

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
March 9, 2023**

The Architectural Review Board met in regular session on Thurs, March 9, 2023 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. Tom Lawler	Chairman Pro Tem	Ms. Deborah Garbo, Secretary
Mr. Steve Varelmann		
Mr. Matt Phillips		

Absent:

Dr. Jim Triner

CONSIDERATION OF MEETING MINUTES: **Jan 26, 2023**

Mr. Lawler, seconded by Mr. Phillips made a motion to approve the minutes of Jan 26, 2023 as written.

ROLL CALL

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

Nays: None

Motion Carried

Minutes Approved

PROPOSALS

1. **New** Single Family Dwelling
Montebello Subdivision
Elie Saade & Maya Maher
585 Magnolia Ct. S/L #23
Parcel #831-10-045
Skoda Construction
Meld Architects
2. Wall Sign
Monument Sign Logo
We Rock The Spectrum
700 Beta Dr. Ste #300
Signarama
(BZA req'd for wall sign)
3. **New** Single Family Dwelling
Jason & Lindsey Baker
7115 Wilson Mills Rd.
Parcel #831-27-005
Thomas Woodman Creations

OPEN PORTION

**NEW S/F Dwelling
Elie Saade & Maya Maher - 585 Magnolia Ct S/L #23**

Chairman Miozzi called the meeting to order. Our first order of business is a new single family dwelling at Montebello Subdivision by Skoda Construction. Whoever is here to present, please state your name for the record.

Eric Husteck with Meld Architects introduced himself. I'm presenting S/L #23, we call it the Daisy Model, same Model as S/L #22 & S/L #11. We're right to the left of S/L #22.

Exterior Finishes

<u>Cultured Stone Veneer</u> Alleghany Limestone	<u>Vinyl Siding 1</u> Heart Tech Clay Board & Batten - Upper front half	<u>Window Color</u> White
<u>Asphalt Roof Shingles</u> Heather Blend	<u>Vinyl Siding 2</u> Heart Tech Clay D5 - Everywhere else	
<u>Accent Metal Roof</u> Black	<u>Trim: Window / Door / Siding</u> White	

Eric Husteck stated, we like to keep the materials varied. We'll be next to white siding, white board and batten. We're going to do this Heart Tech Clay color with this Alleghany Limestone base. The roof will be this Heather Blend, it's more of like an earth tone color. The metal roof will be black. The windows white with white trim. There's also a deck on the backside, decking will be a brown oak color just like S/L #22 with white railing and black spindles. It's the same exterior layout as S/L #22, same window & door placement. This will be the first of its kind for the brown asphalt shingles. Same black metal standing seam for the roof. Same window configuration S/L #22 has.

Mr. Varelmann asked, what color's the vertical siding?

Eric Husteck replied, the board and batten will be the second floor on the front, same color as the vertical siding, heart tech clay. Downspouts will be white to match trim.

Chairman Miozzi asked, any questions or comments? There was none.

DECISION

Mr. Miozzi, seconded by Mr. Varelmann made a motion to approve the New Single Family Dwelling for Elie Saade & Maya Maher at 585 Magnolia Ct S/L #23 as proposed.

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved

**We Rock the Spectrum
700 Beta Dr. Ste #300
Wall Sign and Monument Sign Logo**

Chairman Miozzi stated, our second proposal is a wall sign and monument sign logo for WRTS, 700 Beta Dr. Whoever is here to present, please state your name for the record.

Wall Sign

Sam Costiuc with Signarama introduced himself. We're proposing to put a new sign at 700 Beta Dr. The middle section will be an illuminated channel letter sign on a raceway. The header and the footer will be non-illuminated PVC letters. The raceways are longer than the letters because we're trying to span the window going into the pillars on either side of the window. The goal is to center the sign over the door and match the color.

Chairman Miozzi asked, are you saying that everything in red is non-illuminated?

Sam Costiuc replied, correct. Just the blue letters and the child are illuminated.

Mr. Lawler asked, do you know what that window finish is?

Sam Costiuc replied, my guess would be vinyl. We actually didn't know it was a window until partly into the project.

Mr. Phillips asked, are the supports going to be completely all the way on the outside and nothing in the middle?

Sam Costiuc replied, right.

Chairman Miozzi asked, where are you running the power?

Sam Costiuc replied, we'll be running the power through one of the columns. The goal is not to have the conduit exposed. Obviously being an older building I'm not sure exactly what we're going to find. The goal is to run the power directly into the raceway.

Mr. Lawler stated, I see zoning is required.

Mr. Russell replied that's correct, they'll be going to the BZA on March 21st.

Monument Sign

Chairman Miozzi asked about the monument sign.

Sam Costiuc stated, that'll be vinyl on existing.

Mr. Varelmann stated, I don't know if you recognize my name, we went through this with the SPRY Sr. project for Panzica.

Sam Costiuc replied, yes.

Mr. Varelmann stated, that was the same kind of situation where there's not really enough contrast. It didn't show very well.

