

**ARCHITECTURAL REVIEW BOARD  
MEETING MINUTES  
Mayfield Village  
Dec 14, 2017**

The Architectural Review Board met in regular session on Thurs, Dec 14, 2017 at 7:30 p.m. at the Mayfield Village Civic Center Main Conference Room. Chairman Pro Tem Miozzi presided.

**ROLL CALL**

**Present:** Mr. Carmen Miozzi Chairman Pro Tem  
Mr. Ivo Tombazzi  
Mrs. MaryAnn Wervey  
Mr. Joshua Klein

**Also Present:** Mr. John Marrelli Building Commissioner

**Absent:** Mr. Ed Parker Chairman  
Ms. Deborah Garbo Secretary

**CONSIDERATION OF MEETING MINUTES: Sept 28, 2017 & Oct 26, 2017**

Consideration of minutes deferred to next meeting date.

**PROPOSALS**

1. Addition Paul & Jennifer Kambies  
6736 Walnut Dr.  
The CM Consulting Group, Inc.
2. **NEW** Memory Care Facility ARTIS Senior Living East Commons  
285 North Commons Blvd  
PP #831-05-015  
LK Architecture, Inc

**OPEN PORTION**

Chairman Pro Tem Miozzi called the meeting to order, beginning with proposed addition for Paul & Jennifer Kambies.

**Paul & Jennifer Kambies  
Addition  
6736 Walnut Dr.**

Joseph Calderwood, Architect with The CM Consulting Group introduced himself. What we're proposing here is an addition off to the left side of the house. We're extending the existing garage to the left. In addition to that, where the old garage is now, we're going to expand into

that space, add a laundry room and a mud room. Also above that, add a new Master Suite. Any questions?

Chairman Pro Tem Miozzi asked John, I'm sure you already reviewed the site plan?

Mr. Marrelli replied, yes. We talked about setbacks, we're clear on all that.

Chairman Pro Tem Miozzi asked, are you matching all the existing windows?

Joseph Calderwood replied, yes, all the windows, shingles and siding to match existing.

Chairman Pro Tem Miozzi asked about the front porch columns.

Joseph Calderwood replied, they'll be white AZEK trim. The porch is getting rebuilt because it's kind of in bad shape. Also, the step going into the front door is very steep, like 10" tall. We're ripping out the whole front porch and rebuilding it. It's going to be deeper, flush with the garage. Right now it's set back. The whole porch roof is getting ripped off and rebuilt.

Mrs. Wervey asked, will the porch roof be able to match the existing roof?

Joseph Calderwood replied yes, shingles will match the main house. The current shingles on the main house are not that old.

Chairman Pro Tem Miozzi asked about window egress.

Joseph Calderwood replied, the Master Suite rear windows will be egress windows.

Chairman Pro Tem Miozzi asked if any further questions or comments. There were none.

**DECISION**

Mr. Klein, seconded by Mr. Tombazzi made a motion to approve the Addition for Paul & Jennifer Kambies at 6736 Walnut Dr. as proposed.

**ROLL CALL**

Ayes: Mr. Miozzi, Mr. Tombazzi, Mrs. Wervey, Mr. Klein

Nays: None

**Motion Carried.**

**Drawings Approved.**

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**ARTIS Senior Living East Commons  
NEW Memory Care Facility  
285 North Commons Blvd**

Chairman Pro Tem Miozzi moved onto next proposal; ARTIS Senior Living Memory Care Facility design.

Thomas Jones, Real Estate Consultant with Artis Senior Living introduced himself and Architect Paul Folger with LK Architecture. Paul's come all the way here from Kansas to represent us tonight with these fancy boards and beautiful pictures.

Mr. Marrelli said, this proposed Memory Care Facility has gone through Planning & Zoning and Board of Appeals, now it comes to you.

Paul Folger said, you guys are somewhat familiar with the project, do you want us to focus on the materials at this point?

Mr. Marrelli replied yes, that's what this Board is all about, architectural review.

**Paul Folger begins presentation.** The materials shown for the front of the building is standard brick, cast stone cap on the wainscot here as well as these columns across the front of the porch kind of for an accent, vinyl siding above that. You have a copy of the front elevation, two sides and rear elevation.

You can't really tell from the front elevation here, you get a little bit of a view on the side here, but these gables in front all have a standing seam metal roof. The rest of the roof is shingle and there are some areas that are flat roof. The asphalt shingle is a 30 year shingle. What we've used in the past has been a brown tone, this is a Weatherwood sample. I don't know if that's something that you guys want the specifics on tonight.

Mr. Marrelli replied, normally we do.

Paul Folger asked Thomas, do you want to commit to this Weatherwood here?

