

**ARCHITECTURAL REVIEW BOARD  
MEETING MINUTES  
Mayfield Village  
Feb 24, 2011**

The Architectural Review Board met in regular session on Thursday, Feb 24, 2011 at 7:30 p.m. at the Mayfield Village Civic Center, Main Conference Room. Chairman Ron Dinardo presided.

**ROLL CALL**

**Present:** Mr. Ron Dinardo Chairman  
Mr. Joshua Klein Chairman Pro Tem  
Mr. Carmen Miozzi

**Absent:** Mr. Ivo Tombazzi  
Mrs. Mary Ann Wervey  
Mr. John Marrelli Building Commissioner

**Also Present:** Ms. Deborah Garbo Secretary

**CONSIDERATION OF MEETING MINUTES:** **Feb 10, 2011**

Consideration of minutes postponed to next meeting date.

**PROPOSALS**

- 1. Façade Renovation Village Plaza  
Musca Properties, LLC  
Wilson Mills & SOM Ctr. Rd.**
- 2. Open Storage RV Mr. Jack Clifford  
6827 Seneca Rd.  
(Initial ARB proposal 7/9/09)**

**OPEN PORTION**

Chairman Dinardo called the meeting to order beginning with open storage RV proposal. Jack was here with an initial ARB proposal in 2009, I'll ask Jack to explain what's been done since.

**Jack Clifford  
6827 Seneca Rd.  
Open Storage RV**

**Jack Clifford** begins by introducing his wife Mary Alice Maruna. When I came here in 2009 I made a proposal to put my RV in the rear part of our yard. The Board was kind enough to present a number of suggestions which I looked at and reviewed. When the planting season came about I had landscaping done. We planted trees in the back along the east side of the property and also installed a board on board fence. Then in 2010 we installed trees & shrubs on the west side of the property. We think we have this thing taken care as far as covering the RV. I supplied you with comparison photos of then & now. In addition, I've talked to all my neighbors during this process. They're supportive and actually one of them said I went too far in doing what I had to do. They said it was very nice I thought of them in shielding the trailer.

Chairman noticed the main structural posts extend up an additional 2' on the fence. Was that an intention?

- **Fence Trellis**

**Jack Clifford** replied yes. I was going to ask you about that tonight. I did that because the lower parts of the trees in the woods on the Beech Hill side are trees with trunks but not much leaves near the bottom. I want to close that up from the lower level. I thought this fence would look nice if I had a trellis on top of it. The maximum fence height requirement is 6' above grade, I instructed the contractor to put the posts in hoping to come back for a variance to put the trellis on top of the fence. If you look at the plot plan, you'll see that fence is literally in the woods. The very southern edge of the fence can be seen from the driveway, but during normal growth season, you can't see the fence. I thought a trellis on top would look really nice looking out from our kitchen window.

Chairman looks to the Board for comment & support for a trellis variance request if Jack chooses to proceed.

Mr. Klein thinks it'll look great and will give a little more blockage in the winter from a height perspective. Jack comments for the most part the trailer's not there in the winter.

Mr. Miozzi would love to see it, thinks it would look great, only thought is the backlash from other people who put board on boards up and were only allowed 6'. Here you have 6' and then a trellis on top.

Chairman thinks this is a specific situation and the trellis addition would be a nice touch. As far as the landscaping goes, you did a great job.

### **DECISION**

Mr. Klein, seconded by Mr. Miozzi made a motion to approve the proposed RV open storage @ 6827 Seneca Rd. as noted.

**Note:** Applicant has the Architectural Review Boards support of the additional 2' fence trellis should applicant choose to proceed to the Zoning Board of Appeals for consideration.

**ROLL CALL**

Ayes: Mr. Dinardo, Mr. Klein, Mr. Miozzi  
Nays: None

**Motion Carried.**

**Drawings Approved & Signed As Noted.**

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**Village Plaza**  
**Façade Renovation**

**Joe Musca**, **Musca Properties** begins by thanking the Board for their time tonight. I have with me Gary Neola from Cornerstone Architecture. We made changes to the previous drawing. We're looking for your comments.

Chairman said this'll be a work session tonight. We're getting there. There are still a lot of details I think you need to work out and bring back to us along with materials.

**Joe Musca** replied, we added the other building to the project. I think that's a good start.

Chairman said absolutely. When you made that decision, you called it Phase II. What is your consideration with CVS?

**Joe Musca** replied we've called them. Economically, to do both buildings at the same time makes sense, no sense in phasing it out. We'll do it all at once in the same time period. If between now and when we start CVS makes a decision, then we have to rethink it. We just have so many moving parts with other leases & tenants that we have to proceed with what we know today.

Board Members agree the decision was smart.

Chairman said we just received the plans last night. I had a chance to look at them briefly. **Joe** apologized for the late submittal.

