #8, I can't see it clearly, you're almost there.

Chairman Miozzi said, you're saying put the one back over the bathtub?

Mr. Varelmann replied, that's an option. Again, I'm not designing this, their Architect needs to.

Chairman Miozzi said, I want to give him a definite if he comes back with a drawing. Are we good with no windows?

Mr. Varelmann replied, my preference is that there would be windows.

Chairman Miozzi asked Dan Russell, code wise, do we need a window on that wall?

Mr. Russell replied, you just need a large enough window that complies to the emergency egress and light and ventilation. I don't know what size window that is right there. But if that one complies to all those standards, you don't need any other windows.

Chairman Miozzi said, so either balance the windows out putting the one back in the tub, eliminating the windows all together or maybe some transom window up high centered off that bathroom wall. We're just looking for consistency on the outside.

Tim Palermo said, I understand. I'll have her draw up both ways, without the windows at all and then the option with the window back in the shower and let you guys pick which one you like better.

Chairman Miozzi said, I do want you to make your customer happy, as long as that back wall is congruent and equally spaced, we're not going to have a problem with that when you come back. What are your guys thoughts on a transom high as long as it's centered on the peak?

Mr. Lawler replied, I like that idea.

Dr. Triner said, I'll add one more thing, this is an addition so the Architect could play around with how the bathroom is laid out to bring things into a compliance, look outside and ask what the customer is liking on the inside.

Chairman Miozzi said, at least the Architect will know what we're looking for on the outside.

Dr. Triner said, what I'm saying is that the Architect is not locked into that design right now, they could try out different layouts, that's what their expertise is in.

Tim Palermo said, based off of the entrance to the room in our opinion, the bathroom being positioned over there makes the most sense because it provides the most amount of privacy. That's the reason for the bathroom and the closet being placed on the outside part of the house where we have it set currently based off of attaching to the existing house. The entrance provides the most amount of privacy.

Mr. Varelmann said, to Jim's point, you could flip the walk-in closet in the bathroom and not have any real substantial change to the option.

Chairman Miozzi said, you guys are all for the Architect doing his job, let's let him.

Dr. Triner said, I'm just saying that we're not locked in, there are options and that's the Architects job to look at it. I don't feel like I need to be in the position that people keep saying that it's our idea. We're telling you what we're looking for and nothing is changing, it keeps changing in the wrong direction. Again, to Steve's point, there's an Architect involved in this and they know what the rules of the game are and they should look at it and give it some honest thought.

Mr. Varelmann said, and the answer that the Architect disagreed with us in my opinion is not a good answer. She could disagree all she wants, but that doesn't mean I'm going to change my stance on this.

Tim Palermo said, absolutely. We're not trying to get you guys to change your stance. You just tell us where you want the windows and we would put them gladly there so that we could appease you and move on with the project.

Dr. Triner said, let me reiterate, it's not our responsibility to tell you where the windows are supposed to go.

Tim Palermo replied, I do understand that Sir, it's not your responsibility. But you are saying you currently don't like where the windows are.

Dr. Triner said, we're telling you why we don't like them, we're not telling you where to put them or what they should do. We're asking you from an aesthetic standpoint to look at the design and come up with an aesthetic looking design. Don't keep putting it back on us that we're telling you where to move the windows.

Mr. Lawler said, your Architect has to have gone through other Architectural Review Boards and received other approved drawings, this is not un-standard.

Tim Palermo replied, and she said it wasn't by any means. We're not trying to be difficult on our end, I promise you that.

Chairman Miozzi said, and we don't have the impression that you are. I just want to make sure at the next meeting that you convey to the Architect what we're looking for so that we could get this done in one more meeting and we'd all be happy and you get the project moved on.

Tim Palermo said sure, absolutely.

Dr. Triner said, I would strongly suggest that the Architect be at the next meeting.

Tim Palermo replied, we'll ask her to be here Sir.

Painting of Brick

Chairman Miozzi asked, do we have any questions on the painting product? Tim, did you get the specs on the painting product?

Tim Palermo replied, yes Sir.

Chairman Miozzi asked the Board, is everyone in agreement that this is an acceptable product if they want to go ahead and paint the brick?

