

**ARCHITECTURAL REVIEW BOARD
SPECIAL MEETING MINUTES
Mayfield Village
May 30, 2024**

The Architectural Review Board met in special meeting session on Thurs, May 30, 2024 at 6:05 p.m. at the Mayfield Village Civic Center, Main Conference Room. Chairman Miozzi presided.

ROLL CALL

Present:

Mr. Carmen Miozzi, Chairman

Mr. Steve Varelmann, Chairman Pro Tem

Mr. Matt Phillips

Mr. Bob LaRiche

Mr. Daniel Russell, Building Commissioner

Ms. Deborah Garbo, Secretary

Absent:

Dr. Jim Triner

PROPOSAL

1. **New** Single Family Dwelling CCAG Limited Partnership
Steven Calabrese
Village Trails
PPN 831-42-024 S/L #11-A
Joinery Architecture
Ferritto Homes

OPEN PORTION

Chairman Miozzi called the meeting to order. We have a special meeting tonight for a single family dwelling, CCAG Limited Partnership, Steven Calabrese, Village Trls Sublot 11-A. Whoever will be presenting, please state your name for the record.

Jeffrey Smith from Joinery Architecture introduced himself.

Mitch Hoyt from Joinery Architecture also in attendance.

Chairman Miozzi said, please take us through details of your project and the site.

Presentation *by* Jeffrey Smith, Joinery Architecture

Jeffrey Smith stated, the property is just a short drive from here down to Wilson Mills in the Village Trails Development. You wind your way down into the valley and this site is on your

right. Really unique is the property in the sense that you come all the way down out of the development and this property winds its way all the way back up. The parcel was always planned to have a house built on it, the owners have had it for many years. They always intended on building a house on top of the hill on this parcel, that's the reason there's an existing driveway as well as they went ahead and planted a lot of trees. There's this really nice alley of trees that line this lower section, the flatter section of the driveway. And then as you start to come up to the hill here, they planted this large growth of evergreens. The owner has finally decided and is very excited to build a home on his property. We'll walk through the plans and design with you.

Sheet A-2 - Site Plan

This is more of a site plan. The existing driveway coming off of Village Trls here, it starts to wind its way up on the terrain, a little bit of a switchback. Currently the driveway terminates about here.

Our plan and concept for the house is this idea of having three interconnected pavilions. One of the pavilions on the north end here is the primary suite. The largest middle pavilion contains living and bathroom and entertainment space. At the center of the L, the center of the home we have the kitchen and service type of rooms. The garage is on this end off of the kitchen, family room here next to the kitchen. And then this other pavilion, this end to the west we have a guest pavilion.

On the front end of the house, at the top of the existing driveway, the plan is to add a new motor court where you could come up and circle around to the main entry which takes you to the center of the house, this will have a canopy over it, you'll pull around to the screenwall here, additional motor court period that accesses the garage. On the backside of the house which overlooks this really beautiful ravine, we have a courtyard and pool outdoor area. As you can imagine and I think you can see through the arial photos, it's a really beautiful piece of property. It's all about the view and nature around it. The design of the house is really playing off that.

Sheet A-3 – Lower Level

This is the lower level, the main entry of the home in the center. On this lower level beneath the primary wing we have a home gym and spa. We have these two points that connect these pavilion pieces here and here that contain the stairs, these are pretty glassy & provide a break between the wing to the house. The central area on this lower level is mostly mechanical and storage space. We have a little bit of room here for the game room. When you come back to this end underneath this guest pavilion, we have the guest room here and then down to this pool level, this is basically a 4-Season room that has an outdoor style kitchen, seating area and fireplace.

Sheet A-4 – First Floor

The main entrance in the center, covered entry on the outside, brings you into a foyer and reception area, this has a nice long view out of the back of the house. To the right we have living and dining rooms then a kind of connector stair piece, then that transitions into the primary suite on this end. This way we have the kitchen and eating area. This is laundry, pantry and those

things, services area off the garage here. Around the corner off the kitchen is the family room, then the upper connector stair piece. Here you go down a half level to the other guest bedrooms and the 4-Season room. You can go up a half level and we have two guest bedrooms above that. As I mentioned, we have the pool area off the back.

