

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
June 13, 2024**

The Architectural Review Board met in regular session on Thurs, June 13, 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:

- **May 23, 2024**
- **May 30, 2024 (Special Mtg)**

Mr. Miozzi, seconded by Mr. Varelmann made a motion to approve the minutes of May 23, 2024 and special meeting minutes of May 30, 2024.

May 30, 2024 corrections;

Pg # 7 paragraph 3rd last; not resistant changed to rot resistant

Pg # 9 paragraph 4th ; gray changed to great

ROLL CALL

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

Nays: None

Motion Carried

5/23/24 Minutes Approved as written

5/30/24 Minutes Approved as corrected

PROPOSALS

1. Front Porch Addition

Stephen Jerome
665 Robley Ln
Ann Dunning A.I.A., Inc
(Tabled 5/9/24 & 5/23/24)

2. **New** Single Family Dwelling

CCAG Limited Partnership - Steven Calabrese
Village Trails
PPN 831-42-024 S/L #11-A
Joinery Architecture
Ferritto Homes
(Tabled 5/30/24)

OPEN PORTION

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

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

Stephen Jerome stated, we got the list from the last meeting, our Architect went through it and these are the revised drawings. I believe this should all be resolved now.

Mr. Varelmann said I see you took off the railing.

Chairman Miozzi stated, there are two different drawings, this one shows a flat panel and on the one rendering we just got, it shows it as vinyl siding.

Stephen Jerome replied, I think it's going to be an Azek trim of some sort.

Chairman Miozzi asked, is it going to be a flat or a lap?

Stephen Jerome replied, I think it's going to be a flat panel. It's going to be solid pieces, the biggest width we can get.

Chairman Miozzi said, what I'm saying is wrapping the window with a 5" trim around the corner and then a recess look on the inside.

Stephen Jerome replied, that's what we're going for. It's going to have the trim around the window and then the trim on the corners.

Chairman Miozzi stated, it shows on there that you're doing a vinyl beadboard soffit underneath the porch.

Stephen Jerome replied, correct.

Chairman Miozzi stated, it looks like you answered our questions.

DECISION

Mr. Miozzi, seconded by Mr. Phillips made a motion to approve the Front Porch Addition for Stephen Jerome, 665 Robley Ln as noted;

- **Siding will not be lap siding, but will be a raised panel.**

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved as Noted

Mr. Russell stated, Steve please bring in two sets of construction drawings for plan review.

Stephen Jerome replied okay, I'll talk to our Architect and have her make those changes. Thank you.

**CCAG Limited Partnership
Steven Calabrese
Village Trails
PPN 831-42-024 S/L 11-A
New Single Family Dwelling**

Chairman Miozzi stated, our next item is a New Single Family Dwelling for Steven Calabrese, Village Trails. Please state your name for the record and take us through your revisions.

Presentation *by* Jeffrey Smith, Joinery Architecture

Jeffrey Smith with Joinery Architecture introduced himself. Mr. Calabrese was planning on joining us tonight but his wife was held up in the Florida rains. We submitted a supplemental elevation from the last meeting, including a cross section. This is taken adjacent to the main entry of the house on the front, it's cutting front to back. You can see the idea of more of the masonry condition where we have the brick wall going all the way up to parapet. Then on the backside it's a cut through where we have more of a window in the panelized system in between the two sections of the windows. The lower 10' height window, then this has the metal clad architectural panel in between. We have the same detail for the eave on the front and the back. We have that eave that wraps all the way around this ceiling and then overlaps the lower roof. From the inside you see the same thing all the way around.

Jeffrey Smith said, as far as materials, on the front side here we have this thinner Roman style brick going all the way up to the parapet line. At the parapet it just has a simple break on the cap with a 2" vertical profile.

This section of canopy, the typical condition is that it's 6' deep. It has the tongue & groove 1 x 6 wood on the bottom of the eave, it's standing seam metal on top of that roof although you barely won't see that, you'll be seeing mostly material underneath and then the same black metal tongue and groove will wrap down before this fascia piece that the wood material will die into.

