

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
Sept 23, 2020**

The Architectural Review Board met in regular session on Wed, Sept 23, 2020 at 6:00 p.m. **remotely, via electronic means.** Chairman Miozzi presided.

ROLL CALL

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

Absent: Mr. Steve Varelmann Chairman Pro Tem

Also Present: Mr. John Marrelli Building Commissioner
Ms. Deborah Garbo Secretary
Jeff Thomas IT Systems Coordinator
John Marquart Economic Dev. Manager

This meeting has been duly noticed and is being held in accordance with Ohio Revised Code Section 121.22 specific to recent amendments made in light of the current COVID-19 declared emergency (House Bill 197). Under the orders of Governor DeWine, the Architectural Review Board is meeting remotely, via electronic means.

The public was invited to view the meeting live and can access the meeting through a link posted on the Mayfield Village website at www.mayfieldvillage.com. The public was encouraged to view the meeting agenda and offer any comments or questions prior to the meeting to be read into the record and addressed at the meeting.

CONSIDERATION OF MEETING MINUTES: Sept 10, 2020

Dr. Triner, seconded by Mr. Lawler made a motion to approve the minutes of Sept 10, 2020 as corrected:

- Pg #7, 3rd last sentence “corner” changed to “portion” & 20’ to 10’.

ROLL CALL

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

PROPOSALS

1. Signage Mt. Sinai Cemetery
6576 White Rd.
Palmieri Co.

2. Sunroom Addition Robert Weinland
(Tabled 9/10) 687 Echo Dr.
Makovich & Pusti Architects

3. Montebello Subdivision
Monumental Sign & New Sublots
- 6458 N. Cobblestone
 - 6466 N. Cobblestone
 - 6470 S. Cobblestone
 - 6475 S. Cobblestone
- MELD Architects

4. Renovations Phase 1 & II Holiday Inn – Sparks Hotel
780 Beta
MPG Architects

OPEN PORTION

Chairman Miozzi called the meeting to order. Our first order of business is signage for Mt. Sinai Cemetery, applicant Palmieri Co. Please state your name for the record and present your proposal.

**Mt. Sinai Cemetery
6576 White Rd.
Signage**

Robert Altshuler introduced himself, I'm going to be representing. Patrick Palmieri had a stroke and is having major difficulty speaking right now. I'm with the cemetery as well as Janet who is on the call. We should be able to answer any questions you have. Over the last five years that sign's been knocked down I think three times now and appears damaged. We're not going to try and put it back up on the entrance piers anymore because it's obviously a problem. Now we want to relocate it to the south along Rte 91.

Mr. Lawler asked, is it getting knocked down by vehicle traffic?

Robert Altshuler replied, basically vehicles but most often than not it's been when the companies come in with the caskets and the grave liners which are tall and they've been hitting it.

Chairman Miozzi said, I'm looking at your brick, what are you capping that with? On top of the brick are you going to have some type of cap on that?

Robert Altshuler replied, I was just going to have concrete wash with the existing bolts from that arch, extend down and anchor that into the concrete cap on it.

Chairman Miozzi asked, you're not worried about water getting in through the top and freezing and blowing it apart?

Robert Altshuler replied, it'll be set similar to a chimney cap. On the top of a residential chimney you have a wash.

Chairman Miozzi said, I think you should cap it in aluminum just to be safe around the top. John, is that setback 30'?

Mr. Marrelli replied yes, 30' is the requirement for a sign off of the property line.

Mr. Lawler said, we don't see the wash there so I don't really understand what would be happening.

Mr. Marrelli said, usually you see maybe a 2" stone cap and then the plate would sit on that instead of concrete.

Robert Altshuler said, we'll go with any recommendation the ARB makes. If you want to see a stone cap, we can certainly get a stone cap and let it overhang 1 1/2". The reason he wanted to do it this way, the existing arch has a very irregular bottom to it. If you look on the left side there, where it's got that chunk of concrete, he's going to break all that off and it has rods sticking down from it. But if you want a stone cap, we could just saw cut that off even and then weld on some anchors to drill into the stone cap.

Mr. Lawler said, I'm confused. Are you talking about using the same foundations?

Robert Altshuler replied, what you're looking at is what's left of it right now. That concrete there right now is going to be removed from the steel. But when we break it off, he was planning on using the same pins that are welded in it and sink them into concrete and let the concrete set around them to hold it in place. Again, if that's not what the ARB wants, we'll just saw cut and either weld on or drill into the stone cap.

Chairman Miozzi said, I'll mark on my drawing 1 1/2" whether it be sandstone or a precast cap and then that mounted to it with a 3/4 to 1" overhang all the way around the brick.