Sam Costiuc replied yes, it gets washed out.

Mr. Varelmann stated, so we went with a darker field and lighter letters.

Sam Costiuc stated, it's harder especially with thinner letters. If we were to do a solid color background it wouldn't necessarily match with everything else on there. So we'd have to go to probably the landlord to see if he would approve that, but I do agree.

Chairman Miozzi asked, is that something they'll need to decide, do we need to approve?

Mr. Varelmann replied, we don't have to approve, I'm just pointing it out because we went through this recently and they ended up replacing it because it didn't show well.

Sam Costiuc stated, especially with the lighter colors, I think with SPRY Sr. it was that they had the lighter blue. We'll present it to the landlord.

Chairman Miozzi asked, any other questions or comments? There was none.

DECISION

Mr. Lawler, seconded by Mr. Varelmann made a motion to approve the Wall and Monument Sign Logo for We Rock the Spectrum at 700 Beta Dr. as discussed.

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved as Discussed

Jason & Lindsey Baker
7115 Wilson Mills Rd.
New Single Family Dwelling

Chairman Miozzi stated, our next order of business is a new single family dwelling for Jason & Lindsey Baker, 7115 Wilson Mills Rd. Whoever is here to present, please state your name for the record and take us through your project.

Thomas Woodman with Woodman Creations introduced himself and Lindsey Baker, Landscape Architect and owner of the property.

- **Presentation by Thomas Woodman, Architect**

Thomas Woodman stated, here's Wilson Mills looking northeast, it's going down Wilson Mills hill, then we come up about an 8% grade and then the house is set here. This is the front door, garage is a side load. There's a proposed pool for the future. This shows the whole site grade plan.

Front Elevation

This is the front elevation, two barn shapes intersecting each other. This is the garage side entrance, office and mud room here. This is the garage view from the northeast, double garage door and single and these are bedrooms above this garage here. There's a porch off of that.

Rear Elevation

This is the rear. There's a walkout in this basement. These are bedrooms up here, this is the garage. If you come around, the front door's there. There's the office, kitchen, dining room.

There's a room downstairs where we're putting a window well for egress in case that's ever turned into a bedroom. Right now it's a craft room.

Roofing & Siding

The roof will be metal roof standing seam. The siding is a steel metal siding by Quality Edge, it's a gray blue color.

Barn Structure

The barn structure is getting this brown color product. Roof will be a light gray.

Metal Finishes

Mr. Lawler asked, what's the intention with the all metal finishes, it seems very intentional.

Lindsey Baker replied, low maintenance, no painting. It's a built-in rainscreen used inadvertently. We don't know the cost yet, we're getting costs from the builders right now. It's really low maintenance. We had at one time stone and nixed that for cost reasons.

Chairman Miozzi asked, around the windows, are you matching with a white channel or a color?

Lindsey Baker replied, white.

Thomas Woodman stated, all the trim is white, soffits are white. Basically we're just trimming the edges of the windows and doors. Except for the main volume of the house here, that trim will be the color of the siding. It'll be a corner piece but it'll be the siding color. Premanufactured, all part of the system.

Lindsey Baker stated, the soffit will be white, they make a vented soffit. It'll be just white, not wood grain. The trim is white. The windows actually got less expensive when we went from black to white.

Chairman Miozzi asked about the soffit detail.

Thomas Woodman replied, there's insulation in here, we're making a very energy efficient house, we're using zip siding. This is the overhang across the front door of the house, it's longer because it's covering-

Chairman Miozzi stated, my question was gutters on the house, are you having gutters?

Thomas Woodman replied, yes. They show up on the elevations.

Front Elevation & Landscaping

Mr. Lawler stated, I'm seeing in some places you're calling for a split face, other places it says C.M.U., is that accurate?

Thomas Woodman replied, yes. Right here in the front of the house we have about 6-7 inches, this would be landscaped. There's no sense in putting money in there where you're not going to see it. Once I hit this corner going back from the house and around this garage, this is split face because it's going to be exposed. Then when we come around the back side of the house and once we get up past the porch, we turn to these steps and then from that point on we're C.M.U. with Thoroseal finish so it looks like stucco. It's just a cost saving thing.

Mr. Varelmann stated, it says color TBD, what color do you think that C.M.U. will be?

Thomas Woodman replied, probably the gray in the concrete.

Mr. Lawler asked, what's the plan for the landscape ground cover at the exposed C.M.U.?

Lindsey Baker replied, we probably have maybe 18" around the house which will be aggregate, it almost covers the drip edge of the roof overhang. The ground cover will not come up to the house, you'll hit aggregate before you hit the ground cover. So, soil will not sit up against the foundation, it'll just be gravel.

Mr. Lawler asked, that's going to cover the C.M.U.?

Thomas Woodman replied, no it won't. There will be aggregate about 18" out, then the C.M.U., and then the siding starts.

Mr. Lawler stated, you had mentioned that there'll be some type of ground cover where it's C.M.U.

Lindsey Baker replied, probably some evergreen shrubs.

