

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
Oct 27, 2011**

The Architectural Review Board met in regular session on Thurs, Oct 27, 2011 at 7:30 p.m. at the Mayfield Village Civic Center, Civic Hall. Chairman Ron Dinardo presided.

ROLL CALL

Present: Mr. Ron Dinardo Chairman
Mr. Joshua Klein Chairman Pro Tem
Mr. Ivo Tombazzi
Mrs. Mary Ann Wervey

Absent: Mr. Carmen Miozzi

Also Present: Mr. John Marrelli Building Commissioner
Ms. Deborah Garbo Secretary
Mr. Jeff Thomas IT Coordinator

CONSIDERATION OF MEETING MINUTES:

Mr. Klein, seconded by Mrs. Wervey made a motion to approve the meeting minutes of May 26, 2011.

ROLL CALL

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

Mr. Tombazzi, seconded by Mr. Klein made a motion to approve the meeting minutes of June 23, 2011.

ROLL CALL

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

Mr. Klein, seconded by Mr. Tombazzi made a motion to approve the meeting minutes of July 28, 2011.

ROLL CALL

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

Mrs. Wervey, seconded by Mr. Klein made a motion to approve the meeting minutes of Aug 18, 2011.

ROLL CALL

Ayes: Mr. Klein, Mr. Tombazzi, Mrs. Wervey **Motion Carried**
Abstain: Mr. Dinardo **Minutes Approved as Written.**

Mr. Klein, seconded by Mrs. Wervey made a motion to approve the meeting minutes of Sept 8, 2011.

ROLL CALL

Ayes: Mr. Klein, Mr. Tombazzi, Mrs. Wervey **Motion Carried**
Abstain: Mr. Dinardo **Minutes Approved as Written.**

NEW Library
Cuyahoga County Public Library
Mayfield Branch
502 SOM Ctr Rd.
URS Corporation

Chairman Dinardo called the meeting to order. URS will present tonight. We've been through a couple Planning Commission meetings with the proposal. I suggest we start with a little background and a quick overview.

Christopher Diehl, Architect, Creative Director for URS introduced himself, Tina Belz, Project Manager and Sam Marcum, Assists Architecturally on the project. We sent in ARB drawings, we brought in 2 models, we have new computer images around the building to get a sense of what it looks like in the round and we'll go through the material palate and how that works on the building.

Power Point Presentation by Christopher Diehl, URS

Site

- We'll have as little interruption on the wetlands as we can.
- This site was selected specifically because it was related to the trail. To make it as much about the trail & natural experience was something that was important from the get-go.
- The notion of the library genesis comes from reading a book under a tree. We'll go over more on the notion of how we create a tree canopy in creating the library.
- The library has been everywhere on this site, but the client really wanted the library nestled back in the back corner. It finally rested against close to the trail, nestled into that good corner of woodland/wetland, still giving enough easement for the trail and for any development to happen west of this.

Entry View

Chairman asked about massing. The main drive coming in (Slide 3), as you drew this, what were you feeling? Right now it's not showing much of an impact.

Christopher Diehl replied from a distance, the library being a one-story building has always been about how it announces itself, how it establishes visual presence. Horizontality is really important on a one-story building. We created the vertical tower piece, basically a mechanical mezzanine. It allows that height where we want it. This was always a pivot point in terms of the experience. As you come around, that pivot point is here and then you start seeing the roof top monitors. This view takes you straight to the front door.

Chairman said we'll talk more about the visual impact as you turn the corner later on. I'm not seeing it yet.

- On to the front door, the canopy with the trees, café to the right, front door front and center, the low canopy. That canopy being a consistent height, we worked very hard to make sure. Typically when you build a roof, your beams & soffits come down. We've inverted it so that flat plane is always flat, always consistent inside & out. It makes the character when it's punctured by the foliage. That's a crucial moment. This is the moment where the building surrounds the woodlands so to speak.
- The colorized images, the language of stone coursing on the outside, real & artificial stone. Shingle on the rest of it. Dark metals and dark steels. I'm emphasizing the horizontality so this verticality becomes important and the verticality of the trees.

