

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
July 26, 2012**

The Architectural Review Board met in regular session on Thurs, July 26, 2012 at 7:30 p.m. at the Mayfield Village Civic Center, Main Conf. Room. Chairman Dinardo presided.

ROLL CALL

Present: Mr. Ron Dinardo Chairman
Mr. Joshua Klein Chairman Pro-Tem
Mr. Ivo Tombazzi (arrived 7:45 pm)
Mr. Carmen Miozzi

Absent: Mrs. Mary Ann Wervey

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

CONSIDERATION OF MEETING MINUTES:

June 14, 2012

Mr. Miozzi, seconded by Mr. Klein made a motion to approve the meeting minutes of June 14, 2012.

ROLL CALL

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

June 28, 2012

Mr. Klein, seconded by Mr. Miozzi made a motion to approve the meeting minutes of June 28, 2012.

ROLL CALL

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

PROPOSALS

1. Renovation Progressive Insurance Co.
Discovery Building - 6671 Beta Dr.
Westlake, Reed & Leskosky
2. Addition Donald Calabrese
6748 Bramblewood Ln.
Via di bardi, Inc

OPEN PORTION

**Progressive Ins. Co.
Renovation
Discovery Building - 6671 Beta Dr.**

Chairman Dinardo called the meeting to order. Mike Fant is here to present.

Mike Fant, Architect with Westlake, Reed & Leskosky introduced himself and Jim Nunes, Progressive's Construction Manager who is representing the owner. The building is about 100,000 sq. ft. We're taking up about 16,000 sq. ft. on the interior and putting in a new auditorium and various other facilities that are accessory to the auditorium.

It's really going to be a function within the building but primarily a function for people coming to the building. Progressive staff will use the rear parking lot. In doing so, we've got to put a new entry on the back which is why we're here today. There's nothing on the back right now. We're putting a new exit in the back that's taking the place of a window. That's a minor issue. We're doing some reworking of the parking lot. We have to spread this out to make way for the new entry.

We're popping the vestibule out, creating a new entry, spreading glass across the façade. Only part of that glass is actual vision glass, most of it is spandrel and we're putting it right over the existing brick and putting a couple of vision windows within that span. I brought with me the glass samples. We're cutting a new sidewalk along the back. That's why we have to open up that drive aisle a little bit. We have plenty of parking. I laid out the parking spaces required.

Mr. Marrelli asked Mike how he calculated the parking spaces with the new use. It's changing from office to auditorium.

Mike Fant replied there'll be 175 seating (1 space per 3 seats). Total parking spaces required for assembly & office is 355, we have 508 and that includes 17 handicap spaces.

Jim Nunes said this will be used for both training and media as well. Instead of the stock holder meetings in New York, we'll have them here. Since we're a Mayfield Village Corporation, we want our meetings here.

Chairman Dinardo asked about the framing.

Mike Fant said all the framing will be white and spandrel & vision glass. That's it. We weren't charged with updating the rest of the building. The rest of the building doesn't look anything like a PRG Campus.

Chairman said the parking looks better with landscape islands and they took care of the handicap spaces. It's dressed up with trees.

Mr. Miozzi asked about the roof elevation.

Mike Fant said it's a flat roof about 16" deep. There's internal draining.

Mr. Marrelli asked about signage.

Mike Fant replied there may be something on the door. That'll be up to PRG.

Jim Nunes said we haven't discussed that yet.

Mr. Marrelli asked how they'll arrange the flow of the cars to the back when people come to the front looking for the auditorium.

Mike Fant replied the signs currently on the road say 'Discovery Training Center'. We were considering another tag under that that says 'Auditorium At The Rear'.

Jim Nunes said when I get back to the office, I'll talk to whoever is making this decision and get back with you.

DECISION

Mr. Miozzi, seconded by Mr. Klein made a motion to approve proposed renovations for Progressive Insurance Company at 6671 Beta Dr. as submitted.

ROLL CALL

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

Nays: None

Motion Carried.

Drawings Approved & Signed.

**Donald Calabrese
Addition
6748 Bramblewood Ln.**

Donald Calabrese introduced himself. We moved into the house about 3 yrs ago. My wife was not happy with the kitchen, an island in a really thin kitchen, a poor design from start to finish. We knew this when we moved in, but I loved the neighborhood, I loved the double cul-de-sac, we have two small kids.

I told my Architect the changes I need; a big dining room because I have a big family. We need to expand the laundry room, it's a hallway that goes from the garage to the house. I need shade in the backyard, I need a 3rd car garage, and I need a decent kitchen with an island.