DECISION

Mr. Lawler, seconded by Dr. Triner made a motion to approve the Signage for Mt. Sinai Cemetery at 6576 White Rd as noted;

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved as Noted

**Robert Weinland
687 Echo Dr.
Sunroom Addition (Tabled 9/10)**

Chairman Miozzi said, our next order of business is a sunroom addition for 687 Echo Dr. that we're revisiting

Pamela Haberman with Makovich & Pusti Architects introduced herself and Donald Rerko who is off camera. We're here to address the questions you had from the last meeting.

Mr. Lawler said, I think we had a list from the last meeting.

Pamela Haberman addresses the comments from last ARB mtg;

1. Adding a concrete pad outside the basement doors to be the width of the door by 3'. We added that.
2. Provide details about the trim around the windows. The smaller detail showcases the trim and the siding and how that butts up against each other and how it goes next to the window jam. The siding will go up next to the trim and will be caulked all around the perimeter.
3. The client had asked to switch the siding from Hardie Board to cedar and it'll be painted to match existing. Same thing on the section, the cedar board siding will go up against the trim and be caulked.
4. Provide elevations showing the trim and the siding. We updated our 3D's & 2D's, showing the 3" trim to match the existing and how that will affect any of the siding around the perimeter.

Dr. Triner asked, on the cedar board siding, where that comes into a corner, are you going to put a little square there where that butts into?

Pamela said yes, it'll be the same trim board used around the windows.

5. Next was to show the gutters and the downspouts. You can see on this slide, that'll be the downspouts and that's an existing downspout and then the next slide shows another new downspout along the existing wall by the man door. The gutters will be 5 ½ inches, more than enough to carry the load.
6. You asked to show the locations of the exterior lighting. We have one at each door location. At the peak on the front we have a flood light and then we added stair lights beneath the sliding doors and along the front of the step. We also added a flood light above the basement door, the new double door.
7. Another comment was to rework the step at the sliding door to allow the platform to be no less that 3'. We've done that. The landing now goes all the way out, that's 5' and then it steps down to the existing deck. We have definitely the 3' clearance.

Chairman Miozzi said John, I thought the new code was it had to be even with the door. Are you allowed to step down out of the slider?

Mr. Marrelli said, you can but no more than 8".

Pamela said, we're at 6".

8. One comment was to add an edge for the step down, we added lighting to be able to eliminate that step.
9. It was questioned on whether or not we needed a 2' shear wall at this corner here. We reviewed this with our Structural Engineer and he said we're good on the shear wall. Actually the wall on the fireplace side was more than enough for shear.
10. There was a question about the drainage since the ground slopes. If you go to the section detail, we have the perimeter drain going around the perimeter and then we'll slope the grade around the perimeter also at all locations that it butts up against the building. So it'll slope away and we'll also have that footer drain as extra. The high point will create a swale to drain water away.
11. A comment was that the chimney needs to be 2' higher than any area within 10' of the chimney, and we are, the chimney extends 2' past.
12. One comment was right next to the fireplace and in between the fireplace and the sliding door we have a fixed window there. The owner would like that to provide views out to the beautiful wooded area that's behind him.

Pamela Haberman said, I think that addresses all the comments. I'd be happy to answer any questions.

Chairman Miozzi states, you did a nice job.

Pamela Haberman replied, thank you.

Chairman Miozzi asked, does anyone have any other questions or comments?

Dr. Triner asked, on the corner on that deck, is that suspended out without any support?

Pamela Haberman replied yes, just the part in front of the fireplace, 3' in front of the fireplace. The owner just doesn't want to see the support, so it'll be cantilevered just from that small area, but the rest will be supported.

DECISION

Dr. Triner, seconded by Mr. Lawler made a motion to approve the Sunroom Addition for Robert Weinland at 687 Echo Dr. as proposed.

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved

**Montebello Subdivision
New Sublots;
6458 N. Cobblestone, 6466 N. Cobblestone,
6470 S. Cobblestone & 6475 S. Cobblestone**

Chairman Miozzi said, our next order of business is new sublots and a monumental sign for Montebello Subdivision.

Ed Parker with Meld Architects introduced himself and Mike Skoda with Skoda Construction. We're ready to get this project started off, it's been a couple years in the making. It went to the ballot for approval for this PRDD. It's been a lot of work to get to this point. Skoda's been working really hard to get the sales on it. They've been doing all the infrastructure work already for the streets and preparing the site for the sublots. We have 4 units tonight, 3 have been sold and 1 of them is a model. We're looking for a way to expedite the approvals in the future. John, do you want to talk to that point?

Mr. Marrelli said, I believe the Board is familiar with the SOM Court Development where we approved a set of color palettes and materials so that it would be uniform throughout the development. I'm guessing that that's what you're bringing forward, a series of color palettes and materials so that within the 52 homes, those would be the palettes and materials that'll be approved.

