

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
February 10, 2011**

The Architectural Review Board met in regular session on Thursday, Feb 10, 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
Mrs. Mary Ann Wervey
Mr. Carmen Miozzi

Absent: Mr. Ivo Tombazzi

Also Present: Mr. John Marrelli Building Commissioner
Ms. Deborah Garbo Secretary

Tom Cappello Village Engineer
David Mohr Fire Chief

CONSIDERATION OF MEETING MINUTES: Jan 27, 2011

Mrs. Wervey, seconded by Mr. Klein made a motion to approve the meeting minutes of Jan 27, 2011.

ROLL CALL

Ayes: All Motion Carried
Nays: None Minutes Approved as Written.

PROPOSALS

**1. Façade Renovation Revision Dwg's Village Plaza
Musca Properties, LLC
Wilson Mills & SOM Ctr. Rd.**

Note: Village Plaza revisions postponed to next mtg.

**2. Additions / Renovation Revision Dwg's Mayfield High School
6116 Wilson Mills Rd.
T.D.A. Architecture**

**3. Open Storage RV Brian & Barb Swiney
6739 Glenview Rd.**

OPEN PORTION

Chairman Dinardo called the meeting to order. First item on the agenda is Village Plaza. They've postponed their application until next meeting.

Mayfield High School
6116 Wilson Mills Rd.
Additions / Renovation Revision Dwg's

Chairman said we'll begin with the High School renovations. We spent an extensive amount of time on this last meeting.

Jeff Henderson, TDA Architecture passed out a revised drawing to the previous Jan 27th ARB meeting. I'd like to go through the items where adjustments were made as a result of the Jan 27th mtg.

Front Area; Recommendation was to make all of the store front and the curtain wall the bronze finish to match everything along the front elevation. Now the mullions, all the curtain wall system and the glass will match the 8/9 building. That includes everything along the front elevation. Not only in that front piece, but all these vertical windows in the brick, the vertical windows in the connector piece in the Science Wing and that curtain wall will all be dark bronze with the green glass. It'll all match in the front now.

- **Fire Dept's Radio Communication Concerns**

Chairman asked Chief Mohr to express Fire Department concerns.

Chief Mohr has concern with the bronze glassing. That large building is currently such a massive structure with its density that we're losing radium transmissions from within that building on public safety bands. Our concern is with the additional bronze glass being placed on the front, it'll further reduce the ability of our signal getting in and out of this building.

Jeff asked what it's connecting to inside the building. **Chief** said Police & Fire radio communications. Jeff asked about a possible antenna they can put externally on the building.

Chief Mohr replied ultimately we may need to look at what's called a BDA (By directional amplifier). As more and more of this glass goes up, it'll further block the communications within this building and our dispatch center.

Chairman asked Jeff to investigate the issue with his Security or Fire Team.

Jeff will follow up with his team. Everything you're talking about is hand helds between your Police & Fire? **Chief** said correct.

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Chairman not sure if there's a piece of equipment to bring in and test. I'm not familiar with this issue.

Jeff said it may be something where you put a wireless in the building, design the fields, locate your wireless points around the building and then you go around and test it to see if you've got coverage everywhere. It can't be a unique problem.

Chief Mohr gives an example. Currently in the 11/12 cafeteria, cell phones don't work. That's an indication if the cell phone doesn't work, our communications won't.

Jeff said I'm sure we can look at some sort of an internal antenna system or connection that would allow for that communication to happen. We'll investigate.

- **Water Loop Issue**

Mr. Cappello stated we met with John Urbanic from T.D.A. about this issue.

Jeff said we're planning on bringing a new line in off Lander and tying into someplace by the Science Wing. You'll then have two feeds into the building. We now have one that comes off of Wilson Mills onto the school property. If the lines go down at Wilson Mills, you'll have the one at Lander and visa versa.

Chairman asked Chief if the hydrant locations were discussed.

Chief Mohr replied they found the hydraulic calculations for when the Science Wing was built, if Jeff needs them for comparison. **Jeff** asked if it includes the pressure of the hydrants. Chief said yes, we actually did pitot readings and took residuals.

Chief asked Jeff to explain one urban myth; Does the water line go underneath the building?

Jeff replied there's a line that's under the building but not where you thought it was. Jeff demonstrates line location on dwg. We're going to adjust the location but it'll still remain under the building. It's a 6" line.

Chairman asked Jeff if he'll encase the water line in anything.

Jeff mentioned encasing the line in concrete. **Tom** said you don't want to be doing that, that'll make it less accessible. You can do steel casing if you protect it with some sort of sleeve to be able to pull.

Chief Mohr said that water line that's currently there was part of the original construction in 1966 / 67. It's 43 or 44 years old.

Chairman said we just wanted to bring this to your attention, it concerns me.

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Jeff said we don't like to see that either, but we deal with it a lot. The Middle School has a creek running underneath it. Giving a little history, when the original building was built in the 20's, there was a creek that ran behind it, as they added on, they just culverted this thing and built over top of it. **Chief** added, if you go in the basement of the Middle School, you can hear the water running.

Chairman asked Chief Mohr if he has any further issues.

