

**MINUTES OF A VIRTUAL MEETING
ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE
VIA ZOOM
May 6, 2021**

The Meeting was called to order by Chairman Norm Casini at 3:02 p.m. and the following responded to Roll Call:

PRESENT: **Norm Casini, Chairman**
 Michael Gero, Building Official
 Don Ramm, City Engineer
 Steve Rega, Fire Chief
 Don Reis, Fire Lieutenant
 Jeff Markley, City Planner

New Business:

1. **6500 Brecksville Road, Ace Hardware** – Proposed addition to existing signage.
2. **8801 East Pleasant Valley Road, CSA** – Proposed new building.
3. **6899 Rockside Road, Wendy’s Restaurant** – Interior and exterior remodel of existing restaurant and updated signage.
4. **5503 Eastview Drive Joe & Nicolina Mancino** - Proposed addition to existing dwelling.
5. **6224 Ranchview Drive Paul & Terri Hudak** - Proposed detached garage and covered patio.
6. **6975 South Great Oaks Parkway, PPN 563-01-108, Sublot 173, Pulte Homes**
Proposed new single-family dwelling.

Chairman Casini asked if there were any additions or corrections to the April 15, 2021 Minutes. There were none.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the Minutes of the Architectural Board of Review meeting of April 15, 2021.

ROLL CALL: **Yeas: Casini, Gero, Ramm**
 Nays: None
 MOTION CARRIED

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6500 Brecksville Road, Ace Hardware – Christopher Buehler was in attendance on behalf of Ace Hardware.

Chairman Casini asked Mr. Buehler if he was the sign contractor.

Mr. Buehler stated that he was one of the family member owners of Ace Hardware.

Chairman Casini asked if all Mr. Buehler was doing was adding the E&H.

Mr. Buehler stated that was all they were doing. He stated that the store was one of their original ones, and in the last five or six years they have been branding them to reflect their ownership of E&H; so this year it was their Independence location's turn.

Chairman Casini asked if the letters would be lit.

Mr. Buehler stated that they would be back lit.

Chairman Casini stated that all Mr. Buehler would be doing was adding the E&H.

Mr. Buehler agreed. They would be added to the front of the building and the side of the building.

Chairman Casini asked if in the front the lettering would be centered.

Mr. Buehler agreed.

Chairman Casini asked Building Official Gero if he had any questions.

Building Official Gero had no questions.

The Chairman asked if any other members of the Board had any questions.

There were no other questions.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the addition to the existing building signage.

**ROLL CALL: Yeas: Casini, Gero, Ramm
 Nays: None
 MOTION CARRIED**

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8801 East Pleasant Valley Road, CSA – Keith Rintamaa, Rich Weiser, Manny Satija, Bonnie Smith and Mike Schumaker were all in attendance on behalf of CSA.

Chairman Casini asked City Planner Markley if he looked over the landscape documents that were submitted.

City Planner Markley stated that he has looked those over.

The Chairman asked if there were any problems with it.

City Planner Markley stated that from a Pleasant Valley frontage road perspective, he thought it was a nice approach if they would be bringing the driveway in. He stated that the only thing he was trying to figure based on the aerial was that it looked like there was a realignment of the driveway if he was not mistaken. He stated that he was trying to piece that together.

Chairman Casini asked if there was a little adjustment related to it.

City Planner Markley stated that the way the entry worked now with the landscape plan, it looked really good. He stated that he was seeing something different with respect to the existing, at least the aerial that he was looking at. He stated that was a 2021 image, and he hasn't gone out there to look at it, but he was guessing it was right.

Chairman Casini stated that he was not aware of who was representing the facility.

Keith Rintamaa with HWH, and he believes that Rich Weiser and Manny Satija were also on the line.

Chairman Casini asked if there was a monument or sign as far as the presentation went.

Mr. Rintamaa stated that the sign had not been developed yet. There was an indication of the sign on the site plan.

Chairman Casini stated that he thinks that they will have to take that into consideration with the landscaping, but that could come after. The Chairman stated that he had a couple of questions. He asked with regard to the columns on the front, the southwest corner, in looking at the elevations, he would like some help with elevations. He asked if there will be a roof over the columns.

Mr. Rintamaa stated that it was just an entry feature, three exposed columns would be outside to provide some protection over the door and just a little cover there.

The Chairman asked if it would be aluminum siding, or whatever siding they had there.

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Mr. Rintamaa agreed.

