

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
June 23, 2011**

The Architectural Review Board met in regular session on Thurs, June 23, 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. Ivo Tombazzi
Mr. Carmen Miozzi

Absent: Mrs. Mary Ann Wervey

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

CONSIDERATION OF MEETING MINUTES: **May 26, 2011**
Consideration of Minutes postponed to next meeting date.

PROPOSALS

1. **Addition** **Robert Pickerill**
(A.R.B. Proposal TABLED 5/26) **6514 Foxboro Dr.**
Design Visions, Inc
2. **Architectural Plans & Signage** **Deacon's Project**
835 SOM Ctr Rd.
3. **Addition** **Joseph Saponaro**
729 Oakwood Dr.
4. **Discussion A.R.B. Application**

OPEN PORTION

Robert Pickerill
6514 Foxboro Dr. / Addition

Chairman Dinardo called the meeting to order. Foxboro addition was tabled at our last meeting of 5/26. Rob is here to present.

Robert Pickerill said I had 3 sets of drawings redone with details. It'll be vinyl siding. The brick on the exterior of the house is a concrete block, I was able to find a manufacturer that still makes the 11 3/4 size, it's rough vs. smooth, it's a good match. I'm going to replace the entire roof, Cambridge Dual Gray, a little darker charcoal gray, dimensional shingles. The second item in addition to the finish schedule is the details around the soffits; I'm matching the existing. The steps will match the existing that are on the sliding door in the back now. The last piece was the energy consumption and I submitted the Compliance Certificate to demonstrate that the materials we're using meet code.

DECISION

Mr. Klein, seconded by Mr. Tombazzi made a motion to approve the proposed addition drawings at 6514 Foxboro Dr. as noted.

ROLL CALL

Ayes: Mr. Dinardo, Mr. Klein, Mr. Tombazzi, Mr. Miozzi

Nays: None

Motion Carried.

Drawings Approved & Signed As Noted.

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**Deacon's Project
Architectural Plans
835 SOM Ctr. Rd.**

Chairman Dinardo said we have Deacon's Architect here tonight who will explain the proposal.

Randy Smith, Davison Smith Certo Architects begins. We're not asking for sign approval based on our drawings tonight. Chrysler has their own sign company who will be coming in to make a presentation.

What we're looking at is expansion of the existing facility. There are two (2) lots to the east of the existing parcel that are currently zoned residential. We're in the process of getting rezoning for those. That will be the parking expansion for the new facility.

The proposal for the new facility itself is to build a new showroom and offices wrapping around the existing service building. We'll tear down the existing former hardware store that's on the corner. Once the new addition's in place, we'll tear down the old showroom and reface the service bay wall that faces towards SOM Ctr Rd so that everything ties together.

The addition we're proposing is about 12,500 sq. ft., bringing our total building area to about 22,000 sq. ft. There's about 18,000 sq. ft on the site right now. The increase in size of the building itself is not all that great. We're proposing to pull the building back from the property line on SOM Ctr. Rd. The existing showroom is within a couple of feet of the right-of-way line right now. Our new building setback is about 40'.

We're proposing to re-build a new entrance where the former hardware store was off of SOM Ctr. That'll be the primary customer entrance. Our customer parking is located along that drive.

We have a service building that's accessible off of Wilson Mills. That's the most westerly entrance off of Wilson Mills. That leads directly into the service bays. That's where the service people would take the car at that point and take it back into the service dept and bring it back out when they're done. That's a little customer convenience.

We're moving the driveway on that side on Wilson Mills. Right now it comes out more in the middle of the site. Our new driveway is going where the existing bus bench is right now. We're proposing to move the bus bench in that little landscape area and relocate all that. We're proposing a new driveway on Wilson Mills across from the existing retail driveway to the north and align those driveways up. Right now we're proposing your drive to show about a 40' landscape buffer in the east end of the site and a 25' buffer on the south end of the site. The site is heavily wooded with existing vegetation along these two sides and up in the corner (see landscape plan). We'll have pretty nice screening along that side for the residential properties that we'd be abutting.