**Note:** For minute reading purposes, Board Members, Applicant & Architect begin work session review of elevation, wall section & signage dwg's. Chairman will incorporate ideas and detail options in pencil sketch.

**Elevation facing Wilson Mills:** Gary Ann Beauty Salon, Tommy V's, Two vacant spaces & Yours Truly. Chairman suggests not creating bookends, demonstrating shifting of elements. If you eliminate this center piece, then you can come across for your sign band. It'll provide you cost savings. It'll give you a lot more flexibility and height for signage and re-location of any tenant.

**Gary Neola** replied tenants move around all the time. That's part of the retail industry. A tenant could come in tomorrow and say I want to be right here because I've got some prominence with that particular center element. The layout of the tenants does have some relationship to the elements that are there. That gives recognition & visibility to a tenant.

Chairman states, you're also doing it with the height of the wall, 6' of brick. Try and keep it simple.

Mr. Miozzi thinks the long brick would be too much without a break in it.

**Gary** mentions one reason they cut the roof area back was due to equipment on the roof. To interfere with that equipment would be too cost prohibitive.

**Joe Musca** comments to have one flat horizon is fine with him. But without that height element, I think you lose some character and it looks sterile.

Chairman states this discussion is going to be very hard to relate into minutes because we're working with drawings. We're still working on the façade facing Wilson Mills. We're looking at massing, massing being heights, widths & things of that nature.

Consensus; element on Gary Ann's corner stays and center element stays.

**Turning Corner Facing SOM Ctr - Yours Truly and former Chiropractor:**

Chairman said we turn the corner with the same elements. Then we have another element that'll be similar in massing to what we had on Wilson Mills where the bump-out is. There's an element in here I don't think you need.

**Joe Musca** said it's something our Broker suggested. That corner has been very hard to lease because of the visibility. Pizza Roma covers that. We thought if we could elevate it somewhat and put a sign up there, people could see it.

Mr. Miozzi suggested connecting facades to give vacancy spot signage from the SOM drive.

Buildings don't connect now. Discussion ensued on connecting in at the canopy portions.

**Gary** concurred. Then it'll be almost like an archway. It would take on a little different character.

Chairman said the question is how we turn the corner for height. The garage dumpster is here where the trucks pull in. We have to be very careful because they need overhead clearance. Gary, I think what's going to happen is you're going to end up stopping and you're going to have to build this wall up at some point to tie in. I don't think you're going to have a canopy over this dumpster. That back wall, that parapet is going to have to do something to tie in with the rest of the structure if you know what I mean. Gary understands.

Chairman continued, that's a tough detail but I think we're on the same page of what to do. That'll be nice. That'll tie in your center. It'll all look like one.

Mr. Klein agreed. You'll get a lot of value for it.

Chairman said John's not here but we'll have to look at the code for Fire. I assume you'll need some draft-stopping.

Chairman concludes, I think we're all in agreement as we turn the corner that the element that you drew on the proposed West Elevation needs to be modified to incorporate the tie-in to the CVS/Pizza Roma building.

**Building Facing SOM - CVS & Aladdins:** Chairman comments this reminds him of the old CVS colonial style you saw 10 years ago. I see you're removing a column. That's fine, if CVS ever leaves it gives you multiple options.

Now we get into Aladdins. Aladdins spent some time & money some time ago on their changes. They came to this Board.

**Joe Musca** said Aladdins handled those changes on their own.

Chairman asked, do they understand you're coming in with a new remodel and taking away their entry design element?

**Joe Musca** replied no, haven't spoken with them since we added this other building to the project. I have to spread the word.

Chairman suggests accentuating where their doors are. Have you looked at a gable?

**Gary** doesn't want to introduce a gable, that's too many elements. A gable is one more piece that doesn't quite fit anywhere else. We can look at something centered over their door on a smaller scale.

Chairman asked the Board for comment on the massing.

Mr. Klein thinks it looks good. I think Aladdins needs some differentiation. It seems like they're going to be there for a while.

Mr. Miozzi thinks they need to be approached. What happens if they move and they want to move the doors? They're stuck. I'm looking at it from the owner's standpoint. I don't want to take away the corner for that long signage all in the same material.

Chairman thinks that corner space is still leasable with the door where it is. That's a very good corner.

**Center Element:** Chairman wants to get into the details.

Chairman said whatever we do, we want to continue with the same pattern. With this center element, instead of a flat base of drivet, we can give it a little depth, a raised panel look to give you some shadow.

We'll talk about the material detail at top (drivet / fypon) when you come back. Chairman doesn't feel they need the dental molding.

Mr. Miozzi is thinking more of a crown molding.

Chairman suggests eliminating the dental and spending money on crown molding.