Thomas Jones replied, that's very appropriate.

Mr. Marrelli and Paul agreed. It goes with anything.

Thomas Jones notes, the brick wraps around to the fence. So, from the street and anywhere if someone was in front of the building, they'll see the brick because the 8' fence conceals all the vinyl on the side and the rear.

- **Fence**

Mr. Marrelli asked if they brought anything on the fence.

Paul Folger replied, I don't have a physical sample, but I've got a cut sheet.

Mr. Marrelli said, they're going to have an 8' high vinyl fence around three sides, two sides and the back.

Mrs. Wervey asked, at whose request?

Mr. Marrelli replied, at their request. The Board of Appeals granted the extra height.

Paul Folger said, here's a cut sheet on one side and on the other side is a 6' tall fence with 2' lattice on top, so it's an 8' tall fence total. That'll go around the entire back yard. It's for the resident's safety more than anything. The one that's shown here is the tan color.

Chairman Pro Tem Miozzi asked, is that going to be the whole fence; post, lattice?

Paul Folger replied yes, the entire fence will be one solid color around the entire backyard.

Mr. Marrelli asked, is there some reason you picked tan?

Paul Folger replied, you can see on this building, we have a tannish colored siding and a tan fence.

Mr. Marrelli asked, is that an off white?

Paul Folger replied, the siding is. In this rendering it's a little more of a brown. But what we usually go with is a tan color.

Mr. Marrelli asked the Board Members, remember the High School fence? They were going to do all white, it was going to be like a billboard and we had them tone it down. That turned out nice, it was like a beige.

Paul Folger asked, are you opposed to the tan fence? Are you saying you want us to look at something a little darker?

Mr. Marrelli replied, there's going to be trees in front of it from every side that the fence is on pretty much. To the Board, do you think there should be some kind of a contrasting fence against the white siding?

Chairman Pro Tem Miozzi replied, I think there is a contrast according to this.

- **Side Elevations**

Chairman Pro Tem Miozzi said, the front looks so nice, it's almost like the sides should have two more gables on it, just because it has such a long span. Those other exist doors, I'm assuming that's just exits?

Paul Folger replied, these are the actual exits for egress from the building.

Chairman Pro Tem Miozzi said, my opinion is, it would look nice if you put a small gable on those roofs on those other exit doors. Not an overhang, just a gable to break up that span.

Thomas Jones reiterates. One, there will really be no visual look at the sides and the rear with the 8' fence. Two, the Village asked us to move the building, so we have a tree buffer on all

three sides. To the south, there's a soccer field, there's a wooded area to the east and that buffers the neighbor behind us, we're adding landscaping to his backyard. To the north we have all the trees which is property owned by Mayfield Village.

- **Court Order**

Mr. Marrelli states, there's a court order on this property that that building has to have some of the features of the building across the street, the existing Assisted Living Nursing Home.

Thomas Jones said, I was hoping the Law Director would be here because that court order will be vacated as part of this transaction.

Mr. Marrelli said, I don't know if it can be.

Thomas Jones said, we're already in discussions with the Law Director.

Mr. Marrelli said, it's a long story. When we owned that property, we owned it, then in a swap of sorts we gave it to another gentleman who sold it to the guy that you bought it from. There was a hearing on it and there was restrictions on the property. One of the restrictions was any building that goes up over there had to match some of the features of the building across the street so that they were comparable.

Thomas Jones said, I think this is more compatible obviously at least in my mind, than 5 or 6 office buildings.

Mr. Marrelli said, I would let the Board look at the features from some of the things across the street and then maybe elaborate. It's this Board's decision to decide if that building has some of the same features as the one across the street, if they're alike enough. The size is right, it's 1 ½ stories. I don't know that you have any of the columns or the stone or anything that the other place has though.

Chairman Pro Tem Miozzi asked, are you suggesting that it's alike material wise or just alike structural wise?

Mr. Marrelli replied, similar in architecture I think was the wording on the court order.

Thomas Jones said, I'm making the case that we meet that criteria, but I'm also adding that we're in the process of getting that vacated.

Mrs. Wervey asked John, at Governors Village, is that real brick or brick veneer?

Mr. Marrelli replied, it's real brick.

Mrs. Wervey said, they're proposing brick veneer here, not real brick.

Paul Folger asked, what do you mean by that?

Discussion & comments ensued on brick;

- It's not sticky brick, it's brick veneer, it's over framed, but it's not the thin brick.
- It's not brick over block.
- It's real brick and that's also what you're proposing.
- None of this brick is structural.
- That's the new veneer, not a cultured brick or a sticky brick.
- Sticky brick is thin brick.

Mrs. Wervey asked, is this veneer or a full brick?

