

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
Sept 22, 2022**

The Architectural Review Board met in regular session on Thurs, Sept 22, 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. Matt Phillips	

Absent: Mr. Tom Lawler

CONSIDERATION OF MEETING MINUTES: **Sept 8, 2022**

Mr. Varelmann, seconded by Dr. Triner made a motion to approve the minutes of Sept 8, 2022.

ROLL CALL

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

Nays: None

Motion Carried

Minutes Approved as Written

PROPOSALS

- | | |
|-------------------------|--|
| 1. New Store Front Door | Hopebridge Therapy
6563 Wilson Mills Rd. Suite #105
HSB Architects |
| 2. Greenhouse Addition | Edgardo Aro
817 Beech Hill Rd.
Arcadia Glasshouse |

OPEN PORTION

**Hopebridge Therapy
6563 Wilson Mills Rd. Ste #105
New Store Front Door**

Chairman Miozzi called the meeting to order. Our first item is a new store front door for Hopebridge Therapy at 6563 Wilson Mills Rd. Suite #105 Whoever is here to present please state your name for the record.

Presentation by Lauren Fedor, Associate AIA, HSB Architects

Lauren Fedor, Design Manager with HSB Architects introduced herself. This building is currently occupied by several clients and Hopebridge is looking to occupy the majority of the building. This small therapy suite outlined here, we're going to eliminate, their current entrance is interior to the building. What we'd be doing as part of this project is building a small restroom for them, they currently use the main building restrooms which would become part of Hopebridge Therapy space. We built this separate restroom for them, their separate suite and then we'd be adding a separate entry door for them from the exterior.

We have a couple of elevations and photos of that entry door. What we'd be looking to do is match the existing construction of the double doors just next to that. That would take over the openings for what is currently a window. There's a tree there currently, we'd remove that tree, and a couple of bushes as well to make the separate sidewalk and separate entry. That's about it.

Mr. Varelmann asked, do you have anything to show us the existing configuration of the building?

Lauren Fedor replied, I don't in the plan.

Mr. Varelmann asked, what work is new work on the interior, because you said their entrance is currently interior to the building.

Lauren Fedor replied, yes. This plan shown here is the new plan for Hopebridge. Currently this corridor here has these restrooms, there's an electrical room and then mechanical room here. There are I believe five separate tenants including this therapy suite that all of their suite access is interior to the building currently. Hopebridge will be taking over almost the entire space of this building with the exception of this separate therapy footprint. That being said, their existing entrance interior to the building is going to be part of Hopebridge's space. So we need to create a separate exterior entry for them. The new work is part of this presentation today. What we're looking for approval on is just that exterior door in terms of exterior work. All the other interior work is technically a separate approval. This restroom is going to be the restroom for that separate therapy suite. So, altogether, the building will have two (2) tenants. Hopebridge will be the main tenant, then this therapy suite that we're looking to add this separate exterior entry for will be a second tenant.

Mr. Varelmann asked, so where is their current entrance?

Lauren Fedor pointed out, their current entrance is this, right off this hallway. Currently this hallway runs kind of along the interior of the building. Their current entry is what will be part of Hopebridge space now. That's why they need to relocate and create a separate entry for them.

- **Materials - New Entry Door**

Chairman Miozzi asked, do you have anything on the materials and how you're going to trim that door? Right now that new door looks like it doesn't match the other two doors.

Lauren Fedor replied, it's going to be a white door to match. In terms of the construction, we're looking to add more of the full glass store front look. It's still going to be a white frame to match the construction of the double doors. You're right, it does have a slightly different look than the existing, but we're going to match the white trim and the similar hardware to the existing doors.

Chairman Miozzi asked, how about casings, anything on that?

Lauren Fedor replied, we do not.

Chairman Miozzi stated, right now it looks like you're going to just stick a metal frame door into an existing brick.

Lauren Fedor replied, for all intensive purposes, we are going to reuse the existing opening and remove the shutters and obviously remove the window. Yes, we are looking to reuse that opening, so for that reason, the way that the two existing double doors are, we can't exactly match that because how the existing are set back.

Chairman Miozzi replied no, I mean are you going to add any kind of moldings that are above the windows on the right? Are you using any kind of head molding, any framing around it?

Mr. Phillips stated, to make it look different than the windows, because right now it looks like one long window.

Lauren Fedor replied, aside from removing the shutters, we would cut down to grade. I don't think we were planning to do any separate trim around the door, around the brick because it's covered with the existing roof awning of the building.

Mr. Varelmann stated, this building, architecturally is a rigidly symmetrical building. If you designed this store front from scratch, you would not put a main entrance door and then a secondary entrance door right next to it.