- **Materials & Colors**

Randy Smith states the building itself; Chrysler standards dictate the materials and colors. Everyone should have a rendering. It's a very simple palate on the building, clear glass, anodized aluminum framing for the windows. The ACM panels that are on the arch itself are aluminum composite material to match the aluminum window framing. We have a drivet material, sign band and a wall that will cover up the existing service bays.

- **Building Height**

Randy continues. We've had a lot of discussion with both the Planning Commission and Village Officials and Chrysler has also had discussions with Village Officials. One concern was the height of the building. The drawings you have show a 36' high tower with a 28' overall height. After meetings with the Village, Chrysler came back and wanted us to alter those dimensions. We lowered the building to about 23' 4". I think we can achieve that, plus or minus 8 inches. Right now we're showing 23' 4" to the top of the building and the tower itself is 28'. Everything came down significantly. The existing hardware building that sits on the corner is 24' on the face facing towards SOM Ctr. Essentially you're going to have the same height building as what that building is. **Chairman** asked about the height of the Chiropractor. **Randy** replied they're about 26' to the ridge. I was pleased Chrysler allowed us to lower that.

Randy Smith concludes. This is essentially what we're proposing. If any questions, I would be more than happy to answer.

- **Fencing / Landscaping**

Chairman Dinardo asked about the fencing material. You have 6' high board on board or PVC fence. You're leaving as an option, or you haven't decided?

Randy Smith replied his personal preference is board on board wood. I think it's less noticeable and less of an object than PVC fences. PVC has been suggested by the Planning Commission as possible material due to its low maintenance. It becomes an object to me. Currently there's a board on board fence along the south property line that extends down to the first lot that we're asking for rezoning.

Chairman asked if that existing fence will be removed.

Randy Smith replied our intent at this point is to remove that fence and put the new one so the green space becomes a part of the adjacent peoples viewing area.

Chairman asked about landscaping.

Randy Smith said this plan has changed slightly also. We're working on that with our Civil Engineer. We need to get some water quality management area in here. We've taken one row of parking out and shifted this over another 9'. That gives us room for landscaping across that back.

Chairman states what I'm getting at is if you have landscaping there it might shield the fence.

Randy Smith replied that's the intent. We're still proposing a walking path around here with plantings and screenings up against the fence to screen that fence area from the residential side.

Chairman said the big question here is do the residents want people to walk on that trail behind their property?

Randy Smith replied that's still an item of discussion with the Planning Commission & residents. We're open either way.

Mr. Marrelli addressed the Board. Unless you read the Planning Commission minutes or took the site visit tour, the idea here is not to separate the commercial and residential just with a hard fence on straight angles. The idea was to move the fence to the inside and soften everything with landscaping. We're discussing some kind of a Deed Restriction to allow a walkway through here to go out to Seneca. We own the old Kennedy lot on Seneca. That could turn into a pocket park in the future and that way you'd have some kind of continuity out to Wilson Mills into the shopping district.

Chairman recommended leaving the fence where it is and maybe go with a small 4' high fence.

Randy Smith replied if that's what the residents would prefer, I have no problem with that.

Jim Deacon said one resident I talked to liked the high fence. She said she doesn't care what happens on the other side of the fence, as long as she doesn't have lighting shining in her bedroom at night. She said she wants us to succeed and bring in tax money to the Village, but just wants to protect her property. That same neighbor was the one that wanted that fence in the

first place. We put the fence up and cut a gate to their lot so they could go through to Yours Truly. They were happy. I'm not sure how happy she'd be if she knew there was going to be people walking through her backyard.

Chairman Dinardo doesn't feel we have to dwell on this, just wanted to bring up for discussion. You might be able to shield it with landscaping and not put the fence in because I think long term the landscaping will grow and in 5 years you'll have your buffer that separates it, but that's up to the Planning Commission.