Ed Parker said, that's correct. We have four units right off, six color palettes are being shown, the units will be sold basically with the option to use those color palettes.

Presentation by Ed Parker, Meld Architects

Ed Parker said, the site got divided into 52 units. The 1st 3 units are duplexes on the west lot, 2, 4, 6 & 8, then S/L 32 & 34 are also duplexes. As you're going down there's 9 – 15 which are 60' wide lots, 2-story units. Then the main island units 26 – 52 are intended to try to get 1st floor units, some of them cannot fit the 1st floor units, but they're in the actual Planning & Zoning Development Agreement for the minimum of 18 ranches.

The lots that we're showing right now are all being developed as the ranch styles;

- S/L 27 6470 S Cobblestone
- S/L 38 6475 S Cobblestone
- S/L 43 6458 N Cobblestone
- S/L 44 6466 N Cobblestone

These units are very similar, they're based on what's called Type A Unit. As we progressed through and found what the market was looking for a couple people wanted a little bit smaller than that Model A Type.

Unit 27

Ranch unit, Model A-Type of style, center front porch. All of them have front facing garages. A couple of variances were provided through the D.A. that the sidewalk was allowed to be 5' closer to the actual property line because they have a sidewalk basically on one side throughout the site. All of them will have stone bases in the front, poured concrete foundation with the stone veneer exposed on the side.

All the units are similar in the sense that they're all A-Types. We have a little bit of play where one of the owners liked the unit but wanted the garage shaved down a little bit. The model unit has a fake dormer on the top, frosted glass. Typical 2 x 6 exterior wall construction with trusses. Details such as gable vents, eyebrows, roofs, brackets, those will be selected by each of the homeowners. The finishes will also be selected by the homeowners as they are sold.

Mr. Marrelli asked, how are you going to control the repeat pattern on these? You won't have identical houses right next door to each other, right? I think I remember something about every 5th house or something like that, that's in our general building code. I don't know if it applies to a development like this.

Mike Skoda said, we're not planning on identical houses next to each other.

Mr. Marrelli said, you can spread the designs out a little bit.

Mike Skoda said, the differences on these ranches is basically either you have the roof over the garage or you can get the dormer on the top. The way that it could change is the color palette on the exterior. Now, the 2-stories are different than the ranches, and those can go on any lot. But we are required to have 18 ranches.

Mr. Marrelli said, so the duplexes also will be in there trying to break up the sameness if you will. I guess I'm asking you to be conscious of as you're selling these, don't sell the same house right next to what's already there, look to give it some character of its own so they don't look like cookie cutter too much.

Mike Skoda replied, I understand.

Mr. Lawler said, on that same thought, I personally love wind vanes, if you want to add another piece of variety, like a cupola with a vane on it above their garage.

- **Windows**

Ed Parker said, a couple of things to note, each of the finishes will be selected by the homeowners, for example the brackets will be the typical Fypon framed out in wood. If somebody wanted to upgrade to cedar, they'll have that option. Windows same thing, we're proposing vinyl white based windows, upgrade to be black would be an option.

Mr. Lawler asked, are all the windows intended to be double hung?

Mike Skoda replied, our intention is to have double hung everywhere possible. If they have a fixed window that they might want in a certain area, we can accommodate that.

Ed Parker said, we have the fixed window in the attic space.

- **Material Samples**

Ed Parker asked Jeff to scroll to the screen with the material samples that was sent via e-mail tonight of the roof, metal roofing, siding & stone samples. These are the actual physical samples;

- 4 different types of colored roofing, architectural style asphalt shingles
- 4 palettes of stone
- 6 colored palettes for vinyl siding
- 2 styles for the broad base walls which would be D5" dutchlap
- We don't have a sample of the board and batten, but it's your typical 1 1/2" batten.
- Gable end option, either the scalloped or shake option.
- Vinyl vented soffit

Palettes

Pg #3

Ed Parker said, these are the six predetermined color palettes that would be offered in either of those styles of vinyl siding. But the base is really the D5 dutchlap.

Dr. Triner asked, are all the garage doors going to look the same?

Mike Skoda replied, the garage doors will be a base package of white with windows. If the customer would like to change the color, it's possible but we're not ready to commit to that right now.

Mr. Lawler asked, are we expecting all of the units to be front facing?

Mike Skoda replied, yes.

Mr. Marrelli asked, are you going to put some kind of address block on the front wall somewhere?

Ed Parker replied, we talked about the address block in between the garage door and the trim, about glass height of the garage.

Mr. Marrelli asked, left side of the garage door?