Mr. Lawler replied, it appears to be, based on a quick review. However, for the sole reason that I would walk away from a job before I would ever paint brick for a client will be the reason that I will not vote to approve brick painting. It's not the right thing to do for a structure or for future homeowners and for that reason I would not vote to approve painting brick.

Dr. Triner said, be aware that this product isn't fool proof either. It's a big improvement over acrylic paint but it still is a limited time product. The only thing that concerns me in the future if this house is going to be flipped or sold soon, what happens if the new homeowners move in and they're not aware that a special product has been used on the brick and they say "we want a brown house or we want a red house or an x color house" and they go out to Home Depot, grab a can of acrylic paint and paint over this white special paint.

Chairman Miozzi said, to your question, a homeowner can do whatever they want to their house and not even come to us to paint it.

Dr. Triner said yes, but if they're going to be putting a paint on that's not compatible, that doesn't make sense either.

Chairman Miozzi said, I want to let them know at the next meeting what we're going to suggest, recommend, not approve. Steve, you're the one that sent this BEECK Mineral Paints, Beeckosil Technical Data Sheet out, correct?

Mr. Varelmann replied, I sent the notes from the Brick Institute and I recognized in the original submittal for the Sherwin Williams Duration paint that it was not listed to be used on brick. So the applicant came back with this Beeckosil product as an option. When I read the spec sheet on the Beeckosil, it appears to be made to paint brick and have the permeability, etc. That's my comment. Now, that's not the philosophical discussion if the brick should be painted or not.

Chairman Miozzi asked, if we were to take a vote, what would your vote be if they want to use this product?

Mr. Varelmann replied, what I will say is this product appears to be an appropriate product to paint brick if that is what's going to happen. If the brick is going to be painted, this would be the product that I would pick to do it. I'm not saying it's a good idea to paint brick. If you read the technical notes from the Brick Industry, it says clay masonry requires no painting or surface treatment.

Tim Palermo said, the reason we selected this product is because they have gone to the Bricklayers Association which is an annual meeting held by the Brick Industry and they

performed their paint products there for them. While I understand it may not be a preference matter, my understanding from the last meeting was that if we found one that fit the criteria for painting brick, that would be what was required.

Chairman Miozzi said right, I read through it, I'm fine with it. I'm not afraid of putting it on the record that I would vote if you still wanted to go ahead and paint the brick, I would be fine with it. When we actually vote on it, I can't say what the other Board Members would say.

Mr. Lawler said, if you're looking to get an idea of what the vote count's going to be, my vote will be no.

Mr. Varelmann said, how do we address Jim's point which I think is a very valid point. Let's say Mr. Palermo paints this brick with an appropriate product like Beeckosil. The homeowner moves in and then paints it with an inappropriate product because he doesn't like the color. Then we've got the same issue that we're concerned about with painting the brick, that brick doesn't need to be painted-

Chairman Miozzi said again, if someone wants to paint the brick on their house, they don't have to pull a permit to paint the brick.

Dr. Triner said, that's my point, and they're going to use an inappropriate product against one that is approved for brick.

Chairman Miozzi said, that's happening all the time all over.

Mr. Phillips said, if he doesn't paint the brick here and somebody buys the house and they come and paint it on their own, they don't have to pull a permit for that, so they could use anything they want anyhow. At least he wants to paint it with the proper stuff.

Chairman Miozzi said, at least we know he came to the Board and he'll do it right on our end.

Mr. Phillips said, if somebody else buys the home they could just paint it and not even come in front of the Board.

Chairman Miozzi replied, correct.

Tim Palermo said, I would be happy to make sure that the future buyer is left with a data sheet as to what was used so that puts that concern out of your guy's mind, that they at least are familiar with the product that we used.

Chairman Miozzi said Tim, I'm not saying I'm for or against painting brick. I've done 100 year restorations where we power washed lead abatement off of paint that was on brick to get it back. It's going to be more so a city ordinance that says no one is allowed to paint brick or stone in our city, period. That's for another date or for the Law Department. On this project right now we have two yes votes.

Mr. Phillips said, if they use the Beeckosil, I would vote that they could paint it.

