

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
Oct 13, 2022**

The Architectural Review Board met in regular session on Thurs, Oct 13, 2022 at 6:00 p.m. at the Mayfield Village Civic Center, Main Conference Room. Chairman Pro Tem Varelmann presided.

ROLL CALL

Present:

Mr. Steve Varelmann, Chairman Pro Tem
Dr. Jim Triner
Mr. Tom Lawler
Mr. Matt Phillips

Ms. Kathryn Weber, Law Department
Mr. Daniel Russell, Building Commissioner
Ms. Deborah Garbo, Secretary

Absent:

Mr. Carmen Miozzi, Chairman

CONSIDERATION OF MEETING MINUTES: Sept 22, 2022

Mr. Varelmann, seconded by Dr. Triner made a motion to approve the minutes of Sept 22, 2022.

ROLL CALL

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

Nays: None

Motion Carried

Minutes Approved as Written

PROPOSALS

1. New Single Family Dwelling
Montebello Subdivision
6453 N Cobblestone Rd. S/L 52
St. Jude Dream Home
Skoda Construction
2. New Store Front Door
Jefferson Medical Properties, LP
Hopebridge Therapy
6563 Wilson Mills Rd.
HSB Architects
(ARB denied 9/22)
3. Wall Sign & Monument Sign
PLP (Preformed Line Products)
660 Beta Dr.
Blink Signs

OPEN PORTION

**Montebello Subdivision
6453 N Cobblestone Rd SL #52
St. Jude Dream Home
New Single Family Dwelling**

Chairman Pro Tem Varelmann called the meeting to order. Our first item this evening is Montebello Subdivision, 6453 N. Cobblestone Rd S/L #52, St Jude Dream Home, Skoda Construction. Whoever is here to present please state your name for the record and proceed.

Eric Husteck with MELD Architects introduced himself. We also have Sasha Sams with us from Skoda Construction. Sublot 52 is this lot right here by the entry coming in.

Materials & Color Palette

Cultured Stone Veneer:	Harbor Limestone
Asphalt Roof Shingles:	Moire Black
Accent Metal Roof:	Black
Window color:	Black
Gutters & Downspouts:	White
Vinyl Siding 1:	Glacier White Board & Batten entire front
Vinyl Siding 2:	Glacier White Dbl 5 sides & back
Trim:	White
Front Door:	Black

Chairman Pro Tem Varelmann stated, the only comment I have is if this bottom window on the right elevation could be lined up and centered.

Eric Husteck replied yes, we can do that.

Mr. Lawler asked, this essentially has the exact same finishes as the house across the street except for the stone?

Eric Husteck replied, that's correct, the Glacier White is pretty popular. The stone is different across the street.

Eric Husteck asked, does anyone have any other questions or concerns?

Dr. Triner asked, so the back of the house will be on Highland Rd?

Eric Husteck replied yes, and there'll be a deck/porch on the northeast corner. This here is a 10' high ceiling so we have a transom window. They're going to have a scatter of really nice glass along the back. The great room has a lot of nice glass and transom windows above, that's a pretty attractive elevation. We're taking advantage of the higher ceilings on this one.

Chairman Pro Tem Varelmann asked, any further questions or comments? There was none.

DECISION

Mr. Varelmann, seconded by Mr. Lawler made a motion to approve the New Single Family Dwelling (St Jude Dream Home) for Montebello Subdivision at 6453 N Cobblestone Rd SL #52 as noted:

- **Center window on right elevation.**

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved as Noted.

**Hopebridge Therapy
6563 Wilson Mills Rd.
Jefferson Medical Properties, LP
New Store Front Door**

Chairman Pro Tem Varelmann stated, next is a new store front door at Jefferson Pk Properties, Hopebridge Therapy, 6563 Wilson Mills Rd.

Presentation by Lauren Fedor with HSB Architects

Lauren Fedor, AIA with HSB Architects introduced herself. You received two attachments. The first one is noted as (amendment) from the last package, these were renderings from the original option. I know we have a lot of issues to address here which I'll address in the next package. We have two renderings both showing the approach to the original single door, I just wanted to include this, this is what we had at the previous meeting. The things that were brought up from those renderings that we need to discuss, the tree was a big issue.