Ed Parker replied, yes,

Mr. Marrelli asked, would that be a vinyl product or plastic? Would it be a block or single numbers?

Ed Parker replied, black or dark brown lettering to match the accents they have.

Dr. Triner asked about mail delivery.

Mike Skoda replied, there'll be centralized mailbox locations in the neighborhood.

- **Siding**

Chairman Miozzi said, on the design, I don't know what we're looking to do here with all these options. On all the shake fronts, are you still doing some kind of horizontal siding on the rest of the house?

Ed Parker replied, there will never be a full shake.

Mike Skoda said let me jump in, we are proposing a possibility of having an all shake front. However, the sides would be horizontal in the peaks in either the side or the back, in those areas they could do that as well, but there will be horizontal sides of the houses.

Chairman Miozzi said, if you did horizontal on the front, are you saying that you'll never really be doing the gables in the horizontal, that would always be a shake or the batten?

Mike Skoda replied, it depends what the customer would like to pay for. The base would come with board and batten and if somebody would like to upgrade to the shake in the peak and then do horizontal beneath it, that's fine.

Ed Parker asked Mike, would we ever have 5" dutch going all the way up with only a break at the freezeboard?

Mike Skoda replied, not unless the owner would like it because we would always at least put board and batten there to start, going to horizontal is cheaper. If the owner would like to spend that money doing accent somewhere else, they could do that. Otherwise they would have board and batten or shake to start with.

Chairman Miozzi asked, so the gables would either be board & batten or shake, they'll never really be horizontal above that freezeboard in the middle?

Ed Parker said, if we're looking for a general approval, we would have to come back. Personally, I think we want to have the option.

Mike Skoda said, I'd like to have the option. I can't say that the owner would not want to have horizontal up top as well. But it does come with board & batten or shake and there will always be a freezeboard there.

Dr. Triner asked, after they buy it and they want to paint it yellow or blue, will there be anything to prevent them from doing that?

Mike Skoda replied, there are Bylaws for the subdivision that have been submitted. Until we turn the neighborhood over, we are the Association, so we can always say no to that.

Ed Parker asked, wouldn't that apply to the Architectural Review Board? If they were repainting their house, would they come to you John for a permit?

Mr. Marrelli replied, no. Nobody comes to us when they repaint their house. Apparently, it's a freedom of speech kind of issue. You could paint your house and you don't have to get permission. It's not like Shaker Hts where there's a selected few earth tones that you have to keep within.

- **General Approval**

Ed Parker asked, how do you want to proceed with a general approval?

Chairman Miozzi said, you have 2 sublots 43 & 44 that look to be similar except for the depth of the porch in between. Do you know what colors the customer selected on those?

Mike Skoda replied;
SL 43 (model), Storm or Charcoal Smoke with white freezeboards.
SL 44 Coastal Sage

Mr. Marrelli asked, with the same features though?

Mike Skoda replied, no. SL 44, the owner wants the scallops in the peak, horizontal double sides below it. SL 43 will have an all shake front with one color.

Mr. Marrelli asked, all the front doors are brown?

Mike Skoda replied, no. The front doors are gray with glass in them, a transom window up top and 2 sidelights. These big windows next to the door are not there, the picture is a little inaccurate.

Ed Parker said, construction documents will be submitted.

Mr. Lawler said, I don't have any objection to these color palettes so far. Is it strictly going to be board & batten, shake? Are folks going to have options towards aluminum or other types of finishes on the side?

Mike Skoda replied, we're offering vinyl, board & batten, shake, horizontal double 5. If somebody wants to pay for Hardie, I'm sure we can do that, but that's not what we're proposing right now.

Mr. Marrelli said, we're trying to get a handle on all the different options so we don't have to keep coming back for every house. I'm wondering if we shouldn't do a few at a time and get a baseline going.

Ed Parker said, that's what we're hoping for, with these four units that we submitted.

Dr. Triner asked, on SL 38, is that a steel roof over the patio?

Ed Parker replied, it's a standing seam metal roof.

Dr. Triner asked, and the same over the garage on those units too?

Ed Parker replied, yes.

Mr. Lawler asked, are shutters an option?

Mike Skoda replied, no plans for shutters. If it were to come up, we can address that.

Mr. Marrelli said, I don't think there's any room for shutters.

Dr. Triner asked, is there room for a front patio? John, you know somebody is going to come back for that.

Mr. Marrelli said, hopefully the Bylaws will get a grip on that kind of stuff.

Chairman Miozzi said SL 38 is a board & batten siding but I do like it better. It doesn't have a freezeboard but you broke it up with a little flat roof over the garage. Is that common if you're going to do a roof like that which I think looks better than the freezeboard on a batten?

Ed Parker replied, this was actually an upgrade they wanted to do on this unit. Every unit may not have the roof over the garage.

