

**ARCHITECTURAL REVIEW BOARD  
MEETING MINUTES  
Mayfield Village  
Aug 27, 2020**

The Architectural Review Board met in regular session on Thurs, Aug 27<sup>th</sup> at 7:30 p.m. **remotely, via electronic means.** Chairman Miozzi presided.

**ROLL CALL**

**Present:** Mr. Carmen Miozzi Chairman  
Mr. Steve Varelmann Chairman Pro Tem  
Dr. Jim Triner  
Mr. Tom Lawler

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

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](http://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:** **Aug 13, 2020**

Dr. Triner, seconded by Mr. Varelmann made a motion to approve the minutes of Aug 13, 2020.

**ROLL CALL**

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

**PROPOSALS**

1. a) Maintenance Garage Mayfield High School  
b) Athletic Storage Building 6116 Wilson Mills Rd.  
**(P & Z workshop 8/20)**  
**(P & Z vote 9/8)**
  
2. Roof Structure Ed Bogomolny  
844 Hardwood Ct.

**OPEN PORTION**

Chairman Miozzi called the meeting to order. Our first order of business is a maintenance garage and athletic storage building at Mayfield High School. Please state your name for the record and give us a description of your project.

**Mayfield High School**  
**6116 Wilson Mills Rd**  
a) **Maintenance Garage**  
b) **Athletic Storage Bldg**

### **Maintenance Garage**

Ryan Schmit with tda Architecture introduced himself. I'm representing the school for this presentation tonight. This is the High School facility, over on the east side of the site there's an existing maintenance garage located next to the chiller tower that's over in that vicinity, that's where the deliveries for dining and things of that nature are, in that area. What we're proposing is a new maintenance garage to house vehicles that do a lot of the onsite maintenance activities, such as spreading salts and landscaping. This building has prolonged the life of the vehicles, it's to safely store them in a way that they're not going to be unprotected after hours, and to get them out of site as well.

The intention for the building is to mimic the existing maintenance garage. That building is masonry construction, all split face masonry, tan color. I don't know how old that is, maybe 20 or 30 years old but still in relatively good shape. The idea is to continue that concept across just so there's a cohesive idea for the maintenance facility. We're not trying to draw elements necessarily from the school because that would confuse as to what the use of the building is. We're pulling similar sorts of masonry colors, the pitch of the roof, color of the shingles, the idea is to match all of that across the board. Of the doors, as close as we can, the one door is very similar to the doors on the existing garage, the other one is bigger just because they have one larger vehicle that we want to store in this building.

We're set back from the property line 28' which should be within zoning requirements. We're maintaining the fencing that's there, the privacy slats that are there, there's an existing board on board fence and some vegetation across the back of the site as well. None of that will change, we're really just putting the building in this location.

The only other thing to note is there were a couple different ways we looked at placing the building, we chose to maintain the front face of the building with the existing building to create a single line shot from building to building to give them a bit more cohesion. In that west elevation, you can see the shape is generally the same, the roof slope is generally the same, the masonry is the same, concepts are the same.

Mr. Marrelli asked, is that block still available?

Ryan Schmit replied, the exact block, no. It's too old, even if we were able to get the exact same block, we're not going to be able to match it exactly because of the fade on the existing building,

ARB Minutes

Aug 27, 2020

Pg #3

but our intention is to get as close as we can so that the color is as close as possible to that existing building.

Chairman Miozzi said, I'm fine with that if it's matching the other building. Looks like you're pretty much matching existing textures. I really don't have any questions on the building design.

Mr. Lawler said, I don't have any questions either on the structure, good set of drawings, good plans.

Chairman Miozzi asked, obviously the garage door will match also?

Ryan Schmit replied, yes.

Chairman Miozzi said, if there are no further questions or comments, I'd like to take a vote on these two buildings separately.

## **DECISION**

### **Maintenance Garage**

Mr. Lawler, seconded by Mr. Varelmann made a motion to approve the Maintenance Garage for Mayfield High School at 6116 Wilson Mills Rd as proposed.