Chief Mohr replied no. I think I can work with Tom & TDA. This is very satisfactory.

Sidewalk & Structure; Jeff takes us back to adjustments. We talked about the sidewalk coming out of that 2nd main entrance and the structure that's there which will remain. Right now it's a painted green structure. We're proposing to paint it bronze. We're going to reduce the width of that sidewalk. The idea was how to make it look like it's not competing as an entrance.

Transition of the Precast & The Curtain Wall; The roof doesn't raise up but the parapet behind will raise up just to give more volume. Jeff demonstrates the pre-cast area and metal panel. We mentioned, depending on the budget, one of the options might be to go metal here, but we would match the color of the existing precast. Our preference is to do this in precast.

Chairman goes to the joint which is a line. You have a metal panel and you have your precast. They're going to be touching each other, any way to offset it 1" or 2"? I'm looking at long term maintenance. See if you have the ability to stick one in front of the other, precast front & metal back.

Jeff said we probably could.

Adam, TDA Architecture said the Board had concerns about the detailing for the seam to the wall. We're proposing to use a flush seam. **Chairman** asked, setting it back to show some depth? Adam said we'll set it back a little bit. You don't want to have a deep reveal. You're going to see a seam no matter what you do. You can't make it disappear. It's the nature of the material.

Art Rooms; Jeff turns corner to tie-in. That existing part of the building now is two art rooms top & bottom and sticks out. We're going to strip the precast off the existing and run the brick back. This is the location of that existing element that comes out front now. We're going to strip that precast off, and reface this with brick, so that will completely disappear. **John** states it'll look like new. Jeff said yes, it'll all look new. This metal panel back here that's existing is all bronze, it turns, it's about 6' wide where the stair is and then the precast comes back out again and across. There's a void, it sticks back 6 or 8 feet.

Science Wing; We'll match the brick to the Science Wing. That'll be a standard. That follows through everywhere and becomes most of the front elevation. John asked how the front area drains. Jeff said there'll be interior roof drains.

Chairman asked if they'll be adding any new visible HVAC units.

Jeff replied a new unit will sit back on the Science Wing. I don't think it'll be visible from out in front. Mary Ann said we want you to say affirmatively they won't be sticking out. Jeff said affirmatively.

Adam added there are already a lot of units on top of that Science Wing as well. There are skylights too, a lot of equipment on top there.

Jeff said screening was another reason we pushed this parapet up, to add a lot of screening capability.

Chief Mohr asked how high the parapet is in case they have to ladder that. Chairman said it would be several feet higher than the existing structure. Chief said that's just not an area we can ladder.

- **Fire Dept Request for Skylights**

Chief Mohr said this may seem extreme but over the years in my history with this community, we've had several nuisance fires, lockers set on fire, waste paper baskets, that generate a tremendous amount of smoke. The problem with this building is there are no working windows. Moving smoke in this structure is an extremely unique and tedious process to try and get products and combustion out of there. Is there a chance over the stairwells for a skylight that can be a smoke hatch?

Jeff asked, over the existing ones?

Chief replied anything would be appreciated.

Jeff demonstrates area where they're putting a skylight in over the internal stairwell in Administration area.

Chairman said you mentioned lockers. The small addition facing Wilson Mills with the long slits, that's a new locker area in there. Is there an opportunity in that center area to put a skylight?

Jeff replied sure. As far as locker locations, what's happening is internally, those locker banks are being disbursed. We're creating lounge spaces for lack of a better term where the locker banks are. We're getting rid of about 200 lockers because the 8th graders are out. We're down to 1600 lockers from 1800.

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Chief Mohr said in the older 8/9 section we call them penthouses which are maintenance areas on the 2nd floor, its access onto the roof from those maintenance facilities, it's a stairway. That's how we're currently, using those areas, eject smoke out of that building if necessary. I want to make sure those are going to remain in that area.

Chairman asked Jeff to review Chief's request to add skylights with Mr. Folkman to help alleviate those issues.

Jeff agreed to follow up. It may be just adding smoke hatches to give you opportunities in various areas.

Chief commented years ago prior to me coming here was a very serious fire in the 8/9 art room area. That area completely burned once upon a time.

Jeff said all the additions we're adding will be fully suppressed.

That completes the comments for the front of the building.

Back of Building - Field House & Pool

The addition we're adding is 3 spaces (each is a large open space). Addition is one story 16' – 18' tall:

- 1. Wrestling Room**
(The current wrestling room will be converted into a 3rd music room.)
- 2. Weight Room for Athletes**
(The current weight room will be for community use only.)
- 3. Varsity Boys Sports Locker Room**
(We'll do some conversion on the existing locker rooms for Varsity Girls.)

Jeff said these windows are tall, ones you can't see out. They'll bring natural light into these spaces. We replicated the horizontal lines that are on the existing building. This has gray split face, white precast, glass block & green tile, a mixture of stuff. We're going to match the gray split face. We're going to use a smooth face masonry for the white, but it's not going to be precast.

All the doors will be aluminum. We're probably going to replace all. There's one door that goes into the pool which is stainless which we intend to keep stainless. The width of the doors are 36". **Chief** confirms that's sufficient to get a stretcher through.