Mr. Marrelli asked, can we approve it with options? I think what we're looking for is a basket of options.

Ed Parker said, I'm wondering how you want to do this so we're not coming back for approval on each unit.

Mr. Marrelli said, I'm trying to figure out how to make it simple but I don't know if it's going to be because you have so many different options with siding, eyebrows, color palettes. I think we could work with the color palettes, so let's start with that and try to agree on the palettes and then get into the details like overhang or no overhang.

Ed Parker said, I just want to make sure we're managing the expectation too. I don't think we should be imposing cost to the client-

Mr. Marrelli agreed. Mike, after these 4 are approved, do you think you'll have one at a time or 2 or 3 at a time, or you don't know.

Mike Skoda replied, I don't know. It really depends on how sales go.

Mr. Marrelli said, I don't think anybody wants to have 52 meetings to look at the same design with minor changes on it.

Mr. Lawler said, what if we get a general list of some of the options?

Mr. Marrelli said, that's the basket of options I was hoping that we could come to an agreement on.

Ed Parker replied, we could make a spreadsheet that has check boxes on it.

Chairman Miozzi said, the color palettes are fine with me. I think it's more so keeping the houses different next to each other.

Dr. Triner said, we're looking at ranches now but you said there's going to be some 2-stories. What happens if somebody has their ranch in and someone wants a 2-story on SL 11, they're going to say oh no, they're blocking my view.

Mike Skoda explained. Sites 1-15 all have to be 2-stories, they can't be a ranch. The island on Highland Rd have to be ranches because of our Development Agreement. This site works itself out that we shouldn't have that problem. Most people want a ranch anyway. But they all have first floor living with a Master Bedroom on the first floor.

Chairman Miozzi said, I'm looking at your plan for the 2-story and I don't think you have much of a height difference, you're actually not building second floor walls. You're doing dormers it looks like on the one design.

Mike Skoda said, there are 2 bedrooms on the second floor in those houses.

Chairman Miozzi said, what I'm saying is that your roof pitch really isn't changing by much.

Mike Skoda agreed, I don't think its really changed that much.

Mr. Marrelli said, you're not going to be looking down on your neighbors roof or into the side of their house.

Mr. Marrelli said, the Willow Model rendering with the board & batten siding, brown garage door and the brown front door with the sidelights and then the stone, is that part of the color palette that we looked at or not?

Mike Skoda replied, the brown garage door is not, it should be white. However, the color I believe is Tuscan Clay which is a color option.

Mr. Marrelli said, because that rendering looks really awesome. That doesn't look like cookie cutter too much, that has a lot of class to it.

Mike Skoda said, this house can actually go on pretty much any lot in the neighborhood. The ranches can only go on certain lots.

Ed Parker said, that's where we get limited because we only have so many lots that can hold the ranches.

Dr. Triner asked, is the Willow Model the only way the 2-stories are going to look?

Mike Skoda replied, yes, just with different colors as of right now.

Mr. Marrelli said, if you drive up and down SOM Ct, they're all the same color and pretty much all the same design. I know that the Planned Residential Developments usually are pretty close together as far as style & color goes.

Mr. Lawler asked, do homeowners have the option to work on a different 2-story design?

Mike Skoda replied, we offer a custom home-build option, but we don't have any to present right now.

Mr. Lawler said, I don't want to stop anybody from doing what they want to do as long as they're not perfectly identical.

Ed Parker said, we've seen so far with the first 3 sold, each person did want to make a few changes here and there.

Mike Skoda agreed. No two people have the same taste in exactly what kind of exterior they want. I think these will change. Right now this is what we're proposing.

Ed Parker said, Skoda Construction put together a marketing packet, this is what we have to offer. When people come in and want to make changes, that's where they can go further into the custom option.

Chairman Miozzi asked, are we proceeding with allowing the designs presented to us to not have to come back to the ARB? Is that the goal?

Mr. Marrelli replied, the goal is to identify most of the options available with no regard to the homeowner saying they want to change enough features where it doesn't look similar, then that would kind of take them out of the approval.

Ed Parker said, just to be clear, what we're looking for today, we are looking for approval on the 4 units. Mike, would you like to talk about the construction schedule?

- **Construction Schedule**

Mike Skoda said, First Energy is starting next week to lay power in the ground, that'll take them about one or two weeks. Then we'll put the top layer of asphalt on and that'll take a few days. The following week after that, the gas goes in and we're ready to build.

Mr. Lawler asked, are you going to be pouring foundations before X-Mas for all 4 houses?

Mike Skoda replied, yes, that's the intention.

Mr. Marrelli said, for now let's get these 4 out of the way and then try to figure out how we can look at a basket of options that we can approve as a group.

