

Minutes of a Meeting of

ARCHITECTURAL BOARD OF REVIEW

held July 18, 2012

Members present: Gregory Ernst, Chairman
Mark Chernisky
Tom Sedlak
David L. Tadych

Also Present: Doug Milburn, Commercial Projects Coordinator
Dan Galli, Director of Building and Public Service
John O'Neill, Bradley Bay Health Center
Ken Martin, Architect for Bradley Bay Health Center

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 May 9, 2012. **Motion** by Chernisky, second by Tadych, to approve the minutes as prepared and distributed. **Roll Call Vote:** Yeas – Ernst, Chernisky, Sedlak, Tadych. Nays – None. **Motion carried 4-0.**

Bradley Bay Health Center
605 Bradley Road
Expansion of Facilities

Mr. Ken Martin addressed the commission regarding an addition of a memory care unit to Bradley Bay Health Center, along with an expansion of their physical therapy building and an expansion of the visiting area. A new sign is being recommended for the front entry with the purpose to establish a better sense of entry to the site, integrating the entry statement with the visitor center and the assisted living/memory care entry's court yard with available parking.

Mr. Martin reviewed the plans presented to the commission. The same brick, roofing, and window material will be used for the new building. The construction is a repetition of the existing building except for the elevated and enclosed glass structures, with chandeliers above the entries. The purpose is to distinguish an entry that is more visible for visitors to the site and intended to be accessible from the expanded parking lot. Total parking provided is 131 cars in the expanded area in front and in the court yard area. The expanded visitors' center has porches both in the front facing Bradley Road, and porches facing the expanded parking lot. There is

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considerable landscaping indicated to buffer Cambridge Drive, which is to the south of the property. A detention basin is provided close to Bradley Road for storm water management and quality control of the drainage water. The entire parking lot will drain into the detention basin. The highest point of the roof on the addition is 20 feet high; the tower in the front is 10 feet by 10 feet at its base and peaks out at 27 feet. The tower in the rear provides the secondary view to distinguish an entry point.

Mr. Martin explained that memory care is the latest need for more service orientated help for those who have Alzheimer's Disease or severe dementia, which is the reason for the addition. The unit is an internalized, daily activity space where there are activity kiosks, with areas where some of the daily activities that people are most used to doing. In the center access area there is space for exercise, self laundry, workshop, beauty salon, story-telling, office tasks, and dining room spaces where everyone assists, to a minor degree, in the preparation of the food. The idea is to keep the space as light and bright as possible. Outdoor areas are fenced in and enclosed for protection of the residents. Individual rooms are identified by photographs of the resident and contain family reminders. All individual rooms have private bathrooms.

Mr. Ernst asked if all the rooms will have bay windows. Mr. Martin stated that every resident's room has a bay window. The window expands the space and provides more light into the room. The floor does not run out into the bay itself. Mr. Tadych asked about employee parking. Mr. O'Neill stated that the code addresses the number of parking places based on residents and patients. It does not address the issue of employee parking. Most of the nursing home patients do not have cars. Occasionally someone in assisted living will have a vehicle. For the most part, parking is used by the nursing staff. There are 36 resident rooms in the unit. One car parking space is required for every two residents. Based on 36 residents for the memory care unit, 18-car parking is required, and a total of 98 parking spots required for the entire Bradley Bay Health Care facility. There are 80 existing spots and with this additional parking there will be a total of 131 parking spaces, including six handicap spots.

A cupola will be added to the front of the building. The cupola will be vented and topped with a bronze fixture.

Further review of the plans followed. Mr. Chernisky asked if both towers are of identical height. Mr. Martin stated that the tower in the front is 10' x 10' of area space. The tower in the back is 14' x 14', making it taller by three feet.

Mr. Ernst stated that he trusts that the addition will be made to look like the rest of the building. The existing facility fits in with the neighborhood and the addition is not being made too tall for the area.

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Mr. Tadych stated that he has trouble with the tower. Looking at the tower from Bradley Road it seems to jut out over nothing. It appears to be away from the building and looks like a clock tower. Mr. O'Neill stated that in essence the tower is separated from the building. The intention is to draw people's attention to where to enter the building. It is a long building and there is more than one entrance. The tower is designed to draw the first time visitor for entry. Once they are there and find their way to a room they will locate a closer entryway. It is preferred that the first time visitor enter through the tower entry where a receptionist is assigned. The parking that is closest to the tower will be allocated to visitor parking.

Mr. Ernst informed Mr. Tadych that he thinks what Mr. Tadych is reacting to is the tower looks like a hurricane beach house, on stilts and not really grounded. Typically you would see something like this engaged in the roof. Mr. Tadych stated that it looks fine looking from the south to the north; looking east to west it looks like it is away from the building. Mr. Martin explained that Mr. Tadych is looking at an elevation; an elevation is a representation straight on with no distance elements involved. The porch extends out nine feet, comes over and engages the tower. There is another porch on the other side that is extending out and creating a variation of planes across the south elevation. That design is part of trying to integrate from the front of the building to the rear of that front portion of the building, making an entry point that is clear and recognizable.

Mr. Chernisky commented that the tower provides the ability to get people out of the weather immediately. Mr. Ernst suggested that Mr. Tadych might prefer a pitched roof connecting the tower. Mr. O'Neill stated that this would raise the height of the tower.

Mr. Sedlak commented that the elevation does not show any landscaping. He asked if the landscaping grounds the elevation looking from the west. Mr. O'Neill agreed that it would ground the elevation.

The porches will have flat roofs and will be supported by 10 inch diameter columns.

Review of the proposed signage followed.

The plans call for two curved walls at the entrance of the facility with bronze offset letters and indirect lighting within the planter in front with low voltage spot lights shining upward and giving a bit of a shadow cast onto the stucco on the front on the brick. There will be a formal cap along the entire wall. Entry signs will be installed on the towers of a similar bronze color, without lighting.

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Special Projects Coordinator Doug Milburn advised the Architectural Board of Review that the Board of Zoning Appeal on July 5, 2012 granted variances to allow for the two ground signs and entry signs, versus one that is permitted by code.

Motion by Chernisky, second by Sedlak to approve the drawings submitted for the Bradley Bay Health Center at 605 Bradley Road for an addition to the health center, per the plans submitted, including the signage as submitted.

Roll Call Vote: Yeas – Ernst, Chernisky, Sedlak, Tadych. Nays – None. **Motion carried 4-0.**

Mrs. Fink asked about the kitchen in the memory unit. Mr. O’Neill stated that the memory unit kitchen is a serving kitchen and food will be prepared in the existing Bradley Bay Health Center facility main kitchen. Mrs. Fink asked if that kitchen is large enough to handle an additional 36 residents. Mr. O’Neill stated that a walk-in cooler will be situated on the outside of the building, and the walk-in cooler that is currently in the kitchen taken out to create more space in the kitchen. The kitchen is air-conditioned.

There being no further business to come before the Board the meeting adjourned at 8:20 p.m.

Gregory Ernst, Chairman

Joan Kemper, Secretary