Chairman Casini asked about the roof.

Mr. Rintamaa stated it would be an insulated metal panel.

Chairman Casini asked if it was textured.

Mr. Rintamaa stated that particular section would have a texture.

Chairman Casini stated that he was not sure what the texture was. He asked if it was a lot of vertical lines.

Mr. Rintamaa stated that it was not really discernable. He stated that it would just add a little bit of a contour to it. The lines will not stand out. It will be a real shallow ribbed.

Chairman Casini asked if that color was in contrast with the rest of it.

Building Official Gero stated that it would be white. He stated that the columns would be the Regal White color. He stated that the submitted sample board had a Regal White color metal, and then a Slate Gray color metal. It wasn't clear which one was going to be where.

Mr. Rintamaa stated that he believed the design intent was to have the darker accent the entryway, and then the bulk of the building would be that lighter color.

Ms. Bonnie Smith stated that the white, she had changed the intense of the white to be with the vertical ribs, they would be about every four inches to be the color for the entry; and they were contrasting that with the dark gray. She stated that it would be basically two colors for the metal panels for the building, and then the windows would be the clear aluminum.

Chairman Casini stated that all of that area by the main entrance was going to be white.

Ms. Smith agreed.

Chairman Casini asked if the Board had a sample of that material.

Ms. Smith stated that they provided the color of the panels. She stated that she has large samples at the office that could be delivered.

Chairman Casini stated that he would like to see that sample. He stated he didn't know if they were ribs, and he was not sure how far on center were they to give them a contrast. He asked if the fenestration would be white or would it be aluminum.

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Ms. Smith stated that the windows would be a clear anodized aluminum, so they will be silver in color.

The Chairman stated that the Board had that sample. He stated that it would be insulated glass.

Ms. Smith agreed. She stated it would be a clear, energy efficient glazing.

Chairman Casini asked the panels on the basic elevation, he takes it they will be that bronze color.

Ms. Smith stated that it was the deep gray.

Chairman Casini stated that the joinery between them, they look like two feet on center. He asked if there was a little shadow line.

Ms. Smith stated that it had a little bit of a shadow line to it. It was a metal panel system; so it was a pretty nice product. She stated that she could get the Board the samples.

Chairman Casini stated that he would like to see the sample because he would like it to read instead of if it (inaudible) it was one solid color. He stated that with the joinery might help. He asked if the cap flashing would match.

Ms. Smith stated that the cap flashing was intended to match the color of the panel.

Chairman Casini asked if that was supplied by the manufacturer of the metal.

Ms. Smith stated that she believed that they make that. She stated that there were also systems made by other parties, but they have called for the colors to match.

Chairman Casini stated that he had one other question. He stated that all the buildings over there were pretty much all quality materials. He stated that he was a little concerned about the elevation being metal, which was fine, they have quite a bit of that. He stated that they have very little block on elevations over there. He would like them to possibly consider another masonry.

Mr. Rintamaa stated that there was some extremely recent information that has come to their development of the project just from an economic and availability standpoint. He stated that the contractors that they were working with them had pointed them towards precast. He stated that it looks like at least the bulk of the building will most likely go to precast with the intent of keeping the same window openings, keeping similar patterns in the precast and then having the same color scheme. He stated that from an aesthetic perspective, they were trying to keep the same similar look but have it be the precast material instead of the metal panel.

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Building Official Gero stated that Mr. Rintamaa was stating that the drawing that the Board has that shows the CMU on the lower part of the south elevation and the metal on the upper part of the south elevation, that would all be precast concrete.

Mr. Rintamaa agreed. He stated that was the way it was looking, it was very highly likely to go that way right now.

Chairman Casini stated that the architects should review this as a contingency and maybe re-evaluate the materials on the building.

The Chairman stated that his only other question was if the material here could be supplemented by brick; but the brick ending up about halfway up the elevation just looks a little out of proportion; if they could bring the masonry down to the top of the overhead door or the top of the windows of the first floor and give it a different proportion. He stated that might be secondary. They might have to take it back and see if it was required for them to have precast on the building. He was not sure that if the contingency was somewhere along the line.

Mr. Rintamaa stated that the precast was coming in as a cost impact and an availability impact to be beneficial to the project. He stated that it was looking right now that it will go to precast a minimum for the non-office portion of the building.

Chairman Casini stated that he was not sure where they would go from here. He asked if anyone from the architectural firms had any comments on that.