Mr. Varelmann asked, do you have a bathhouse, changing area for the pool zone?

Jeffrey Smith replied, it's all kind of contained in the same space, so around the corner here is a bathroom and changing area for the pool area.

Mr. Varelmann asked, how do you get to it?

Jeffrey Smith replied, this is all sliding door here that opens up. Then off of the back family room here there's another outside door, this brings you out to this courtyard, this is up that overlooks the pool. Similarly on this end of the house you have this exterior door that comes off the primary wing.

Sheet A-5 – Roof Plan

This is the roof plan, hatch areas represent the main flat roof areas and then these other sections that you're seeing are indicating where we have a taller ceiling and roof, then we have clerestory windows in those locations that you'll be able to see on the elevations.

So again, going back to this idea of connecting to the views and to nature, this is all a bit Midcentury inspired, clean lines, a lot of glass that brings the outside in and allows those views to open up to the outside.

Elevations

- **East Elevation**

This is basically the front, or east elevation. Main entrance here, canopy over that. Beyond you're seeing the clerestory windows above the living & dining side and then the foyer section area, and then the kitchen. We've extended this masonry brick wall past the end of the garage. Going in this direction, this is that connector stair piece in the middle and then that transitions into the primary wing.

We played with the existing topography, it's pretty flat at the top. We've carved in some to create more natural light on the lower level, especially on the front of the house that open up the views.

- **North Elevation**

On this side you're seeing the end of the primary suite. This lower piece here is an extension of masonry brick wall, this is to enclose the pool area. Beyond you're seeing the family room and then this is the outside of the 4-Season room. This is the end of the car entry, the main entry of the house.

- **West Elevation**

This is basically the main back spot of the house. You're seeing the back of the guest pavilion, the two guest bedrooms with these windows up above and the one guest suite below. This is the end of the 4-Season room. On the back of that fireplace we have a built-in spot for a grill station on the outside. Similar to what I mentioned on the last elevation, we again have this lower masonry brick wall which encloses the underground of the pool.

This is the outside of the kitchen, that foyer reception area that looks all the way through and out to the site. Then this is the end of the living room. This is the back of that connector piece and then again transitions into the primary pavilion. On the other interior we have the side elevation of the family room.

- **South Elevation**

This shows you the tail end of that screenwall that extends out to the screen and motor court that's in front of the garage. This is the garage area, transitions over to where we have the end of the family room. This is that bathroom stair area and then that transitions into the guest pavilion here. Here you're just seeing the other side of the end of the 4-Season room beyond.

Sheet A-8 - Exterior Materials Finishes

We really have a pretty simple material palette. I would say there's a lot of glass. The window system and the doors that go with it are all planned to have this black prefinished aluminum frame to them. The primary material along with the glass is brick. The majority of the house is this Roman Style brick, this plays into these long horizontal lines. The main color is kind of a buff brick color. In contrast to that we have some areas with this black brick. This is tying into the idea of this black framing in the window system. We have between the main lower windows and those upper clerestory windows, architectural metal panels and they're going to match that same black finish. If you want me to, I can go back and point to where those things happen.

The other material that we have is wood on the underside of the eave extensions, we have some purlins that are part of the trellis that are on the edges of the larger canopies. We also have a few inlay areas where we have this same wood material that's a slatted condition that's overlaid on the black metal, and again I can point to where those are on the elevations.

The secondary material, we had some of the lower landscape walls that we're planning concrete and those will just have a natural finish to them.

Sheet A-9 - House Renderings

These are some render views that we've been talking about. What we wanted to demonstrate here is we're sure you're wondering what this looks like from the street because it sits so far off the street. The bottom view is the model angled the same as this photo, the existing condition, this shows you the position of the house. What we're showing you here is taking that outline of the house versus what you actually see with the tree line. These are all evergreens so this will be kind of the condition year round where you'll actually see much of the house from down below.

This is a view as you're coming up the driveway where that switchback is where you really start to get your first main glimpse of the house. As you go further up to get to the motor court you're seeing the main entry here, this has the canopy with the underside wood. We have this outer frame that has the purlins in it.

