

Minutes of a Special Meeting of

ARCHITECTURAL BOARD OF REVIEW

held January 25, 2012

Members present: Gregory Ernst, Chairman
Mark Chernisky
Tom Sedlak
David L. Tadych (Council Representative for 2012 and 2013)

Also Present: Doug Milburn, Building Official, City of Bay Village
Clint Keener, Superintendent of Bay Village Schools
Daryl Stumph, Superintendent of Building Operations – Bay Schools
Bruce Geiselman, Sun News

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 December 14, 2011. **Motion** by Chernisky, second by Sedlak, to approve the minutes as prepared and distributed. **Roll Call Vote:** Yeas – Ernst, Chernisky, Sedlak. Nays – None. Abstained – Tadych. **Motion carried 3-0.**

Bay Village Board of Education
Installation of Modular Classrooms – Normandy School
26920 Normandy Road

Mr. Clint Keener, Superintendent of Schools, Bay Village City School District, and Mr. Daryl Stumph, Superintendent of Building Operations, reviewed the plans for installation of the modular units at the Normandy School. The proposal is an extension on the existing building and will actually butt up against the building on the west side. There are four classrooms with a hallway in the center to access the classrooms and from the hallway there is also a teacher restroom, janitor area, and two student restrooms. It is likely that Kindergarteners will not be housed in the modular units because the Kindergarten children need a restroom in their classroom. The principal will be given the flexibility to determine which grades will use the modular units.

Through this project, the schools are able to offer all-day Kindergarten classes to children whose parents are willing to pay the required tuition. The all-day Kindergarten program was the impetus to move ahead with additional classroom space. The building is fully occupied at this time, and there is a very substantial need for additional classroom space.

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The building created by the modular units will be all-electric with heating and air conditioning. The necessary power is within 40 feet of the building. The exterior of the building will have a thin brick façade from the bottom of the base to the windowsill. They are considering a thin brick with shades to match the existing building. A sample of the full brick was displayed, which is the same as the thin brick. From the windowsill up to the roof line there will be Hardi Board paneling, stained a brown color. When the project goes out to bid, the contractor will be required to provide matching bricks to the existing school. A large drawing was displayed showing a decorative metal mansard at the top of the unit. This mansard is generally used on a building that has paneling for the entire surface of the building. The mansard will be eliminated due to the thin brick installation below the windows. There will be an aluminum cap on the top of the unit. A foundation will be constructed for the units and a ramp will be included for the ten to twelve inch slope of the ground. The architect will be asked whether there should be steps in addition to the ramp so that the majority of the students can exit straight out of the building. The walkway will be tied into the existing sidewalk from the K.T. Allen Building and back around the building. One side of the building will have four air conditioning units and the other side will have metal, dark brown windows.

Mr. Sedlak asked if the trim cap at the roof edge comes pre-finished from the factory. Mr. Keener stated none of the exterior is on the unit when it comes from the factory. Originally the proposal was not to include any brick, but the Planning Commission had asked to have the brick facing to the windows. Because of the brick, the wide mansard will be removed and the aluminum cap placed on the roof.

Mr. Ernst stated that none of this addition will be able to be seen from the road. He noted that the initial proposal to the Planning Commission was without brick. Discussion followed concerning how long the addition will be at the Normandy School, and Mr. Keener noted that it will be there as long as it can be well maintained. Even if another addition is done on the other end of the building, this will allow a smaller addition. They do not expect enrollment to explode. There are three large groups of classes now, which is why the school is crowded. The modular addition will provide space flexibility.

Mr. Stumph stated that they will do an EPDM Rubber roof. Mr. Stumph is looking at a couple of options because he has tried for the district to get away from the black roof because of the heat factor. Mr. Sedlak advised that there is a white TPO roofing system available. Mr. Keener noted that these units typically come outfitted for the insulation for the EPDM rubber roof which is a twenty year material with a seven to eight year warranty. The plan is to slope the roof basically to the field and there is a drain in the field that has the capacity to pull the water. The current blacktop will come out and a smaller black top will be installed off of the new building. The blacktop will be drained back to the existing drain. The plumbing will be tied in at the third classroom off the crawl space.

Mr. Chernisky asked if there will be access to get in underneath the units. Mr. Keener stated that there will be no access because the foundation will be enclosed. The architect will be asked about access in the event of a need to get to the fixtures. The four units will be brought in from the K.T. Allen Building side.

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Mr. Keener stated that the addition will be screened from view. One side is all commercial property, most of the residential neighbors have wooden fences, and the addition is not very visible. They did not feel it unreasonable to ask to do Hardi Board paneling. The architect has advised that the Hardi Board could only be damaged if the Hardi Board is chipped by a rock flying from a lawn mower. The brick does provide a more durable surface, but if the Hardi Board is broken replacement panels can be installed.

Mr. Chernisky suggested the alternative of using shrubbery in place of the brick.

Mr. Keener stated that whether the brick is required or not, it will be included as an alternate bid to see the real cost difference. The School Board members would like to be advised of that difference.