Mr. Rintamaa stated that he was with HWH, and then Bonnie Smith was with Smith Architects. They were the ones who have been speaking.

Building Official Gero stated that it was a substantial material change. He stated that he guesses in the whole scheme of things that they need to have revised drawings submitted for review with the Architectural Board at a minimum showing the materials that will be used and how it will be constructed and what the color scheme was going to be. He stated that it would be one thing to use precast walls and skin them with metal and put up a veneer CMU on there, but just to say well they were changing the whole thing to precast, he thinks that they need to make that change formally and resubmit it for the Board's review so they can make the correct decision on it.

Chairman Casini stated that they could do it on a preliminary, and the Board will look at it right away for them so they wouldn't miss some of the good weather for construction. It stated that it seemed like two options, to review what they had and make some changes in materials or review the precast requirements by whatever authority and then come back to the Board.

Mr. Rintamaa stated that they could do that.

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Building Official Gero wanted to ask that by changing it to precast, would the design of the building change?

Mr. Rintamaa stated that the what he mentioned earlier that the intent with the precast was that they would include reveals and window openings to closely mimic what was currently shown as the basis of design and also paint colors. He stated that the construction of the building, it was really just the perimeter walls would change from steel columns and girders to load bearing precast. The rest of the building would stay the same.

Chairman Casini asked if the fenestrations would be operable or fixed.

Mr. Rintamaa stated that they would be fixed.

Chairman Casini stated that they should take it back, and he would be glad to review it on a preliminary basis; and they will take it from there.

City Planner Markley stated that he had a couple of more questions. He stated that on C101 they were also indicating pervious pavers. He stated that he did not see them on the plan, but the legend had pervious pavers. He asked if those existed somewhere on the project?

Mr. Rintamaa stated that they were shown in the plan. They have a masonry patch pattern. It was outlining the border of the pavers.

City Planner Markley asked if that was the area of parking.

Mr. Rintamaa stated that it was a portion of the parking lot.

City Planner Markley stated that was going to be drainage for that whole parking area.

Mr. Rintamaa agreed, and then the building, there will be underground stormwater storage going into that.

City Planner Markley asked if that was a grass paver, or would it be just a hardscape with the four spaces in between the pavers.

Mr. Rintamaa stated that it would be a hardscape.

City Planner Markley stated that he saw that on the landscape plan for sure. He wanted to make sure it was showing up on the site plan. He stated that with respect to the landscape plan, as the Chairman had stated, this was a preliminary plan. He stated that they will need actual specifications on plant material, sizes, quantity and all that kind of stuff in a data table

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somewhere. They had it as a schematic right now and conceptually it was fine; but he thinks that they need to flush that out with the details.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to table the matter.

**ROLL CALL: Yeas: Casini Gero, Ramm
 Nays: None
 MOTION CARRIED**

6899 Rockside Road, Wendy's Restaurant – Chad Adams was in attendance on behalf of Wendy's.

Chairman Casini stated that Mr. Adams had already commenced putting up a couple of the overhangs in the color that they were presenting which was sort of a gray bronze. He stated that Mr. Adams was submitting a stylized signage on the building where they were located before.

Mr. Adams replied correct.

Chairman Casini stated that he thought they would look great. He stated that there would be no green on the building.

Mr. Adams stated that they were going to completely change the look.

Chairman Casini stated that on the east elevation as you would approach the pay station, that thing had been damaged under the soffit and side elevation there. He asked if that would be corrected before they would finish painting.

Mr. Adams stated that they were doing a remodel on the interior and exterior, and all the bumps and nicks and issues on the building, they would all be fixed at the same time.

Chairman Casini stated that also on the east elevation, one section was plywood. He asked if they could eliminate the plywood or add the same material that they have everywhere, the metal, and paint it out.

Mr. Adams stated that he thought they could do that. It should not be a problem.

The Chairman stated that it was plywood that was unfinished. He stated that should be done. He stated that right where the overhangs, when they go up against the wall, apparently they catch a lot of dirt or dust, and when the water comes down off the roof; it creates a black streak on the masonry. He asked Mr. Adams if he was aware of it.

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Mr. Adams stated that he was not aware of it.

The Chairman stated that he wanted Mr. Adams to go there and look at the north elevation where the overhangs hit up against the wall perpendicular to it; well right at the wall line in that particular canal coming down, there was water that comes down and creates a total black line. It was sort of a dirty line all the way down. It was in a few spaces. He believes that Mr. Adams should get that cleaned up so the building would look better.

