

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
Feb 26, 2026**

The Architectural Review Board met in regular session on Thurs, Feb 26th 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. Lisa Levine, Secretary
Mr. Matt Phillips	Ms. Deborah Garbo, Secretary

Absent

Mr. Bob LaRiche, Dr. Jim Triner

CONSIDERATION OF MEETING MINUTES: Jan 22, 2026

Mr. Miozzi, seconded by Mr. Varelman made a motion to approve the minutes of Jan 22, 2026

PROPOSALS

1. Addition
Brendan & Lisa Downing
6190 S. Woodlane Dr.
Joseph Calderwood Designer
2. New Single Family Dwelling Montebello
6507 S Cobblestone S/L #35
MELD Architecture

OPEN PORTION

Chairman Miozzi called the meeting to order. Our first order of business is an addition for Brendan & Lisa Downing at 6190 S. Woodland Dr. Joseph Calderwood Designer state your name for the record and now we will go through the project.

**Addition
Brendan & Lisa Downing
6190 S. Woodlane Dr.**

Joseph Calderwood introduced himself. What we are here for is a proposed first floor addition on an existing ranch. It will be a master suite addition because their family is growing. It is currently a 3 bedroom and we are going to expand it to a 4 bedroom. In addition to that we are

also going to be bringing the front more up dated with current trends. On the exterior of the roof is going to be match to the existing. On the metal roof we are going to go with a coffee brown. The siding is going to be replaced with vertical siding which will be the linen here. The current house is a light blue and white and all the brick is being removed and it's going to be replaced with that.

Chairman Miozzi replied, so wainscotting on the front there?

Joe stated, that's all going to be replaced so all the brick is consistent throughout the whole front.

Chairman Miozzi said, are you going to take it up to the height on the right-hand side of the garage to make it match?

Joe replied, on the right side there? Yeah, on the existing house it's like that now. But I could do that.

Chairman Miozzi replied, it would be more consistent going across on the other side.

Steve Varelmann, asked, when it says existing brick veneer and you are replacing this, this is not going to match then?

Joe Calderwood replied, no, that at the last minute they decided they were going to update the front. So that is also going to be replaced.

Steve replied, with this correct.

Joe Calderwood replied, yes, it's all matching. Right now, it's white – He's talking about the right side of the garage.

Chairman Miozzi replied, I just want to make sure either they have the same the same line for the wainscot on either side of the garage or that comes off.

Joe replied, right, but all the brick will be the same.

Chairman Miozzi replied, okay. On the row on the top are you using brick -

Joe Calderwood said, brick to match.

Steve Varelmann asked, so it's not a full-size brick, it's a brick veneer?

Joe Calderwood said, correct, it's a brick veneer but it's a full size. They made a lot of last-minute changes right when I submitted so -

Chairman Miozzi asked, is that existing chimney white like the front of the house was or -

Joe Calderwood said, the chimney has not been touched.

Chairman Miozzi asked, okay, is that like a stucco on that? Actually, there are two of them coming out.

Joe Calderwood replied, yeah, it's brick. Where the metal roof is we created a new hallway to get to the master suite because we are in the existing master now. We are going to convert that to a regular bedroom for one of the kids. So, where the front porch is now when you come into the front door we are creating a foyer in there.

Steve Varelmann asked, so this is what you want now –

Joe Calderwood replied, yep, that's the new hallway which has that roof's pitch.

Steve Varelmann asked, anyone see anything else in the photographs.

Chairman Miozzi asked, you are going with a vinyl on the front?

Joe Calderwood replied, yes, that dark color is coming off. It's aluminum. That's all going to be replaced down the road. When they get this phase done, they are going to go ahead replace all the siding.

Matt Phillips asked, those are newer windows there on the side?

Joe Calderwood replied, yes, what's there now is smaller windows.

Matt Phillips asked, if that's the current family room it's very dark in there now. So, matching the new addition windows will look uniform.

