

Minutes of a Meeting of

ARCHITECTURAL BOARD OF REVIEW

held December 18, 2013

Members present: Greg Ernst, Chairman
Mark Chernisky
Tom Sedlak
Dave Tadych

Also Present: Councilman Clete Miller, John Cheatham of SAFEbuilt, Dave Maddux,
Tom Jelepis, Mike Petrello, 27103 East Oviatt

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 November 13, 2013. **Motion** by Chernisky, second by Sedlak, to approve the minutes as prepared and distributed. **Roll Call Vote:** Yeas – Chernisky, Ernst, Sedlak, Tadych. Nays – None. **Motion carried 4-0.**

Robert Gulla
27103 East Oviatt
Proposed Restaurant

Mr. Mike Petrello returned to the Architectural Board of Review at their request of November 13, 2013, to address the requests of the Board on November 13 for review of the details of the coping, the stone to brick transitions, the Hardy Board to brick transitions, details on the canopy and drainage of the canopy, awning sizes, a detailed roof plan, and to look into the use of bollards to protect the building, especially around the vestibule area.

Mr. Petrello presented new plans that showed the removal of the awning. The request for a detailed entrance canopy with a gutter system has been met by changing to more of a shed roof which is detailed on the drawings, Page A-6. Standard break metal for the capping on top of the building at the perimeter is detailed on the drawing as to how it will be secured, covering the Hardy Board. The color will match the front of the building. This capping will go around the front and sides of the building. Where the Hardy Board dead-ends into the east wall is detailed on the drawings, Number 2, Page A-6. The Hardy Board is being placed over firing strips. A light fixture has been added. Screening for the roof was reviewed. The color for the screening will be either black or brown, whichever of the two is the best match. The roof plan will not be

available at this time. There will be two eight foot hoods, two exhausts up-blast vents, two 5000 BTU HVAC units and a make-up air system, as per the detailed description on the elevation, but the roof plan is too far out at this time to obtain mechanical drawings as to what will be on the roof. Mr. Ernst stated that he is assuming at least a couple screened areas will be needed because the intake cannot be anywhere near the exhaust.

Mr. Ernst asked about the vestibule addition and the cultured stone being offset from the existing masonry. Mr. Petrello stated that it will be flush with the existing brick and is detailed on Page A-2. Mr. Ernst stated that it can be done flush but aesthetically with the two different materials it seems like it should be off-set even if it is a minor off-set. The Hardy Blank trim detail is also flush with the masonry.

Mr. Chernisky asked if Mr. Petrello considered gooseneck lighting around the front of the building in place of the awning. Mr. Ernst agreed that something needs to be there, whether it be to bring the sconces there or the goosenecks over the top. Mr. Ernst asked why the piers between the two windows are not the same dimension. One is 2'9" and the other is 3'8.6". Mr. Petrello stated that it is due to the steel beams and the firewalls inside the building and how they were lining up. After further review, Mr. Ernst stated that the windows are all four-foot spaced evenly across the facade.

Mr. Ernst noted that the proposed plans represent a vast improvement over what is at the site presently. **Motion** by Chernisky, second by Tadych, to approve the drawings submitted dated December 9, 2013 for the proposed restaurant at 27115 East Oviatt, amended by Mr. Sedlak to include the request that the roof plan be submitted when it is prepared. Mr. Petrello noted that he must return to the Architectural Board of Review for approval of signage for the building. The roof plan will be presented at that time.

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

Motion carried 4-0.

Bay Presbyterian Church
25415 Lake Road
Renovate Existing Sanctuary Entrance

Mr. David Maddux, architect, filling in for the architect for the project, David Krebs, advised that they are fixing the sanctuary entrance to the church. It was formerly the only entrance to the church, but when they built the education wing they put a large glass triangular entrance which became the main entrance. However, it is out of place as the main entrance because it is not near

the sanctuary. The church would like to give a little bit more importance to the entrance through visual prominence, and hide the mechanical unit and a wall that is cracking up behind it. Nothing is done to add space. They are basically just extending the walls up and creating a glass piece that would tie the two entrances together. The Spandrel glass will be outside of a solid wall. The drawings provided to the Board were reviewed at length with explanations and details explained by Mr. Maddux. The frame color on the glass will match the other glass on the newer triangular entrance. There will be a roof because there is a parapet wall behind. The three walls will be built and a roof will drain back on to the other roof. The banners shown on the drawings are removable. The canopy will have the ability to drain through the outside channels. In regard to the east and west elevations, Mr. Ernst asked if it would be possible to build over the parapet so that it is flush with the backside of the parapet. On the plans, the addition is coming off of the front face of the parapet. He asked if it could be taken to the back face of the parapet so it looks like it is more integral and not just an addition. Further review of the plans followed. Mr. Maddux stated that he would not be opposed to taking it back so that it laps over and engages rather than looking like it touches. Mr. Ernst stated that he would label his suggestion more as a preference. It is not a requirement if it is not structurally feasible to accomplish.

Motion by Sedlak, second by Chernisky, to approve the plans of Bay Presbyterian Church for the renovation of the sanctuary entrance as submitted.

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

Motion carried 4-0.

Richard Camper
419 Dover Center Road
Commercial Sign Proposal

Mr. Tom Jelepis addressed the Board stating that he has a real estate firm known as Bass, Ohio. They will be opening an office at the Camper Building at 419 Dover Center Road, and would like to replace the bottom sign of an existing tenant with the Bass sign as indicated on the plans submitted. Firehouse Sign Company will do the work for the sign replacement, and also did the work for the sign being replaced. Review of Mr. Jelepis' plans followed.

Mr. Ernst suggested eliminating the rectangle shown on the plan for the sign, and making the lettering much larger, in either black or blue, filling up the entire panel with the name. Mr. Ernst recommended the same type of font that is shown on the business card of Mr. Jelepis, for legibility sake.

Motion by Sedlak, second by Chernisky, to approve the Bass Ohio sign with the stipulation that the blue rectangle enclosing the copy be eliminated and the words” Bass Ohio Real Estate” be enlarged to fill the space available, and recommend a bolder Sans Serif type style.

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

Motion carried 4-0.

Mr. Chernisky asked about the city hall entrance column bases. Mr. Cheatham stated that the carpentry shop has made very nice rings for the bases, but they have not been installed. They are ready for installation and can be viewed at the Service Garage.

There being no further business to discuss, the meeting adjourned at 8:20 p.m. Mr. Ernst wished all a very Merry Christmas. The next meeting will be January 15, 2014 instead of January 8, due to the fact that the Planning Commission meeting of January 1 has been moved to January 8 due to the New Year Holiday.

Greg Ernst, Chairman

Joan Kemper, Secretary