Mr. Adams asked which area that was having the biggest problem.

The Chairman stated that it was the north elevation where you would pick up the food. He stated that if they would look up at the canopy, they would see that.

City Planner Markley shared his screen to show Mr. Adams the exact location.

Mr. Adams stated that he see it now.

The Chairman stated that it was in more than one place. He stated that maybe Mr. Adams could divert the water from the corner.

The Chairman stated that he had no other questions.

Building Official Gero stated that he was looking forward to the upgrade and the paint job.

City Planner Markley stated that it looked like between 2019 and 2020 they might have changed all the light standards and painted them brown. He asked if that was accurate.

Mr. Adams stated that he didn't believe they were green, but he was not sure when that happened.

City Planner Markley stated that he wanted to make sure that all of them would be the bronze or brown color and not green.

The Chairman stated that the Board had a broad statement where they said there would no more green on the building.

A motion was made by Building Official Gero, seconded by City Engineer Ramm to approve the remodel of the existing restaurant and updated signage, subject to the plywood being covered with metal and painted to match the rest of the roof lines and awnings, the repairs on the overhangs through the drive-thru areas, and the building being cleaned up with water marks.

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**ROLL CALL: Yeas: Casini, Gero, Ramm
Nays: None
MOTION CARRIED**

5503 Eastview Drive Joe & Nicolina Mancino –Don Mandot was in attendance on behalf of the homeowners.

Chairman Casini stated that the plans were hard to read. He stated that there were no dimensions on the drawings. He stated that there were no sizes of windows. He stated that there was no identification of material. He stated that he was having a hard time reading the drawings.

Mr. Mandot stated that he understood. He stated that those were all hand drawn by him.

The Chairman stated that he didn't see any problem with the addition, but to really understand it they need drawings that they could reflect all the particular items.

Mr. Mandot stated that he understood.

The Chairman stated that generally speaking he did not have a problem with the addition at all. He stated that there were some big openings that they were opening up to the existing building. There were some structural supports that need to be taken into consideration.

Mr. Mandot stated that he had the lumber yard calculating all of that. He stated that they have it all figured out for him.

Building Official Gero stated that those details would need to be one the construction drawings.

Mr. Mandot agreed.

Chairman Casini stated that he believes Mr. Mandot should take it back. He stated that there was also a window in front of the range on the floor plan.

Mr. Mandot stated that originally the homeowner had requested that, but they have since removed that.

The Chairman stated that they don't want a window over the range.

Building Official Gero suggested that Mr. Mandot should get the drawings queued up with the dimensions from the lumber yard. He stated that they will also need to have materials that they will be using and how they would match up with the existing house, whether they would provide those in photographs or pictures, samples, whatever it might be. He stated that they will need that information also.

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Mr. Mandot stated that his intention was to make it look like there was no addition; so all the materials that were currently used on the home will be matched. He stated that it was recently sided, so he will be using the same manufacturer and products that were used on the house when it was re-sided.

Building Official Gero stated that was great, the Board just needs to have that for the file that those were the materials they were going to use, the colors and those types of things.

Mr. Mandot stated that he understood.

Building Official Gero stated that the Board would table the matter. He was going to make a motion to table the matter now subject to getting the drawings resubmitted, and then the Board will get it taken care of after that then.

Mr. Mandot stated that it sounded good.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to table the matter.

**ROLL CALL: Yeas: Casini, Gero, Ramm
 Nays: None
 MOTION CARRIED**

6224 Ranchview Drive Paul & Terri Hudak – Architect Tom Paul and homeowner Paul Hudak were both in attendance.

Chairman Casini asked if they were going to have a permanent drive going back to the garage.

Mr. Hudak stated that as of right now there were no plans for a drive to go back.

Chairman Casini asked if there were any zoning problems.

Building Official Gero stated that they had already gotten their variance approvals.

The Chairman asked about the material that would be used, and if it would match the existing house.

Mr. Hudak stated that it would.

Chairman Casini asked if the vinyl would also match the house.

Mr. Hudak stated that their house was brick.

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Chairman Casini stated that it looked very nice.

Building Official Gero stated that the plans that were submitted were not the original plans that were submitted to the Board of Zoning Appeals. He stated that there was a different size structure which would be 17' x 35'.