Chairman Miozzi asked, the black sheet for the metal roof, is that going to be behind the stone on that wall, behind the face brick?

Jeffrey Smith replied yes, that'll come up and behind.

Jeffrey Smith said, at the bottom of this section where we're cutting through the planter that comes along the front entry, all of these low planter walls including the wall that wraps up

around the pool area, we have a 2" thick precast cap, this will be color matched to the lighter white of brick.

Dr. Triner asked, is there going to be a gutter on that overhang?

Jeffrey Smith replied, there's not going to be a gutter.

Mr. Varelmann asked, do you know what the slope of this roof is?

Jeffrey Smith replied, 1/4" inch. Before the drip edge where the roof material transitions on the fascia, that'll just drip off.

Chairman Miozzi asked, the quartz that you're calling out for the sills, is that going to be just one consistent color all the way around the house or is it going to change colors?

Jeffrey Smith replied, there's two colors, they match the two different brick colors. There's considerably more of the layer brick, so it'll be more of that quartz material. That sill is 1" thick, just a very simple clean profile. The window system will sit back as it's shown, it sits 3" back from the face of the brick, so there's just a little bit of an overlap with the brick white and the thickness of the brick. That'll be the same condition throughout.

Chairman Miozzi asked, the mortar colors, is that going to be a gray?

Jeffrey Smith replied, I have a couple samples here. Similar to the window sill material, the mortar color will match up to the brick colors. We'll have a lighter mortar and the lighter brick and then the darker mortar and the darker brick.

Chairman Miozzi asked about the joints.

Jeffrey Smith replied, I do like the joint details, I think just with experience with that, with waterproofing issues, we'll probably just have a simple concave strike on the mortar bed.

Jeffrey Smith stated, the same metal clad panel we'll have above the eave at the parapet here, the same as the materials of the back and then that's the same material that we have between the upper clerestory window, all the same material.

Chairman Miozzi asked, and the color on that?

Jeffrey Smith replied, black.

Display of sample materials;

- Lighter brick color in the Roman style, 2' long is the longest piece it comes in.
- Single black color for windows
- Dark charcoal color other than a real shiny black
- Quartz material for the window sill

- Metal for the coping, the break on the top of the brick wall
- The darker brick that occurs on the quartz material for the sill
- Small piece sample of the walnut for the underside

Chairman Miozzi asked, is it going to be a veneer walnut like that?

Jeffrey Smith replied, no. This is used to demonstrate the finish that we want, it was the right size but really the same width. I didn't point out but this is the color selected for mortar, the darker and lighter color for the brick.

Chairman Miozzi asked, any questions?

Dr. Triner asked, are you going to have thermal breaks between the structural members and the outside environment, the outside wall so you don't get heat transfer?

Jeffrey Smith replied, this is a layer of continuous insulation in this air space here which will have minimal interruptions to it and this metal clad panel is insulated as well.

Dr. Triner asked, down below that's going right to the outside.

Jeffrey Smith replied, I see what you mean, we'll take a closer look at that.

Dr. Triner asked, you're going with double glazed windows as compared to a triple glazed window?

Jeffrey Smith replied, yes. As of now that's what we're looking at. We've been doing our homework, recently talking to Pella Windows. I think they're leery on recommending the triple glazed. The issue with it, although you have greater insulating value is that there's that many more seams and sealant to fail over time, you're basically doubling the amount of that and it's harder to maintain and replace. We'll continue to dig into that, but I think we're going in the direction of double glazed.

Mr. Russell stated, we can take a look at that through plan review also.

Jeffrey Smith said, in either case, even if we did go to a triple glazed window, the profile is the same in that window system, and the color's the same.