## **ROLL CALL**

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

Nays: None

**Motion Carried**

**Drawings Approved**

### **Athletic Storage Building**

Ryan Schmit said, there's the existing Wildcat Stadium that's got the entry building which is a masonry structure done 6 or 7 years ago. That has the low banning on that, it's a lighter masonry, a buff color masonry, above that's a tan masonry. As you move through the rest of the facility, there're a couple of small shingled buildings up near the front of the site with siding on them, and then there're the bleachers which have the green & gray metals, the scoreboard with the green & gray metals and on that front building there's a green element to the entry canopy piece itself.

The function of this building as it's going to be used is to store those athletic equipment pieces such as hurdles, high jump pits, stuff like that that deteriorate quickly if it's left out into the weather. A lot of those pieces are currently stored next to the bleachers or under overhangs. It's just not a very good safe way to maintain storage of those. This is an efficient way to store those pieces, it's placed in the corner of the site off of the stadium, there's a thick tree buffer between the stadium and the surrounding houses, there's also a fence along that back line. All that being said, we're trying to pull in those two masonry colors, that low buff color and that upper tan piece and then bring in some of that green color to the roof so that it relates to the scoreboard and the bleachers. It's a very simple gable roof building with metal siding.

ARB Minutes

Aug 27, 2020

Pg #4

Mr. Marrelli asked, what's going to happen to that pavement back there, are you taking that out?

Ryan Schmit replied no, this is a pole barn structure, they would drill holes through the asphalt and backfill those as they install the structure. We try to maintain that existing asphalt, there'll be a skirtboard to put around the outside of the building as it's set to the site, very common for this type of building, this is not a masonry building, it's relying on those posts for its structural activity.

Mr. Marrelli said, so that'll end up being the floor inside, basically.

Ryan Schmit replied, correct. We're not changing our footprint and our impacts on the site should be fairly minimal from the standpoint of we're not doing a lot of excavation. This, when it actually does get placed would be a fairly quick project and shouldn't really create a lot of disturbance for the neighbors.

Mr. Varelmann asked, will there be a transition piece of sheet metal, like a drip edge between the top metal siding and the bottom metal siding, like stone? Are you planning on overlapping the top over the bottom?

Ryan Schmit replied, usually they do. I don't know that it would be out of the question to add a drip there if that relief line is something that's important, if people feel that's worth doing.

Mr. Varelmann said, I don't know that I'd be looking at a relief line as much as having the two panels align well so that one doesn't look crumpled over the top of the other. The other thing is, you just have the raw edge of the metal and to get that straight and make it look good, that might be more difficult than if you had a transition piece of drip edge.

Ryan Schmit replied, I don't think that's out of the question. My plan with that would be, to do that, I'd match the color of the bottom stone just so it's a transition from that as it captures that lower piece of stone colored metal. We'd have all of our edge trims around the other sides. We do show corners on this as well, we were planning to trim the building out. The goal was not to change the colors dramatically, we weren't pulling the green into corners, but you do get a little bit more texture on the building and looks more professionally done if you do those added levels of detail.

Mr. Varelmann said, those details are in the actual pieces themselves from each building manufacturer. Have you selected a building manufacturer yet?

Ryan Schmit replied, no, this is Public Works. We'll ultimately have to BID it. It's going to go out to public BID through the CM. There will probably be 3 or 4 different brands of manufacturers bidding this. Ultimately, we'd be a little bit confined to what they offer for trims, but all of them offer similar sorts of edge trims and similar color palettes.

Mr. Varelmann asked, are you putting in a soffit?

ARB Minutes

Aug 27, 2020

Pg #5

Ryan Schmit replied, yes. I believe we called for one. If we didn't, I would call for one when we do our final CD's.

Mr. Marrelli asked, are you ventilating that soffit, are you going to try to get the heat out of here with all that metal?

Ryan Schmit replied, there's not attic space so we'd have that edge along that entire soffit or we might end up putting a couple roof vents on the back.

Mr. Marrelli asked, are you worried at all about snow sliding off the metal roof?

Ryan Schmit replied, not really, this is out of the student traffic area from the standpoint of this is fenced off from the bulk of everything and really at the time of year when snow would become visible, there's not a whole lot of activity out there.

Mr. Lawler said, I was going to ask if there was any intention to add a snow shield.

Ryan Schmit replied, no we didn't plan on it.