Dr. Triner said, by the time these get built, you'll have a better feel for what's selling too.

Mr. Marrelli said, with the development, I think the market's going to drive some of the changes people are going to want. People want to stand out a little bit sometimes. The model won't change but maybe some colors or features like eyebrows or fypons might come into play.

Ed Parker said, another thing to remember about this site is that it is not flat, it has a significant slope to it, not every roof line will be at the same height.

Mr. Lawler said on SL 27 the front face rendering shows lighting over the garage and the side perspective shows one of the shed roofs over the garage. Which one is accurate? Or are there lights under the shed roof?

Ed Parker said, the black & white side perspective is coming from the updated drawing, so it'll have the roof.

Mr. Marrelli said, let's call out the subplot number and color scheme so we can get these in the books.

DECISION

S/L 27

Mr. Lawler, seconded by Dr. Triner made a motion to approve S/L 27, 6470 S Cobblestone for Montebello Subdivision as proposed;

- Roofing – GAF HD Charcoal Black
- Metal roofing – Black
- Siding – Color Storm – D5 dutchlap with shake in the peaks
- Stone – Pheasant Pro Fit Alpine Ledgestone
- Trim – White
- Gutters – White
- Front Door – Gray
- Garage Door - White

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved

DECISION

S/L 38

Dr. Triner, seconded by Mr. Lawler made a motion to approve S/L 38, 6475 N Cobblestone for Montebello Subdivision as proposed;

- Roofing – GAF HD Slate
- Metal Roofing – Black
- Siding Color – Tuscan Clay – Double 5”
- Stone – Cobblefield Pro Fit Alpine Ledgestone

Mr. Lawler asked, just to be clear, is this stone veneer just on the front face? I see masonry along the water table, is that brick or CMU or veneer?

Ed Parker replied, it’s just veneer.

Mr. Lawler said, as long as we’re not seeing foundation block.

Mr. Marrelli asked, what’s above the freezeboard?

Mike Skoda replied, this one is the board & batten front face with the eyebrow over the garage.

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved

DECISION

S/L 43

Chairman Miozzi, seconded by Mr. Lawler made a motion to approve S/L 43, Primrose Model 6458 N Cobblestone for Montebello Subdivision as proposed;

- Roofing – GAF HD Charcoal Black
- Metal Roofing – Black
- Siding – Charcoal Smoke – All shake front. Horizontal D5 on the sides with a shake accent in the upper gable. Dormer will have shake also.
- Stone – Chardonnay Pro Fit Alpine Ledgestone
- Eyebrows over the garage door and the front window.

Mr. Marrelli said, your columns by your front door, are those wrapped somehow?

Ed Parker replied, that's a fypon.

Mr. Marrelli asked, painted fypon?

Ed Parker replied, yes.

Chairman Miozzi asked, both those gable windows are the same size?

Mr. Marrelli said, the one over the garage looks kind of small.

Ed Parker replied, we'll match the sizes.

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved

DECISION

S/L 44

Mr. Lawler, seconded by Dr. Triner made a motion to approve S/L 44, 6466 N Cobblestone for Montebello Subdivision as proposed;

- Roofing – GAF HD Slate
- Metal Roofing – Black
- Siding – Color - Costal Sage – Double 5” and scallops (sage) in the peaks
- Stone – Chardonnay Pro Fit Alpine Ledgestone
- Windows – White & dark white mullions

Mr. Marrelli asked, you don't have the eyebrow over the garage, correct?

Ed Parker replied, correct. It will have the two lights over the garage door windows.

Mr. Marrelli asked, these two vents will match in size again like the other S/L, right?

Ed Parker replied, right.

Mr. Lawler asked, what's the door color?

Mike Skoda replied, it's gray.

Mr. Marrelli asked, you can paint it for them if they don't like gray, right?

Mike Skoda replied, yes.

Tom Lawler asked, fiberglass doors?

Mike Skoda replied, yes and they have a window in the upper half.

Mr. Marrelli asked, a transom, right?

Ed Parker replied, they are a half light with two sidelights.

Mr. Marrelli said, the black windows look nicer, but it's not my house. Do they cost more in black?

Mike Skoda replied, substantially more if they're black.

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved

**Montebello Subdivision
Monumental Sign**

Chairman Miozzi asked Ed Parker to explain the proposed sign.

Ed Parker said, the sign will follow the cultured stone on CMU. The actual sign itself will be a sandstone with stone caps on top of the cultured stone. Engraved will be "Montebello". The original that was submitted was really large, sorry about that, the scale on those dimensions were way off. The drawing on the screen now is the correct dimensions, 12'.

Mr. Lawler asked, is this going to be a lit sign?