A big piece of the puzzle is the addition for the kitchen. Next biggest piece is to transform the family room into a 3rd car garage, it's on a crawl space. She wanted to put on a detached

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garage. I said the family room is right next to the garage, same peak and makes more sense even though it's a little more work.

Mr. Tombazzi arrives @ 7:45 p.m.

Chairman said the family room is on a crawl space, it has to be filled.

Mr. Marrelli asked, are you going to put a drain in and tie it into your sanitary sewer?

Mr. Calabrese replied yes.

Mr. Marrelli asked, you're going to do all this for \$86,000? You're going to do the garage, kitchen, laundry room and a family room for \$86,000?

Mr. Calabrese said yes, pretty amazing, ha?

Mr. Marrelli said I don't believe it.

Mr. Calabrese said I'm sort of not believing myself. My cousin runs a machine for a living and he's going to dig the basement. This is 2 x 6 construction, cedar beams, the whole bit. My kitchen cabinets are coming out and going into the new space. To sidetrack a bit, what is the requirement when I need to pull a permit?

Mr. Marrelli replied when you do wiring, new plumbing, heating, roof, waterproofing, patio, fence. Anything that you're going to open up and re-close, I'll need to see. There's a laundry list on our website. Decorating doesn't count.

Mr. Calabrese said the garage is pretty simple. We open up a side, fill it with stone and pour it.

Mr. Marrelli asked if he's taking the fireplace out.

Mr. Calabrese replied it'll be reversed to the back, an outdoor fireplace, otherwise it's a waste.

Chairman Dinardo advised he'll have to be careful with the grade, you have a lower patio.

Mr. Calabrese confirmed the fireplace will be up a bit. The family room now is two steps down. It's on the same grade as the garage.

Applicant demonstrates on plan both conversion construction & new construction proposed.

- **Garage Facing West**

Mr. Calabrese will match trim as best he can and same height garage door to keep uniform.

Chairman Dinardo moving around corner to south side, only thing added here is new door to exit out. There's a window there now.

- **Siding**

Chairman asked about siding.

Mr. Calabrese said it's aluminum on the house now. It's going to be vinyl. We're residing the whole house with the best; Alside Charter Oak, color is Vintage Wicker. All existing aluminum trim will be replaced with a colonial ivory.

- **Roof**

Mr. Calabrese said the reason we did this crazy roof was because my Son's window was in the way. Then the last revision I got my Architect said we have to relocate the window.

Mr. Miozzi asked if the ceiling in the kitchen will be vaulted.

Mr. Calabrese said yes.

Mr. Miozzi advised he can do a normal peak, and demonstrates options.

Mr. Marrelli has never seen someone design a roof to miss a window like that.

Mr. Calabrese said my Architect was all freaked out about the 4 / 12 pitch, that she couldn't go less than 4 / 12. Is that something in the Ohio Code?

Mr. Marrelli replied you don't want to, but you could. On a 3 / 12 you get snow and a good chance of leakage.

- **South Elevation**

Mr. Calabrese said the outside screen is so my neighbor can't see onto the patio.

- **West Elevation – Patio w / Columns**

Chairman asked what's going on here.

Mr. Marrelli asked what the patio roof pitch is on roof framing plan A1-03.

Mr. Calabrese replied 4 / 12. The patio area is one big long rafter 22' long.

Chairman talks about columns. Are you going with pressure treated or cedar?

Mr. Calabrese replied cedar.

Mr. Marrelli asked whose doing the carpentry.

Mr. Calabrese replied an Amish Crew.

Chairman asked what's happening below the trim in the back. It's up in the air almost. Do you really want to see that exposed footing as you're sitting on your patio?

Mr. Marrelli said with the design being a little awkward, maybe your Architect should stamp these plans. I don't see connection details.

Chairman Dinardo asked Donald if his Architect is registered.

Mr. Calabrese replied yes.

Mr. Marrelli said there are weird structural things going on here that make me a little nervous. I'm going to have her put her stamp on the final plan.

- **Masonry**

Chairman said you pointed out your column connection to the grade, then you're going to have masonry to the right of the new garage door on the west elevation. Will this masonry match what you currently have?

Mr. Calabrese replied yes, they brought me a sample of the brick. It'll be comparable.

- **Skylights / Furnace**

Chairman noted the existing skylights are bubble type. I don't think these are allowed anymore.

Mr. Calabrese said the proposed are not a bubble type, it's a Velux skylight. The existing bubble types are terrible, especially the one in our upstairs bathroom, it's so hot, it's ridiculous.

Mr. Marrelli asked, are you going to upgrade or add a furnace?