Mr. Lawler asked, do you know exactly what you want to do with the wood skirt, is that just going to be a 2 x 8 or pressure treated engineered wood?

Ryan Schmit replied, my desire is that we'd get some sort of a break metal over the top of that to match the rest of it. The reason it ends up being the wood is just so we could manipulate that edge a little bit better, have a little more flexibility and ultimately paint that to match the wainscot, but it would be similar in color.

Mr. Varelmann said, if it was wrapped with an aluminum trim it may not hold up well if there's salt on that asphalt adjacent to it.

Ryan Schmit said, again I doubt that we'd end up with a ton of salt there, but to your point, if it is into fall football season, there's the potential that they would be salting off of the practice fields, so there is that potential. Yes, the PT would hold up better than the aluminum would.

Chairman Miozzi asked, what about a composite for the skirt?

Ryan Schmit replied, composite might work, the only thing I'd be concerned with is getting a color that we're all happy with. There might be a tan, that could be something we could look into. I'd want to be comfortable we're getting a color that looks right and we don't end up with something that looks out of place.

Chairman Miozzi said, if you got a composite or an Azek, you could actually paint that and not have to worry about the weather so much.

Ryan Schmit replied, I'm not opposed to that.

ARB Minutes

Aug 27, 2020

Pg #6

Mr. Marrelli asked, is that overhead door brown?

Ryan Schmit replied, the color is a dark bronze color to match the front entry building. All the door colors are that dark bronze, for the sake of consistency, that's the color I chose.

Mr. Varelmann said, going back to that painted skirt board on the bottom, if you look at your detail, you have the siding in the same plane, it doesn't have any support, it would need some kind of a drip edge, again it goes back from behind the siding. Even the horizontal girt, you really just don't have any support behind that.

Chairman Miozzi said, they'll probably stack another 2-by behind it to support the skirt board and then the siding to screw that into. That's a good point that nothing's there on the bottom to screw your siding according to your wall detail.

Ryan Schmit replied, I get that. These probably aren't fully flushed out details as they would be in the final permit set of drawings. This was really intended to be for intent of what we're trying to do. I get where that's a little confusing, but yes, you'd obviously have support back behind those pieces and the siding would run down. As we got to that bottom board, we'd probably end up with a couple of those wood purlins one to catch the bottom of the metal and one to catch the skirt board.

Chairman Miozzi asked, is that soffit material green?

Ryan Schmit replied, we'd probably do a lighter color for that, a white or something of that nature. Green on the underside I think might be a little harsh to the eye as you're right up against the building.

Chairman Miozzi said, I think a tan to match the upper siding would be better.

Ryan Schmit said, we could do that too. This is far enough away that people from the bleachers won't ever see that aspect of it. I didn't want to do the green just from the standpoint it might be a little strong on the underside. I'm not opposed to the tan.

Chairman Miozzi asked, you'd wrap the fascia with the tan and then just the green gutter?

Ryan Schmit replied, fascia and the gutter were intended to both be green to match that roof element, we're trying to tie that in. The downspouts would then turn to that lighter stone color just so they're not overly dramatic on that face. This isn't something we're trying to draw a lot of eyes to, it's something we want to look as if it fits in.

Mr. Lawler said, I'm wondering where the gutter downspouts are draining to.

Ryan Schmit replied, they'll just splash out on the asphalt. There's an existing pad there, there's a little bit of drainage around the perimeter here, but we're not really increasing the amount of runoff in this area.

Mr. Varelmann said, on the sides with the gable ends, why are the lights located where they are, because if they were higher you might get more of a spread and more throw with the light. I'm curious why you have them down in the middle of the wall.

Ryan Schmit replied, it's just consistency around the elevations. We're not necessarily trying to throw a long way on this. We're just trying to get a little light low next to the building so if for any reason someone snuck into campus and they were by the building, they're just eyes that can see, it's more a safety thing. They're not intended to throw out into the grass areas.

Chairman Miozzi summarizes;

- Metal wrap fascia to be green to match the gutter.
- Metal soffit tan to match siding as close as possible.
- Drip edge between the two different colors of the siding.
- Composite board on the bottom or just pressure treated.

Chairman Miozzi asked, any further questions or comments?

