

**ARCHITECTURAL REVIEW BOARD  
MEETING MINUTES  
Main Conference Room – Mayfield Village Civic Center  
July 8, 2021 – 6:00 p.m.**

Chairman Pro Tem Varelmann called the meeting of the Mayfield Village Architectural Review Board to order at 6:00 p.m.

**Roll Call**

**Present:** Mr. Steve Varelmann Chairman Pro Tem  
Dr. Jim Triner  
Mr. Matt Phillips

**Also Present:** Mr. Dan Russell, Building Commissioner

**Absent:** Mr. Carmen Miozzi Chairman (Excused)  
Mr. Tom Lawler (Excused)

**CONSIDERATION OF MEETING MINUTES:                      June 24, 2021**

Chairman Pro Tem Varelmann stated, these Minutes need to be tabled for this meeting.

.            **Motion to table Meeting Minutes of June 24, 2021**

Mr. Varelmann, seconded by Mr. Phillips, moved to table the Meeting Minutes of June 24, 2021.

**ROLL CALL**

Ayes:            All

Nays:            None

**Motion Carried.**

**Minutes of June 24, 2021 Tabled**

**PROPOSAL**

**Deck Roof Structure  
Ralph and Pam Vitale  
860 Beechers Brook Dr.  
(Tabled 6/24/21)**

.            **Motion to remove from table.**

Mr. Triner, seconded by Mr. Phillips, moved remove from the table.

**ROLL CALL**

Ayes:            All

Nays:            None

**Motion Carried.**

**Item Removed from Table**

**OPEN PORTION**

**Mr. Ralph Vitale**

**Mr. Dave McCaskey, McCaskey Development**

Mr. Vitale asked, I believe you have the revised packet?

Chairman Pro Tem Varelmann stated, yes we do.

Mr. Vitale stated, we made per your recommendations and suggestions, we noted revisions on the rendering that we had. We also supplemented that rendering with my contractor Dave. We focused on specific pictures of the rendering or the style we are trying to achieve. We decided to basically wrap everything. There will be no color scheming or anything, other than a black architectural roof to match existing. All beams, horizontal, vertical, anything will be wrapped with Azek. This is the Trex deck. This is the color that we have been striving to maintain every 5 years in the form of semi-standing. Here is the Azek that everything is going to be wrapped with column-wise, vertical and horizontal. The inside of the ceiling is going to be finished out in this barn-type siding.

Chairman Pro Tem Varelmann stated, great. I had a question about that because it says square barn siding. That's actually tongue in groove.

Mr. McCaskey replied, correct. It's the same tongue in groove material, but just a different look.

Chairman Pro Tem Varelmann stated, I did see a revised plan. That is the first time I realized that the roof structure actually sits back from the front edge of the deck. It looks like the way you have drawn this that the front edge of your deck is here and then this steps out into the stairs right here.

Mr. Vitale replied, yes.

Chairman Pro Tem Varelmann stated, but your roof structure is actually being supported back a couple of feet, right?

Mr. Vitale replied, correct. We wanted to maintain the plants and the flowers which my wife has. Also some vegetables that she wanted to stay out in the elements out of the deck.

Chairman Pro Tem Varelmann asked, so this part of the roof would extend out over to the front edge or is it going to stop?

Mr. McCaskey replied, it will be about 8 inches shy. It's an existing deck. We are just putting a roof over it.

Chairman Pro Tem Varelmann asked, and you don't think it will look better to extend to this edge of the roof out over to meet this edge of the deck?

Mr. McCaskey replied, it's 45 over in the one corner. You pick your portion and line it up over each one. Cosmetically, it's going to look best that way instead of extending over the existing deck further.

Mr. Phillips asked, the existing railings are staying then?

Mr. Vitale replied, the existing railings are the same.

Mr. Phillips asked, that will stay the same color, that part?

Mr. Vitale replied, correct.

Mr. Phillips asked, it will be very similar to the second deck?

Mr. Vitale replied, correct.

Mr. Phillips asked, and then everything else like you said now will be wrapped?

Mr. Vitale replied, correct.

Mr. Triner asked, are you going to be using any Trex material?

Mr. Phillips stated, it says Azek on the post wrap.

Mr. Triner stated, it says you will stain the Trex. Some of the new Trex you can't stain.

Mr. McCaskey replied, I will give him credit. He has been doing it and it has been holding up well.