Lauren Fedor replied, you're right.

Mr. Varelmann asked, so why would we approve this the way you're proposing it?

Lauren Fedor replied, keeping their door interior was actually the original plan. When we did the planning for Hopebridge and wanted to keep this existing tenant in place, that was the original plan, a much simpler approach than cutting the new exterior door. But, Hopebridge has certain security requirements, they do therapy for kids with Autism and developmental disabilities. So for their several levels of security and to get them the most interior space in their footprint, they want a certain size reception, certain levels of security, so that's why I'm here today.

Mr. Varelmann stated, I looked at this closer. I sketched it and I put it in scale to Revit and played with it. Without knowing what's existing, we have all of this space here that appears to be dead space, there may be a desk here for receptionist. We have this big open space, I don't know if it's open office and there're cubicles in there, I don't know what's happening there. If you take this office and move this door over here and put a wall here and put in an entrance door, it's shy by 7' that would be required by ADA and the building code. What happens is you have automatic doors in case you don't need that clear distance. But to me, there's plenty of space here. I think you need to work harder at getting this to be a shared lobby and then having an entrance off of that. I just don't agree at all with your approach of adding a secondary door so close to the main entrance door on a building with the architecture that is so rigidly symmetrical. If that secondary door was maybe down here farther or somewhere else, maybe I could justify that, but I really can't justify and think that this is a good thing to do architecturally.

Lauren Fedor replied, okay. So if it were further down-

Mr. Varelmann replied, that's not the last resort. I think there's plenty of room to work out an interior vestibule lobby that has security and access to the various suites. As you said yourself, all of those spaces are accessible from the interior.

Lauren Fedor replied yes, they are.

Mr. Varelmann stated, I think you know what the right thing to do is. I just don't think you're presenting to me what the right thing to do is.

Mr. Phillips asked, is anyone in this space currently?

Lauren Fedor replied, yes.

Mr. Phillips asked, you couldn't move them to another one of these dead spaces in here?

Lauren Fedor replied, I'm not sure if the landlord proposed that as an option to them. Hopebridge actually would prefer to take the entire square footage of the building, but there is an existing tenant.

Mr. Phillips stated, I agree that putting a door right next to a door seems odd, if you could refigure that space.

Lauren Fedor replied, ideally I would have loved to move them to another part of the building or not have to add an exterior door.

Dr. Triner stated, if you look at the overall plan on the first page, there's a big square open space. To Steve's point, just put an entrance door in there and you're done.

Mr. Varelmann stated, all this corridor, it's too narrow to have a desk or anything, it's all dead space, it's just circulation. If you put another wall and create a vestibule, you probably would

only need a single door which would save you space. Then with various technology today with card access or whatever you could use, I think the security thing could be addressed.

Dr. Triner asked, what's that space to the right currently?

Lauren Fedor replied, that's this tenants current reception area. Then this is actually part of the public corridor for the building, this wraps around, back here is a separate exterior door. And this here are current restrooms for the building. So, that could work, there's really no reason that we probably couldn't bring it interior. I think it's a little bit of Hopebridge wanting their full extent of the footprint. I think it's a little bit of that and a little bit of this other tenant not wanting to move or not wanting to move elsewhere in the building.

Dr. Triner stated, tenants come and tenants go. If you make that building modification and Hopebridge wants to take over the building and that tenant does want to move someday, then you have an eyesore that you have to get rid of.

Lauren Fedor replied, the intent was without cutting a separate, using the existing window opening so that if in the future they did move out, we would reconstruct the window to match the rest, the existing.

Dr. Triner stated, to me it doesn't sound like sound planning management from the building standpoint.

Chairman Miozzi stated, you can see, there's other options there. Even a third option would be making that whole double door thing to be a quad and you could add a door straight into them.

Mr. Varelmann stated, to deal with it internally would probably cost less. As far as the tenants go, there's got to be an out for the landlord if they need it, it's up to them, it's their prerogative to lease or not.

DECISION

Mr. Varelmann, seconded by Dr. Triner made a motion to approve the New Store Front Door for Hopebridge Therapy at 6563 Wilson Mills Rd. Ste #105 as proposed.

ROLL CALL

Ayes: None

Nays: Mr. Miozzi, Mr. Varelmann, Dr. Triner, Mr. Phillips

Motion Carried

Drawings Denied

**Edgardo Aro
817 Beech Hill Rd.
Greenhouse Addition**

Chairman Miozzi stated, our next order of business is a greenhouse addition for Edgardo Aro at 817 Beech Hill Rd., Arcadia Glasshouse. Whoever is here to present, please state your name for the record.