Ed Parker replied yes, externally.

Mr. Marrelli asked, do you have some kind of a landscape island that this thing sits in?

Ed Parker replied, the site plan shows the island, yes.

Mr. Marrelli said, we had a landscape plan submitted to the Planning Commission a while back but I couldn't tell you what kind of bushes or flowers were around it right now.

Mr. Lawler asked, we don't need to review the site lighting or anything?

Mr. Marrelli replied, no. If you go to the first page after the cover, you could see where that sign lands in the island.

Mr. Lawler comments, I'm glad it's lit.

Chairman Miozzi asked, is that just engraved, there's no color to the letters?

Mike Skoda replied, we weren't planning to make the letters any color. They were just going to be engraved.

Mr. Marrelli said, they'll probably weather over time and stand out. You don't think they're going to get lost in the same kind of materials, do you?

Ed Parker replied, I don't think so.

Mr. Marrelli asked, what's the depth of the letters?

Ed Parker said, we'll submit shop drawings on the actual stone.

Mr. Marrelli said, when it's lit you'll have some kind of shadows. I'm just wondering about during the day if it's not going to get lost.

Ed Parker said, it's probably going to be a beveled engraving. At night the shadows will come from below, during the day the shadows will come from above.

Mr. Marrelli asked, what color is the actual stone, the monument part.

Ed Parker replied, color is Bucks County with buff cast stone caps and an actual sandstone below the sign.

Mr. Marrelli said, o.k. and the base is European Castle Stone, Bucks County?

Mike Skoda replied, yes.

DECISION

Chairman Miozzi, seconded by Dr. Triner made a motion to approve the Monumental Sign for Montebello Subdivision as proposed.

ROLL CALL

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

Nays: None

Motion Carried

Drawing Approved

Ed Parker stated, John for future approvals, next time we come back to the ARB, we'll have a template put together and then we'll go for the approval of any new unit and we'll have that

template. If the template needs fixed, then we'll seek approval for that and hopefully not hold up any of these units.

Mr. Marrelli agreed. We meet every two weeks. I think over time, we'll start to see the repeats and then we can probably call it a day at that point. If you have customers that want to change things, it's nice to have a rendering with the right front door and whatever their changes are. To speed things up, I can always approve a foundation while we're looking at colors and textures so that you're not held up.

**Holiday Inn – Sparks Hotel
780 Beta Dr.
Renovations Phases I & 2**

Chairman Miozzi said, next item on the agenda is renovations at the Holiday Inn, 780 Beta Dr. Please state your name and explain your proposal.

Presentation by David Mann, President MPG Architects

David Mann with Mann-Parsons-Gray Architects introduced himself. We presented this project back in Feb or March to this Board. The world has changed a little bit since then. Hotel occupancies are not of course what they used to be. The budget for the project, we were over on the initial design working with the contractors, so we made some adjustments. The good news is the owners want to proceed with the renovation of this hotel which of course it badly needs.

We made a couple changes. The front canopy right below the restaurant, we're going to keep the structure there instead of expanding it. We're going to re-sheath it and make it look brand new. The upper left corner of the hotel tower, how it bumps out, we have bumped the accessible rooms in that location. We used to have bump outs across most of the front of the hotel which would be the south side of the hotel facing the parking lot, but that was just too costly, it was a little ambitious to make some of the rooms larger and we had to dial that back. Everything else we were proposing for improvements on the site plan remains the same.

- **Renderings**

The bottom rendering is as you drive in the driveway and you've got the canopy towards the left, you've got the barrel canopy in the front which would be exclusive for the restaurant and then the hotel tower in the back.

The upper perspective, we're still using the same materials we proposed before, we're just rearranging it a bit. We actually increased the stone along the bottom more than it was in the past.

The building is mostly glass. This is your typical 1970's Holiday Inn. There are two columns that define the walls of the room and then they put infill of glass the whole way. We're matching the new prototype with this design, new windows, new skin completely on the outside of the

building. It will look brand new from the outside and as well as in the inside when we're all done. It's just a little bit of a different configuration. We felt it was enough to come back to you to make sure we were okay with your thoughts.

This slide, the bottom rendering, the back side here, you could see where that bump out occurs by the grass. We put all the accessible rooms in that back location, minimized the extension of the exterior wall of the hotel, which of course saves some cost.

David Mann said, the upper perspective, the rear of the hotel is virtually the same as it was before. We wanted to show you guys again what we're thinking.

This concludes the presentation.

Mr. Marrelli asked, so you're going to have five accessible rooms only?

David Mann replied, there's seven, there are two others located in the hotel elsewhere. These here, because of the double bed arrangement, we need the circulation, so most of those are double queens.

Chairman Miozzi asked, are we replacing all the windows?

