

Minutes of a Meeting of  
ARCHITECTURAL BOARD OF REVIEW  
Held July 27, 2016

Members present: Mark Chernisky  
Greg Ernst  
Kevin Krol  
Tom Sedlak  
Paul Vincent

Also present: Jeff Grassi, Chief Building Official of SAFEbuilt, Inc., Lenny Strnad, Vivid Jewelers and Design, Councilman Marty Mace, Councilman David L. Tadych, Planning Commission Member Warren Remein, Architect for the Vivid Jewelers Project David Maddux, Resident Dave Semler, 26764 Russell, Resident Richard Fink, Wolf Road.

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 July 13, 2016. **Motion** by Chernisky, second by Sedlak, to approve the minutes of July 13, 2016 as prepared and distributed.

**Roll Call Vote: Yeas – Chernisky, Ernst, Krol**  
**Nays – None.**  
**Abstained – Sedlak, Vincent**

**Motion carried 3-0 and 2 abstentions.**

**Jeffrey Strnad**  
**Leonard J. Strnad**  
**27205 Wolf Road**  
**Bay Village, OH 44140**

**Project:**

**Remodel and addition of 628 square feet to existing building (Service Station)**  
**Current use of Service Station to be converted to retail use, consistent with current**  
**Retail Business District Zoning.**

Mr. Leonard Strnad owner of Vivid Jewelers, 27217 Wolf Road, was present to review his plans to purchase the property at 27205 Wolf Road (Burns Automotive) and convert it to be the new home of Vivid Jewelers. Jeffrey Strnad, Leonard's brother, is Leonard's partner in purchasing the Burns Automotive property. They have entered into an agreement which is now in escrow with transfer expected around September 1, 2016.

Mr. James Lekan is the contractor who will be overseeing the project. The integrity of the building will be maintained, but additions will be made for the space to be utilized for their

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purpose. An initial set of plans went to the Planning Commission on July 6, 2016. The Planning Commission asked for some changes to the original design. Originally, there was a proposal of about \$90,000 worth of improvements. With the recommendation of the Planning Commission, that was increased to \$110,000 and the recommendation was to do a more park-like green setting in front of the store and relocate some of the parking facilities to the rear of the building to follow the landscape and cohesion of the corner and create an urban-rural feeling.

Parking spots are being mapped out in an effort to reach the 1 space per 100 feet of floor area requirement of Codified Ordinance 1191.02. The parking lot is now moved to the rear of the building. The new wing will be moved forward. Moving the parking lot will address the difficulty to get in and out of the front parking, and concerns for the safety of the school and pedestrian traffic that goes past the building. The anticipated goal for completion is March 1, 2017.

Samples of exterior renovations were shown to the Architectural Board of Review. The Strnad's would like to go with a light painted brick façade. Either copper or penny colored steel awnings will be used in the vestibule. A black onyx, Owens-Corning roofing, a dimensional shingle, will be used. The gutters, trim and windows will be black. There are some details on the existing building that require a Hardy backer board, lap style for both the front and rear entry ways. The front entrance would be noted as the entryway off of Wolf Road.

The building style will be Williamsburg/Pennsylvania/Philadelphia. Signage will be the same or similar to the existing Vivid Jewelers signage which was approved in the past by the Architectural Board of Review.

Mr. Ernst asked if the Planning Commission expressed any comments or suggestions to fill out the corner of Dover Center and Wolf Road with the front of the building. Mr. Strnad stated that originally the wing to the left side was pushed back to the face. That was changed to the current plan to move that wing forward.

Mr. Chernisky asked if the entryway on the north is the primary entranceway. Mr. Strnad said that in the beginning it was one of the primary entries. Now it will be an entryway with additional parking at City Hall so that if someone were coming from that area it would be the primary entryway for those folks as well as mall visitors. A security system requiring visitors to be buzzed in is included.

The rear of the building is the site of another entryway with the rear vestibule and double-doors with the necessity of being buzzed in the second set of doors. With two entryways it is necessary to have the vestibule. With the former design of a linear effect, the vestibule was mirrored from the south side of the building. With some of the changes it made more sense to L-shape the building out with better flow and showcase the door area with nice visibility from the street. The handicap parking space will be beyond the portico and next to the portico will be the area to exit the vehicle using the handicap parking spot.

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Architect and Planning Commission Member Dave Maddux stated that Jeffrey Strnad, Leonard's brother, is an architect in California. He has handled the preliminary design, concepts and sketches. Mr. Maddux will be pulling the ideas together and making it buildable.

Mr. Ernst asked Mr. Maddux if the garage doors on the existing building will be pulled out, bricked in, and a window installed. Mr. Maddux stated that the garage doors will be pulled out as Mr. Ernst suggested. On the east side of the building they will be pulling out two bathroom doors, blocking that in, and pulling out the front door and two other windows, reblocking that and refixing new windows in those three locations. They will move where the first garage door is towards the west and install another singular window. The second structure will have to be disassembled and built around since there won't be any way to remove a whole corner of the building and the west wall without restructuring with some sort of steel structure that will be designed as directed by the engineers for the project.