Hopebridge is going to be occupying the majority of this building, it's currently a multi-tenant building. This small suite here is going to be maintained by a Chiropractor. So what we want to do, this is the existing plan which also was one of the comments from the last session, we didn't have a demo plan showed, so I included that. So, the multi-tenant building is now going to be Hopebridge as the majority tenant and then the smaller Chiropractor here. What we're proposing is to add a second door, so these double doors would be maintained as Hopebridge's access to their space. Then we're proposing to add a door for the Chiropractor separately.

Issue #1; The issue with adding that door (and there are elevations in this package as well as renderings), was the symmetry. The building is very symmetrical, everything down to the doors, windows, everything about the building. Adding the door would throw off that symmetry and obviously the look is why we're here today. That was issue #1.

Issue #2; We were asked to look at potentially moving this door interior and then creating a separate public corridor interior to the building. We have a representative from Hopebridge to discuss why that won't work for what they do at Hopebridge.

Proposed Options

Option #1; Lauren Fedor stated, the first is keeping the door that we proposed at the last meeting in its original location, but then to maintain the symmetry, adding a second dummy door that won't be accessible, it'll just be purely for the look of the building to keep the symmetry. You have an elevation of this as well. It would look exactly the same as the double doors, as the new door here.

We're proposing a sidewalk which you could see in the renderings. This would be an actual usable door where we're proposing the sidewalk. We could if necessary add a sidewalk to that second dummy door. But it's not usable and we don't want to give the impression that it's usable, it would be purely for the look, to keep the symmetrical look.

One other thing I added to the details, on the original package I said match existing construction & match existing door. I did find the exact door to match these double doors, so I included that as well.

Option #2; This was also brought up as a potential solution. Another solution is moving the door, rather than having it directly next to the double doors, moving that door down. We show that in an elevation. Same door, same sidewalk, same construction, just essentially moved down.

Lauren Fedor stated, Option #1 in our eyes is the best solution for a number of reasons, mainly being that we got to adjust a lot in the Chiropractor's office. Adding the door, we wouldn't have to do anything to disturb their operation and we wouldn't have to do anything to disturb Hopebridge's current construction plan with this option.

Chairman Pro Tem Varelmann stated, I went out and looked at that, this doesn't really tell the whole story because you have this very large transformer (sharing transformer pic on cell phone). I don't think that would be a good thing to have in front of the entrance door. I don't know that that is a good thing, I wouldn't want that in my entrance if this was my business.

Lauren Fedor replied right, I agree.

Mr. Lawler agreed. But, also with Option #1, I think it's crazy to put a second door and not put a second sidewalk.

Peter Kolecky with Crescendo Commercial Realty introduced himself. We're totally open to adding a walkway to that west door.

Mr. Phillips stated, that dummy door looks like a mistake, rather than where it should be.

Lauren Fedor replied, we would make that door identical. But we don't know that Hopebridge would want that to be an accessible door that would be going into one of their conference rooms.

Mr. Lawler asked, would you be okay with it being an exit only?

Lauren Fedor replied, typically when we do doors like this, in a situation like this, we don't put hardware on it so that you can't access it and people don't try to go in, they don't try to come out. It would be purely for cosmetic. But if that's what we need to do, if we need to make it an accessible door, if we need to add a sidewalk, that's what we would do.

Dr. Triner stated, it seems that you're going through a lot of expense to do all this, couldn't you just use a common entrance?

Emily Kammer, Project Coordinator for Hopebridge introduced herself. We have 125 locations as of this year across the United States, so we've done a lot of these. Our Chief Medical Staff are trained in autism therapy, they are one of the best of the best. We're the second largest autism provider in the U.S. This is required by them because our children get triggered and they bite, they fight, they kick, they scream. If their staff isn't trained properly to deal with that situation, if that would happen in a shared lobby, our staff knows how to handle that. They're properly trained, they get their CPI cards. It's a safety hazard for our kids, our staff and for the other tenant.

Chairman Pro Tem Varelmann asked, how are the children getting from the exterior parking lot to that door?