Interior View

- When you come in, it's supposed to be an explosive opening up as you come in the entry.
- We have the low canopy 12' canopy that goes outside and continues on the inside. That would be wood on the outside, then it would carry on the inside with bamboo plywood.
- The high canopy, because the floor plate is 30,000 sq. ft or more, bringing daylight into the center of that. We bring light where necessary on the inside, but north & south. It's about creating the low / high canopy and library sits underneath it.

Materials / Stone (Various Village Sites)

- Existing Library on Wilson Mills Rd
- Progressive Ins
- Swimming Pool
- Zako Estate
- Nature Center North Chagrin Metro Parks

Rhode Island Building

- Christopher said this is a view of one of my favorite buildings in Providence Rhode Island, using shingles on the outside. This is a cedar. Because of the library, we're not using cedar because it's all about life cycle, maintenance. We're looking at a hardy plank, but a variegated way of doing the coloration where it would be much more like a weathered shingle.

Storm Water Wetland

- The detention is large because it's for the moment worse case scenario assuming we don't get any permeable pavers, but we're hoping all that is permeable pavers and then that detention & the storm water wetland can be greatly reduced.

Floor Plan

- From the entry carrying that wood ceiling all the way in is that low canopy.
- Teen area and a classroom that sits in the center is a room within a room.
- Support Service.
- Large amount of Meeting Room throughout.
- High peaks with mechanical unit on top.

- Low canopy / high canopy & monitors on top.

Exterior Images

- Shingles – multi color weathered gray cedar color.
- Stone - we've been working with Thomas Brick on Chagrin Blvd with a product called Charles Luck out of Virginia. One sample is Dog Creek. We haven't settled, we're looking at a few types. We're looking at a few others that mimic the house next door or the variation you'd find in the Nature Center. Geometries we're looking at is more horizontal because the building is a very horizontal bldg and we want to emphasize that.
- Shingle is a super size shingle pattern (Rhode Island bldg example). Not residential scale, more civic scale, 10" x 20".
- Vestibule
- Front Door
- Café
- Coffee Shop
- Restrooms
- Meeting Rooms
- Quiet Study Room
- Technology Learning Center
- Service Entry

OPEN PORTION

- **Table Model
Layout Review**

Mr. Marrelli asked if the shingles & stone that wrap around come inside the building.

Christopher Diehl replied shingles will. The stone will come inside the building at critical points. It's important from a budget standpoint to do that when we can and to know when to stop. The building talks about being a nature center in part by the way it looks but most importantly about how it performs. When you come in you really do feel connected not only by daylight up above, but that view of the trail. Being able to have the materials follow you in and feel that space is open, for them, that's driven by the need to be able to staff the library with less labor because that's the highest cost. It's all about flexibility, flexibility because libraries are evolving.

Everything is over a raised floor. The idea of the raised floor is ultimate flexibility. Walls are built on top of the slab. Furniture can be switched and spaces can evolve depending on usage. Ventilation will be from the ground up.

Mr. Marrelli asked if we'll be able to see the tower from the inside. Christopher said that's the intent. We'll carry that material inside.

- **Materials**

Sam Marcum from URS said we want a smooth textured shingle. The hardy board comes in shingle pattern, but also comes in 4' x 10' sheets which can be cut to give us the size we need to give us the 10" x 20" we need.

Mr. Marrelli said the smooth look will look like tiles.

Christopher Diehl states I'm open and can go either way, but the hardy plank makes sense in this case. I absolutely don't want it to look like a bathroom.

Chairman Dinardo states he's having trouble with the use of this material as a skin on the side of the library. This library is going to be in this community for many years. I don't see this as a long term material. The cementitious hardy board plank siding is dated. Ron asked Chris to explain how they collectively came to pick this material.

Christopher Diehl replied it was me. I didn't want drivet, didn't want metal and didn't want brick. Stone sits on the ground, but I wanted a material that can go up high that didn't require a lot of structural steel support. I knew that would be expensive. I wanted to use the money elsewhere. I wanted a cladding that would allow us to do that. I was trying to channel the nature center feeling. It was the modularity of it. Having seen the building in Providence, I understand what shingles can do. Originally I wanted to do cedar.

