

Minutes of a Meeting of
ARCHITECTURAL BOARD OF REVIEW
Held August 24, 2016

Members present: Greg Ernst
Kevin Krol
Tom Sedlak
Paul Vincent

Excused: Mark Chernisky

Also present: Jeff Grassi, Chief Building Official of SAFEbuilt, Inc., Lenny and Krista Strnad, Vivid Jewelers and Design, Councilman Marty Mace, Resident Hugh O'Donnell, Mr. and Mrs. James Dolfi.

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 27, 2016. **Motion** by Sedlak, second by Vincent, to approve the minutes of July 27, 2016 as prepared and distributed.

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

Motion carried 4-0.

**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. Ernst called upon Leonard Strnad, owner of Vivid Jewelers, to present the most current plan for his property conversion to the location of the former Burns Automotive Service Station, 27205 Wolf Road.

Mr. Strnad presented a site plan as recommended by the Planning Commission to show the adjacent structures and a plan for the signage. These plans incorporate the input of the Planning Commission and the public hearing of the Planning Commission on August 17, 2016, and the prior meeting of the Architectural Board of Review on July 27, 2016. The drawings presented

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this evening show north, south, east and west elevations with greater details that were requested. Mr. Strnad presented information and samples of the following:

- Eave details
- Window/door schedule
- Solid color chosen for the outside surface: Satin for the outside brick and semi-gloss finish on trim
- Change in front entry from a simple copper awning to a portico
- Fixtures for the chandelier in the entryway
- Owens Corning Roofing, Color Onyx
- Aluminum Cap along the top of the parapets
- Color and font of the proposed signage
- Monument Sign Details which will have 4.6 square feet of lettering
- Wall Signs with lettering of 6 square feet for the north, east and south wall
- Photographs of signage of adjacent properties and other commercial properties in Bay Village

The poles for the portico were changed from cement columns to more of a steel, aluminum pole capable of holding 17,000 lbs. per structure. The trim work at the base of it can come up to any level. They will be set on a small block to keep them off the ground at the entryway. In the front of the portico, in the triangular gable shaped place, they will be using a glass window with the Vivid Logo and a light behind it.

The chandelier in the entryway will be enhanced by side lighting with a Georgian-style look, called the Bay Street Collection.

In the rear of the building they will use a wall pack to light the parking lot (south elevation). On the back of the building they will use a small LED wall pack to light the sign on the back of the building.

Cast lights will be used on the north and east signage. The lights will be on timers and will turn off at 9 p.m. The color of the lights can be changed during the Christmas season. Low wattage, LED style lighting will be used.

A sample of the lettering was displayed for the Board. The lettering will be mounted onto the brick.

Sherwin Williams Loxon paint, color "Snowbound" will be used on the masonry, satin finish. A semi-gloss will be used on the wood trim and the eaves to provide a little contrast. The fascia will be Smartboard and will be on the surface, eaves, portico and the borders. The portico and the borders will have an Ogee edge style decorative trim to enhance those areas. The entryways

will tie into the dormers. On the rear entry the brick goes up about 24 inches and the Smartboard goes up the rest of the way to bring a distinction to the entryways.

A steel-framed gate with aluminum facing will be black and white and located on the west side of the building. The boards will be run vertically, the frame will be black, and the panels white. Discussion followed with the Board expressing their preference that the gate be all black.

The windows have been changed to a Jeldwen style window. The windows will be aluminum on the exterior from the Jeldwen Custom Collection, and wood on the inside. Normally the frame is about an inch and three quarters, with some packing out, resulting in somewhere between two and four inches based on the opening of the window. Mr. Strnad believes that the doors will be custom made at Lakeland Glass or Wooster Glass. Pella does have a steel door that breaks down to a steel door with the muttons and the transom lights. A cut page was brought with that door as an example, but they will probably go with a higher quality. The structures for opening and closing will be oil-rubbed bronze. The door will be double paned glass with the muttons pressed in between. The windows will be fixed throughout unless the Fire Department requires one to be opened as an emergency exit.

Park benches will be placed in the court yard in the front of the building. These will be all cement in a white finish with charcoal colored marbled markings. A cut sheet of the bench was provided as an illustration. The benches will be fixed to the ground.

Decorative concrete will be installed where the benches are sitting. The concrete will be in a square pattern with a Pennsylvania slate stamp, in Ashlar color. Traditional pour will be used in the rest of the concrete. It will not physically be stamped, but a four foot roller will run over the surface and texture the surface to be like slate with grooves cut through. This takes the transition from the stamped concrete to the concrete walkway, back to the stamped concrete and puts the slate-like finish on the surface.

Regarding the landscaping, Mr. Ernst asked if the entire perimeter will be hedged, and at what point will the trees and mulch be installed. Mr. Strnad stated that some of the trees will be the Paper Bark Maple. When purchased they are approximately 5 or 6 feet tall, with height at maturity about twenty to thirty feet. Boxwood will be installed to take away from the strong, edgy appearance with the greenery around the base. The Boxwood shrubbery is 7 to 12 inches in height at planting and can reach a height of twenty feet. Once they grow and mature, they will be brought under the window height. A spec sheet for Kentucky Blue Grass was displayed to indicate the type of grass they will be using in the front of the building. Flowers will be mixed in as seasonally appropriate for color. Armor Maple trees will be used on the tree lawn in accordance with what is used by the City of Bay Village. At planting they are two to three feet in height and can grow to twenty feet in height. One tree will be planted in the rear of the property near the door. In the future they may plant a vine through lattice in that area.

A standard rubbish container will be used and stored on the west side of the building. A Chuck-it dumpster will be used during construction. They are on wheels and have a low impact on the area.