Chairman Miozzi said, I have a feeling that you'll be able to paint it with this product.

Tim Palermo said, thank you.

Chairman Miozzi said, we might have to call on Dan, the Building Commissioner for a vote to break the tie if we have a tie.

Chairman Miozzi concludes, we're going to table this one more time. Please bring a detail of how the windows are going to get inset into the brick along with the drawing of the rear of the house with either no windows or one large window, as long as it's centered or symmetrical in the back of the house, I think we'll be good with this.

Tim Palermo said, thank you for your time.

DECISION

Chairman Miozzi, seconded by Mr. Varelmann made a motion to table the proposal for 7097 Wilson Mills Rd as discussed and noted;

- **Submit section detail of the window installation on the brick face of the house including the sills.**
- **Submit window placement options on the rear of the house as per discussion.**

ROLL CALL

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

Nays: None

Motion Carried

Proposal TABLED

Tim Palermo said, thank you gentlemen, have a good night.

Applicant signed off at this time.

ANY OTHER MATTERS

- **Windows**

Mr. Varelmann asked, are we going to be together in the same room next meeting?

Chairman Miozzi replied, it'll be a zoom meeting on 6/24 then we'll be back in this conference room for future meetings.

Chairman Miozzi asked, do we want to have a discussion on this window thing. Personally, I think it's the back of the house, I could go back and forth with the Architects all day long. With designers and decorators things change every 15 – 20 years. You brought up Frank Lloyd

Wright, I think a lot of his houses are uglier than all heck. I don't think he has anything with spatial stuff and serious stuff on the exterior walls. He has houses where you have windows going up steps and out of place. So I don't think that was a good example.

Mr. Varelmann said, I used to be the caretaker of a Frank Lloyd Wright house at Oberlin College. Oberlin College actually owned a Frank Lloyd Wright house.

Chairman Miozzi said, again this is the back of the house.

Mr. Varelmann asked, have you been to this site Carmen?

Chairman Miozzi replied no, I haven't been to this site.

Mr. Varelmann said, the building sits on an angle on a corner. Every elevation of this house is visible, it's not like there's a front and back. Every elevation is visible because of the way it sits. It doesn't sit square to the corner. You could see the house on all four sides from the streets or the neighbor.

Mr. Lawler said, regardless of any of that, how many people have come in and we've approved in 5, 10 or 15 minutes? They come in with a plan, they have the proper submittals, they have drawings that are adequate. This is the third meeting we've had to table this. His Architect is failing him and he's not pressuring them the right way, they're not responding appropriately, it's just the skinny of it. There's no two ways about it, they haven't addressed the concerns. The concerns they've attempted to address, they've addressed improperly.

Chairman Miozzi said, I agree but I wish we would have been a little bit more forthright in saying this is what we have to have. When we talked about moving that window, I thought we got those two paired together, having that shower one wrapped around the corner, I thought that was going to be symmetrical enough. I also want to be an advocate for the builder or homeowner. I'd like to give them a little leeway on the back of their house to where they're comfortable with their design on the interior. The next person, if they don't like it, they could remodel, they could cut the wall open and move the window. I'm in the remodeling business, it's not a big deal. It's not like the front of the house where it's actually driven by and seen all the time. Those are only my thoughts.

Mr. Lawler said, I hear what you're saying and I'm a red-blooded American. I think every American should be able to do what they want. However, these are the things we've discussed in every single meeting and we can't change our standards for one guy versus the next. He needs to meet the same standards everybody else meets. Those windows are not symmetrical or balanced just like the rest of the house.

Chairman Miozzi said Tom, we've approved windows that haven't been symmetrical before, every house addition does not always meet-

Mr. Lawler said, but if the rest of the house isn't symmetrical, then that comes into play, this house they are.

Chairman Miozzi said, if you want to make an argument, don't get into this with me, the front of the house isn't even symmetrical.

Mr. Lawler said, I'm going to go ahead and say goodnight then Carmen, I don't appreciate it. So you have a good night. We'll see you next meeting.

- **Mr. Lawler signed off @ 7:00 p.m.**

Chairman Miozzi asked, any other questions, if not I'd like to adjourn.