Mr. Calabrese just did about 2 years ago. I know a little bit more than most homeowners about how to keep a house cool. I close all the vents on the bottom floor and keep all the doors closed upstairs.

Mr. Marrelli asked if he's ever considered throwing a unit in the attic, an air handler with a coil in it. A few people I know have done that. They put one duct in each ceiling of each bedroom and it knocks the temperature down like crazy. They use an 8" flex pipe, just an air handler with a coil. Nothing fancy, no gas line. There's a refrigerant coil in the air handler. The lines come down and go to a compressor outside. It chills that whole top floor.

- **South Elevation / Gutters & Downspouts**

Mr. Miozzi back to south elevation said if we try to extend this roof, you're going to have a 2' section over the porch. This is all open, these walls aren't the same. If you try to continue that, you have a 3' pitch coming down with no support.

Chairman said your tie-in on the east side will work.

Mr. Miozzi asked if the rafter will be wrapped in fascia.

Mr. Calabrese said yes, in crème.

Mr. Marrelli asked what he's doing about gutters. What are you doing for rainwater off of there?

Mr. Calabrese hasn't thought about gutters yet. Once it's built and I see it, I'll decide which way to run them.

Discussion ensued on where to run gutter, i.e run back to house or attach it to column.

Mr. Marrelli doesn't suggest attaching to column. If you're going to spend all that money on a cedar column and throw a piece of tin on it, that'll make the column look bad.

Chairman asked how much column he really needs, can you do three 2 x 4's on each side with a space in the middle? You have to detail it. You want that same look, an 8 x 8 column.

Mr. Calabrese said we were trying to cut some cost by cutting them down to 6 x 6's and my Architect said no. She's all about the look.

Mr. Marrelli said you can put a 3" steel column in there, wrap it in cedar and probably cut your cost by 60%.

Mr. Calabrese said we looked at wrapping to cut cost. They said there's a lot of labor involved in wrapping.

Chairman said you need to come up with a plan for your downspouts.

Mr. Calabrese agrees, a downspout by the beautiful columns will look stupid. I'll figure something out.

Discussion ensued on options, i.e. one fake column with downspout inside of the column. Mr. Miozzi recommended making one column structural and use the other for the downspout.

Mr. Calabrese said I look at this almost every day. I've starred at this plan for about 25 hours to try and figure out these details. We built our Dental Office. The Contractor said this is the only Dental Office in 20 years that's ever come under cost.

Chairman Dinardo said architecture's about the details. You're doing the right thing by looking at all these little things, even where you place your furniture, how your windows flow, how you're going to operate in your kitchen.

Mr. Calabrese agrees. In the last plan I changed the windows after I laid out the cabinets. I know enough about construction.

RECAP

Chairman Dinardo summarizes; brick to match, all siding is new, brown shingles to match (roof is 6 yrs old), Anderson windows, Velux skylight. Applicant to talk to Architect about column details, how beam sits on column and discuss gutters.

Mr. Marrelli recommended with the last rafter, instead of wrapping it with metal, putting a cedar veneer on that so it matches the columns so it doesn't look like a piece of metal sticking up on the nice wood columns. Applicant thinks that's a good idea.

Mr. Calabrese said the reason I included the photos of Bill's driveway next door is because my driveway will now go back as far as his. Bill's garage is so big, I have garage envy.

DECISION

Mr. Klein, seconded by Mr. Miozzi made a motion to approve proposed addition for Donald Calabrese at 6748 Bramblewood Ln as noted:

1. Applicant to talk to Architect about downspouts, canopy details over patio; column connection to beam, how he'll trim structural members and how he'll handle detail at column base at grade.
2. Energy Code Calculations for interior work to be submitted to Building Commissioner for review.

ROLL CALL

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

Nays: None

Motion Carried.

Drawings Approved & Signed As Noted.

Mr. Calabrese instructed to submit revisions to Building Commissioner for code review and compliance. Mr. Marrelli will need to see the plumbing, heating, etc.

Mr. Calabrese said there's no plumbing.

Mr. Marrelli asked, how do you propose to vent your sink against that back wall?

Mr. Calabrese said I do it when I get there.

Mr. Marrelli asked who is doing the plumbing.

Mr. Calabrese replied me.

Mr. Marrelli asked, the electric too?

Mr. Calabrese said not the electric.

Mr. Calabrese thanked everyone for the advice and noted he plans on starting construction Sept 1st.

ADJOURNMENT

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

ROLL CALL

Ayes: All
Nays: None

Motion Carried.
Meeting adjourned at 8:40 p.m.

Chairman

Secretary