Mr. Ernst stated that the brick will make the building seem more permanent. Mr. Ernst stated that he does not mind the detailing because there is a break from the existing school. If it was running flush, he would be very opposed to trying to match. Mr. Ernst stated that he would want attention paid to the detailing as far as following the dark brown color of the metal on the existing school. This would apply to the windows, the roof trim, and the aluminum roof cap.

Mr. Keener stated that the downspouts will shoot out of the one end because the water is going to be collected on the roof. The roof will slope toward the west. Mr. Sedlak asked if there are photographs of the existing school to see how the addition integrates to that building.

Proposed buffering was reviewed. Mr. Tadych asked if the moisture in the area will allow the trees to grow. Mr. Keener stated that Arborvitae will be used and will not be affected by the moisture.

Mr. Chernisky stated that with the screening to be provided he does not see the brick as being necessary. Mr. Ernst stated that an additional horizontal line is being added and nowhere else on the site is a wainscot of any type, brick or otherwise. It would make more sense to have the Hardi Board the whole distance or brick all the way up, which Mr. Keener noted would be quite expensive. None of the addition will be seen from Normandy Rd. The only place from which it will be visible is from the last three parking spaces behind the K.T. Allen Building.

Mr. Milburn asked that the Board remember that the land use could change. The house and building on Dover Center could go away, and there is actually something in the works along that line presently. Buffering is only required to residential areas and everything along Dover Center is commercially zoned. Mr. Keener stated that he would rather plant buffering along the residential side of Dover Center Road even though it is zoned commercial and not required.

Mr. Ernst discussed the Hardi Board system and asked about the method of installation. Mr. Stumph stated that the panels come in 4' x 8' dimensions and every installation he has seen the seam has not stood over. Mr. Keener stated he has seen them with a caulk seam and in the way described by Mr. Ernst. There has to be weatherproofing of some sort.

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Discussion followed concerning the roof. Mr. Ernst stated that he would like to see the roof match the existing roof and would like to see it follow the slope. Mr. Keener stated that when they put the insulation down it tapers to one end.

The project will return to the Planning Commission on February 1 and it is hoped to be put out to bid the same week. Foundation drawings will be submitted for engineering review and the other drawings will follow. It is hoped to do the foundation work this spring and receive the units for installation in the summer.

Mr. Sedlak proposed that whatever the height of the overhang is the buildings be banded with a brown fascia all the way around and then go Hardi Board all the way to the ground. Mr. Sedlak stated that it would be nice to have brick at the ground. Mr. Chernisky suggested three courses of face brick. The brick would be underneath the structure of the floor, all the way to the ground, the same as a home.

Mr. Sedlak stated that the justification to doing away with the brick to the windowsill is to eliminate the horizontal line to the windowsill when the rest of the building, from roof line to the ground is all one tone. Mr. Chernisky stated that the color tone of the building should coincide with the existing building, including all the trim. He suggested not using the brick since the units are not visible from the street or the nearby residences.

Mr. Sedlak commented that if a roof is being installed over all four trailers a white TPO roof is available. Mr. Stumph stated that most of these units come as a package. Modifications can be requested. Mr. Keener noted that each of these units has the same height, all the way around the top, and then the architect will specify where to set the framing and the decking for the roof so that it slopes the way it wants it to slope. Or, he is going to have it flat and make up the slope using the slope insulation running to a drain.

Additional review of plans and discussion followed. Mr. Keener left the building to measure the existing windows on the Normandy school building and to determine their exact location in order to assist the board with their determinations. When Mr. Keener returned, he stated that the windows are 12 to 14 inches from the corner on the front and back. They are full panels and run up to underneath the overhang. Window trim is dark brown.

Mr. Keener stated that the photographs of the building show that the end of the building has a false peak built into it. The architect mimicked that slope on the west end of the trailer units. The Normandy roof is flat but the paneling on the end goes up slightly to give it that look. The same look was designed on the west elevation of the trailers. Drainage is still possible on the west because the peak is a façade. The roof line can be below it to collect water and drain over. There will be a low spot with one or two drains. The architect wants to drain at the west end to tie in directly to the storm sewer. The roof drains will be a distance back from the west elevation. This will be shown on the final drawing. Mr. Ernst stated that the existing Normandy building is guttered. Mr. Keener stated that the water would have to run to the gutters. The rubber roof does not mean for the water to spill over the side. Mr. Stumph stated that

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traditionally these are called modified flat roofs. This type of construction does not look like a flat roof.

Motion by Chernisky, second by Sedlak, to approve the application of the Bay Village City School District to install modular units to the Normandy Elementary School, 26920 Normandy Road, with the following details:

- 1) Brick to grade, underneath the structure to the ground, brick to match as close as possible to the existing building;
- 2) Stucco board material to be painted the color of the majority of the brick on the existing building, as close as possible;
- 3) The window color is to be a brown color, to match as close as possible to the existing building;
- 4) The roof fascia metal material to be the color of brown to match as close as possible to the existing building;
- 5) The height of the new units not to exceed the height of the existing building.

Roll Call Vote: Yeas – Chernisky, Ernst, Sedlak, Tadych
Nays – None

Motion carried 4-0.

There being no further business to come before the Board the meeting adjourned at 8:57 p.m.

Gregory Ernst, Chairman

Joan Kemper, Secretary