This view is off the back of the house looking into the pool area, you see the 4-Season pavilion beyond here. Just a nice flat view on the front of the house.

This view is looking from that exterior entry off of the family room area, this goes out to this courtyard here and this is looking out towards the sectional lawn, this behind the house and then the pool is here off to the left.

Jeffrey Smith concludes, this view is of the back of the guest pavilion and you're seeing the 4-Season room here. This is the side of the house, the garage and the family room. And these are just a series of bird's-eye views from a few different angles to give you the overall composition.

OPEN DISCUSSION

Chairman Miozzi asked, is that concrete around the pool that's elevated?

Jeffrey Smith replied, this is all brick. It is about 4' tall and it's a masonry wall with brick on both sides of it.

Chairman Miozzi asked, so that's basically fencing in the pool?

Jeffrey Smith replied, what's going on is on the outside of the pool this is up at that 4' height to arrive at the required enclosure height of the pool. On the inside of the pool the pool sits up higher than grade. So it's more at almost 2', it's a height where you can kind of sit on the edge of it around the pool. Is that what you're asking?

Chairman Miozzi replied, I'm thinking in terms of needing a fence.

Jeffrey Smith said, we've been really careful of planning this out to where we always have a minimum of 4' from the approach to it. The grade is sitting lower on the outside of the pool area up here, this is all 4'. Where we start to step the grade up to where you would be at that, we raise the wall up and that's where we have these fenced gate sections on each end of that L. We played around with the grade to make that work so it could be pretty clean.

Chairman Miozzi asked, where are you putting all the condensers for your air conditioning and stuff like that?

Jeffrey Smith replied, the two main areas that we're looking at for that, one condensing unit could possibly be on this end of this primary wing, this conduit that leads to this other end of the house. On the lower level of where that home gym is, we have a big open area for mechanicals

and that's also where we're planning on bringing in all the utilities and meters. That'll be a main area for that type of thing.

Mr. Varelmann stated, the house is spread out and the size of it, you're going to have multiple zones for heating and cooling. Either you're going to do that with a central system in that mechanical room and distribute it throughout or else you will have multiple split systems or something like that which then require multiple condensing units because there's a maximum length from the unit to the condensing unit to Carmen's point, so your splits are at every 100 feet.

Jeffrey Smith replied, what we're thinking is we have this end with this primary wing where condensing units could live. The flip side of it is the end of the guest wing here which is a similar condition plus we don't have a lot of windows on that end. So this is another spot where we can have condensing units. For heating the house, there will be a few zones but it's going to be a radiant system in the floor.

Mr. Varelmann asked, are you planning on natural gas here?

Jeffrey Smith replied, yes.

Mr. Russell asked, what type of electrical service do you have, what size? Do you know yet?

Jeffrey Smith replied, I don't remember off the top of my head. We have worked through that with our Electrical Engineer, we've started mapping out the utility connection. We started figuring out those sizes and how to do that.

- **Exterior Lighting**

Mr. Phillips asked, is there going to be lighting on the house?

Jeffrey Smith replied, all the exterior lighting, we're not planning on doing any surface mounted decorative fixtures. It's all going to be things that are concealed or recessed. The entrance canopy will likely have recessed fixtures underneath. We also have a canopy that comes out of the 4-Season room off the back. We'll also have foot lighting around the pool and we'll selectively pick some other areas to highlight, especially these back trees. The idea is with these eaves that we have, that most of these can be concealed. On this back entry from the primary pavilion, that's recessed and it has that same wood material, so we can have recessed lighting in there similar to what we can do for our canopy.

Mr. Phillips asked, what about that long driveway?

Jeffrey Smith replied, we haven't looked at that yet. I'm sure we'll want something, I imagine we'll probably have a series of poles that go up there.

Mr. Varelmann asked, what do you mean by poles, how tall?

Jeffrey Smith replied, probably 5'-6' tall I imagine, but we haven't looked at that yet.

- **Wood Panels**

Mr. LaRiche asked, the panels with the wood, are those an Alucobond ACM type of thing?