Emily Kammer replied, we have one on one therapy, our ABA that works with that child every day has developed that relationship, they go out to the car and get them and bring them into the building.

Chairman Pro Tem Varelmann asked, so why would there be a risk of going into the shared lobby if they're being chaperoned?

Emily Kammer replied, because there's still a risk outside too but it's supposed to negate.

Lauren Fedor asked, could the child still get away in the lobby?

Emily Kammer replied, the same thing could happen at the parking lot, that's why we have that one person with them.

Dr. Triner stated, you have the doors on the inside, what if they came in the door in the back rather than allow them to walk down the lobby?

Emily Kammer replied, it still creates a safety hazard for the child.

Mr. Lawler stated, whatever you guys need for you operation, I understand those are policies. I just think it makes no sense to put in that other door without a sidewalk. Whatever you guys need to do with your operation, we won't argue about policies.

Chairman Pro Tem Varelmann stated, you're calling it a dummy door, it's not operational, right?

Peter Kolecky replied, the other difference is it will probably have a sign on it. From inside we'll make sure it's per Fire Code, including a push bar.

Emily Kammer stated, and you'll know that's not our entrance.

Landscaping

Chairman Pro Tem Varelmann asked, do you have any other photographs showing the landscaping?

Lauren Fedor replied, whatever we would remove to put the sidewalks in, we're going to replace, in this space it would be a small tree.

Chairman Pro Tem Varelmann stated, on the left side in front of the door you have the tenant sign for the building and the parking signs, on the right side you have the tree.

Peter Kolecky replied, that tree will be removed. You can see the rest of the park has small boxwoods and some other trees around, we're going to go with the theme of the whole park. The sign's being eliminated. It'll be a nice clean front, nice landscape and everything will flow nicely.

Chairman Pro Tem Varelmann asked, is this supposed to be a realistic landscape plan the way this is drawn?

Lauren Fedor replied, we don't have a landscape plan but I can put one together with specific plants if that's needed.

Mr. Lawler asked, are we taking the one door addition off the table?

Chairman Pro Tem Varelmann replied, that's what we did not approve last time.

Dr. Triner asked, what if you moved the actual entrance in more, Hopebridge would be back like 8' and another entry door to the right for the Chiropractor's office.

Emily Kammer replied, it's still an enclosed space that the kids would be in.

Mr. Phillips stated, I think what they're trying to accomplish is that somebody will be walking them from the car into the building, into a large space so the kids aren't going to be as triggered.

Emily Kammer replied, that's correct.

Dr. Triner asked, when the Chiropractor moves out, would you plan on taking those doors out?

Peter Kolecky replied, we can do that, we've had that discussion moving forward. The tenant that's in there now, she'll be there for another year or so.

Mr. Lawler asked about signage.

Emily Kammer replied, that's a separate package with the sign company and they're here tonight.

Ms. Weber clarified, Hopebridge's signage package is not on this agenda tonight. They'll have to come back.

Chairman Pro Tem Varelmann stated, the signage plan will be coming. I'd like to see a landscape plan. Currently there's landscaping there including trees that are going to be removed probably in this project. I'd like to see a realistic landscape plan. I get the sense that this isn't realistic, this isn't really what you're intending, looks to me it's just representing an idea and not what you're intending.

Peter Kolecky replied, the landscaping will match the rest of the parks.

Chairman Pro Tem Varelmann asked, where will the signage be?

Peter Kolecky replied, right above the door in the center and the Chiropractor's will be on the right hand side. With the landscaping, underneath the windows it'll all be cleaned up, mulched and normal style evergreens just up underneath there, nothing goes higher than the windows anymore, it'll be a nice clean path. They'll add for design some spiral trees by the entry.

Emily Kammer stated, I have pictures of what some of the other buildings landscaping looks like.

Chairman Pro Tem Varelmann stated, I'm more interested in, since we have this odd configuration of doors on this building, I think it needs some landscape treatment to reinforce what the intent is because what you have here does not look attractive to me.

Peter Kolecky replied, this is just an optical right now. When the landscape goes in it'll be cleaner, nicer, really sharp.