Chairman Miozzi stated, our learning experience from the last meeting, if we do approve these colors, I think we should make it to say either to be clear glass or smoked glass. Other than that, you'd have to come back to the ARB if you're going to use some kind of gray. I don't know if you've addressed that issue of it with the heating. You brought it up as a point going to some kind of a colored glass to reflect the sun. We'd want to see that and approve that first before it gets put in the house.

Jeffrey Smith replied, okay.

Chairman Miozzi stated, I don't have any more questions on the colors. Does anyone have any questions on the colors or design?

Mr. LaRiche stated, the only thing I'm worried about is that metal fascia, is there some type of a drip type thing at the bottom so that nothing rolls back underneath into the wood?

Jeffrey Smith replied, this will be metal clad, we'll likely add another drip edge down here too, that's part of the reason this is offset from the wood material.

Mr. Varelmann asked, what's that material that you're tapering that distance?

Jeffrey Smith replied, we have a layer of sheathing on there and then it'll likely be rigid insulation that's tapered on top of it.

Mr. Varelmann said, walk me through this section, how thick is that insulation. How are you getting your R-Value through this wall?

Jeffrey Smith replied, this section, this is a condition where it's brick on both sides. This would be a 2 x 4 stud, this would have Batt insulation in it and then we have a thick 1 1/2" continuous insulation but we need to get a minimum of R-17 between those two layers.

Mr. Varelmann asked Mr. Russell, will Mike Wildermuth be reviewing this?

Mr. Russell replied, yes.

Mr. LaRiche asked, any thought of insulating block?

Jeffrey Smith replied, possibly but I don't know if we'll need to do that between the continuous insulation and what we're able to do on the inside, but that's an option if we need to beef it up more.

Dr. Triner asked, how are you draining the roof, it looks like it's coming into the center.

Jeffrey Smith replied, it'll all be tapered insulation to internal roof drains.

Dr. Triner asked, so you're going to drain water through the house?

Jeffrey Smith replied, right.

Mr. Varelmann asked, are you insulating these pipes?

Jeffrey Smith replied, we'll either insulate or trace it, one of those two.

Mr. Varelmann stated, that's not typical residential construction. Do you have a Structural Engineer?

Jeffrey Smith replied, yes.

Mr. Varelmann stated, I don't have any further comments. I don't think Jim was at the initial meeting, if he has any comments or questions.

Dr. Triner stated, I've seen buildings like this where glass isn't all chopped up. The European designs would be more open, but if that's what the customer wants.

Mitch Hoyt with Joinery Architecture stated, keep in mind those are 6' x 10' pieces of glass.

Chairman Miozzi asked, anybody have anything else?

There were no further questions or comments.

Chairman Miozzi stated, we have it in the minutes that if the windows are going to be smoked, this Board would need to see and approve that first.

Mr. Varelmann asked, what's the assumption today, that it's clear?

Jeffrey Smith said, we can say a comment as to lighter gray with a smooth tint to it, we would likely want that vs. clear.

Chairman Miozzi asked, when you say gray, is that going to be a reflective kind of thing?

Jeffrey Smith replied, not necessarily.

Chairman Miozzi said, some buildings look like mirrors and I don't want that. When you get that finalized, if you could bring in a sample of that, the actual glazed glass color itself. I think right now it's just a smoked tinted, if it's going to be a gray I think we'd want to see it.

Mr. Varelmann asked, so you're saying if it varies from a gray tint non-reflective, you'd want to see that?

Chairman Miozzi replied, I think so.

Jeffrey Smith said, that sounds fair to me, I understand what you're saying.

DECISION

Mr. Miozzi, seconded by Mr. Phillips made a motion to approve the New Single Family Dwelling for CCAG Limited Partnership, Steven Calabrese, Village Trails, PPN 831-42-024 Sublot #11-A as noted;

- **Glazing to be gray tint, non-reflective**

ARB Minutes

June 13, 2024

Pg #8

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved as Noted

Chairman Miozzi asked, is there any other business anyone would like to bring up?

There was none.

ADJOURNMENT

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

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 6:40 p.m.

Chairman

Secretary