There were none.

## DECISION

### **Athletic Storage Bldg**

Mr. Lawler, seconded by Mr. Varelmann made a motion to approve the Athletic Storage Building for Mayfield High School at 6116 Wilson Mills Rd as noted;

1. Metal wrap fascia to be green to match the gutter.
2. Metal soffit tan to match siding as close as possible.
3. Drip edge between the two different colors of the siding.
4. Composite board on the bottom or just pressure treated.

## ROLL CALL

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

Nays: None

**Motion Carried**

**Drawings Approved as Noted**

Ryan Schmit said, thank you all so much, I really appreciate your input.

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**Ed Bogomolny**  
**844 Hardwood Ct.**  
**Roof Structure**

Chairman Miozzi said, our next order of business is a roof structure for Mr. Bogomolny. Please state your name for the record and give us a brief summary of your proposal.

ARB Minutes

Aug 27, 2020

Pg #8

Ed Bogomolny 844 Hardwood Ct introduced himself. We have an existing deck and over the last 30 years we've lost a few Elm trees and some shading along the way. This deck is western facing, and we wanted to incorporate some type of cover over the deck. We've considered everything from sun shades to a retractable awning but we didn't feel that was the best route to go functionally or aesthetically. So I opted to contact Paul Bialosky Architects to see if he could create a simple roof structure that has elements that follow the design of the house as best he could, knowing that we're limited on some slopes and some other things and this is what he came up with. You can see the existing deck in the photos, nothing's really going to change. In fact, the roof structure is kind of independent of the deck. They're going to have 4 posts out in front with some beams. We're matching the existing cedar in color and roofing materials as well will match existing. With the exception of some of the slope on the roof, it's not conducive for an asphalt shingle so we're opting to go to sheet or membrane to match the existing color. The initial drawings I sent, I updated today. We're continuing to hone in on some of the details and rework some of the details, but I think we got to 95% of where we need to be.

Chairman Miozzi asked, those 8 x 8 posts, are those cedar posts?

Ed Bogomolny replied, yes. My only concern is material lead time on some of that stuff, but that was the intent.

Mr. Lawler asked, are you trying to do this before winter?

Ed Bogomolny replied, we would like to. I think framing wise and physical construction wise we can. But obviously I have to get a permit and contract with somebody after it's BID out. I'm not sure if that's practical in today's environment and I don't know what the bottom line cost is yet.

Chairman Miozzi said, even if you went with a 6 x 6 treated post, you could then wrap it in cedar.

Ed Bogomolny replied, yes. That might be the best solution, absolutely.

Chairman Miozzi asked, the beam going across, are you going to try to flush that out with the posts, where you have the two 2 x 12's?

Ed Bogomolny replied, the roof will actually overhang those existing posts.

Mr. Lawler asked, could you show us the slope of the roof, the ratio.

Ed Bogomolny replied, the gable follows our existing roof slope and there's indication on the end of the south elevation, and that's just not going to work with the typical asphalt shingles we have.

Chairman Miozzi asked, but the reverse gable will be shingled?

Ed Bogomolny replied, correct. That was the element that basically tied to our existing roof slopes.

Chairman Miozzi said, that's a nice little detail.

Mr. Lawler said, if you're going with a metal or membrane, if you do go with metal, are you going to try and get a similar color as your asphalt shingles or your siding?

Ed Bogomolny replied, my first choice would not be to go to metal, it would be an asphalt sheet, it's a GAF product, I included the cut sheet, it's basically a roll out membrane with the look and feel of an asphalt shingle.

Mr. Lawler asked, is that the Liberty self-adhering?

Ed Bogomolny replied, yes.

Mr. Marrelli asked, is that a 90 lb roll?

Ed Bogomolny replied, I don't know off the top of my head.

Mr. Lawler said, it looks like 82 lbs on the spec sheet.

Ed Bogomolny said, one of the things that occurred after I submitted the plans was getting a Structural Engineer involved because they had some cross bracing out front on those posts and it was determined that wasn't required which I was happy about.

Mr. Lawler asked, are these double 2 x 6's behind the gutter and the exposed piece of the double 2 x 12 beam getting painted?

Ed Bogomolny replied, the intent is to paint everything brown, color of the house.