Mr. Phillips asked, will this landscape match what you're doing to the other buildings?

Peter Kolecky replied yes, same type bushes, same type plants.

Summary

Chairman Pro Tem Varelmann stated, I'm inclined to approve the doors and the additional walkway but I would like to see the landscaping plan of that area. Also, the graphics you're providing have not been very realistic. It feels like you haven't been providing an accurate

picture of what's there. I'd like to see the landscaping because what you're showing isn't what's intended. I think the landscaping should reinforce the separation and make this area here a place.

Peter Kolecky replied, I understand.

Lauren Fedor asked, will a rendering be sufficient if I correct the plantings?

Chairman Pro Tem Varelmann replied, go ahead and show the signage and everything and make it accurate. Example being, the other rendering didn't show the transformer. Make the renderings accurate so that we know what we're approving is what we're looking at, so when we go out there after it's done, it looks like what we approved. I work right next to this building.

Lauren Fedor replied, okay.

Chairman Pro Tem Varelmann stated, a typical landscape proposal will show the plantings, there will be a schedule of what the plants are-

Lauren Fedor replied, I'm very familiar.

Mr. Phillips asked, will this come back at the same time as the signage?

Ms. Weber stated, I think that the applicant requested that the signage package for this be taken off of today's agenda, so it's not being considered today. But yes, they could come back with the landscape plan when the sign company comes in with for the signage.

DECISION

Mr. Phillips, seconded by Mr. Varelmann made a motion to approve the New Store Front Doors for Jefferson Medical Properties, LP, Hopebridge Therapy at 6563 Wilson Mills Rd as noted:

- 1. Add Additional Walkway to West Door.**
- 2. Return to ARB with a Landscape Plan for Consideration.**

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved as Noted

**Preformed Line Products – PLP
660 Beta Dr.
Signage**

Chairman Pro Tem Varelmann stated, next we have signage for Preformed Line Products, 660 Beta Dr., Blink Signs. Please state your name for the record and tell us what you want to do.

Presentation by Austin Telles, Blink Signs

Wall Sign

Austin Telles with Blink Signs introduced himself. We're proposing some new signage for PLP. They're looking to get an illuminated sign on the building, replacing their current non-illuminated sign with the stipulation it would be turned off by 11:00 p.m.

Monument Sign

Austin Telles stated, the bigger part of the project is the monument sign. They currently have a monument sign, we're going to remove that completely and in its place put in a navy structure with a faux brick base with an aluminum cabinet on top. The face will be routed out with push thru acrylic and lit up from the inside.

I know there was also another monument sign that was in question, but that has since been removed from this scope. We're still working on targeting the directional sign for the shipping and receiving area.

Wall Sign

Mr. Lawler stated, if we could go back to the building sign, I have some questions. How is that existing sign fastened to the wall right now and/or do you have plans to repair the paneling?

Austin Telles replied, the owners will be repairing the paneling. Actually, now that I'm looking at this digital copy, it looks like it may be an older rendering. But it is going in the same location, which will also help to hide any blemishes that might remain.

Mr. Lawler stated, I appreciate that, but from the owner we're probably going to need something in writing. The panels may more than likely look different. To introduce another non-conforming detail into these without having something on paper that's approved saying it's going to match with the exact same panel. And on the next page there's a note that says "there is an office light behind the sign band on the interior". Can you explain that?

Austin Telles replied, that's more of an internal note for installation. Obviously that's a non-illuminated sign. In this area inside it's an office space, we'll be pulling the power in through the office and they have to put a box inside there. That's feeding the power in through the office space.

Mr. Lawler asked, how is the new sign getting fastened behind the panel, somehow it's getting anchored.

Austin Telles replied, flush mounted, so the faces of the sign, everything will be removed and an eye should be fastened from the inside of the sign directly to the paneling with lag bolts.

Mr. Lawler asked, to the paneling?

Austin Telles replied yes, to the paneling. I apologize, maybe lag bolts was the wrong term.

Mr. Lawler asked, how heavy is this sign?

Austin Telles replied, not terribly heavy, it's pretty hollow.