Steve Varelmann asked, is there difference in elevation on these high hats heights or are they the same?

Joe Calderwood replied, they are all the same.

Chairman Miozzi asked, how about the windows versus the other ones?

Joe Calderwood replied, it's a very low house.

Chairman Miozzi replied, yes, it is like the siding goes all the way down to the grade.

Joe Calderwood replied, the slab is only like 4" off the ground. That's it.

Chairman Miozzi asked, the soffits and fixtures in the front, are all going to be white then?

Joe Calderwood replied, they will all be canned fixtures.

DECISION

Chairman Miozzi seconded by Mr. Phillips made a motion to approve the Addition for Brendan & Lisa Downing at 6190 S. Woodland Dr. as noted.

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved as Noted

**Montebello
New Single Family Dwelling
6507 S. Cobblestone Rd. S/L #35R
PPN # 831-10-104**

Chairman Miozzi said, second order of business is a new single family for Montebello Subdivision, 6507 S. Cobblestone Rd. Please state your name for the record and take us through your proposal.

Eric Husteck with Meld Architects stated, I am passing these out because we made a little update since our submission. I wanted to go over the civil parts first which is the model that we are doing. We are doing the same model seam style with Gordon Batten, Glacier White on the front and then it's going to be a double 4" clapboard with Glacier White siding on the sides. And then I showed an image of the one unit we did the black fascia and black downspouts and the buyer wants to do the same colors on this one, including the eaves, soffits, the downspouts will all be black. The windows are all going to stay white just like that. It's actually still the same. The sample got misplaced, but I am trying to download it really quick. Its' going to be Fernwood stone which is the same as on that unit. All the same typical color scheme white exact trim around all columns around structural beams things like that.

Eric Husteck said, so, the anomaly with this one is that the buyer is thinking about doing an optional deck and pavilion in back with an outdoor fireplace. And so that is the first time we are doing this so. We submitted a few weeks ago the inspiration for this.

Dan Russel asked, that isn't going to encroach on the rear setback, is it?

Eric Husteck said, let me refer to the site plan, I don't think we did. I think it all fit within even with the back of the house. The deck and cantilever is about 2 ft. past the setback, but no foundation will be beyond that.

Dan Russel replied, okay.

Eric Husteck said, I just want to show you real quick where we started when we submitted. These images are kind of inspiration images of kind of the effect we were kind of going for.

What we submitted previously we were going for the kind of 8x16 CMU kind of look. We thought it was going to be paneling, but then we decided that was going to be very labor intensive and we didn't want to commit to that look. So, we have changed it on the drawings I just passed around. We are proposing is the Hardie Artisan siding with the v groove. That image looks like this. We weren't able to get samples that quickly, but I will pass these around for you. If you are familiar with it. They are all inline and it looks like this. Part of the purpose of it is there are section details. They will all be in line so it isn't an angled lap left over each other. It will all be the same plane with little v grooves that are horizontally and there are no mitered chirpits. I believe it's mitered corners so there is no trim around the fireplace. All the rest is the typical 4" double clapboard with corner trim, things like that. The outdoor fireplace we wanted a nice clean monolithic look. And so this seemed to be the most economic solution we could think of that looked good.

Mr. Russell asked, is that a wood fireplace or gas?

Eric Husteck replied, so we are proposing gas, either direct vent gas or electric right now. If it's electric we won't have any venting. If it's direct vent gas we will have a little circular exhaust and vent in the back in this area.

Eric Husteck stated, we are not doing gray anymore we are doing. We are doing Glacier white artisan siding going all the way around that. We are doing black facias, black wrapped beams. The columns will be the exact wrapped white columns. The rails will be white, and then also in that image, you can see where we are going to do black spindles which has been consistent to what we have done around some of the other decks. So, this is S/L 21 where we did that white rail with black spindles. So same concept, same look. The beams, columns, everything will be wrapped in the exact same white. What the drawing doesn't clearly show in the inspiration image, we would like to do the underside of that roof as like a brown, Douglas fir tongue and groove. So it will not be black like it shows. It will be brown, tongue and groove.

