

Minutes of a Meeting of
ARCHITECTURAL BOARD OF REVIEW
held July 8, 2015

Members present: Mark Chernisky
Greg Ernst
Kevin Krol
Paul Vincent

Absent: Tom Sedlak

Also Present: Thomas Skliros, Chris Blue, architect for Panorama Restaurant, Clint Keener, Superintendent of Schools, Bay Village City School District.

Chairman Ernst called the meeting to order at 7:30 p.m.

Mr. Ernst called for approval of the minutes of the meeting of the Architectural Board of Review held April 8, 2015. **Motion** by Chernisky, second by Vincent, to approve the minutes of April 8, 2015 as prepared and distributed.

Motion carried 4-0.

**Review of Modifications made to:
Panorama Restaurant
583 Dover Center Road**

Mr. Ernst advised that it was decided to recall the owner of the Panorama Restaurant to the Architectural Board of Review because there were modifications made to the design that had not been reviewed or approved by the Architectural Board of Review.

Mr. Chris Blue, architect for the project, stated that after power-washing the front of the building the grout on the brick began to fall apart, which is what led to the decision to put the stone on the front of the building.

Mr. Chernisky stated that the approval of the Architectural Board of Review called for the brick on the building to be sand-blasted. Mr. Skliros stated that they sand-blasted the driveway side and part of the front of the building. Unfortunately, pieces were coming out of the front of the building.

Mr. Chernisky stated that the issue he has with the stone is that the water table cap should go right underneath the window.

Mr. Ernst asked if there will be landscaping in front of the building. Mr. Skliros stated that it will be landscaped with evergreens.

July 8, 2015

Mr. Ernst stated that he would like individual awnings over the windows. Mr. Chernisky expressed his hope that the air vents be improved aesthetically.

Mr. Chernisky stated that cutting the windows on the north side added character to the building. He would like to see if the telephone wire could be removed, or take the wire and put it on the parapet. Mr. Ernst recommended aluminum stamped panels available at Home Depot for the vents. Mr. Skliros stated that he will make a frame for the vents.

Mr. Chernisky noted that the awnings on the north side were approved by the Planning Commission. The Architectural Board of Review had requested an opportunity to review the proposed awnings. Mr. Ernst read the list of items that the Architectural Board of Review had requested be submitted for final review as a condition of approval:

From the Architectural Board of Review Minutes of October 8, 2014:

“Motion by Sedlak, second by Chernisky to approve the landscaping, window and door sizes and placements submitted by Candrea Properties for the proposed restaurant at 583 Dover Center Road, but require additional submittals for the following items:

- Awning Profile
- Sample of Awning Color
- Paint Color
- Final Decision on Metal Color
- Catalog Cut for Sconces
- Catalog Cut for Gooseneck lighting
- Information regarding roof top screening including material and color.

**Vote resulted: Yeas – Chernisky, Ernst, Krol, Sedlak, Vincent.
Nays – None”**

Mr. Chernisky asked if these items were approved by the Building Department as part of the plans review process. Mr. Blue stated that he believed these items were included in the approval by the Planning Commission.

Review of the roof top screening followed. The material is clear-coated cedar. The vertical pickets will be cut down to be equal to the top of the unit, and painted to match the building.

The pipe on the gas meter in the front of the building will be painted.

July 8, 2015

The front windows were not widened, as originally intended. The Bay window was removed.

Mr. Vincent stated that he thinks the building has been improved. Unfortunately, the Architectural Board of Review had to recall Mr. Skliros and Mr. Blue because of the modifications to the approved design that was made. It is planned to open the restaurant in approximately thirty days. The Building Department will be advised of the discussions this evening for follow-up.

Motion by Chernisky, second by Vincent, to approve the changes made to the Panorama Restaurant building, with the following caveats:

- 1) Stone sill is to be added under the front windows;
- 2) Old lights will be removed from the parapet on the north and west walls;
- 3) The four vent covers will be replaced on the north wall to something that fits inside the openings;
- 4) The north wall will be repainted with a final coat;
- 5) The phone lines will be moved to the top of the parapet wall so they are not seen on that façade;
- 6) The roof top equipment screen will be cut down to the top of the unit and painted the same color as the north wall color;
- 7) The gas meter pipe will be painted to match the brick as close as possible.