Jeff Kenyon with Arcadia Glasshouse introduced himself. I brought materials with me, we'll be installing this. We modified and re-submitted the foundation drawing (sheet 1 of 3). We have the concrete pad in the back, we're going to cut that and pour a new foundation around the perimeter of that. This photo is a sample of what the greenhouse addition will look like. We plan to have it attached to the house, it's on the side of his house, it's a heavily wooded lot. The greenhouse will go up, surround this door and leave that open for egress. The pitch will be a 10 / 12 to match that pitch up there. We'll attach that roof foundation around the outside, 14' wide, 16' long.

Mr. Varelmann asked, what's the existing material on this side?

Jeff Kenyon replied, that's wood siding. We'd go in and put a backout board, a 2 x 6 board around that and attach to that. We do a Z flashing underneath the siding over the top of the backout board.

- **Foundation**

Chairman Miozzi stated, the foundation, with the grade being up, aren't you concerned about water coming into the greenhouse? That grade is above that concrete pad.

Jeff Kenyon replied, they're putting a footer drain on the outside of that continuous poured foundation. I'm not worried about the water getting in there because that's up just above grade and there's going to be a drain in here to take that water out.

Chairman Miozzi asked, so you're going to have an exposed foundation then?

Dr. Triner asked, is there a drain in front of that slab right now?

Mr. Varelmann stated, I think what's happening is the water is draining down towards the slab on both sides.

Jeff Kenyon stated, we could have the contractor put a swale in there.

Mr. Varelmann stated, if you had a swale to take the water away you wouldn't have to worry about the water getting into the greenhouse.

Jeff Kenyon replied, we can do that.

Mr. Varelmann stated, then you can eliminate the drain.

Dr. Triner asked, is that whole pad going away?

Jeff Kenyon replied, no. We're going to put a new footer around the outside of the slab and we'll cut it if it doesn't fit exactly. The greenhouse is 14' x 16', and we're putting a 12" footer.

Mr. Varelmann asked, are you planning to add a walk out pad to that?

Jeff Kenyon replied, we didn't plan to.

Mr. Varelmann asked, you're going to just walk straight out into the grass? I think there should be something in front of the door.

Jeff Kenyon advised homeowner Edgardo, we might decide to put a concrete pad outside that door so you can walk out there.

Dr. Triner asked, according to your drawing the footer is going to be underneath that slab?

Jeff Kenyon replied no, we're cutting the slab so the footer is independent of it, on the outside of it, there's an expansion joint in between.

Mr. Varelmann stated, so the foundation will be level, but inside there will be a slight slope to your door.

Edgardo Aro replied, inside there will be a slight difference with the door and the pad.

Mr. Varelmann asked, are you using your greenhouse for planting?

Edgardo Aro replied, I have a hobby, horticulture and I have a collection of plants that I can't keep outside in the winter. I grow some edible plants in the summer.

Mr. Varelmann stated, I'm wondering if you need a floor drain.

Edgardo Aro replied, there will be a drain on the south end.

Mr. Varelmann asked, is that just a pipe that's going through the foundation? I think they need a drain, it's not heated or anything but it'll be interesting to see how that's configured. You have the existing slab, so I don't know how you're going to do that.

Jeff Kenyon replied, we'll coordinate and recommend that to the contractor that we work with.

Mr. Varelmann stated, if you have a pipe or something for the drain and you have a conduit, you have a pathway for rodents, so you're going to have to protect it somehow, right?

Mr. Russell asked, so you're having the drain go straight out the wall and then into the yard? If it's just splashed back on the property it should be fine, it just has to be protected.

Mr. Varelmann stated, I did talk to Isaac Lewin, P.E. about the truss and framing.

Chairman Miozzi asked, do we want to put a note to create a swale down the sides for water drainage?

Mr. Varelmann replied, swales on each side and to show the floor drain and the water drainage how it's going out, on the building permit.

Edgardo Aro stated, on the sides I'll be putting plants and pebbles.

Mr. Varelmann asked, is the material steel?

Jeff Kenyon replied, it's an aluminum mill finish.

Mr. Varelmann asked, is there a separation between the aluminum, any kind of concrete or cementitious material? Are there any places where the raw aluminum is directly against any cementitious material?

Jeff Kenyon replied, no.

DECISION

Mr. Miozzi, seconded by Mr. Phillips made a motion to approve the Greenhouse Addition for Edgardo Aro at 817 Beech Hill Rd as noted:

1. Create Swales on both sides for drainage.
2. Show Water Drainage on Building Permit.

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved

ADJOURNMENT

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

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 6:35 p.m.

Chairman

Secretary