Mr. Lawler asked, the color of the gutter will match?

Ed Bogomolny replied, it's probably the stockbrown aluminum gutter.

Dr. Triner said, you could actually match that gutter pretty darn close to your siding.

Ed Bogomolny said Jim, the existing gutters do match pretty good, obviously the sun beats them up a little differently than the cedar, but you're right, they're very close.

Mr. Varelmann said, the post base, that metal will be exposed, right?

Ed Bogomolny replied, it will be to the extent that it's above the ground. However, my intent was to do some landscape which we currently have in that area. If you're concerned about visibility, I don't know if they would be visible after the landscape. What was your thought Steve, paint them?

ARB Minutes

Aug 27, 2020

Pg #10

Mr. Varelmann replied, my thought was that you're putting a lot of resources in this, you have an Architect to design this for you, you're using cedar, and to leave that base unfinished like that feels a little inconsistent with what you're trying to achieve.

Ed Bogomolny said, I'm guessing where you're going is to wrap that in cedar, I like that. I can tell you the structural folks incorporated much of that hardware, so Paul is re-looking at all that from an architect's eye. I'm assuming he'll come to some similar conclusions as you have.

Mr. Lawler asked, is hickory the color you plan on going with on the Liberty roofing?

Ed Bogomolny replied, I haven't chosen a color. I was going to take one of our shingles and try to match, the shingles have multiple color schemes. If you have a preference of light or dark, I'd like to know.

Mr. Lawler replied, I think dark would go better with your house.

Mr. Varelmann said, you really don't have any other change of color.

Ed Bogomolny said yes, I got long on buckets of Sherwin Williams brown paint.

Mr. Varelmann said, if you departed from that same scheme to make some kind of a contrast for the new addition-

Ed Bogomolny said, the thought was to make it look as less of an addition as possible. That deck is almost impossible to walk on during the mid afternoon heat, so this will be a nice change for us.

Mr. Varelmann asked, is the existing deck a treated lumber of some type or a composite?

Ed Bogomolny replied, I believe it's redwood, built 30 years ago and nothing has moved, same for the railings. We lucked out.

Mr. Varelmann commented, that's fantastic.

Mr. Lawler said, if we're approving this, I'd like to note that I'm good with the Liberty material, but if you do go another direction, a sample will be good for review.

Chairman Miozzi asked, is everybody in agreement on the Liberty rolled roofing color?

Board Members in agreement.

Mr. Varelmann asked about lighting.

Ed Bogomolny replied, I talked to Paul about at least putting a couple outlets or junction boxes, we might do a fan. The underneath is open, we're not putting a ceiling in. I wasn't too thrilled

about any type of sconces mounted to the rafters. I haven't thought through the lighting at this point. I'm open to any suggestions.

Dr. Triner replied, fans are a good option because it'll keep your bug population down when you're sitting out there. You can look at nuclear lighting, they have some interesting down lighting that would fit up into the rafters and not be too obnoxious and they come with LED's, so they're good for 20,000 hours of light.

Mr. Varelmann said, with the lighting for me, if you're putting lighting on the ceiling, it doesn't matter to us because it's not really visible. Our charge is to critique what you're doing that's visible to your neighbors. If you're thinking about putting sconces on the columns on the outside, that's something we would be interested in.

Ed Bogomolny said, I don't think so Steve. Paul mentioned maybe just something buried up in the rafters, just to get overall lighting but that really wasn't what we're going for. We do have a light fixture on the back of the house. It's not something we wanted to add a lot of light back there, that wasn't the feel we're going for. I think maybe a fan with some adjustable lighting would be sufficient.

Dr. Triner said, if you do go with lighting, I suggest using dimmers because you could create a nice mood in the evening.

Chairman Miozzi asked, any further questions or comments?

There were none.

## **DECISION**

Mr. Lawler, seconded by Mr. Varelmann made a motion to approve the Roof Structure for Ed Bogomolny at 844 Hardwood Ct as noted;

- **Rolled Roof to be Liberty in color.**

## **ROLL CALL**

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

Nays: None

**Motion Carried**

**Drawings Approved as Noted**

## **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 8:15 p.m.**

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Chairman

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Secretary