

Minutes of a Meeting of
ARCHITECTURAL BOARD OF REVIEW
Meeting
Held September 9, 2020

Members Present: Greg Ernst
Lydia DeGeorge
Tom Sedlak
Mark Chernisky
Kevin Krol

Others: Eric Tuck-Macalla

Audience: Kevin Brown

Chairman Ernst called the meeting to order at 7:30 p.m. with roll call.

Mr. Ernst called for the approval of minutes for the meeting of the Architectural Board of Review held August 26, 2020.

Motion by Mr. Sedlak, **second** by Mr. Chernisky, to approve the minutes of the meeting held August 26, 2020 as prepared and distributed. **Motion carried 4 yeas, 0 nays** Mr. Krol abstained since he did not attend 8/26/20 meeting.

Applicant: PIRHL Developers, LLC
Property Owner: Bay Interfaith Housing
27100 Knickerbocker Road
Review of re-design of previously approved HVAC chiller screening enclosure.
(tabled July 22, 2020 & August 26, 2020)

Mr. Ernst introduced the second agenda item PIRHL Developers, LLC for the Bay Interfaith Housing. This is a re-review of the HVAC Chiller screening enclosure. He introduced Kevin Brown and advised him to move forward with their proposition.

Mr. Brown requested to share his screen and run through the power point presentation to show what is proposed and what they are trying to achieve with the Knickerbocker renovations.

Mr. Ernst granted approval to share screen.

Mr. Brown went on to share screen and power point presentation (see attached). Mr. Brown introduced himself as the vice president of PIRHL Developers, LLC based in Cleveland, Ohio. They are currently working with Bay Interfaith housing on the renovation of the Knickerbocker senior apartments and he met with the board about a month ago. As a reminder, the Knickerbocker apartments are on the north side of Knickerbocker Rd. close to downtown Bay Village. He advised that the Knickerbocker is a square building shaped like a donut. PIRHL Developers is filling in the donut creating a roof over the courtyard area to create more indoor useful

recreational space for tenant population. What is in question currently is the chiller unit. As part of the Knickerbocker renovation PIRHL removed the window air conditioning units, in every window, to create a centralized air conditioning system. They sealed up those openings with new paned glass and consequently needed a chiller on site.

It was determined through previous review with the city that the ideal location for the chiller was the northwest corner of the property set back from Knickerbocker Rd. The design professionals thought, and the board previously approved, a 7 or 8' board on board fence enclosure, but since that time the chiller has become much larger than anticipated and it has become apparent the current design would not work.

Mr. Brown returned to this body with a revised design back in August and it was decided to table his request for a much taller board on board chiller screen. He is now returning with a different cladding material for the fence based on some of the comments that he heard during that meeting. Mr. Brown reminded the board the size and shape of the enclosure needed to maintain an additional clearance around the chiller for access and maintenance.

Mr. Brown advised that he is presenting their final design of a steel louvered siding material on steel posts as opposed to the wood framed chiller enclosure that was proposed last time they met. The current proposal provides the ventilation that is required as well as providing a durable long-lasting Kynar finish. Mr. Brown believes that this revised enclosure should address the durability and patina concerns raised by the board during their last meeting. Mr. Brown went on to show the proposed gate and detailed the color. The color, Patrician Bronze, is a dark bronze to go with the existing brick material. Mr. Brown concluded his presentation by presenting additional images and examples of similar screening and requested and questions or comments from the board.

Mr. Ernst advised he has one question and one comment. He went on to inquire if the horizontal section of the metal is louvered or will there be a separate louvered area? Previously it was discussed that the bottom portion of the wood would step out for louvers. Are there gaps in the horizontal section to allow airflow?

Mr. Brown confirmed that the currently proposed paneling allows for airflow and went back to the portion of his presentation that confirmed there was 40% free airflow all while maintaining the visual screening of the chiller beyond.

Mr. Ernst thanked him for the clarification and advised that he appreciated PIRHL coming back with what he considers an excellent solution. He has experience with this type of screening and with Kynar specifically. He feels this is an upgrade that will look very nice on the property. He then opened the floor to the board for any additional comments or questions.

Mr. Sedlak advised he feels it is a good solution that will not require any maintenance.

Mr. Krol questioned if the gate will be painted the same color as the louver system?

Mr. Brown confirmed that the entire system is going to be painted the same bronze color.

Mr. Ernst requested that the gate color be included in the motion.

Motion by Mr. Sedlak, **second** by Mr. Chernisky, to approve the drawing for the chiller enclosure as submitted and ask that all members of the enclosure be painted the same color including any posts that may support gates.

Yeas- Ernst, Sedlak, DeGeorge, Chernisky, Krol

Nays-

Motion granted- 5-0

Applicant: Custom Sign Center

Property Owner: Tire Choice Auto Service Center/Monroe Muffler- Margaret Cozad-Srite

609 Dover Center Road

Application for signage.

Mr. Ernst confirmed that the applicant for agenda item three was not present.

Mr. Tuck-Macalla confirmed that he spoke with them last week. They received the email and they knew they were supposed to attend the meeting.

Mr. Ernst confirmed it was 7:45 and they should have been on the call at this point for their agenda item.

Motion by Mr. Ernst, **second** by Mr. Sedlak, to table agenda item number three for Tire Choice Auto Service Center in place of the Monroe Breaks and Tires at 609 Dover Center Road.

Yeas- Ernst, Sedlak, DeGeorge, Chernisky, Krol

Nays-

Motion granted- 5-0

There being no further business to discuss, the meeting adjourned at 7:46 p.m.



Greg Ernst, Chairman



Lauren Oley, Secretary