Mr. Triner stated, there was just a bulletin about Trex. I will give this to you.

Chairman Pro Tem Varelmann asked, are there any questions about the revisions and the additional information or the revised design? The steel straps and connections, are those going to be pre-finished?

Mr. McCaskey replied, they are all galvanized. I think we have submitted that also.

Chairman Pro Tem Varelmann stated, I did a sheet on that, but I am not sure of the finish because you can get those powder coated in various colors.

Mr. McCaskey replied, we are hiding it under all Azek. It's not going to be an exposed architectural band with the powder coated black.

Chairman Pro Tem Varelmann stated, so those will be as shown in your section and won't be showing, not exposed?

Mr. McCaskey replied, correct.

Mr. Triner asked, will it extend into the Azek?

Mr. McCaskey replied, yes.

Chairman Pro Tem Varelmann asked, so this detail you have showing, these connections here and this one here, you are saying is not going to show now?

Mr. McCaskey replied, correct. No fasteners will be exposed.

Chairman Pro Tem Varelmann stated, all right. Does anyone have any other questions or concerns about this project?

There were none.

## **DECISION**

Dr. Triner, seconded by Mr. Phillips, made a motion to approve the deck roof structure at 860 Beechers Brook Drive.

## **ROLL CALL**

Ayes: All

**Motion Carried.**

Nays: None

**Deck Roof Structure at 860 Beechers Brook Drive Approved**

## **PROPOSAL**

**Addition & Alterations  
Yoshi & Amy Nakamura  
697 Echo Drive  
Studio One Design**

## **OPEN PORTION**

**Yoshi Nakamura  
James Wood  
Donald Plunkett, Architect**

Mr. Plunkett stated, I don't know if you want to start with photos.

Chairman Pro Tem Varelmann stated, start wherever you want.

Mr. Plunkett stated, okay. The existing house at 697 Echo Drive is a ranch house from the '50's. The foundation is good. It's in good condition structurally, but what we wanted to do was remove the house down basically to the foundation and build up a new two-story house more to their liking. It's a wooded lot. It's a gorgeous lot. I think they have the prettiest lot. You can see the existing house in the darker color. That's the existing footprint. This is what we are adding along with the garage. The drive is basically here now. We are going to put a circular drive in. I think we have enough lot where it's not a problem.

Mr. Triner asked, is this at the end of Echo Drive?

Mr. Wood replied, no. It's the third one on the right. DeMarco's old house.

Mr. Plunkett replied, this is before the cul de sac. The ravine runs through the back. It's a gorgeous lot. With regard to the elevations, this is what we are envisioning it looking like with the metal roof over the porch and over a couple of the key elements on the house. It will be a farm-style appearance. On your drawing that was submitted, we had to put the window sizes on, but then we started looking at them and said we wanted to make sure we have egress. That was more for the second-story window. We went through it. I have a drawing and it has been submitted. That's basically the only difference, the window sizes have increased.

Chairman Pro Tem Varelmann asked, and you are explaining that because of the egress for emergency purposes?

Mr. Plunkett replied, for egress for bedrooms. And again, we would love to say that this is the final, final design, but we still are working on pricing. There's still some things. After prices come in, they may say, well Don, we've got to do a one-story about half this size. But we are hoping that we can stay where we are at. What we wanted to do is get approval saying, yes, we like the idea, we don't see an issue with taking that old house down to the foundation, building up, adding this with this type of look. Final approval is always nice. We don't see that as an issue because again, we've got some exercises that we have to go through with getting our cost and seeing where we are at.

Chairman Pro Tem Varelmann stated, the one thing I noticed on the vinyl siding for the vertical boards. In your other sheet that had just the materials you call it Hardie board.

Mr. Plunkett replied, the board on board would probably be the Hardie. And then we step back and wrap around, we were looking at going to a vinyl. It would still be a good quality, probably double board. It's white. The center areas would be the board on batten as opposed to the sides.

Chairman Pro Tem Varelmann asked, and you are envisioning that all to be white?

Mr. Plunkett replied, that will all be white.

Chairman Pro Tem Varelmann asked, and what is the color of the metal roof?

Mr. Plunkett replied, that would be black. It almost looks like a blue here. That's the magic of our printer. I brought a sample. It's a small sample, but it's got the manufacturer. It's Atas 02 black.