ELEVATIONS

Randy Smith said we haven't done any in depth investigation in the structure at this point in time. I'll run our structure behind the mullions so the steel will be inside the building.

Chairman Dinardo said we talked about trying to fit in with the Western Reserve look because you're surrounded by Heinen's, this building here and Musca Plaza who is re-facing their façade at this point in time. First thing we look at is how lineal this thing is and we need to break it up. Can we entertain the idea of verticals, and maybe a sill as opposed to glass?

Randy Smith replied I have to do what Chrysler tells me to do. It's a discussion item certainly.

Jim Deacon added they want to work with everybody. I asked Chrysler reps not to come to this meeting because I'd like tonight to be more of a workshop meeting. They want all their dealerships to look the same.

Chairman states initially Musca came in very modern for the Village Plaza renovations.

Mr. Marrelli added that initially Musca had nothing but drivet panels. They had no brick columns, no brick veneer on top. It was all straight, flat, no depth. We worked several versions and they were happy when we were done.

Chairman said I understand you have to have that Deacon's centerpiece in there. By allowing us to be able to add some brick, I think we have to agree to that. I want the Board Members to understand that this is a composite panel (alucobond material). The band around the arch is more of a shinier material, high polished. **Randy** said it's virtually a mirror stain.

Chairman asked if instead of having a flat piece, can you add something at the top to soften? I want to talk about the 28' high entry and get some Board comments. Maybe we can look at bringing some other element at the top to tie it in based on what we come up with, otherwise I have no other solution. Any comments?

Mr. Marrelli said you have to work around it. I don't think anybody cares that there's a tower there and it's gray. I think it's everything else after that.

Mr. Miozzi agrees the top needs to be dressed up to tie in vs. just a flat coping.

Front Elevation facing SOM Ctr – West Elevation

Chairman Dinardo said we have here an angled entry with panels and this 28' high element. Then you have this lineal part of the building. What color of brick is this?

Randy Smith replied brownish red brick, negotiable at this point.

Jim Deacon asked what color brick will be at Musca's.

Chairman replied it has blacks, whites, common brick. **John** said a garden variety.

Mr. Marrelli asked if the band on the bottom can be lifted to make glass shorter and can you soldier that?

Randy Smith replied we could. Two feet wouldn't be too bad and we could do a precast or stone sill. It'll give more of a contemporary look, but cleaner.

Chairman said if we go up another 8" can we introduce something to break up this 3' 4" wide, 15' solid pier.

Randy Smith replied we can go with potentially a piece of stone (a base) and a transition piece. The sill itself I'd probably do a 6".

Chairman said you have brick coursing here. **Randy** said dwg now is standard brick, we're probably going to look at modular brick just for the scale of the building.

- **Lighting**

Chairman suggests putting lighting on every pier. **Randy** said we're about 40' off the street. **John** said that won't hurt anything. You won't light anything up with those. The street lights will drown those out.

Mr. Marrelli asked if they have night lights.

Randy Smith replied low level security lighting.

- **Top of Pier**

Chairman asked about the detail at the top of the window.

Randy Smith said we haven't resolved that yet. We want some depth. Right now we're looking at a 4" offset, then we take the glass back another 4 inches behind that. Where the face of this pier is in relation to the eifs, we haven't determined.

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Chairman said now we get into the eifs. I see you have score lines. I think we should look at a wider line where it's maybe an inch so you show some depth, you're breaking apart the eifs so it's more of a panel look.

Mr. Marrelli thinks it looks better framed out than one flat.

Chairman said we're looking to break this up instead of having it flat and you can easily do it with eifs. Then it comes to the top part where instead of having aluminum coping, maybe we can have some detail with some sort of composite material similar to a fypon so it's not so flat, maybe some sort of cornice, something at the top to cap this off. I'm trying to soften this up so it's not so modern.

Mr. Marrelli said the tower looks like it's missing something on the top.

Open discussion ensued on various options.

Mr. Marrelli asked what's going to be in front of the field of brick.