Mrs. Wervey commented cedar would be more like the nature center and the nature center looks good.

Christopher Diehl said to do that to the library is difficult because of the life cycle.

Chairman Dinardo said we're trying to integrate this with the wooded site, natural feel and here we are using grays and concrete color material. It doesn't mesh well. Chris, don't get me wrong. I think the majority of the building is a nice design. The stone is a great compliment. We just need to work out some of the details.

- **Shingles**

Mr. Marrelli asked if there was thought about prefinished panels, i.e. horizontal metal panels.

Christopher Diehl thinks metal doesn't belong on the building as a façade. We wanted to use it as a fascia piece. I didn't want anything shiny on the face of the building.

Mr. Marrelli asked Chris if he has any idea how busy the shingles will be with that height.

Christopher Diehl replied, variegating the color, we'd start with a base color and then do two special colors that would integrate about 30% each so we don't have a flat tone.

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Mr. Marrelli said the back drop will be the trees. You don't have anything to play off of except the woods.

Christopher Diehl said it's the woods and the stone. Reason in part, the stone is so saturated in color.

Mr. Marrelli asked about variegated vs. smooth. Christopher is open to what'll work best. John thinks the smooth may look a little sterile and almost looks like there should be another horizontal break in there because it's going to be a sea of little shingles.

Chairman Dinardo still not convinced.

Discussion ensued on massing. Christopher feels when it gets cut up it gets too prissy and doesn't want anything to deter from the strength of the horizontal.

Mr. Klein asked the height from the tower to the lower canopy.

Sam Marcum replied 30' tall to the top of the parapet and canopy is a 12' ceiling.

Mr. Marrelli replied that's a lot of shingles. If you think about a wall 18' high x 40/50' long with 10" shingles on it, I can't even imagine what that'd be like standing next to that.

Chairman & John think the height's great, but material's too flimsy, too busy, too crowded.

Christopher Diehl said there's a building on the left bank in the flats, can't remember the Architect's name (Googles Elm/River Street). The first time I saw hardy plank used was on a duplex that he built, beautiful.

Sam Marcum said he had very large panels on that house, 2' x 3'. They were rectangles done in a fish tale pattern, similar to what we looked at only horizontal not vertical. We're looking at getting the 4' x 10' sheets and then cut them done to a modular that gives us a 10" x 20" exposure.

Chairman Dinardo suggested we look at a larger scale if they come 4' x 10' sheets. You'd be the first one to use a hardy plank design of the 4 x 10 sheets. I think it would be less busy.

Christopher likes that idea.

Chairman asked about the tower. Can we have some ins and outs instead of it being flat, something to give it some shadow, something that it's not a flat wall.

Christopher Diehl replied I think you're right about the scale. I like that idea about working with the scale. I think the way of trimming it up on top rather than a cornice piece that would come along and do a shadow play, if we do anything, I'd tuck it into the newer rail on top, as a way of finishing it. It's just not a cornice kind of a building. I just want to make sure it wears well.

When viewing the building in the flats, Mr. Marrelli thinks the bigger panels make it happen. If you're at 18' high, you can't go with 10" shingles.

Chairman Dinardo added if you're going to use this product, I'd rather see it more horizontal. I think you're going to have to use the wood grain because you're going to try and blend it in with the natural surroundings.

Mr. Marrelli said hold on. The library is going to be real conscious about the maintenance. The wood grain out in the woods will get dirty and dusty. Christopher, playing devils advocate said however, if you've got to replace a shingle, it's easier to hide things with wood grain. John says that's true and I like the smooth look in the bigger pieces. Christopher will start with that.

- **'Library' Lettering**

Christopher Diehl said having that canvas that's that big, having the letters 'Library' simple and linear is important and how we attach to that is going to be crucial because it's all about how it weathers.

North East Corner Entry Looking South

- **Tree Canopy
Windows
Pavers**

Christopher Diehl said the wall is stone bisected by the canopy. We wanted it continuous as possible but still break it. The underside of the canopy is a black walnut.