Gary will look to see if there's something in fypon that works. Whether its fypon or aluminum, we want something to give a nice cap.

Mr. Miozzi goes to his car to retrieve his fypon book for options. Chairman wants Gary to review the book for options. There are a phenomenal amount of options. I do recommend once you specify the material, that you do paint it. Gary agrees.

Gary comments, to tell you the truth, when we realized we were going to be here tonight, one thing we didn't have a whole lot of time to do was focus on hashing out these details. We don't have everything worked out here, so I'm not trying to pass it as that.

Chairman replied then we'll just offer suggestions.

**Column Design:** Chairman said the brick material is important here. The existing brick has a real big range.

Gary replied he works with Tom's Brick & Brewter with good success. Chairman agreed they're good. Gary will bring in a complete sample board with brick, eifs & trim next mtg.

Chairman asked the Board for comment on the column design. I think he did a good detail that differentiates the base from the rest of the column, it shows a little depth. Great job in the spacing.

Chairman asked what the material is at the base.

Gary said it's intended to be brick. We may end up doing something in precast. It'll be precast or the brick. Chairman said either one fits the style.

Mr. Miozzi comments that how they stand that brick up underneath the windows like that, the problem is the corner miter ends up blowing apart. Gary said that's the reason I'm considering precast.

**Lighting:** Gary shows a picture of lantern fixture. It's a sconce. It's a lantern with a low temperature florescent lamp which gives you a long life span in lamp lighting. I don't want something that looks like it came off a coach light. I want to avoid something that projects off the wall off a stem or bracket.

Chairman asked if up & front lighting should be considered, not down.

Gary said we'll do recess lighting in the canopy area, recess cans. We'll work out the spacing. We have to look at the photometrics to make sure we're getting enough coverage on the walking surface.

**Materials adjacent to Mass Elements:** Chairman said you have another material here about 8'.

Gary replied the intent is drivet under the brick as well.

Chairman advised Gary he'll be limited in color on the thin brick system.

Gary said the brick on the piers and columns will match what's on existing building. The brick on the canopy will depend on availability of colors. I don't want it to look like we got close but missed it.

Chairman notes a soldier course.

Mr. Miozzi suggested going with bigger crowning and eliminating soldier course.

Chairman added that thin brick is hard to get that soldier course to work, not enough mass.

**Corner Entry – Gary Ann's:** Starting from top going down, Chairman notes the spire. Members don't have a problem with spire.

Then we come down using asphalt shingles.

Chairman confirms from earlier discussion we're going to eliminate the dentals.

Now we get to the arch. This gets tricky because now you have 3 planes. You have to play around with where that arch happens.

Gary demonstrates two ways to approach the arch. I have to work out the details.

Chairman said that's all I see here. It's very simple classic colonial.

**Wilson Mills Facade:** Chairman said some of those same details we talked about facing SOM Ctr will now apply to Wilson Mills façade.

**Gary** said we'll break up the long eifs panels.

Chairman asked about the sidewalk.

**Gary** replied by the time we get done, we'll have to re-pour the sidewalk. You're not going to expand that footing easily without tearing up that sidewalk. Easier just to take it out and then it'll be fresh.

### **CONCLUSION**

Chairman Dinardo asked if there are any other suggestions, questions or comments.

**Joe Musca** said if all works out with timing, I'd like to start this in the spring. Do we come in a few more times?

Chairman Dinardo would like not to come in a few more times feeling Gary has most everything he needs for one more meeting.

**Gary Neola** said I appreciate getting your feedback because we want this to be a win win situation for everyone. I want to have enough time to incorporate all the details so when we come back you'll have the drawings more in advance. I don't think we'll be ready for the next meeting date. I'd like to be able to come in one more time on the March 24<sup>th</sup> meeting date. We'll bring materials, light fixtures, photographs, things that are real. Maybe that's the meeting you tell us to go with it.

Chairman agreed. That way you can work on working drawings in April and go out to BID in May. I don't see this more than a 30 / 60 day completion process. **Joe** said about 8 weeks. Which building will you start first?

**Joe Musca** replied he needs to communicate more with the tenants for feedback.

Mr. Klein advised Joe he'll get better numbers if he BID's all as once. **Joe** agreed.

**Joe Musca** thanks the Board for their time.

Chairman Dinardo concluded Gary did a nice job. I think we're all on the same page.

### **FOLLOW UP**

- Applicant to return with Detail Drawings for final approval consideration Thurs, March 24<sup>th</sup> with notation that both buildings will be considered for approval all as one.

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**ADJOURNMENT**

There being no further business, Mr. Miozzi, seconded by Mr. Klein made a motion to adjourn the meeting.

**ROLL CALL**

Ayes: All

Nays: None

**Motion Carried.**

**Meeting adjourned at 8:55 p.m.**

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Chairman

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Secretary