Jeffrey Smith replied, the wood material for the eaves, we're going to look at a couple options. One is to use an actual wood that's sealed for weather, we're looking for a walnut wood. We're going to evaluate an engineered or synthetic alternative to that which would achieve the same look. We're going for a natural look.

Mr. LaRiche asked, what about the black metal panels?

Jeffrey Smith replied, these would be 1 1/2" x 1 1/2" slats of the same wood material that would go over the metal black panel backer to it. I'll point out to you on the elevation plans the three locations where this happens, there's not a lot of it;

- On the front side here and here and then we have that dark brick base that runs underneath that.
- On the back of the guest pavilion between the bedrooms is where those wood slats will occur again and then they have that dark brick base to them.
- The other spot where it occurs is here which is in between the two kitchens.

Mr. Varelmann stated, I was curious if you're familiar that we have carpenter bees, pretty seriously.

Jeffrey Smith replied, yes.

Mr. Varelmann said, I consulted with a restoration expert in town, Andrew Clark with RW Clark Company. He put me on to a website: wood-database.com. It says that the walnut is not resistant but it's susceptible to insects. So I'm just wondering if you've investigated that.

Jeffrey Smith replied, I agree. I'm aware of that, I know there are products that can be applied to deter that. That's what we'll look into if we're not satisfied with that. In that case we'll probably go to an alternate wood that we can stain and get a warmth to it and quality to the walnut, or some kind of synthetic material that'll achieve the same look. The nice thing is that where we have these eaves, they're mostly up pretty high. We really want all of this to be low maintenance which is really the reasons why we're using materials like a lot of the brick, a simple material palette.

Chairman Miozzi asked, any other questions?

Mr. Varelmann stated, we normally see a little more developed drawings. You don't have any wall sections, we can't see what is happening at the top of the wall, is there a parapet, is there coping? These aren't developed enough to really appreciate what you're trying to show us. You've done a lot of work on this but it's not really conveying what we need to see at this point. Is it wood framing structure?

Jeffrey Smith replied, the structure is going to be load bearing masonry exterior walls. The main floor is going to be a metal vac in poured concrete. The roof will be a flat roof. The parapets are pretty simple, the intent is for the brick to run all the way up and then we have a couple inch overlap for a metal coping at the top, the profile, it would be color matched to the brick. I don't think I mentioned the sill. The reason I'm thinking about that now, this Quartz sill and all the windows, the head of the jambs will be brick returns. The sill will be 1" thick, very simple sill, a 1/2" projection, it's a Quartz material that's also going to color matched to the brick.

- **Brick**

Mr. Varelmann said, I don't know that I could understand the scale, but some of this brick looks very long. If it's a vitreous clay fire brick, there's a limit to how long you can have that otherwise I would expect that it's a concrete masonry unit.

Jeffrey Smith replied, they go up to 24" long.

Mr. Varelmann asked, do you actually have the sample?

Jeffrey Smith replied, we have samples of it coming, they don't have it readily available. But we have looked into this product so we know what the various lengths are, there are some various lengths to it, it does offer 24". The hatch pattern that's on the drawings, it actually matches the various sizes there in this brick material that it comes in. It's meant to be mixed together with some different lengths. For instance that's a 24" piece, I think it's 8", 12" & 24", there might be 16" in there too.

Mr. Varelmann stated, there is a fire vitreous clay product.

Jeffrey Smith replied right, it's made through Glen-Gary.

Mr. LaRiche asked, is that the same brick you're using for the wall around the pool?

Jeffrey Smith replied, yes. It's all the same.

Mr. LaRiche asked, what are you coping and capping the top of that with?

Jeffrey Smith replied, that'll have a precast cap to it that will color match to the brick that it's on.

Mr. LaRiche asked, so those are custom caps?

Jeffrey Smith replied, they may be. They do make things like that that are prefab, depending on what sizes are readily available, it may be custom or it may be stock material. That buff color is pretty new.

Mr. LaRiche asked, Glen-Gery make the capping for these?

Jeffrey Smith replied, not necessarily. It'll probably come from a different manufacturer for the precast material.

Mr. Varelmann stated, to that point, that can also be at the top of the walls with flashing below the top course to eliminate that coping metal. It may not look that gray on the top of this brick you have.