Roll Call Vote: Yeas – Chernisky, Ernst, Krol, Vincent

Nays – None.

Motion carried 4-0.

Bay Village Board of Education

377 Dover Center Road

Activity and Event Sign at Bay High School- Preliminary Review

Clint Keener, Superintendent of Schools, Bay Village City School District, advised that they have proposed an electronic digital sign to replace the V-shaped, two panel activity sign at the Bay High School, 29230 Wolf Road. John Faile, a graduate of Bay High School, has volunteered as a representative of the Alumni Foundation, and prepared an architectural drawing for the monument portion of the sign. The Alumni Foundation will pay for that portion of the sign. The drawings for the monument portion of the sign indicate stone construction with brick to match the building as closely as possible. The drawing indicates an illumination of the Bay High School panel at the top of the sign, a feature which the School Board has decided that they do not wish to include.

July 8, 2015

Mr. Chernisky commented that the proposed sign resembles the design of the Bay Village Police Station and Fire Station signs.

The material for the Bay High School panel is blue metal with white letters. Mr. Chernisky suggested a white background with blue letters.

Mr. Ernst suggested placing the school insignia on the stone portion of the sign.

Mr. Ernst questioned the placement of the sign, and the fact that it is one sided. Mr. Keener advised that the sign will be tipped toward the northeast. Mr. Chernisky asked if there has been discussion with the neighbors across the street, noting that the electronic message panel is similar to those at the Bay Village City Hall and the Board of Education building. Mr. Keener noted that the ordinance requirements for the electronic sign are that it is not permitted to flash or blink, or use animation. They are permitted to have it scroll in and fade in and out. Mr. Ernst agreed that it would be a good gesture to discuss the sign with the neighboring property owners. Mr. Keener noted that the sign does shut off at 10 p.m.

Mr. Ernst stated that he feels that the inset panel of the sign needs to break the horizontal plane. Mr. Chernisky reiterated the need to move the school insignia to the stone. Mr. Ernst agreed that a white panel with Bay High School blue lettering would be preferable.

Mr. Chernisky asked if visibility of the sign when driving east is an issue. Mr. Krol noted that there are trees as you approach from the west. Cars going by are not catching the message very well. Mr. Ernst questioned whether there would be any advantage to pushing it back further into the property so that people pulling into the drive get more chance to see the sign. Mr. Keener will have the distance measured, and noted that it is planned for more than half way into the property. He commented that if it is placed too far back it will not be seen from the road. They would like to maintain some street presence to identify the school. Mr. Krol commented that he feels the location of the sign is fine with the possibility of tweaking the angle.

Mr. Chernisky asked if there could be a mock-up of the sign location with stakes placed in the ground for the Board to review. Mr. Keener will arrange for the stakes, and take photographs with plywood inserted to where the sign would be placed for review by the Board. Mr. Ernst asked that the Board members be notified by email when the mock-up is prepared so they can drive by to view it. Mr. Chernisky stated his concern is that it will be seen driving from both the east and west directions. Mr. Keener noted that they do not want a two-sided sign.

Mr. Keener asked that the review of the proposed activity sign be tabled until they can prepare further details for review by the Board.

July 8, 2015

**Review of Modifications made to:
Panorama Restaurant
583 Dover Center Road**

(Continued from previous discussion)

Mr. Chernisky referred to the minutes of the Planning Commission of December 4, stating:

“Mr. Cheatham commented that all requirements of the Architectural Board of Review on October 8, 2014 have been met, including screening on the top of the building.”

Mr. Chernisky noted that the Architectural Board of Review had asked Panorama to return for further review, in accordance with the following motion from the meeting of October 8, 2014:

Motion by Sedlak, second by Chernisky to approve the landscaping, window and door sizes and placements submitted by Candrea Properties for the proposed restaurant at 583 Dover Center Road, but require additional submittals for the following items:

- Awning Profile
- Sample of Awning Color
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**Vote resulted: Yeas – Chernisky, Ernst, Krol, Sedlak, Vincent.
Nays – None**

Motion passed 5-0.”

Mr. Ernst noted that nothing came to the Architectural Board after this time, and it will be necessary to discuss this further with Mr. Cheatham.

There being no further business to discuss, the meeting adjourned at 8:30 p.m.

Greg Ernst, Chairman

Joan Kemper, Secretary