Mr. Chernisky asked if the Planning Commission reviewed the parking in detail. Mr. Strnad stated that they did talk about the spots on the west where you drive straight in. They also talked about trying to get an agreement together with Bay Village Printing. Mr. Strnad did talk to Bay Village Printing to see if they could create some form of easement to allocate spaces for him and further for Vivid Jewelers. They were not very well received because they pushed the west wing of the building forward and blocked the Bay Village Printing Co. window on the east view. There is no ordinance prohibiting blocking windows, but Mr. Dolfi, the owner of Bay Printing was unhappy about the plans.

Mr. Chernisky asked if the current parking alongside Pizza Hut will be changed. Mr. Strnad said that the way that parking is laid out it is not a true parking area. Looking at the print shop from an overhead view, the print shop owns from the rear of 75 feet, 20 feet back, and 20 feet of that is a small egress. They own a 20-ft. thruway that is in a very L shape. Vivid Jewelers would like to participate in that, with assistance from the City appreciated in making that a reality.

Mr. Ernst invited comments from the members of the Architectural Board of Review on the aesthetics of the project. He noted that he would agree with the Planning Commission on the move to eliminate the parking in the front of the building.

Mr. Chernisky asked if the paint on the brick and trim is white/white. Mr. Strnad stated that it is more of a hot white, a little stronger than a white-wash white. It will be a semi-gloss. Mr. Maddux stated that they will pick a textural brick that will match enough to the existing brick when painted. Mr. Chernisky asked if they typically use a sheen on painted brick. Mr. Maddux stated that it is more of a satin finish.

Mr. Ernst stated that he would prefer to see the portico/entrance on the front of the building to give it more presence. He stated that he can appreciate the gesture of changing the material and setting up a bookend which balances it out. Mr. Strnad noted the many roof lines on the building. Mr. Vincent stated that he understands the front entrance will not be as useful as the back, but it will be seen a lot more. Mr. Strnad stated that the does not see a problem in dressing

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up the front entrance. Mr. Ernst stated that if this is a logistic item that he wants to have the vestibule in the back for the parking because that is where most of the people will enter, the fact of the matter is that the most people that will come through there are eight cars plus eight passengers. Those using the parking at Bay Village City Hall or the shopping center will use the main entrance.

Mr. Strnad asked Mr. Ernst what he would like to see for the front entrance. Mr. Ernst stated that he would like to see something more akin as to what is shown on the back, and putting the air lock on the front as opposed to the back.

Mr. Ernst asked if the flat roof will be matched with the flat roof of the secondary garage, bringing the flat roof out and then building a parapet wall. Mr. Strnad stated that this is correct, and they would like to put their HVAC unit up there to keep it out of the way. If you look at the pitch of the roof, which as existing is very steep, and model Vivid's addition with that pitch, and then you take the building curves and start tying in all the little pitches in, the roof line starts to sag low to the ground. Mr. Ernst stated that what he was suggesting is that regarding the element in the back, the roof be kept flat and essentially extract off of that. Mr. Ernst noted that he likes the copper roof idea and putting the vestibule on the front. Mr. Sedlak stated that the vestibule in the front doesn't have to come out seven feet, but they could bury the double doors inside the building. Mr. Maddux asked if Mr. Ernst thought it would be more effective if the gable was not facing east on what they are projecting out. Mr. Ernst stated that there is a nice line coming this way and then mimicking in, making a nice L, and adding a third element coming out. Mr. Ernst stated that he wonders if a couple of small dormers that mimic the east side on that end should be considered. The question is the needed square footage.

Mr. Strnad stated that after all of the landscaping and trees are put in and it starts to age and fill that little corner that seems so bald in the drawing without all this other structure essentially starts to go away. With the trees and landscaping it really becomes more of a park-like setting.

Mr. Strnad commented about the financial burden about putting the dressed up door on the front because it costs an extra \$25,000 which puts stress on the cost of the project. In considering the front portico and the park like setting it takes this to about \$350 per square foot and starts to produce a value rate that exceeds the interest standards of our community.

Mr. Ernst stated that he can appreciate that and wonders about not putting a vestibule in the back. Mr. Strnad said that is the main way of everyone getting in. Mr. Ernst stated that he just wants Mr. Strnad to think about it, noting that it would be money well spent.

All of the windows on the existing building will be changed. All of the windows will be fixed and installed with muntins. None of the windows will be operable, unless the Fire Department directs that one shall be operable for a way of emergency exit. Mr. Strnad noted that he has met with the Fire Department and they said the two egresses were sufficient in the event of fire. The fixed windows also reduce any type of theft. Mr. Ernst stated that the fixed windows with black trim is fine. He likes the idea of the black gutter with the white painted brick. Mr. Chernisky

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suggested that there be a subtle difference between the trim color and the brick color shown on the drawing, versus white and white, in order to give a little bit of contrast.