Chairman Pro Tem Varelmann asked, and the Hardie board and batten would be a white?

Mr. Plunkett replied, that would be a white. That would be the artic white.

Chairman Pro Tem Varelmann asked, so it's a factory finish?

Mr. Plunkett replied, it's a factory finish. The siding is by Alside. It's a glacier white.

Mr. Triner asked, do they match pretty close though?

Mr. Plunkett replied, yes.

Mr. Phillips asked, and the siding?

Mr. Plunkett replied, that is a double 4 siding.

Chairman Pro Tem Varelmann asked, is it an asphalt shingle roof?

Mr. Plunkett replied, asphalt shingle roof.

Chairman Pro Tem Varelmann asked, and what color are they?

Mr. Plunkett replied, we were looking at a pewter. The manufacturer is CertainTeed Landmark. It is pewter which is this color there that I wish we had a bigger sample of. But it's nice looking.

Chairman Pro Tem Varelmann stated, my only comment about that is I wouldn't see much contrast between your nice black metal roof and then your asphalt shingles. There's not much of a contrast there, so it may get lost a little bit in that.

Mr. Plunkett replied, should we go lighter?

Chairman Pro Tem Varelmann stated, I am not going to tell you what to do. I am just giving you an observation on my opinion.

Mr. Plunkett stated, okay.

Chairman Pro Tem Varelmann asked, and how about those vents in the front? What are they going to be?

Mr. Plunkett replied, that would be probably a Vicon vent.

Chairman Pro Tem Varelmann asked, any difference in color?

Mr. Plunkett replied, no, I think we would keep them the same color.

Chairman Pro Tem Varelmann asked, white?

Mr. Plunkett replied, yes, white. I don't want them to top tremendously, but I do want to see a reinforced window and not have that solid triangular shape.

Mr. Triner stated, it's a heavily wooded area. Have you ever considered more earthtones instead of white and black? It seems everybody comes in with white and black.

Mr. Plunkett stated, you have to be careful too with windows because black windows you don't see all of the mullions and things. We made sure we wrapped those with a white frame and not a dark. I guess we could talk about those colors but probably the person that's going to say white is the color is not here right now.

Chairman Pro Tem Varelmann asked, so what were you saying about the windows and the mullions not showing? You are saying because they are black they don't stand out as much?

Mr. Plunkett replied, yes. If you look at the black window frame and the glass is dark typically, once it's nighttime and your lights are on, all your mullions tend to disappear because it's all dark. When they are white and the glass is dark, you can see them. What you get is more of the solid there as opposed to seeing those individual windows.

Chairman Pro Tem Varelmann asked, so with this farmhouse style, did you consider a cupola anywhere?

Mr. Plunkett replied, we have not.

Chairman Pro Tem Varelmann stated, I'm just asking.

Mr. Plunkett stated, we could. Our height is probably getting to a point where it is a challenge. I don't think the Fire Department would have an issue with a cupola if it was higher as long as the roof wasn't any higher.

Chairman Pro Tem Varelmann stated, I'm just asking. I'm not saying that you should put a cupola on there or not. I am just asking if you have even thought about it. Being consistent with the design.

Mr. Plunkett stated, that's is something to talk about. It might look nicer.

Mr. Triner asked, did you consider a copper and not a metal roof?

Mr. Nakamura stated, the boss isn't here. We are pretty much doing what she wants.

Mr. Phillips asked, what about as far as lighting on there? I don't see anything. What are you looking to do?

Mr. Plunkett replied, we haven't shown lighting. We would probably put lighting that would go across that.

Mr. Nakamura replied, she wants to go for a lantern look.

Mr. Plunkett stated, and probably not much on the garage. We don't want to emphasize that.

Mr. Phillips asked, no coach lighting by the doors? I don't see a man door. You don't need to have a light, but by the garage there should be something. It depends on what you want.

Mr. Nakamura stated, in my old house back in the east coast, we had a motion detector light that popped on if anybody went by the garage.

Mr. Phillips stated, you want that and then by the doors you are going to need to have something that can be turned on for the people going out. You can put lights on the peaks to shine down. It gives you a nice accent lighting. You can put them in the ground and shine them.

Mr. Triner stated, you can put lighting on the garage instead of motion detectors.

Chairman Pro Tem Varelmann stated, I think with the columns and everything, it's kind of difficult to have coach lighting, especially if you want to set up an architectural ribbon for lighting.