Mr. Lawler stated, I'd love to see you stick with the split face all the way around. I don't know how much of a cost driver that is.

Thomas Woodman replied, we're getting bids now, bid package went out earlier this week. Once we get those returns, then we'll make a decision whether it could be all the way around.

Mr. Lawler stated, especially on the front face. Your split face, you have a larger elevation. Almost everywhere where you're showing C.M.U. it's only one course. It would seem to me it shouldn't be much difference except for maybe a little bit material to stay with the split face.

Lindsey Baker replied, I really appreciate working with Thomas because he's looking at cost. But I understand your point, it's a valid point to be consistent all the way around.

Mr. Varelmann stated, I think it covers in one of our codes that exposed foundations be either brick or something else and not exposed concrete, so that is code.

Subsequent to the meeting;

Section 1321.02; Requirements and Deadlines

- (b) (2) All new construction foundations shall be placed with face brick or other material approved by the Architectural Review Board.

Lindsey Baker stated, I think in the landscape detail I show two samples of brick, so potentially we could go to a brick face foundation. If that comes about, then we'll come back to you.

Mr. Lawler stated, I don't love the idea of seeing C.M.U. especially on the front face.

Thomas Woodman replied, point well taken.

Front Porch & West Elevation - Railings

Chairman Miozzi asked, on the front porch, do they need railings coming down the steps here?

Thomas Woodman replied, we need railings if there's more than 30" above grade, we're less than 30" for the front porch. If we go around to the back and look at the view from the rear of the house, there's a railing that goes from the house out across the post, a railing coming down. That railing has to be here because we're using these screens, they roll down from the top. We really don't need a railing here but we think it's an issue with safety. We might put them there but we're less than 30" that's why the railing does not show. And over here there will be an outdoor cooking area with a grill and we won't need a railing there, there's a screen door against the wall, and again we're not 30" here, so we don't show a railing there.

Village Engineer Site Plan Review

Mr. Varelmann stated, we received comments today from Tom Cappello our Village Engineer, he called out this distance between the entry gate and the road being short and asked if you could move that.

Lindsey Baker replied, I spoke to him on the phone today. Right now it's 28' and I said I could move it back, I could move it up 2' so it would be a total of 30'. I just didn't want to rotate those columns, I wanted it to be parallel to Wilson Mills for the presentation. So, we can easily do that.

Thomas Woodman asked, what's the slope on that?

Lindsey Baker replied, the first section here is pretty flat, then from here to here is about 2%, from then on it's 8% going up the hill before you hit the turnaround. Then there's also a cross pitch so water doesn't just shoot straight down the driveway.

Mr. Varelmann asked, motorized gate?

Lindsey Baker replied, yes.

Swimming Pool

Mr. Lawler asked, what's the color on the pool fence?

Lindsey Baker replied, black. Any other color, even if it's brown just pops out. Black is a shadow, it just disappears and we'll be planting in front and behind it. By code, it's self-closing, latched.

Chairman Miozzi asked, will they be coming back for the pool permit?

Mr. Russell replied, yes.

Chairman Miozzi asked, the railings on the house are black also?

Lindsey Baker replied, yes.

Lighting

Mr. Lawler asked, do you want to take us through lighting?

Thomas Woodman replied, the intent is to have sconces hanging off the wall.

Mr. Lawler asked, are you doing lighting anywhere that you're not showing?

Thomas Woodman replied, we're not sure yet. In the front entry it'll be a recess can and a can over the grill area. In the porch there'll be a fan.

Mr. Lawler asked, are you planning any spotlighting in the backyard?

Lindsey Baker replied, it would be LED. If I do any lighting, it would be up-lighting, low level. We don't want Disney Land.

Mr. Lawler asked about the walkout door in the back.

Thomas Woodman replied, there's a little roof overhang, a little shed roof, the lights will be above in the soffit.

All Metal Design

Mr. Varelmann stated, I think it's a well-designed project. I like the material selections, they're interesting. If I could make one suggestion, wood tone would be a wood like product.

Mr. Lawler stated, I've never seen a house all metal like this ever, it's interesting.

Lindsey Baker stated, there's a Panera in Avon that's got this design. Part of it is that you don't have to paint it, ever.

Mr. Varelmann stated, it's much better than vinyl. I think vinyl looks cheap.

Lindsey Baker stated, this will look unique. When we first started thinking about building, it started as a white modern farm house. Then over the years we kept seeing those white modern farmhouses. We said no we want something different.

Mr. Varelmann stated, the colors, that dark blue, I think that was a good move.

Chairman Miozzi asked, any further questions or comments?

There was none.

DECISION

Mr. Lawler, seconded by Mr. Varelmann made a motion to approve the New Single Family Dwelling for Jason & Lindsey Baker at 7115 Wilson Mills Rd as discussed.

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved as discussed.

ADJOURNMENT

Mr. Miozzi, seconded by Mr. Lawler made a motion to adjourn the meeting.

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 6:35 p.m.

Chairman

Secretary