Randy Smith replied just cars, no landscape up against the building.

Mr. Marrelli said I would just say make sure you get the expansion joints in there so that you have some kind of break and you'll be good.

Turning Corner.....Randy Smith said we're going to wrap that brick around and take that fascia down to the top of that. We're going to paint the rest of the building and the outbuilding pelican grey (painted block).

Chairman Dinardo said you might end up setting a new standard for Chrysler and their Western Reserve look. We've talked simple items. You've taken away glass and added a little brick and trim. At the end of the day it'll fit in with the neighborhood and won't cost a whole heck of a lot.

Bill Carey, Carey Construction Group said raising the sill wall you guys are talking about, you'll want to limit that because you want to see the display cars. Chrysler likes to view the cars with maximum visibility.

Chairman Dinardo asked Bill what the cost of glass goes for, per lineal sq. ft.

Bill Carey replied \$25 - \$30 bucks per sq. ft. Steel stud & brick about \$20 - \$25.

Chairman notes display cars in relationship to piers. You may want to move piers for car visibility.

Randy Smith replied we need to look at how that translates into the floor plan which we really haven't done. We're also driven by the 4 signs they want on the building.

Mr. Marrelli said you'll have to get variances for your signs. Our sign code is very generic.

CONCLUSION

Randy Smith said for the next ARB meeting, we'll incorporate recommendations into the drawings and bring:

1. Eifs Sample
2. Brick Sample
3. Shingle or Metal Roof Sample

Mr. Marrelli said just so you know across the street at Musca's will be shingles with a finial on it.

Chairman Dinardo said don't limit yourself. Come in with ideas.

Randy Smith agreed. We have to look at it and see what works. I now have the feel on where you want us to go.

Chairman Dinardo said Debbie passed around a Project Timetable that these guys have to meet in order to get their approvals to get this rezoning on the ballot. Let Debbie know if you're unable to make a meeting. We need to make sure we have a quorum for the upcoming meetings.

Mr. Marrelli asked Randy if he'll have his sign package for the next meeting.

Randy Smith replied no.

Mr. Marrelli stressed the sign package has to come here and then to the Board of Appeals for variances.

NEXT STEPS

Chairman Dinardo states there's no vote tonight. This was a work session. You'll bring back your changes and present to us on July 14th.

Randy Smith replied yes, thanked the Board for their input and Deacon's Representatives left the meeting at 8:30 p.m.

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**Joseph Saponaro
Addition
729 Oakwood Dr.**

Mr. Marrelli said Joe is out of town tonight. I'll give you the breakdown. He's expanding his Master Bedroom on the back of the house. It's going to stay in the same plane on the sided wall and basically bump out 12'. If you go to the plan view, you'll see three stationary windows on the rear wall, those will match the present tall windows so there's a balance there. The reason

they're to one side is because to the left of the long windows is a walk-in closet. There was no reason to put any windows in there. As far as materials; siding, roofing, gutters, brick & windows will match.

Chairman Dinardo asked if the retractable awning disappears.

Mr. Marrelli said that goes away because he's going to bump out that other side. He's going to put a roof over the porch on the patio. You can see on the right side of the rear elevation there are some wood columns and another roof, it's a covered patio basically. The chimney will get boxed in. You've got these two roof lines now that are like mirror images across the back of the house. One a screened-in patio and the other is going to be the bedroom. It all balances out.

DECISION

Mr. Miozzi, seconded by Mr. Klein made a motion to approve the proposed Addition for Joseph Saponaro at 729 Oakwood Dr.

ROLL CALL

Ayes: Mr. Dinardo, Mr. Klein, Mr. Tombazzi, Mr. Miozzi

Nays: None

Motion Carried.

Drawings Approved & Signed.



**Discussion
A.R.B. Application**

Chairman Dinardo said we have to postpone this. Mary Ann is not here tonight. We'll bring this up for discussion at our next meeting.

NEXT STEPS

Postpone discussion to next meeting date.



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