Mr. Paul stated that it did get reduced in size. He stated that they actually pulled it off the property line a little bit more than what was approved at the Board of Zoning Appeals as well.

Building Official Gero asked if it was the rear property line or the side property line. He stated that it looked like the side was changed.

Mr. Hudak stated that the variance was for, they went for the maximum variance; and the variance was to be 5 feet away from the side line. They pushed that back, and the building will now be sitting 10 feet away from the side line, and it was increased from the back line because the City had a 10 foot sewer easement on that side.

Building Official Gero stated that part of the Board of Zoning Appeals approval was that the City Planner would work with them for a landscape plan along the rear of the structure.

City Planner Markley stated that was the first he heard of it, so he will have to get caught up to speed on that.

Building Official Gero stated that he would send the Minutes from the meeting.

City Planner Markley asked if they were talking about the rear property line being an issue or the side.

Building Official Gero stated that it was the rear property line.

He stated that as far as the structure, he didn't have any other questions on the structure.

Chairman Casini stated that the only other question he had was that there was a footing that 8 inches of it would stick into the garage, and he wasn't sure if they would like that or not. He would go a little deeper with the foundation below grade. He was not sure what was permissible by code.

Several people began speaking at once.

Chairman Casini asked if there were any other questions.

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Building Official Gero asked City Engineer Ramm if he had anything else that would need to be added.

City Engineer Ramm stated that he thought they were in good shape. He stated just to clarify, there were no interior floor drains inside of the garage.

Both the homeowner and architect replied no.

City Engineer Ramm stated that there was plenty of drainage around the adjacent property lines, so there was no concern whatsoever on drainage.

Building Official Gero asked if the gutter system would tie into the rear drain.

Mr. Hudak stated that was the plan to tie in the south side gutter system into the drainage system in the back. He stated that the north side, they will try to accommodate that; but they might have to go into the new French drain in the middle of the yard to connect into the sewer line on the side. He stated that they will play with that. They have not decided that yet, but both the north and south side drain system can be connected to the drain on the south side of the property.

Building Official Gero asked City Engineer Ramm if he was good with that.

City Engineer Ramm stated that he was.

Building Official Gero asked Mr. Hudak if he was running power out to the structure.

Mr. Hudak stated that there was existing power right there where the shed was. He had an existing shed back there that will be removed. The power will be taken to the new shed.

Building Official Gero stated that he had nothing else.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the detached garage and covered patio.

**ROLL CALL: Yeas: Casini, Gero, Ramm
 Nays: None
 MOTION CARRIED**

6975 South Great Oaks Parkway, PPN 563-01-108, Sublot 173, Pulte Homes - Gabe Kirksey was in attendance on behalf of Pulte Homes.

Chairman Casini asked if the gable was on the same plane as the rest of the elevation on the submitted home.

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Mr. Kirksey stated that he mirrored what they did on some of the other lots.

The Chairman asked if it could be bumped out 8 inches or a foot.

Mr. Kirksey stated that he did what the Chairman asked for because this is what they have done under similar circumstances.

The Chairman stated that he understood that. He stated that it was not the place to put it because it wouldn't be able to be seen anyways.

Mr. Kirksey stated that he did what the Chairman asked him to.

The Chairman stated that he should continue that also. He stated that it was on the cul-de-sac where you couldn't see the elevation at all.

Mr. Kirksey stated that if he stated he would do something, he needs to follow through.

The Chairman asked how many more did Mr. Kirksey have.

Mr. Kirksey stated that they were working on the three more for the meeting in two or four weeks; so they will be back.

The Chairman asked how many more of this one will they have.

Mr. Kirksey stated that he was not sure off the top of his head. He has to say that they were less than ten houses there.

The Chairman asked if Mr. Kirksey could break it; he doesn't care if it was four or eight inches.

Several people began speaking at once again.

The Chairman stated that the second thing was the elevation was so big. He asked if Mr. Kirksey could break it apart a little bit.

Mr. Kirksey stated that those were the elevations that they were working with since the beginning.

The Chairman stated that the left elevation was so huge. He would like Mr. Kirksey to run a board across there or something to break it up or plant an 18 foot tree right there.

He stated that those were his comments. He stated that the next time Mr. Kirksey should see if he could break it when he submits it.

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City Planner Markley asked the Chairman what elevation was he talking about. He stated that he was confused where he was at.

Chairman Casini stated that it was the left elevation. He stated that there was really a tall roof there.

