

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
May 9, 2024**

The Architectural Review Board met in regular session on Thurs, May 9, 2024 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	
Mr. Bob LaRiche	

CONSIDERATION OF MEETING MINUTES: April 25, 2024

Mr. Phillips, seconded by Dr. Triner made a motion to approve the minutes of April 25, 2024 as corrected;

Pg #2 paragraph 4; change record to rendering (Varelmann)

Pg #3 last paragraph; change flu to flue (Varelmann)

ROLL CALL

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

Nays: None

Motion Carried

Minutes Approved as corrected

PROPOSALS

- | | |
|---|---|
| 1. Front Porch Addition | Stephen Jerome
665 Robley Ln
Ann Dunning A.I.A., Inc |
| 2. <u>New</u> Single Family Dwelling | Montebello Subdivision
Frank & Laura Pines
589 Magnolia Ct S/L #21
PP #831-10-043
Skoda Construction
Meld Architecture |

OPEN PORTION

Chairman Miozzi called the meeting to order. Our first order of business is a front porch addition for Stephen Jerome, 665 Robley Ln. Please state your name and take us through your project.

**Stephen Jerome
665 Robley Ln
Front Porch Addition**

Stephen Jerome introduced himself. We're looking to do a porch, roof work and footings. It made sense to bring out the dining room too to give us a little more room inside. Some people don't want dining rooms anymore but we're kind of traditional, we want a little more space with a nice dining room area.

Chairman Miozzi asked, is that brick type still available?

Stephen Jerome replied, yes. We're going back and forth with the Architect. You can see there's a lot of sandstone detail in the brick which is actually really cool. One thought was this new addition having brick, having contrasting with some sort of a stone, sandstone, cultured stone, which is just a thought depending on what this Board likes to see. The Architect submitted the plans with brick because she thought that's what you guys would want to see. But she did offer the suggestion to do maybe something different with the bump-out with more of a contrast. Up above the windows is going to be just plain trim, she shows it there.

Mr. Varelmann said, when you say contrast, this brick here has the darker and lighter sandstone. Are you thinking about a contrast as far as colors?

Stephen Jerome replied, she's showing the brick matching with the rest of the house. But stone is an option, if you want me to bring in a sample for another meeting, I could do that. We're going back and forth, do we make it match or do a nice contrast, we're still discussing. The front door she's still showing on the elevation, that's going to be turned into a window. The steps will get removed at some point once the construction's done down the road. The front door will now move to where the porch is. Where the new front door and porch is, that'll be brick, the garage is still going to be brick. The question is the dining room part of it, do we keep it all brick, is that the way to go, or do we try and bring in some contrast?

Mr. Varelmann said, so I understand, this door is going away?

Stephen Jerome replied, it'll become a 5' tall window.

Mr. Phillips asked, so what you're presenting here is not what you're looking to do?

Stephen Jerome replied, the brick would be the simplest way to do it, but again, she said if the Board would like to see some changes or if you want things to just match at 100%, I'm not opposed to either one way or the other. I'd like to get your guys thoughts.

ARB Minutes

May 9, 2024

Pg #3

Chairman Miozzi stated, I like the new design brought in tonight, before it looked like a sore thumb sticking on the front of the house. I do like the design.

Stephen Jerome stated, the molding at the top will give you a bunch of contrast too.

Chairman Miozzi said, I'm assuming she's probably thinking more of a panel look and not so much vinyl siding.

Stephen Jerome replied, she's trying to maximize the glass.

Mr. Varelmann stated, you probably worked with Azek before, this corner here, this distance here looks to be 16"-18", how would you do that in one solid piece of trim?

Chairman Miozzi replied, they make it in sheets 4' x 8' and then you use a 3" trim around the window.

Dr. Triner asked, will the windows on each side of the posts be wood?

Stephen Jerome replied, white vinyl windows to match existing.

Chairman Miozzi asked, do you plan to re-roof the whole house?

Stephen Jerome replied, no. I just did that almost 15 years ago, they're just going to go with what's there now and re-roof whatever they need to. It's just a single layer on there now.

Mr. Varelmann asked, have you checked to see if you could get the same shingle?