Steve Varelmann asked, real wood?

Eric Husteck said, yeah, a Douglas fir.

Chairman Miozzi asked, so that siding going up in the back of it, how is that going to be treated?

Eric Husteck replied, so it actually shows better on the new one. The siding is going to actually go all the way up. In the original scheme, just like the inspiration image, this is a live valley. We decided to not deal with a live central valley. So, we are going to have a ridge beam coming across that comes down the post. The wall is going to come all the way up and be – And then it's going to be overbuilt – So yes you will see white siding coming off the back of it on the new marking sheet.

Chairman Miozzi asked, are there any steps off that?

Eric Husteck replied, no steps, no.

Steve Varelmann asked, is this accurate for the grade? It looks like you are bringing the grade down pretty low everywhere just for this one window.

Eric Husteck replied, they didn't want a window well. For egress purposes they want a full height double hung window. So that is why we are showing it there. This is what we believe. It does come down I think 4 or 5 feet. So, the pond is just to the side of it and it does slop down this way. We don't actually have any civil contours to accurately depict it at the moment. The intention is to do a double hung window there.

Steve Varelmann asked, so what is this material there?

Eric Husteck replied, so it would be the Fernwood stone that goes all the way around. That is how we treat all the houses. We just wrap stone all the way around.

Chairman Miozzi asked, are they allowed to change the grade like that?

Mr. Russell replied, I don't know if they are changing the grade. I don't know what they are doing. I don't have the civil drawings yet.

Eric Husteck replied, if it turns out that we can't really regrade as it is shown there, then we will do a window well. They just wanted a full height window for day lighting

Steve Varelmann asked, what's that room?

Eric Husteck replied, it is a bedroom so we do need an egress out of it. I don't think that want just a little half window there with a downstairs bedroom.

Steve Varelmann stated, it seemed like you were saying they wanted full visual access and I was going to have to challenge, do you really need that.

Eric Husteck replied, it's possible there may still be a well maybe we will have to cover it.

Steve Varelmann stated, it just seems like a lot of work and to grade. And not being able to see the grade to know, if it going to come down and have to go back up or what's happening with the grade to have that much of the back exposed. Typically, we don't see that much foundation.

Eric Husteck replied, good point. We do have a lot of houses along S/L 20 & S/L 21 that are actually so high they have walkouts on some of them.

Steve Varelmann stated, so to that point you are almost where you can have a walkout with a finished basement.

Eric Husteck replied, so unfortunately the grade, we don't think the grade goes that distance – Steve Varelmann said, but if you come out the side here –

Eric Husteck replied, I think that would need another 3 feet probably to drop in order to do a walkout in there. It's not going to be this high. That is what we have typically done. That's S/L 22 there. But that's a drastic- We're not going to get that drastic.

Steve Varelmann said, we don't usually see that much foundation exposed you know what I mean?

Eric Husteck replied, oh I follow what you mean. Sorry you are correct. Typically, we follow to the grade. We have 18" of foundation. You are absolutely right. That's a drafting error. We just don't think we can get a walkout there.

Chairman Miozzi asked, do you have colors from the other houses to show they are matching?

Eric Husteck replied, there is no lots currently –

Chairman Miozzi asked, so nothing right next to them?

Eric Husteck replied, nothing right next to it and then the pond is on the other side of it. Typical black metal roof with black asphalt shingles

DECISION

Mr. Phillips seconded by Mr. Varelmann made a motion to approve the design for Montebello Subdivision New Single-Family Dwelling, 6507 S. Cobblestone Rd., S/L #35R as presented.

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved

Ch?

ADJOURNMENT

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

Nays: None

Meeting adjourned at 6:30 p.m.

Chairman

Secretary