Mr. Kirksey stated that if they were thinking the gable wasn't a good fit, did the Chairman want him to take the gable off and run band boards on the side to break up the siding plane.

The Chairman stated that might help.

Mr. Kirksey stated that if the gable was not a good fit because of location, they will pull it and run a band board on each side.

The Chairman stated that he wanted Mr. Kirksey to get it built before the Board would look at the other ones.

He stated that his question was that Mr. Kirksey had such volume upstairs in the attic, he asked if they would ever use that for space because there was nothing that would lead up there.

Mr. Kirksey stated that they offer a loft, a second floor option on the home; and the customer just chose not to select that on this one.

Chairman Casini stated that it was an easy fix because the stairs were going down, and they could go back up. He stated that the reason that he was asking that he might want to consider some dormers; he asked if the house was sold.

Mr. Kirksey stated that it was sold.

The Chairman stated that he was thinking of some dormers up above there, but he doesn't think they would look good up there. He stated that he thought the high roof was probably the best bet. He would like to see Mr. Kirksey put a heavier looking sill on the front elevation to make it read. He stated that the mullions read very well.

He asked what was the material of the window.

Mr. Kirksey stated that it was a shingled roof.

The Chairman stated that it was not a bay window because it didn't go down.

Mr. Kirksey stated that it would protrude a little bit with the trim.

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Chairman Casini asked if there was a consideration to make the sill a little thicker. He stated that it looked like two or three inches, and maybe a four inch sill up there would look a little better and a little heavier.

Mr. Kirksey stated that they could do a limestone sill instead of putting trim there. That was what was showing there, it was depicting a limestone sill.

The Chairman stated that there was a nice balance with the elevation. He stated that he had no other questions.

Building Official Gero stated that he didn't have any questions on this one.

The Secretary stated that she had a comment from someone who was an attendee at the meeting, Christine Gesicki. She would like to comment that South Great Oaks and Pine Ridge were 18 homes, each was unique and none were similar. The Pulte area were 13 homes that were beginning to look very the same, much like Hawthorn Trace in which all the homes look alike. Is Pulte complying with the look alike ordinance?

Building Official Gero stated that Pulte was complying with the look alike ordinance. The look alike ordinance refers to 7 specific items that homes there must be a difference in, and they are complying with that. The Board checks each home for look alike specifications on the homes. That was the answer.

Chairman Casini stated that the color scheme for the submitted looked good.

Mr. Kirksey stated that they were doing a Flagstone gray siding. The stone will be the Breakwater Ledge Stone which was a lighter gray with some light browns mixed in. Then looking at comp homes, they were comparing a ranch home to a colonial two-story elevation. He stated that the first comp home didn't feature any stone but was all brick. He stated that the second comp home was a mix of brick and stone. There was totally different architecture. He stated that they were taking a light gray siding against a brown and Storm bluish gray siding. The stone there was black compared to the light gray on the subject home. Then they have a light brown brick on the house.

Mr. Kirksey stated that as they do every meeting, they kind of prove their similarities to the criteria. He stated that some homes have more comp homes than others. This one being in the rear cul-de-sac only has two homes. There were two more in the cul-de-sac that will be on the next meeting, and they will compare those to the other homes.

Chairman Casini stated that he had one other thought. He stated that if it was home, and not that what Mr. Kirksey presented was not approvable; but where the window frame comes in and ties into the studs, there was such a thin line along the sides, sometimes they put another piece of

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wood or vinyl to give it a wider appearance on the jams than the thin look on it which would push the masonry back two or three inches.

Mr. Kirksey stated that they try to stay away from doing the trim in stone. They think it looks a lot cleaner. He stated that they do use bond break. They use an easy bead. He stated that they will run that easy bead up to the window sill with a drainage channel over top and then stone up to that easy bead. They will have a bond break there, but it would look a little cleaner.

The Chairman stated that the top and bottom were okay, the sides look a little thin to him. He stated that it looked good, so Mr. Kirksey could forget what he said.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the new dwelling, subject to plan review and approval of the site plan by the City Engineer.

**ROLL CALL: Yeas: Casini, Gero, Ramm
 Nays: None
 MOTION CARRIED**

There being no further business, the Architectural Board of Review virtual meeting of May 6, 2021 was adjourned at 3:54 p.m.

Chairman Norm Casini

**Debi Beal, Secretary,
Unapproved at Time of Release 05/10/21**