Chairman said you have thin columns and a linear building. We're Architects looking at design and I understand your concept, but the thinness of that column holding the canopy, the public perception is going to be "This is really thin. Hope we don't get a heavy snow." You have an open canopy with trees. Is there a way to do something different with the columns, i.e. with vines to hide them?

Christopher Diehl said as this becomes more buildable, the notion of having these small trunks hold up this extensive canopy broken with openings, even though it's really flat, that's where the idea of this design concept is, of making those as thin as possible. The very large columns on the other side are 16" round. These are 8" round.

Chairman asked if the columns can be covered with vine to make them disappear.

Christopher Diehl would rather not because it would destroy the whole concept. Generally, we over-structure most everything because of liability. The ability to have that work and have it seem thin, light & frail is part of it. The garden is going to mound, multiple trees will come up. We're not doing a bench because teenagers may hang out. The landscaping is blank now, but

such an important part of it. We've been running under the gun of deadlines. It's been a thing in progress. Our goal is having a place that's welcoming and inviting.

Chairman said the problem is the public perception. The public is not architecturally trained. When they look at these thin columns, they'll think we ran out of money. They're going to wonder if it'll hold up in winters. This is the entry, your main area, you want it to look nice. I'm hoping those trees will be big when you plant them, you need that wow factor when you pull in. You're not going to get that wow factor with that horizontal band. The trees will help.

Christopher Diehl agrees the trees are a huge part. That canopy at that entry is crucially important to everything. We spent a lot of care here and time with our Engineer to make sure that canopy feels as thin as we feel we can make it. That's the place the tree canopy comes to fruition. Those columns are a metaphor for tree trunks. The thinness is important to me. They're the sampling for us. All columns will be steel pipe. Columns out front I think will be painted.

The window frames are Kynar coated. On the outside they're a dark taupe, inside lighter feline.

Mrs. Wervev said hate to tell you this but this reminds me of a carport. If your vision is a tree, a different material would get you closer to that vision. Metal doesn't get me to that vision. It gets me to a carport.

Christopher Diehl replied that doesn't scare me but I understand. If you remember, carports essentially were to try and create a canopy as inexpensively & simply as possible, a very lean structure. This one has a wood slat ceiling that's supported by these columns. It's far away from a carport, it's almost like a lanai. We've taken great pains to make sure any of the beams or supporting structure don't happen down below. They're all detailed up above. You'll see a reveal in the wood. We're not trying to seal the wood ceiling so it's water tight, we're trying to detail it so it just breathes, doesn't hold moisture.

Chairman Dinardo asked about a column base. You'll have snow and salt.

Christopher Diehl said yes, we have to have some pedestal that's a concrete piece.

Chairman asked about detailing the concrete (base of column) to have a pattern and stain to a wood color.

Sam Marcum said we have the permeable, maybe non-permeable pavers, but paving at the walkup. That has a lot of ADA accessibility implications because they don't like to roll over. Eventually that might become stamped concrete. ADA hates pavers because of shifting over time. You basically have to build them on a concrete slab if you want to do pavers.

Mrs. Wervev asked why permeable.

Sam Marcum said goes back to LEED and storm water runoff.

Christopher Diehl said storm water management is huge for us because it's a greenfield site. We get no bonus points for LEED. Performing as a nature center means managing the storm water so that the water that comes from this roof goes to this roof and this roof sheds to a rain garden which is here. What doesn't go into the rain garden or percolate into the soil, will go to the storm water detention.

Mr. Marrelli asked how they get the rain water off the roof. Are you going to wrap gutters around the outside?

Sam Marcum wants to learn more about rain chains.

Chairman said you have too much roof. It's an interesting idea, but won't work for this.

Follow up meeting:

- 1. Come back with column & base ideas.**
- 2. Bring sample of Hardy Plank shingle with size variations & color options (along with the preferred grey).**

West Elevation

Chairman Dinardo said as we turn the building, we see glass, stone and the material we choose for the shingles. That is a very attractive elevation.

Christopher Diehl points out the stone wall and fireplace in the quiet study. We have another ventless fireplace in the café.