Stephen Jerome replied, yes. I talked to my roofer, Ken's Parkhill Roofing, it's just a black dimensional Owens Corning.

Chairman Miozzi stated, pulling off gable off garage, that makes it look better.

Stephen Jerome replied yes, the rest of the house is hip, it's nice. I don't hate the gable. I had a carpenter look at the project, he said it's going to cost a lot more money, a lot more work but you could pull the whole gable off, he asked if there's a way to keep it? I said yes but you're going to encroach on it, so you're going to have a partial gable, and I don't know how that's going to look. He threw it out there for some money savings. But I think actually this is going to look way nicer if we just take the gable up to the hip and do the new hip above the porch.

Mr. Varelmann stated, I want to go back. The trim color, is that white?

Stephen Jerome replied yes, white aluminum.

Mr. Varelmann asked, would this column be white?

Stephen Jerome replied, we have plans to do the column and the railing in a black and then the trim around the windows would still be white to match the rest of the windows. I don't foresee changing the garage door.

Mr. Varelmann stated, it looks like there's kind of a conflict between the railing and where you're going to be approaching the garage.

Stephen Jerome replied, that's how she drew it up, she'll have to figure how that's going to work.

Mr. Varelmann asked, is it less than 24" that you don't need a rail?

Mr. Russell replied, if greater than 30" you need a railing, four risers or more.

Stephen Jerome stated again, the one picture showing the railing encroachment and garage is something she'll need to rectify.

Mr. Varelmann replied, I work with this program a lot and I recognize what's happening, it's not easy to get everything realistic. It's working with the program, matter of refining, I can understand.

Chairman Miozzi asked Stephen when he's starting the project.

Stephen Jerome replied, I'm meeting with the carpenters, mason, roofer, so nothing immediate.

Chairman Miozzi said, maybe we should table this and then come back, you know what we're looking for, i.e. colors, brick or stone, white around the trim.

Stephen Jerome asked, if we decide to match existing, is that a problem?

Chairman Miozzi replied, that's not a problem. I'm very happy with this design. I do think that column should be white and you did do the black railings. Looks like you've got more than 30 inches of garage wall so you could get your steps in.

Mr. Varelmann recaps, I'd be interested in seeing;

1. Sample of the brick
2. Sample of the stone
3. Whatever's happening with this transition between the frame and the masonry, if that's going to be a cap. What is that transition?
4. Given how the edge of the roof comes around and then what you're doing with your downspouts.
5. Information about the railing. Is it going to be a black powder coated steel or black powder coated aluminum? And what's the top of it?

Stephen Jerome stated, right now the downspout's in the corner where the front door is, obviously can't have it go there. There's a downspout over here in this corner, one here and one there. I'm thinking this one we probably have to move over to this corner and have to redo the gutters.

Mr. LaRiche asked, is there a way to bury the downspout in the column, because that's a lot of traveling for the water.

Mr. Varelmann said, I'm curious about lighting. You currently now have this light above the garage door.

Stephen Jerome replied, we'll probably still have that same light there and then a porch ceiling light. I have a vinyl perforated soffit going all the way around now.

Mr. Varelmann stated, I think the current Zoning Code requires any foundation that's showing, finish with masonry.

Mr. Russell stated, it has to match the rest of the house.

Stephen Jerome stated, I don't know why she's showing that on the left, because the brick goes all the way down.

Mr. Varelmann stated, it's possible you don't need a railing.

Stephen Jerome asked, what's the railing requirement?

Mr. Russell replied, if you're less than 30", you don't require one. If you want to be on the next docket, that's on May 23rd, you'd have to have all this information in to us by next Wednesday the latest.

Stephen Jerome stated, if I'm going to match existing brick, I come back with the matching existing brick, the transition between the trim and the brick, you want to see all that, and if we decide to do the railing.

Dr. Triner added, and what the door will look like with the new window.

Stephen Jerome said okay, I'll talk to them tomorrow and re-submit.

DECISION

Mr. Miozzi, seconded by Mr. Varelmann made a motion to TABLE.

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Proposal TABLED

New Single Family Dwelling
Montebello Subdivision
589 Magnolia Ct
S/L #21

Chairman Miozzi stated, our next item is a new single family dwelling, Montebello Subdivision, Meld Architects.

