

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
March 12, 2020**

The Architectural Review Board met in regular session on Thurs, March 12, 2020 at 7:30 p.m. at the Mayfield Village Civic Center Main Conference Room. Chairman Miozzi presided.

ROLL CALL

Present: Mr. Carmen Miozzi Chairman
Dr. Jim Triner
Mr. Tom Lawler

Also Present: Mr. John Marrelli Building Commissioner
Mr. John Marquart Economic Development Manager
Ms. Deborah Garbo Secretary

Absent: Mr. Steve Varelmann Chairman Pro Tem

CONSIDERATION OF MEETING MINUTES: **Feb 27, 2020**

Dr. Triner, seconded by Mr. Lawler made a motion to approve the minutes of Feb 27, 2020 as corrected;

- Pg #2 3rd paragraph; “mansard” roof
- Pg #3 2nd last paragraph; removed “not”

ROLL CALL

Ayes: All **Motion Carried**
Nays: None **Minutes Approved as Corrected**

PROPOSAL

1. Alterations
Holiday Inn
780 Beta Dr.
Spark Hotels
MPG Architects
(Tabled 2/27/20)

OPEN PORTION

Chairman Miozzi called the meeting to order. We have one item on our agenda tonight, alterations for the Holiday Inn, 780 Beta Dr., MPG Architects. We tabled this at our last meeting for further information.

Rachel Kirkwood, RA with MPG Architects introduced herself.

David Mann, President MPG Architects introduced himself.

Chairman Miozzi said, I see you brought some samples in and made corrections according to our recommendations on the alterations. Looks like most everything has been answered. Question, are we doing the metal siding still, on the west of the building or has that all changed?

Rachel Kirkwood replied, that's all changed back to the fiber cement.

Chairman Miozzi asked, are we all good with this?

Board Members replied, yes.

Rachel Kirkwood said, another item was the outdoor pool deck, we're using what's on the inside, displaying sample of "Texas Rainbow" color nature stone material.

Chairman Miozzi said, you noted on the drawings, that canopy is now 16' for the entrance to the building.

Mr. Marrelli said, you can get trucks under it now.

Chairman Miozzi said, you redid the column detail. What are the gray parts of the column?

Rachel Kirkwood replied, the gray part is steel and the middle part is the fiber cement panels, showing a sample of the slate gray coating on the columns.

Mr. Marrelli said, on this parapet drawing, you have metal siding.

Rachel Kirkwood replied no, it's been changed to the fiber cement.

Chairman Miozzi said, they changed the whole building from the metal siding to the fiber cement board.

Mr. Marrelli said, your drawing will need to be updated. Did you guys do wind and snow load calculations?

David Mann replied, right now we're at the ARB level, we'll do that later.

Chairman Miozzi said John, you weren't at the last meeting, they noted all their lighting will be ground lit, up-lighting.

Mr. Lawler asked, the parapet, this roof membrane, you're tearing it off all the way down to the bottom space of the current one and replacing it?

Rachel Kirkwood replied, right.

Mr. Marrelli asked, is this going to be phased?

David Mann replied, we're going to do the roof first.

Mr. Marrelli asked, when they're working on the outside of the building, you're closing off that section?

David Mann replied, the outside cladding will take some rooms out for sure, yes. But the contractors won't be closing the corridors, they'll just block the rooms. We did this at Rockside two years ago and also one in Canton, basically the same idea. Let's say we start at this end, the west side of the building, we'll take two rooms on every floor, that's a total of 16 rooms and go up, do the whole series and then keep marching down the corridor. This contractor has done two already like this.

Mr. Marrelli asked, who are you using?

David Mann replied, Pride One Construction.

Mr. Marrelli said, they did the Hilton Garden Inn down the street.

Chairman Miozzi asked, do we need a lighting selection for the parking lot?

Mr. Marrelli replied, we should. Are you changing all the parking lot lighting?

David Mann replied, that exists, they already upgraded to LED's.

Mr. Marrelli said, that never came through us.

Mr. Marquart said John, I don't think he did anything to the heads, I think just the lamps.

Mr. Marrelli said, normally what they do is they give us photometrics so we can show on paper that the lighting's not getting off site.

David Mann said, I'm not sure who did it.

Mr. Lawler said, we talked about wainscot on the columns at the last meeting. Since you switched back to fiber cement, are you still going to wainscot at that front canopy area or is that just going to be fiber cement all the way down?

Rachel Kirkwood replied, the design is the same from last time, it'll all be fiber cement.

- **Signage**

Mr. Marrelli asked, did you talk about signage?

Mr. Lawler replied, the only one we talked about was that "H". I believe you said the color was going to match the other one?

Rachel Kirkwood replied, no. This is their typical design, green on the building and blue under the porte cochere.

Mr. Marrelli suggests having discussion on the signage so they don't have to come back. So that would be on the south and west, what about the east? The east is Beta Drive.

Rachel Kirkwood replied, there is one on the east.

Mr. Lawler said, we already approved the Alfredo canopy sign a couple weeks ago.

Mr. Marrelli asked, are you guys o.k. with this?

Chairman Miozzi replied, as long as it fits in our code.

Mr. Marrelli said, just from looking at the front of it, I can tell you that it's not over the coverage that you're allowed. I'm trying to prevent them from having to come back for the signage. We should look at this as a package so they're not coming back for pieces/parts.

Mr. Marrelli said, the pole is not going anywhere, but are you still putting Holiday Inn on the back of the building?

Rachel Kirkwood replied, not on the west side.

Mr. Marrelli said, o.k. so that'll be your only coverage, the pole sign.

Rachel Kirkwood replied, correct.

Mr. Marrelli said, I just want you to go on the record so we don't have to come back later for signage.

Mr. Marquart said, with the condition it meets square footage.

Mr. Marrelli said, I can already tell it will because of the frontage. You get one (1) square foot per each foot of frontage of the building. I'm sure you're no where near that.

Chairman Miozzi asked, any further questions or comments?

There were none.

DECISION

Chairman Miozzi, seconded by Dr. Triner made a motion to approve the Alterations for the Holiday Inn at 780 Beta Drive as noted;

- Existing parapets will be completely removed, and new ones will be constructed on top of the existing roof. Change from metal siding to Fiber board on the parapet.
- Change from metal siding back to the IHG-approved fiber cement panels.
- Building signage approved according to H4 Design Guide Booklet pages # 9 & 11.

ROLL CALL

Ayes: Mr. Miozzi, Dr. Triner, Mr. Lawler

Nays: None

Motion Carried

Drawings Approved as Noted

Mr. Marrelli asked, do you know the duration of the job?

David Mann replied, they're hoping to start in May or June of this year with the outside. The owner has until November of 21 to finish the project.

ADJOURNMENT

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

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 7:50 p.m.

Chairman

Secretary