

**ARCHITECTURAL REVIEW BOARD  
MEETING MINUTES  
Mayfield Village  
May 23, 2024**

The Architectural Review Board met in regular session on Thurs, May 23, 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. Bob LaRiche

**Absent:**

Mr. Matt Phillips

**CONSIDERATION OF MEETING MINUTES:**

**May 9, 2024**

Mr. Miozzi, seconded by Dr. Triner made a motion to approve the minutes of May 9, 2024 as written.

**ROLL CALL**

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

Nays: None

**Motion Carried**

**Minutes Approved**

**PROPOSALS**

1. Front Porch Addition  
Stephen Jerome  
665 Robley Ln  
Ann Dunning A.I.A., Inc  
(Tabled 5/9/24)
2. **New** Single Family Dwelling  
Montebello Subdivision  
6477 N. Cobblestone Rd. S/L 49  
PP #831-10-071  
Skoda Construction, Inc  
Meld Architects
3. **New** Single Family Dwelling  
Montebello Subdivision  
590 Magnolia Ct. S/L 16  
PP #831-10-038  
Skoda Construction, Inc  
Meld Architects

**OPEN PORTION**

Chairman Miozzi called the meeting to order. We're going to take our proposals out of order since Mr. Jerome is not here and start with the new single family dwelling at Montebello, 6477 N. Cobblestone Rd. S/L 49.

**Montebello  
New Single Family Dwelling  
6477 N. Cobblestone Rd. S/L #49  
Meld Architects**

Eric Husteck, Meld Architects introduced himself. I'll be presenting S/L 49. Currently S/L 48 is under construction, S/L 49 will be the same model right next to it but different colors and different stones. The finishes are as follows (holding up samples);

**Materials**

Vinyl Siding 1: Dbl 5", Platinum Gray  
Vinyl Siding 2: Board & Batten, Platinum Gray  
Cultured Stone: Oxford LedgeStone  
Trim: White  
Window Trim Color: White  
Gutters/Downspouts: White  
Accent Metal Roof: Black  
Asphalt Roof Shingles: Moire Black

Eric Husteck stated, taking a look at the site photos, the Mulberry Model in gray on the bottom shows very similar to what the house will actually look like. It'll have vertical board & batten on the front, the sides and the back will be clapboard siding also in the same gray color. I'm open to any questions.

Dr. Triner asked about trees and vegetation in the back.

Eric Husteck replied yes, there are tall trees along that rear.

Chairman Miozzi asked, the shed roofs, those will be metal?

Eric Husteck replied, that's correct, black.

Chairman Miozzi asked, are you doing the white trim going across in the front just like the photo on the left?

Eric Husteck replied, yes. White trim, white fascia's, white columns, white beams. White garage door, I was told the door will be a different style which I think just means with windows.

Chairman Miozzi asked about the square vents in front.

Eric Husteck replied, from my understanding those are a buyers option. We show them because we prefer to have those. The buyer can say they don't want them.

Chairman Miozzi stated, I really don't like those up on top. I like the ones up in the eaves. Doesn't matter to me, but I wouldn't even give them the option.

Chairman Miozzi asked, any further questions?

There were none.

**DECISION**

Mr. Miozzi, seconded by Mr. Varelmann made a motion to approve the New Single Family Dwelling for Montebello Subdivision, 6477 N. Cobblestone Rd. S/L 49 as proposed.

**ROLL CALL**

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

Nays: None

**Motion Carried**

**Drawings Approved**

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**Montebello  
New Single Family Dwelling  
590 Magnolia Ct. S/L #16  
Meld Architects**

Eric Husteck stated, our next proposal is our Blossom Model. It's going to be completely different from S/L 17. Sublot 17 is our Daisy Model, which is what we call a Cape Cod style. We know that S/L 17 next to it is also white, but it's a completely different Model.

**Materials**

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

Eric Husteck stated, it has a different garage gable. It doesn't connect the gable going over the front entrance. The stone's a completely different color, it's Harbor Limestone. Typical Board and Batten all in the front and then the 5" double clapboard on the sides and the back.

Dr. Triner asked, is there any concerns about the heat with these black roofs?

Eric Husteck replied, I guess not. We do insulate those pretty well.

Chairman Miozzi asked, are those muntin bars in the windows?

Eric Husteck replied yes, in the front only. And we always try to center all of our windows wherever we can.

Chairman Miozzi asked, do the houses have fireplaces in them?

Eric Husteck replied, yes. We do a direct vent and exhaust outside. No chimneys.

Chairman Miozzi asked, any further questions?

There were none.

**DECISION**

Mr. LaRiche, seconded by Dr. Triner made a motion to approve the New Single Family Dwelling for Montebello Subdivision, 590 Magnolia Ct, S/L 16 as proposed.

**ROLL CALL**

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

Nays: None

**Motion Carried**

**Drawings Approved**

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**Stephen Jerome  
665 Robley Ln  
Front Porch Addition  
(TABLED 5/9/24)**

Chairman Miozzi stated, nobody is here tonight on behalf of the applicant. We tabled this at our previous meeting. We did receive revision drawings, let's look over these changes.

Chairman Miozzi stated, he's going to match existing. He took the railing out, looks like there's still the one on the right. She has the trim on the edge drawn two different ways, one with the siding and one with a shake panel on the top of the brick.

Mr. Varelmann said, she has rowlock spelled rollack, that's incorrect. I was hoping to see some Limestone mixed in there or something that matches if they don't do the brick. The last time you pointed out there would be trim in here so it would break up that panel. So that's trim, siding, trim probably.

Chairman Miozzi said, I thought it would be trim, sill flat trim and then another trim on top, kind of like a recess panel look. The front's not pictured like that.

Mr. Varelmann stated, I use this program, I'm aware of the flaws, just from experience.

Mr. Varelmann said, this is the porch, they're not really showing the ceiling.

Chairman Miozzi replied, I thought he talked about last time just putting a flat ceiling in there.

Dr. Triner said, we need some more information before we can approve this.

Chairman Miozzi stated, we'll need the applicant to come back one more time.

### **Next Step**

Applicant to submit list of items for review and consideration at next ARB meeting date.

Next ARB meeting date June 13<sup>th</sup> at 6:00 p.m.

1. Brick and limestone accent.
2. Remove the steps by the window.
3. Sandstone sills on top of the brick instead of the rowlock.
4. Section saying what the ceiling is underneath the porch.
5. Remove the stoop stairs.
6. Show the downspouts.
7. Was the entrance railing removed?

### **DECISION**

**Proposal TABLED**

### **ADJOURNMENT**

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

### **ROLL CALL**

Ayes: All

Nays: None

**Motion Carried**

**Meeting adjourned at 6:25 p.m.**

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Chairman

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Secretary