Eric Husteck with Meld Architects introduced himself. We're presenting Sublot 21 today. We have an existing home here, a completely different model, we have this Clubhouse block right next door to it. This is our Model here, this is a panoramic view of our site. You got the house to the left, then this guy here. We've got our Primrose Model over here in the corner. This will be the Blossom Model, the garage is on the left hand side. On this Model, the buyer wants black downspouts and black gutters, that's going to be a contrast. It's going to be set back quite a bit from this house over here, so there will be a lot of contrast just with the different stone material, the gutters and downspouts and the fact that it's a completely different Model than the other two neighbors.

Materials

Vinyl Siding 1: Dbl 5 Clapboard, Glacier White
Vinyl Siding 2: Board & Batten on front, Glacier White
Cultured Stone: Vail
Trim: White
Window Color: White
Gutters/Downspouts: Black
Accent Metal Roof: Black
Asphalt Roof Shingles: Moire Black

Mr. Varelmann stated, S/L 22 next to it will match.

Eric Husteck replied, yes. They're both going to be white but this will be set back and will have black gutters and downspouts and different stone. We felt that would definitely be a contrast and it's going to be a totally different Model. So the house is going to look way different than the other house next to it. Yes, they both will be white in terms of siding.

Eric Husteck stated, what's different between this Blossom Model and the others we've done so far is this will have the rear deck in the back. The neighbor S/L 22, they have white vinyl railings, the top rail matches the deck color and they do black vertical spindles. It'll be the same idea for this deck. It's all wrapped in painted primed pine trim around the columns and around the fascia's and things like that.

Mr. Varelmann said, I'm looking to see what that drop off looks like.

Eric Husteck stated, I don't have the exact civil survey, but it is quite a bit of drop right there. That's a walkout basement, it'll have sliders for that deck.

Mr. Russell asked, that deck's not going to encroach with the rear yard setback, is it? I know it's pretty tight there.

Eric Husteck replied, we actually do have some good amount of room with that setback and the wetlands aren't impeding there either.

Elevations

Eric Husteck stated, we try our best to always line up the windows vertically. The stone water table carries on down and around. It's showing white here but actually the stone continues around and up. You can see the neighbor S/L 22 where they wrap the stone around to the water table. I mentioned the black downspouts, black gutters, so they have contrast with the rest of the houses. We have white gutters and downspouts on all the neighboring houses.

Mr. Varelmann stated, that makes it kind of important where the downspouts are located, doesn't it?

Eric Husteck replied, yes. These elevations do show where we intend to put them, back corners, front corners, down the column here, one down the sides of the gable, will drip down to the standing seam metal roof down to the gutter here and come down.

Mr. Varelmann asked, so the ones on the right hand side coming out of the roof, that's coming down the side of the house and not the front of the house?

Eric Husteck replied, it'll be the sides, yes. We always try to put the downspouts on the eaves side, not the rake side.

Chairman Miozzi asked, that's a metal above the garage also, right, on the overhang above the shed roof on the garage?

Eric Husteck replied, yes. Those are the accent metal roofs.

Eric Husteck stated, the trim is all white, garage door is white, windows white.

Chairman Miozzi asked, any further questions or comments?

Mr. Varelmann stated, you're showing large light fixtures on each sides of the garage.

Eric Husteck replied yes, they are drawn kind of big actually.

Mr. Varelmann asked, are you doing ceiling down lighting?

Eric Husteck replied yes, we'll have a ceiling mounted service light above the front entry.

DECISION

Mr. Miozzi, seconded by Mr. LaRiche made a motion to approve the New Single Family Dwelling for Montebello Subdivision, 589 Magnolia Ct, S/L 21 as proposed.

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved

ANY OTHER BUSINESS

- **The Grove Amphitheatre New Restrooms**

Chairman Miozzi stated, I have one question on the new restrooms at the Grove. Weren't those supposed to have two accent rows of color, CMU block on top there? I thought that was supposed to line up with the window. I thought they had an accent band going around there.

Mr. LaRiche said, I thought that's what they said too when it got approved.

Mr. Russell replied, I'll go take a look at that and check the minutes.

ADJOURNMENT

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

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 6:30 p.m.

Chairman

Secretary