South Elevation

Mrs. Wervev said going back to the south. You said the employees walk in there. They walk in by the dumpster?

Christopher Diehl replied we have the dumpster out there, the employee entrance, deliver of books from other Branches.

Chairman Dinardo said let's talk about this front entrance. Your Civil Engineer may need to look at this. This is a little congested. There's going to be a lot of activity.

Mr. Marrelli said that's subject to change. The Planning Department talked about reconfiguring some of the pattern. The traffic pattern is being ironed out.

Mrs. Wervev asked about the meeting rooms.

Chairman said that's considered an assembly area. You need an exit for egress by code.

Christopher Diehl said these rooms can all combine for one joint meeting for about 180 people.

Chairman doesn't think they have enough parking.

Christopher Diehl replied they actually exceed Village requirement.

Chairman asked what happens for a lecture that everyone wants to attend.

Christopher Diehl said that happens once in a blue moon and it tends to be a Children's program. That's why this is tucked in the Children's zone. Village requires 3 spaces per every 1,000 sq. ft. We're at 4 spaces per 1,000 sq ft.

East Elevation

Christopher Diehl points out the book deposit. This has to go into a fire controlled space. Drive up window here staffed by circulation supervisor and then the canopy here.

Mrs. Wervey asked if there's an overhang by the drive up window. **Christopher** replied yes.

- **Canopy
Brazilian Wood Ipe Design**

Mrs. Wervey asked to go back to the carport. What is that ceiling material?

Christopher Diehl replied a wood ceiling. Basis of design is Ipe, a warm saturated beautiful Brazilian wood. It does extremely well outdoors. Right now we're looking at black walnut. If you finish it, it gets too dark. You want to leave it natural.

Mr. Marrelli asked about the maintenance. **Christopher** wants it unfinished for no painting.

Christopher Diehl said the color when standing under will have to play off the other materials. Right now the stone comes into contact with the Ipe in a few places, but rare. They have to work well together and work well with the shingle.

- **Water Table**

Chairman Dinardo asked about the water table. Is that going to be a stone sill from your window?

Sam Marcum is thinking about a concrete precast sill, details to be worked out. Wall sections will be 4".

CONCLUSION

Mr. Klein asked about project timetable.

Christopher Diehl replied looking to go out to bid in Feb, construction in March of 2012. We just finished design development so Panzica's working with the library & us for estimations. I was worried for a while that LEED doesn't allow you to have more than 40% of your skin to be glass. We're at 38%.

Mr. Marrelli asked if the whole building will be on generator.

Sam Marcum replied no, just emergency lighting and systems.

Chairman Dinardo asked about solar panels.

Christopher Diehl replied that's on the to-do list. I'd love solar panels to be part of the project if it works for the library financially.

Chairman Dinardo asked about RTA & bus drop off.

Jeff Thomas said there's no route there.

Sam Marcum said you can get points for it but it's not a requirement for LEED.

Mr. Marrelli asked about electric car parking spaces, compact cars, bike racks, etc for points.

Sam Marcum said we're still in discussions. We might pick up some points for those. We also can pick up points by reducing down to 'at code'. One of the LEED points is 'at no new parking' or 'at minimum code parking'.

Chairman Dinardo states for the record; This monument sign location is not the right location for the library. It needs to be where the entrance is. People will drive right by it. **Christopher** said the sign's in discussion.

Mr. Marrelli said in the event that sign needs to be moved down to the temporary roadway/driveway off of SOM, there's going to need to be an easement for these parking spaces on that property anyway, so you'd ask for the parking spaces and the sign.

Christopher Diehl said it's all about building it twice. That's the discipline.

Chairman Dinardo concludes. You guys did a great job with the overall design of the building. You have some great features. I think it's going to be a fantastic project. Good job to the Team here.

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Christopher Diehl said I feel we had really good discussion tonight. The whole notion in your suggestion of what the shingle could be is really helpful and I'll convince you on that canopy.

Applicant to return Dec 8th.

ADJOURNMENT

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

ROLL CALL

Ayes: All

Nays: None

Motion Carried.

Meeting adjourned at 9:15 p.m.

Chairman

Secretary