A quotation has been received from ABC Fire Company in compliance with the request from the Fire Department for consideration of a sprinkler system within the building. The quotation is in the amount of \$50,000. They do not believe they will proceed with the system because it is not cost effective, but they did comply with the request for consideration.

Mr. Strnad welcomed questions at this point.

Mr. Ernst asked about the plans for a 9 ft. wide sidewalk to get to the front door. Mr. Strnad stated that the width would make it easy for people to pass each other. Mr. Ernst stated that it seems extremely wide, and he would prefer to see more natural landscaping in the area. A 5 ft. sidewalk is a typical sidewalk. Mr. Strnad said that it was for the purpose of people gathering there, as they do at times in park centers, or at the marquee at Arrabiata's Restaurant for example. Mr. Ernst stated that the gesture is appreciate, but suggested taking it down to six or seven feet wide with a little more green space buffer.

Mr. Ernst asked about the mounting of the lights. He asked if the lighting would be more impactful if it were set back further. He would prefer it be on the outside of the Boxwood so that it is getting more of an angle up toward the sign and giving more of a presence. Mr. Strnad stated that the lighting will only be on in the winter time from 5:30 p.m. to 9 or 10 p.m. at night. In the summertime it doesn't get dark till 9 or 9:30 p.m. They are not concerned with how well lighted the signage is; they would rather have more drama. Mr. Ernst stated that in that case he does not care if it is close to the façade.

Mr. Ernst asked if another wall pack will be placed on the east façade sign. Mr. Strnad stated that they will not be putting a wall pack on the east façade. Mr. Ernst noted that there will be lighting from the street light in the back.

Mr. Ernst stated that he is happy with the information given on the columns. What is being shown and what will be used is fine. Mr. Ernst stated that the salt will be ruinous to the columns and he would like to see a base for the columns. There is 24 inches of brick shown at the south entrance, and Mr. Ernst suggested that perhaps that should also be done on the front entrance. He suggested painted brick, with a little bit more masonry, with slope Rowlock to terminate it. It is the same detail as the Rowlock sills.

Mr. Ernst asked for more detail concerning the glass to be inserted at the portico. Mr. Strnad stated that instead of having the pyramid shape in the portico boxed in with wood they are going to suspend in a piece of glass so that you can see through it. Mr. Ernst asked what would be holding the glass. Mr. Strnad said that would be included in the construction details to be submitted to the Building Department. It will basically be a triangular piece of glass set in with the ends of the triangular wing holding it up into the framework.

Mr. Strnad stated that the portico will come in one piece. It will all be preassembled. A crane will come in, drop it into place and bolt it up to the wall. It will sit on the posts and the roofing material and some of the other dressings will go on. There will probably be a design somewhat like a scissor truss. The designer and engineer will work to determine how that is supported so that it doesn't pull apart. Mr. Krol asked if it will include gutters for water coming off the roof. Mr. Strnad said he was going to trim off the edge with Smartboard with the Ogee edge and did not want to cover that. There will be landscaping on each side for the water to be caught. Mr. Ernst stated as long as it is not splashing on the sidewalk it is not going to be hazardous.

Mr. Ernst stated that he likes the overall concept. He likes the white, and the semi-gloss trim. He is fine with the black accents and black downspouts and thinks it is going to look very nice. He appreciates the gesture of trying to play up certain areas and downplay other areas. The other thing to keep in mind is that there is existing detail on the existing building. Paint will take care of tying them together. Mr. Strnad stated that the eaves on the existing building are coming off. The whole building is going to be Smartsided. All the eaves are going to be done and everything will match. Mr. Ernst stated that this is good to know in the interest of seeing a cohesive, unified building.

Mr. Ernst stated that further review is going to be necessary for the signage. Mr. Grassi stated that the signage will exceed the six square feet and it will be necessary to determine who is going to grant the variance for the signage. The free standing ground sign is well under the six square feet limit, at 4.2 square feet. The wall signs are in question. Mr. Sedlak noted that there is frontage on two streets. Mr. Ernst stated that usually with frontage on two streets an additional sign is permitted. What is questioned is adding a third sign. Mr. Strnad stated that he could pull off the third sign.

Mr. Grassi stated that the code reads when determining total square footage the reference is the design criteria. The design criteria says six square feet.

The east wall sign is the least important. The monument sign can be seen at the corner of Dover Center Road and Wolf Road. Mr. Strnad asked if they take "Diamonds and Design" off the back side of the Vivid on the south elevation and the east elevation, would they be permitted to have "Vivid" on the wall. Mr. Ernst stated that he would like to study the signage question further, without delaying the project.

Mr. Ernst called for comments from the members of the Board. Mr. Sedlak stated that he has no comments, he feels they have done a nice job. He likes the idea of the brick wainscot on the back as a way to get the Smartsiding off the ground.

Mr. Vincent stated that the plans look fine to him. He believes that Mr. Strnad is interested in making a nice product and he trusts it will look very nice.

Mr. Strnad thanked the Architectural Board of Review for their leadership and guidance with this project.

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Motion by Sedlak, second by Krol, to approve the building plans for Vivid Jewelry, with the following changes:

- The fence and gate on the west side of the building be entirely black
- There be an eight inch plinth block under the two columns on the front portico
- At the rear entrance, the 24 inch high brick at the rear entrance be capped with Rowlock sill
- Wherever the Smartsiding goes to the ground it has to be held up off the ground eight inches
- Table a decision on the signage pending review of the code.

It is the intent of the Architectural Board of Review not to delay the project or the issuance of a building permit pending the decision regarding the signage.

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

Motion carried 4-0.

Mr. Strnad thanked everyone and noted that they will do a first class job and it will be a beautiful structure.

There being no further business to discuss, the meeting adjourned at 8:50 p.m.

Greg Ernst, Chairman

Joan Kemper, Secretary