Mr. Plunkett stated, I think over by the garage, it maybe makes some sense to put it there. We thought of ground lighting or soffit.

Chairman Pro Tem Varelmann stated, it looks like the entry is recessed?

Mr. Plunkett replied, yes.

Chairman Pro Tem Varelmann stated, then there may be a way to put the lighting on the inside of that to show between the columns.

Mr. Plunkett stated, yes.



Chairman Pro Tem Varelmann asked, are there any other questions or concerns about this project?

Mr. Phillips asked, the one drawing had the base of the house there and the rest being like an addition, but that really isn't per se how it is?

Mr. Plunkett stated, even the foundation in the front, we build that out and put a porch in. The main house currently comes like this and then across. It's not quite here. Currently, there's stone on the house. We are going to try to reuse that stone. The back has brick. I am not sure if we will paint that. We are going to try to reuse as much as that stone as we can. We don't have a lot but at the base of the porch.

Chairman Pro Tem Varelmann asked, so you are calling out the exposed foundation part to be brick? This has composite deck with brick below?

Mr. Plunkett replied, it shouldn't be brick. We were going to use stone.

Chairman Pro Tem Varelmann asked, so this is all going to be stone across the base of this.

Mr. Plunkett replied, yes. That was our intention. To try to reuse that stone.

Mr. Phillips asked, and this brick here will stay?

Mr. Plunkett replied, that brick will stay. We are going to be putting some decks back there eventually.

Mr. Phillips stated, if you paint it, it will peel off. Although we do know some paints you can use that last 10-20 years.

Chairman Pro Tem Varelmann stated, a product we reviewed previously was called Beekosio.

Mr. Plunkett stated, right. And there's prep work that needs to go with it.

Mr. Phillips stated, but it will last. You won't have it all chipping and peeling away in 2 years.

Chairman Pro Tem Varelmann stated, you have to look at the specs closely because even the Sherwin-Williams paint, they don't mention brick as a thing you can paint.

Chairman Pro Tem Varelmann stated, so, our quorum is 3. There are only 3 members here. All 3 will have to vote to approve. Before we would go for a vote, I would like to just take the temperature of the Board and ask if there are any major concerns you have with this project.

Mr. Phillips stated, the one thing is the lighting to maybe see, but I guess if everybody's okay with it, they are forthcoming with everything. I would have no problem approving it. I'd like to

know what their idea is. But I have no problem with it. It's something they have to submit down the road anyhow.

Mr. Plunkett stated, that's not a problem. We would be glad to do that.

Mr. Triner stated, we could probably approve the idea, but we'd have to not say okay until we see the final drawings.

Chairman Pro Tem Varelmann stated, in my mind, if they are going to do lighting in the same quality and flavor. I have some level of confidence that it's going to be done well.

Mr. Phillips stated, right. Exactly.

Mr. Russell asked, you would be approving this drawing with some changes, correct?

Chairman Pro Tem Varelmann stated, right. We would note that there is going to be lighting added.

Mr. Russell stated, and the stone. Didn't you say something about the shingles?

Mr. Plunkett stated, we will look at that.

Mr. Triner stated, it comes in at half the size.

Mr. Plunkett stated, if it dramatically changes, we will probably automatically come back. We are not going to want to submit to the Building Department and they say, wait. Our hope is that we haven't overdesigned something so badly that they have to dramatically change it. If we see changes, we would come back to the Building Department and hold off on the project because it's different.

Chairman Pro Tem Varelmann stated, I think it would have to be reviewed if it changes drastically. We are on basically a two-week cycle, so I don't think it's going to hold up your project very much.

## **DECISION**

Mr. Phillips, seconded by Mr. Triner, made a motion to approve additions and alterations at 697 Echo Drive.

## **ROLL CALL**

Ayes: All

Nays: None

**Motion Carried.**

**Additions and Alterations at 697 Echo Drive Approved**

ARB Minutes

July 8, 2021

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**ADJOURNMENT**

Chairman Pro Tem Varelmann, seconded by Dr. Triner, made a motion to adjourn the meeting.

**ROLL CALL**

Ayes: All

Nays: None

**Motion Carried.**

**Meeting adjourned at 6:33 p.m.**

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Chairman Pro Tem Varelmann

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Deborah Garbo, Secretary

Transcribed by Mary E. Betsa, MMC