David Mann replied, virtually new skin.

Mr. Marrelli said, the old frame, new skin. That's windows, stone, the whole nine yards.

David Mann replied, right. Think of an ice cube tray that would be on its side, when you take all the windows off, all of the vertical & horizontal lines would be the floors and then the walls that form the building. The building is concrete, no wood whatsoever. Now we're just re-sheathing the entire outside of the building.

Dr. Triner asked, not related to what the building looks like, but are you redoing the ventilation system for the COVID standards these days?

David Mann replied, the rooms themselves, yes. Most of the PTAC's have been replaced over the years, so they are a good standard & good quality. The central HVAC units have been also replaced over the years. Some maintenance needs to be done with some. I think maybe we're adding a little bit. The HVAC itself in the facility is in good shape.

Amit Patel, President Spark Hotels introduced himself. We just passed quality inspection from Holiday Inn standards for all Coronavirus related standards. We are in place for everything that needs to be in place for that.

Mr. Marrelli asked, when do you propose to begin construction?

Amit Patel replied in jest, back in April. My take is to start at least the exterior piece next month or so.

Mr. Marrelli said, your drawings are out for plan review right now, it's a pretty beefy plan, it might take a little bit.

Amit Patel said, and then the interior in the spring.

Mr. Marrelli said, we'll work with you to get it going.

Amit Patel said, thank you, I appreciate that.

Chairman Miozzi asked, you're covering the whole building in brick, sticky stone and then Eifs around the windows?

David Mann replied, we've got a stone skirt around the building and then the white and brown is Eifs. A lot of the areas of the Eifs we have grooves in them that make it almost look like panels or wood.

Amit Patel said, this is obviously very prototypical of Holiday Inn standards, of their prototype. We tried to modify it a little bit to reduce cost given the current environment, but I think this will definitely give it a huge uplift into the environment.

Mr. Marrelli comments, it's due for a facelift for sure.

John Marquart said, I'd like to state for the record that myself and the Economic Development Department really commend Spark Hotels for undertaking this and particularly for making this investment during what is an unprecedented time for the market. My hats off for hanging in there, Mr. Patel.

Mr. Marrelli states, me too, I agree.

Chairman Miozzi states, the community thanks you as well.

Mr. Lawler states, I'm also a big fan.

Amit Patel thanked everyone.

Mr. Lawler said, at the last meeting Steve and a few of us discussed the columns at the entry canopy drive up. I just wanted to confirm that you're going with a single finish, that there won't be any wainscot, right?

David Mann replied, you're correct. You'll see on sheet A2.2, detail #2 is the lower left corner. The columns themselves are reveals in the Eifs, 21 is Eifs as well and 17 is a metal wrap structure. The upper part is metal, the legs are Eifs with a lot of reveals in them.

Mr. Marrelli asked, are you concerned at all with the Eifs hitting the ground there with the water?

David Mann replied, the drawing doesn't show a landscape island that's there and that's remaining.

Mr. Marrelli said, so they're really not hitting the ground.

David Mann replied right, they're actually floating up.

John Marquart asked, so that curbed island remains in place?

David Mann replied, yes.

Amit Patel said, just to note for the Board, our critical moment is that we want to start early to get this thing done and to improve the façade of the hotel and to make any improvements that we can sooner than later. Given that it's slower right now, any beneficial improvements that we can do right now would be helpful from the city.

Mr. Marrelli asked, do you have a construction schedule?

Amit Patel replied, yes. As soon as the city and IHG approves it, we want to start to improve the exterior side, south side first and then work around in the next month and a half, and then the interior next.

Mr. Marrelli said, I think the plan review process should be done pretty quickly. Maybe we should get together and talk about phasing. We could break it up into phases if you'd like.

Amit Patel said, whatever you guys feel comfortable with.

Chairman Miozzi asked John, did we approve the signage?

Mr. Marrelli replied, we did the signage last time.

Amit Patel said, the current signage is actually IHG approved, but there will be some signage that'll be additional to the building façade. I don't have that yet for review.

John Marquart asked, would that include the pylon sign facing the freeway as well?

Amit Patel replied, yes.

Chairman Miozzi said, I made a note on the drawing that signage will be done at a later date.

Chairman Miozzi asked, any further questions or comments?

Dr. Triner said, I think we already approved most of this.

Mr. Marrelli said, that's correct, there were minor changes though.

DECISION

Dr. Triner, seconded by Mr. Lawler made a motion to approve the Renovations Phase 1 & 2 for Holiday Inn, Sparks Hotel, 780 Beta Drive as proposed.

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved

Amit Patel said, thank you all, I appreciate everything you guys do.

ADJOURNMENT

There being no further business, Mr. Lawler, 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