Dr. Triner said, I'll make one comment. We've talked to this applicant, this is the third time already. The first time we addressed the windows, he says okay he'll take care of them and balance them. He comes back for the second meeting and they're worse than the first time. He says okay, I'll take care of them. He comes back again, it's still not fixed and then he's trying to put it back on us that we're telling him what to do.

Chairman Miozzi said, basically we are telling him what to do. If we're going to approve something, and tell him what to do and tell him what we're going to approve, then we're telling him what to do. So if we're going to tell him what to do, we have to tell him exactly what we want, not-

Dr. Triner said, we told him what we want, we want a symmetrical looking window on that elevation. Is that so hard to understand?

Mr. Varelmann said, one of the other issues, I don't know if you're aware of Carmen because you weren't at the first meeting. Their Architect, their drawings don't match the house. I went down there and took photographs because I noticed when I reviewed the drawings the first time that it just didn't feel right. I decided to go down there and I took photographs of all sides of that house and I compared them to the drawings and they didn't match at all, the windows were not the same size. It just really caused concern for me that even what they show is not what we're going to get. That goes to the detail issue where we need to see the section because what they tell us and what they do, I don't have any confidence that it's going to happen just because of the experience we have with this.

Chairman Miozzi said, I know if you mount it to the brick you should cut the flashing into the stone, into the brick if you're going to wrap a 2 x 4 on the outsides. But nobody ever does that, nobody does that on fireplaces on the roofs either.

Mr. Varelmann said, I agree with Jim. Our direction is to make the window spacing compatible with the rest of the elevation where everything is balanced and we've told him that every time. And every time he's come back, he shows us something that's not balanced. That's really simple direction and no, I am not going to tell him where to place his windows.

Chairman Miozzi said, I was at the last meeting when we told him to take the one out of the bathroom and swap it around the side so we didn't have the two up against each other paired on the right and then the one on the left. I did not know that we were really looking for a full symmetrical which would have been leaving that one in the shower and having the room being the way it is.

Mr. Varelmann said, again to Jim's point, those rooms could be redesigned. That bathroom doesn't have to be where he's showing it. The exterior of the house is kind of forever. You're right, on the interior they could remodel it, they could change things around, but when he places those windows and it doesn't look compatible with the design on the rest of the house, it's going to be like that for 50 years and the neighbor next door looks right at that elevation.

Chairman Miozzi said, what Tom is saying, everything's got to be symmetrical. If you look at that front, the east elevation, those windows aren't symmetrical. If there's a certain thing I have concerns about, is voicing an opinion where there are sections of the house that aren't and are. We are here to give a little leeway to the customers. That's a big enough wall and we know what's going on in the house, if that's what we're going for, true symmetry on there, then fine, we can make him put it back into the bathtub, take them all out and then just have one of them like that, that's fine with me. I just know where we left it, I wanted him to come back one more time and hopefully have a solution to this.

Mr. Varelmann said, I'm really surprised for the third time he didn't listen.

Dr. Triner comments on the paint. Does he realize that that paint is \$100 a gallon and he has to use two coats of it, plus he has to use a \$50 a gallon prep.

Chairman Miozzi replied, it's their house to have painted brick.

Dr. Triner said, my point is, is he going to say I'm going to use this product and then they'll be cutting corners on applying it.

Mr. Varelmann said, that's another concern Carmen, this guys a flipper, he's not living in this house. He's not doing it for a client, he's just sprucing it up to make it look good so it has curb appeal so he can sell it.

Dr. Triner said, I went down today and took pictures of all the homes around him and the home right across the street from him has the same brick, the one down has the same brick, the one on the right hand side is brick and has a painted siding on the top of it, and the one behind him has a brick front and siding on the side. When he paints that house white it's going to stick out like a sore thumb in that neighborhood. But that's his prerogative, I realize we can't tell the homeowner what to do. As far as the paint goes, I did call Beeckosil and I talked to Matt, I think I sent everybody my notes on that and that paint will work but it'll wear off eventually in 15 – 20 years then you're going to see the brick coming through it. But it is a suitable product for water permeability.

ARB Minutes

June 10, 2021

Pg #19

ADJOURNMENT

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

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 7:05 p.m.

Chairman

Secretary