Mr. Marrelli replied, that's a veneer, that's a full brick.

Chairman Pro Tem Miozzi said, veneer just means it's a cover.

Mr. Marrelli said, brick siding if you will. That's probably the best way to describe it.

Chairman Pro Tem Miozzi said, it's not a glue on.

Mr. Marrelli said, neither of these are a glue on. They're both a veneer type.

Mrs. Wervey said, that's what I was asking.

Mr. Marrelli said, then you also have similar siding and similar stone caps.

Mr. Klein said, the only difference is really the stone column details. It depends what you consider the purpose of the court order. There are definitely similarities, you have brick veneer siding. Architecturally, I don't think you'd have to make any serious changes.

Thomas Jones said, to comply with the Western Reserve Architecture, we went through great lengths to duplicate the recreational building that you own. That's why we included metal seam roofing and similar color schemes.

Mr. Marrelli asked, those columns on the sides, are those 4 x 4's?

Paul Folger replied, those are 6 x 6 structural columns. We'll wrap it with an AZEK. We'll wrap the entire column. It has an oversize base & top.

Chairman Pro Tem Miozzi comments, architecturally it looks fine. I don't think you want them to mirror the other building.

Mr. Marrelli said, you just have to decide that it's similar in architecture to meet the requirement that he's trying to get rid of, but it's not gone yet.

Chairman Pro Tem Miozzi asked, is the argument that it would have to be close to or identical to this one?

Mr. Marrelli replied, similar in architecture means the same style.

Thomas Jones said, for example, let's say we came in with some 1970's bizarre architecture, now we obviously wouldn't be compatible.

Mr. Klein said, I think it's similar in architecture. My only issue would be that the sides and rear are kind of bland. But again, it's inside the compound. Are we here to debate what the people that live there see? It almost becomes an interior thing at that point because it's inside the fence. The front looks nice. You have the brick and you have some nice trim finishes with the metal and the stone caps.

Mr. Tombazzi asked, is that the last piece of land there?

Mr. Marrelli replied, we own the property next to this, between this and the cemetery. It's maybe 5 or 6 acres.

Chairman Pro Tem Miozzi said, my only contention would be if years down the road if this would change hands and those fences come down.

Thomas Jones replied, this is a purpose built building. Everything in this building in great detail is designed around everyday life pattern for someone with Alzheimer's or Dementia.

Paul Folger added, it wouldn't function very well for instance as a straight up Assisted Living Facility. That's not what its purpose is.

- **Dumpster & Generator Enclosure**

Chairman Pro Tem Miozzi asked about a dumpster enclosure.

Paul Folger said, there's a proposed dumpster enclosure area on the site plan. I don't think that's fully developed because we're going to have a transformer generator as part of this. We'll have a fence that screens all those.

Mr. Klein asked, would it match the main fence?

Paul Folger replied, yes.

- **Roof Top Units**

Mrs. Wervey asked, will the air conditioning units be up somewhere?

Paul Folger replied, it's all roof top units. There's three flat roof areas. One of those serves as a central core area and the two on the ends serve all of the residence rooms. They'll be covered by the gables, they won't be visible.

- **Landscape & Lighting Plan**

Mr. Marrelli said, there's going to be a landscaping plan that's being developed yet. There'll be some lights in the parking lot and that kind of stuff.

Paul Folger said, they're working on that now.

- **Elevation Drawings**
- **Village EMS Training Session with ARTIS Staff**

Mrs. Wervey said, we don't really even have elevations.

Paul Folger said, on this perspective, it's true you can't see an elevation, but you can see in perspective how the brick kind of wraps back around in there, if that's what your question is.

Mrs. Wervey said, typically we would get elevations where we could go around the building. This is a perspective, it's not an architectural elevation. These are not true elevations in my world.

Paul Folger said, those are true elevations, they're not to a scale. They're flat actual elevations, there's no perspective in them.

Mrs. Wervey said, this would be more pictorial in my mind. It's a rendered pictorial elevation, not the architectural to scale building elevation. You would not build by that.

Mr. Marrelli asked, any other questions?

Chairman Pro Tem Miozzi asked, has this gone to our Police Dept about this being a nonvisible fence?

Mr. Marrelli replied, yes. The minutes of all these meetings have been publicly shared with Fire Dept, Police Dept, Planning Commission, Board of Appeals, Council.

Chairman Pro Tem Miozzi said, residential fences have a 6' height restriction and have to be board on board.

Mr. Marrelli said, this is a commercial district. I'm sure the Police will get to know the management of this building pretty well.

Thomas Jones said, our Association would like to have your emergency services come in and talk with us. When we have an incident, these are the conditions our residents suffer from and we'll ask you to consider that in how you approach those incidences.

