

Minutes of a Meeting of

ARCHITECTURAL BOARD OF REVIEW

held June 12, 2013

Members present: Gregory Ernst, Chairman
Mark Chernisky
Councilman Dave Tadych

Absent: Tom Sedlak

Also Present: James Malik and Bob Zarzycki, Architects for St. Raphael's Church
Kris McGivney, Reed McGivney, St. Raphael's Catholic Church

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 10, 2013. **Motion** by Chernisky, second by Tadych, to approve the minutes as prepared and distributed. **Roll Call Vote:** Yeas – Chernisky, Ernst, Tadych. Nays – None. **Motion carried 3-0.**

St. Raphael's Catholic Church

525 Dover Center Road

Bay Village, Ohio

Phase II of Expansion – Worship Space and Community Room

Mr. Malik referred to a letter dated May 21, 2013 sent to the Architectural Board of Review, stating that they are about to embark on Phase Two of their Master Plan, replacing the existing St. Raphael's Catholic Church with a new church and community room. The worship area will seat approximately 1100 people, and a choir of 100, totaling 1200 people. The over-all character of the church is maintaining the traditional appearance, although much larger. It has been broken down into segments. The church resembles the size and shape of the existing church. The theme mark of pointed arches will be continued throughout the complex. A tower is proposed in proportion with the existing size of the church, to maintain the reverent peak. The height of the church inside will now be lower than it was originally. The original church is 44 feet tall; the new church will be 35 feet tall. Phase Two involves the demolition of the existing church which carries an 11-1/2/12 pitch and replace it with a more modest pitch, around 4/12. The same type of architectural feel, with Tudor arches and elements have been retained in the design of the new church. There will be two bays on either side of the front. One bay will be the chapel, with

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flexible seating and kneelers for 70 to 80 people. The other bay will be used for the sanctuary and choir. The front of the church rises up sharply in the back with a skylight on the back. It is more steeple-shaped than the existing church. It is set back another 8 feet from where the façade currently exists. A variance has been received for the height. Adding transits have helped to lower the space on the inside, shortening the span so that it would not be necessary to go higher. They will be using materials that are identical to the existing church. The inset of the arch in the front of the church will be granite. The outset will be the brick trim. It will be a non-polished finish for the majority of the arch. In the center a cross will be created with polished granite of the same color. A panel will be used to eliminate the amount of weight on the back area where the equipment will be installed on the roof. The roof will be pitched and will have a well for the equipment. A stone base will be used similar to the stone that is used in the existing banding of the parish activity center. The brick will match the brick used in Phase 1; the shingles and window trim will be the same used in Phase 1. Existing stained glass windows will be used and will fill every opening in the church. The black in-fill next to the stained glass windows in the existing church will not be necessary in the new church. The openings in the new church will be made to work with the windows. There will be no slope to the floor of the worship space.

The house on the corner that has been acquired and former rectory on the church grounds will be demolished in the next few months. The entire corner will be landscaped to provide a more gracious entrance. The existing drainage system will be used but the landscaped area will include a rock formation for water retention.

The new entrance will allow the accommodation of more traffic flow into the site, and will provide handicap parking adjacent to a very primary entrance. It has also allowed for the inclusion of a canopy for dropping off members of the congregation and visitors during inclement weather. There will be two lanes of traffic, with one lane able to bypass the drop-off area. When there are funerals, it will allow the funeral procession to proceed more efficiently with the hearse going through the canopied area.

Review of plans and discussion followed. Mr. Ernst commented that he definitely appreciates the sensitivity to the existing conditions. There is no issue with any of the materials to be used. He noted that when he first reviewed the plans he was shocked that there was no access off of Dover Center, but understands that everything has been turned around 180 degrees. To turn it any other way doesn't work for the campus of the church. Mr. Ernst stated that he hoped that the main arch in the middle would be something more than granite, but understands the explanation for that. The way it has been dealt with has been good, given that there is a lot of function going on beyond it.

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Mr. Malik noted that the Rose Window above the granite cross will be stained glass. What they would like to do is illuminate that space and make it a stained glass light box window, giving it more emphasis at night.

Mr. Tadych commented that he is a member of St. Raphael's Church but believes he can vote for this project.

Motion by Chernisky, second by Tadych, to approve the plans as presented for Phase 2 Expansion of St. Raphael's Catholic Church, 525 Dover Center Road, per the drawings and material board submitted. **Roll Call Vote: Yeas – Ernst, Chernisky, Tadych. Nays – None.**

Motion passed 3-0.

**CVS Pharmacy
675 Dover Center Road
Installation of Four (4) Interior Window Graphics**

Mr. John Cheatham, Chief Building Official advised that he has been informed by the representative of CVS Pharmacy, that these window graphic signs are commonly installed at CVS stores throughout the country. The graphics are applied to the inside of the windows, and will be applied to four of the eleven windows, marked Windows 8 through 11 on the plans presented.

Motion by Chernisky, second by Tadych, to approve the plans of CVS Pharmacy to install window graphics at their business located at 675 Dover Center Road, per drawings submitted. **Roll Call Vote: Yeas – Ernst, Chernisky, Tadych. Nays – None.**

Motion passed 3-0.

Mr. John Cheatham, Chief Building Official, informed the Board that plans for a proposed new restaurant at 27115 East Oviatt, have been referred to the Architectural Board of Review. The applicant asked for a delay in presenting his plans to the Board. Mr. Cheatham will keep the Board posted.

There being no further business to discuss, the meeting adjourned at 7:45 p.m.

Greg Ernst, Chairman

Joan Kemper, Secretary

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