White Hardy board will be used around the front vestibule area, with no decision made yet as to paint it the color of the trim or the brick. Mr. Strnad stated that they are open to suggestions, but he thinks it might flow a little better if it matches the brick. The copper accents in the entry way will create a little more focus to the area and a little more of a high-end feeling.

Mr. Strnad noted that his brother is good at utilizing a small space and incorporating elements of design. He is very open to change. He was very agreeable and excited about the Planning Commission's suggestion to have the courtyard effect in the front of the building. Mr. Strnad stated if the Architectural Board of Review wants them to change from Hardy board he has seen some good alternatives, e.g., rustic panels that are in 4'x 4' squares that create a wonderful effect, stainless steel panels, subway tiles, etc. He noted that his brother has used many architectural elements that they would be happy to use. Mr. Strnad pointed out the stone work shown on the last page of the plans as an example of a possibility to give the building a limestone feeling.

Mr. Chernisky stated that he doesn't mind the siding because the siding will be on the dormers.

Mr. Strnad noted the white brick gives the building a warmer feeling. Through the years, most of the brick on the existing Burns Automotive building has been painted over. Each block has been painted block by block without hitting the mortar to try to blend the coloring from brick to brick because there have been frequent additions.

Mr. Ernst asked if spandrel glass would be proposed on the dormers. Mr. Maddux stated that they are going to try to use the second floor for storage space. There is a stairwell that leads up to the second floor and they would like to keep it clear for daylight. Mr. Strnad has a 3-D Printer that may be used upstairs.

Mr. Krol asked if the proposed spotlighting for the building signage is coming from the ground. Mr. Strnad stated that it is coming from the ground and he will use cast brass fixtures on low voltage and on a timer, similar to what you would see in a residential area. They are mounted on the ground. They could also sit underneath the copper cap on the wall. The current building of Vivid Jewelers is not lit at night, because it seems more peaceful after certain hours.

Discussion followed concerning sign review. The signs are not being addressed at this meeting. Mr. Strnad stated that he thought that part of this review was to talk about signage so they can fit it into their final plans.

Mr. Ernst stated that there is not enough detail presented at this time. He noted the importance of this corner in Bay Village. He would like to see the entrance address the corner more, whether that means adding to or moving the portico or doing something akin to some of the conversation

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that has been had in this meeting. Looking at the multiple peaks that are going on with the gable ends, there might be some consideration for another solution.

Mr. Ernst would like to see another iteration of a more-developed building including what kind of trim will be used on the gable end. Everything looks very flat, and he would like to know if the fixed windows will just be a 2' x 4' aluminum frame window.

In regard to the signage, the Board will need the height of letters, square footage of the actual signage, and the same for the pylon. Mr. Chernisky added that the grate pattern in the windows is needed, if there is going to be one, for the residential feel. The Board would like to see samples of the actual color that the brick is going to be painted, as well as the actual color the trim will be painted. A shingle sample is also required.

Mr. Ernst reiterated that this is the most important corner in Bay Village and they want to make sure they are getting a good picture of what is to be improved. They would like to see another level of information with elevations, symmetrical specifications on window types, details as to whether a soldier course will be done on top of the windows, whether there will be vents on the gable ends, or iron work on the gable ends, or trim boards, etc. Mr. Ernst noted that he wants to see shadow lines; he does not want to see a flat facade.

Mr. Ernst stated that the Architectural Board of Review is in agreement that moving the building forward was an excellent idea. He does not have any issue with the orientation. He likes the front and the landscaping, and the area that is being created there. It is just down to detail, and he would like to see a stronger addressing of the entrance to the corner.

Mr. Strnad stated that the value of the parking is going to require a variance. They also have a letter from the Mayor's office stating that they could have overflow parking in the City Hall parking lot. They also reached out to talk to the gentleman at the print shop. Unfortunately, that effort was not successful.

Mr. Strnad stated that they are proud to have the corner and will put in a large investment into the corner. By putting in the park like setting it will reflect city hall, and be a nice mirror to that. They also believe it will increase the value of the neighboring property. He spoke of the type of high-end client that comes to Vivid Jewelers. Mr. Ernst expressed appreciation that Vivid Jewelers will stay in Bay Village

**Motion** by Krol, second by Vincent, to table the review of the application of Vivid Jewelers for expansion and renovation of their facility pending further development of entrance and architectural details and signage.

**Roll Call Vote:**        **Yeas – Ernst, Chernisky, Krol, Sedlak, Vincent**  
                                 **Nays – None.**

**Motion carried 5-0.**

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Mr. Sedlak welcomed new Chief Building Official Jeff Grassi of SAFEbuilt, Inc., to the Architectural Board of Review.

There being no further business to discuss, the meeting adjourned at 8:38 p.m.

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Greg Ernst, Chairman

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Joan Kemper, Secretary