Jeffrey Smith replied, that's a possibility, that's not what we have planned for right now, but I follow what you're saying. The intent right now is to have the metal coping at the tops.

- **Meeting the Energy Code**

Mr. Varelmann asked, with all the glazing that you're showing, how are you meeting energy code?

Jeffrey Smith replied, we have to comply with the REScheck calculations. We'll be working with the Engineer on this like insulating the roof, the walls and what our values are going to be. We'll do what's required with insulating and the spec of the glass and the frame to make that work. They're going to be double glazed units.

Mr. Varelmann said, that width glazing, you have to compensate for it somehow, so that can make your roof a lot thicker.

Jeffrey Smith replied, we have pretty thick roof sections units that we've allowed for knowing we need to achieve pretty robust roof insulation values.

Mr. Varelmann said, the other question I have in the way you laid this out, you have most of the living spaces facing west which generally is the harshest sun and hardest to control and least desirable. A lot of times living spaces are to the south. I'm just wondering in what ways how did you consider the path of the sun when you laid out this concept.

Jeffrey Smith replied, first of all there is a huge tall dense tree line to the west as part of the ravine. So the positioning of the living spaces, one, it's the flow of the program and how I want that to work, but really the main drive for this is the views that we're trying to achieve from that plateau at the top.

Mr. Russell asked, what's the maximum height of the house?

Jeffrey Smith replied, we're 30 ½' from natural grade, I believe the limit is 35'.

Mr. Varelmann asked, do you have any plans or devices to control the sun with all this glazing?

Jeffrey Smith replied, there will be window shades in all of the rooms. The eaves above this window line are 6' deep which will also help with that, as well as the tinted glass.

Mr. Varelmann asked, what tinting are you thinking about?

Jeffrey Smith replied, we're going to do what's appropriate to achieve the energy objectives and requirements and to have the owner be happy with it.

Mr. Varelmann asked, blueish, grayish, greenish tint?

Jeffrey Smith replied, more of a grayish tint.

CONCLUSION

Mr. Varelmann stated, I have an Administrative question. In my view, it doesn't have all the details we normally see. What are we trying to achieve here, full approval? They want to be able to apply for a building permit?

Mr. Russell replied, they can't apply for a building permit yet because we don't have construction drawings. We're not talking about a building permit at this point.

Chairman Miozzi stated, so it looks like we want to see the coping on top of the walls.

Mr. Varelmann replied, just a lot more detail, normally we have sections. There's a lot to try to understand here that we don't have information for.

Dominic Ferritto, Builder with Ferritto Homes stated, all that will be on the building plans. This was just for us to go through the Architectural Board of Review. You can't see his house from the road, but you're welcome to drive down the street, that's the most meticulous lot on the street, this will be built to the highest of standards for that home, there is no cutting corners anywhere. We're just here to get approval on finishes and to see what it's going to look like from the outside. The little detail stuff I don't think is that important.

Mr. Varelmann asked, you don't think it's that important?

Dominic Ferritto replied, it is important but not for approval. We're working on colors, bricks, of something that's not even seen from the road.

Jeffrey Smith stated, I think we need to keep in mind, this is a unique lot, it's a large home and because of the unique nature of it, we're coming to you, showing you what we've developed

with a lot of thought and making sure that you're comfortable with where we're at before we get into the next level of detail which we want to quickly proceed into. That's the construction drawings with obviously much more detail.

Mr. LaRiche said, I understand what you're saying and I understand what he's saying. What he's saying is we don't even have samples to even see what the product is that you're using to even give you approval.

Chairman Miozzi stated, I like the home. To your point, yes nobody is going to see this thing, but that's our job here, it's for the details.

Dominic Ferritto replied, I understand. The Glen-Gery brick, the black metal is self-explanatory, so is the glass, I understand, it and everything else will come with the details. We're just trying to move this thing along. Thirty years ago he tried to move here and he got so much rebuttal, he didn't build. We don't want that to happen again, we're asking for your help. This will be one of the nicest if not the nicest house on the street when we're done. We're not trying to cut corners. If you want building materials, I'll get you building materials.