Mr. Russell stated, the sign itself will have to go through a review process with our Plans Examiner. If you want to just note that the paneling should be repaired or replaced. We'll take a look at that.

Monument Sign

Mr. Lawler asked, are you guys doing the masonry?

Austin Telles replied, it's actually a faux brick, it's not real masonry, we'll pour footer and everything, but the base is aluminum skins.

Chairman Pro Tem Varelmann asked, is the picture something that's existing on the site?

Austin Telles replied, correct. That's what their matching the base to. It's going to be a custom faux material, the plan is to match the existing dimensions, existing color and texture.

Mr. Lawler asked, are they going to match the weathered look of that or to what the original block looked like? What's being matched?

Austin Telles replied, it'll match the original, what it looked like.

Chairman Pro Tem Varelmann stated, this looks like CMU to me.

Mr. Lawler asked, how come you're not just using CMU?

Chairman Pro Tem Varelmann asked, if you're using the faux brick, what happens at the top of it? To Tom's point, CMU would probably be same price maybe even less and you got a solid block on the top and you wouldn't have to worry about water getting in.

Mr. Lawler stated, the faux will never weather like that, it will never look the same. It'll look similar but it will never match.

Chairman Pro Tem Varelmann stated, the faux says stone but it's not stone. Unless it is stone, are you proposing a limestone or something?

Austin Telles replied, no. I apologize, I didn't bring an example of that, but I could bring in a sample. This is all one structure, it's not sitting on top of the base. It's just the paneling applied to the bottom portion.

Mr. Lawler stated, you're trying to match but you're not.

Chairman Pro Tem Varelmann stated, my concern is with how this is detailed, not knowing how you're detailing this because over time water could get in here, it could deteriorate. I don't see flashing, I don't see how this is terminated at the top. When this gets wet, what's going to happen? I don't have the detail to understand the construction of this on whether it's going to last.

Austin Telles replied, I'm a little confused on what you mean.

Chairman Pro Tem Varelmann stated, in detailing I mean a section to show what the materials are. I don't know how this is being constructed. I don't know how it's being detailed to keep the weather out. You're calling it stone but it's not stone.

Austin Telles replied right, it's not a stone base, it's a paneling that's applied to the aluminum face. This whole thing is made of the same materials as the rest of the sign, it's just the paneling that's put on it that's a faux brick paneling.

Mr. Russell asked, do you want to table this?

Consensus is to table for more detail;

- Sections detailing how it's constructed
- Bring in sample materials

Mr. Lawler stated, I would strongly consider talking to your client about looking at a different material.

Mr. Phillips stated, it's almost like a metal just painted to look like brick.

Mr. Lawler stated, that faux brick will never weather like a real masonry, it will never match. To say that you're matching the existing is false.

Chairman Pro Tem Varelmann stated, let's be accurate for what you're calling it.

DECISION

Mr. Lawler, seconded by Dr. Triner made a motion to table the signage proposal for Preformed Line Products (PLP) at 660 Beta Dr for further details as discussed and noted.

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Proposal TABLED

Mr. Lawler stated, with the wall sign we're definitely going to want a note saying that the panels will be repaired or replaced with the exact matching panels, not something similar.

Mr. Phillips stated, show us the sign at the same height as existing, how it's going to be supported, the material you're using for the base and what you're going to do for flashing at the top. I think that's kind of our key points.

Austin Telles stated, my only question would be on keeping the water out from the base, just for my own knowledge, I'm not sure what you mean.

Ms. Weber stated, I think the Board is looking for more detail in how this is going to be constructed, because right now we don't have enough detail.

Mr. Lawler stated, this base has no cap on the top of it, that would be gone, it would just be masonry here with just an edge. What's to stop water from getting in? The existing has a stone cap, the new doesn't. There are standard masonry details that anybody knowledgeable in that department will know. Water could get behind the faux and freeze, you have to have a way to mitigate that. We'll see either the cap you put on there or we'll see the flashing.

Austin Telles replied, I understand. Thank you.

ADJOURNMENT

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

ROLL CALL

Ayes: All

Motion Carried

Nays: None

Meeting adjourned at 7:05 p.m.

Chairman

Secretary