The cladding will be clear aluminum, that'll be the doors and the framing on the windows.

Chief Mohr said two weeks ago on Fri night they had a power failure. They had 800 people in the gymnasium watching the boy's basketball game. Thankfully the emergency lighting worked in the battery packs. People had to use the battery packs to get out in the hallways. They had to cancel the game because it was an extended period of time. Any chance of asking the District for a generator to provide emergency lighting?

Jeff replied we can certainly ask that question. We're doing a new generator in the CEVEC building. It would be something that would service the life safety systems.

Chief added, there's a tiny generator on the roof above the penthouse for the pool area that's designed just to run the sump pumps in the pool area. It has no capacity to run anything near the gymnasium.

Jeff stated at the very beginning of this project, we had a lot of meetings and specifically talked about the systems of the building; mechanical, electrical. We had an Engineer do a full analysis of the building and come up with all the kind of stuff that they should address. Then we went through with the District and prioritized what was most important from their standpoint and in terms of cost. I think the generator was on that list. It wasn't one that floated to the top of the list.

Mr. Marrelli said I may be speaking out of turn, but if it was up to me, I'd at least push for something for that nighttime assembly area where the public gathers.

Jeff Henderson said that concludes the items. If anybody has any other issues, I'd be happy to address them.

Chairman Dinardo said you guys did a great job in accommodating what we were looking for in the design.

Mr. Marrelli asked how far along they are on construction drawings.

Jeff replied we just submitted a design development package last Friday. It's moving very quickly.

Mr. Marrelli asked if that design package submittal included the elements that were discussed tonight.

Jeff confirmed it did.

DECISION

Mr. Klein, seconded by Mr. Miozzi made a motion to approve the proposed additions & renovations for Mayfield High School @ 6116 Wilson Mills Rd. as noted:

- **T.D.A. to submit an updated final set of drawings to Building Commissioner for file.**

ROLL CALL

Ayes: Mr. Dinardo, Mr. Klein, Mrs. Wervey, Mr. Miozzi

Nays: None

Motion Carried.
Drawings Approved & Signed As Noted.

Brian & Barb Swiney
6739 Glenview Rd.
Open Storage RV

Chairman Dinardo asked the applicant to give an explanation of proposal.

Brian Swiney said we're asking if we could park our RV next to our out building. There's a paved area next to the out building in the back. It's totally enclosed by trees. You can't see it from the road. There's a parking area in front of that where we park cars, a tree line behind it and a tree line on the side of it. The garage is on the side, so you can't see it from anywhere.

Mr. Marrelli asked if the camper fits into the out building.

Brian Swiney replied no. The door there is about 7', the camper's 9 or 8'. It's a very small camper, it's a small space, and it fits in there nice. It's about 250' – 270' back from the road. There are neighbors behind us but there's a tree line that goes all the way across the back of both properties.

Chairman Dinardo said there's also a grade difference here to take into consideration. You really can't see it from the road.

Brian Swiney confirmed it drops from the road. There's probably a 20' difference between the road and where it's going to be parked.

Chairman Dinardo asked if we need to provide a screening in the back per our Ordinance.

Brian Swiney said the tree line is about 10' thick. I planted a whole row of arborvitae. There's no foliage on them right now. There's a row of bushes that continue all the way to the back of the property, then the tree line picks up. We want to store it there permanently. We'll use it in the summer. We paved that spot hoping that we could park one there. If it needs to be canopied, I'm not opposed to putting a car port to appease.

Mr. Marrelli thinks the natural look is better.

Mr. Klein agrees, would rather see extra evergreen bushes in the open area.

Mr. Miozzi asked if Brian's been parking it there that the neighbors would have complained.

Brian Swiney replied he hasn't parked it there yet. I've always parked a yard trailer and a small pop up camper and nobody's complained. This camper will be 8' tall, so we felt we better get a permit.

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Mr. Marrelli feels it's about out of the way as it could be.

Brian Swiney agreed. You can't even see it from the road because of the difference in elevation. To see that trailer from anywhere is not going to happen. It's a very small camper. It's like a maintenance trailer.

Mrs. Wervey said the only area we'd be concerned with if we were concerned would be the north line.

Mr. Klein said that's the only thing I can see because you can see through the trees in the winter. From the front, I don't see any issues.

Brian Swiney said if there was a complaint which I highly doubt, I can add more bushes or put up a fence, but I don't think it'll offend anybody.

DECISION

Mr. Miozzi, seconded by Mrs. Wervey made a motion to approve the proposed open RV storage at 6739 Glenview as noted:

- 1. If it becomes an issue that the neighbors can see it, applicant will be required to add foliage.**
- 2. Architectural Review Board has approved design. Applicant to appear before the Zoning Board of Appeals for a variance request.**

ROLL CALL

Ayes: Mr. Dinardo, Mr. Klein, Mrs. Wervey, Mr. Miozzi

Nays: None

Motion Carried.

Drawings Approved & Signed As Noted.

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 8:35 p.m.

Chairman

Secretary