Chairman Miozzi stated, again that's what we're here for. Conceptually and that, I'm okay with. I'm sure this building will be done right. The only detail question I have is how are you doing those windows in the corners with the brick, are the windows protruding or going around and how is the stone ending up to it? Your masonry wall, are you doing some kind of treatment? It's all clean & straight on the print, but you're going to have corners.

Jeffrey Smith replied, it's all brick, we're not using any cultured stone or thin brick material on this.

Chairman Miozzi asked, are you then doing some kind of treatment around the windows?

Dominic Ferritto replied, black trim around the windows.

Jeffrey Smith replied, the window frame is black. The window jambs are brick returns, so the window's going to sit back 3" which will overlap with the thickness of the brick.

Chairman Miozzi said, that was my question, how you're returning the brick material.

Mr. Varelmann stated, my opinion is I like the direction it's going, I like the concept. But we normally see more detail, we want to get an opportunity to see the wall sections and what's happening where there's a change in material, that type of thing. I don't have any issue with you proceeding but I think we need to see more of the details, which you have to develop anyway. Is this a 3-D Model?

Jeffrey Smith replied, yes it is. Again, our reason for coming to you with what we have is it's a unique property, there're no straight lines. We're comfortable with the positioning of the house,

the direction that we're headed in and all of that as we get into the next level of detail, to come to you with a full set of CD's.

Mr. Varelmann said, we're not asking for a full set of CD's.

Jeffrey Smith said, I understand. This is what we want feedback on.

Chairman Miozzi replied, and we're good with that. When you come back to the next meeting and give us the coping, the capping of the walls and that detail. Conceptually I think we're good, maybe we'll table this for now until the next meeting. I think we're all good with both the materials and the look of it, it's just some of the minor details that we want to see.

Mr. Phillips stated, I think we're all in agreement that we like the route it's going. The next step is just a little more information, a little more detail, maybe some samples. Usually applicants come in with samples, brick etc. We're good with the concept, I'm in agreement to table this and then we move forward.

Mr. Varelmann stated, I understand the roof drain locations, set your parapet heights before we come back.

Jeffrey Smith replied, we have almost 3 ½' ceiling to roof cavity to work with. We conceptually started laying out drainage to your point.

Mr. Varelmann stated, the Energy Code will require a whole lot of insulation on that roof, the Energy calcs required, you'll find out that glass will really nix you on energy.

Jeffrey Smith replied, understood. We've thought about that before and we'll make it work.

Mitch Hoyt stated, we'll get you that level of detail.

DECISION

Chairman Miozzi stated, we'll table this for now knowing that your direction is fine. We'd like to see more detail as per our discussion;

1. Pool wall capping and capping on other walls.
2. Parapet wall going on top, is that going to be metal? That's going to get hot when people are standing up there if it's just a metal coping, on that roof deck walking around.

Mitch Hoyt said, there isn't any roof deck.

Jeffrey Smith stated, you saw that in the plan, that's a roof access, it's almost like a crawl space.

Mitch Hoyt said, there's a maintenance penthouse, roof access for maintenance.

Mr. Varelmann asked, are you providing shade for the outdoor living space facing the west?

Jeffrey Smith replied, no. We had originally looked at that here, this is all lawn area, so the main outdoor area other than the pool was here. The idea is, one, it's hot, you're in the sun, they're going to have umbrellas and things like that out here. They're not going to be sitting up here where that's happening. Then we have the canopy that comes out here off of the 4-Season room, this is 18' wide, 6' of trellis and then 12' deep of covered canopy, so that provides shade there.

Mr. LaRiche asked, is that the same with the car entrance area at the main front of the house entrance?

Jeffrey Smith replied yes. Those are very similar conditions.

Mr. Miozzi, seconded by Mr. Varelmann made a motion to table the New Single Family Dwelling proposal for CCAG Limited Partnership, Village Trails S/L 11-A as noted;

- **Applicant to return with more plan detail as per discussion.**

ROLL CALL

Ayes: All

Nays: None

**Motion Carried
TABLED**

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 6:55 p.m.**

Chairman

Secretary