Mr. Marrelli said, when we get into this, that would be a good time to sit down and have a training session get together, so when our EMS guys show up they understand what they're facing.

Mrs. Wervey asked, do you have building elevations prepared yet?

Paul Folger replied, we have the building elevations I brought that are not the ones that we would build with.

Mrs. Wervey asked, do you have building elevations so you could see this face of the building exactly what it is?

Paul Folger replied, the elevations that we have developed so far are the ones you have, those right there.

Mrs. Wervey asked, so the answer is no, correct?

Paul Folger replied, no we do not have the elevations that we're going to build with.

Mr. Klein said, you couldn't bid the job today.

Paul Folger replied, obviously.

Thomas Jones said, the basic model is the same. We've tweaked everything we need to this community, that's why we don't have a full set of our picture drawings to present because if you said; no, I want this there, not here, or wait, over here not there, then we'd have to draw everything again. One, we have the court decision many years ago that Mr. Marrelli referred to earlier. And, I went to great lengths to convince our company to try to integrate the building across the street as close as possible to the Western Reserve Architectural Style.

Paul Folger asked, is your question about black and white line drawing elevations?

Mrs. Wervey replied, yes.

Paul Folger said, the answer is no. That is the next step when we get released to do the drawings which we haven't. We haven't done wall sections or any of those other kinds of things yet because we're not to that point yet.

Chairman Pro Tem Miozzi said, I think what you're asking for Mary Ann is more a dimensional perspective, almost a wall section, more a scaled drawing.

Thomas Jones said, subject to have full blown drawings which could potentially be rejected would be a major financial issue.

Mrs. Wervey said, I wasn't asking for full blown drawings.

Thomas Jones said, typically Architectural Review Boards control materials, designs, themes, those type of issues. We're not applying for a building permit which would be a completely different issue with very exact drawings, dimensions, etc. I think from what materials we

presented from the aerial perspective, front perspective and flat perspective it's very clear what we're planning to build.

- **Faux Vents**

Chairman Pro Tem Miozzi makes a suggestion. I don't like those square things. Is that an actual functioning vent?

Paul Folger replied, no.

Chairman Pro Tem Miozzi said, I'd like to see the bigger fypon detail at the top of the peak. I'm talking about your vent that's in the middle, that faux vent, you know how they make the ones that go underneath the gable? That almost fits the one that's over your center one. That would create a theme, it's not functional anyways.

Paul Folger said, how about if we change faux vents, square in the brick to triangle fypon in the brick front elevations.

- **Elevation Drawings**

Mrs. Wervev said John, we'll leave the building elevations to you or make them come back with building elevations that are more than just perspective drawings. I appreciate the perspective drawings, they help with color and being able to see, but it's not true architectural building drawings.

Thomas Jones asked, how does that affect your decision making process?

Mrs. Wervev replied, it will just document the areas that we really can't see exactly what you're doing.

Thomas Jones said, we can see, I don't understand what we're not seeing from your perspective.

Mrs. Wervev said, I don't think you're seeing the detail as you turn the side.

Thomas Jones said, the front of the building is a consistent theme throughout, brick with brick, the stone cap and that carries across. This drawing you see the front of the building, here's this interior side, that theme is here on this side, then you can see the wrap around continuous across the entire front of the building as well as the turn of the building.

Paul Folger said, I can tell you everything behind the fence, even the things you're saying you can't see, is just all siding.

Mr. Klein said, I think we can just note that the stone will carry, the brick will carry and that will accomplish what you're looking for, by noting that those are the requirements.

Thomas Jones said, aside from the construction drawings, I don't understand what we're not seeing.

Mr. Marrelli said, there's no depth from the front to the back.

Paul Folger asked, if we could see in this one here what the intent is on the return, is there some way we could put that in writing? Would that help?

Mr. Klein replied, yes. We'll approve this as noted, that the stone and brick are going to carry at the same elevation all along the sides of the front. When are you guys trying to break ground?

Thomas Jones replied, I hope this spring. For the record, I'm a City Planner by training, I love architecture so I'm always finding to have the prettiest building possible.

**DECISION**

Mr. Klein, seconded by Mr. Miozzi made a motion to approve ARTIS Memory Care Facility design proposal at 285 North Commons Blvd as discussed and noted.

**ROLL CALL**

Ayes: Mr. Miozzi, Mr. Tombazzi, Mrs. Wervey, Mr. Klein

Nays: None

**Motion Carried.**

**Drawings Approved As Noted.**

**ADJOURNMENT**

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

**ROLL CALL**

Ayes: All

Nays: None

**Motion Carried.**

**Meeting adjourned at 8:25 p.m.**

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Chairman

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Secretary