

ARB MINUTES

May 12, 2008

The ARB held a regular meeting on Monday, May 12, 2008 at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order by Chairman Castrovillari at 6:02 p.m. Roll called.

Members Present: Frank Castrovillari, Joe Kapitan and Ray Priest
Donna Babinec (Secretary)

Members Absent: Ed Kundla absent with cause.

Others Present: Donna Vozar, Tom Jordan

1. Approval of Minutes of April 28, 2008 Regular Meeting and Work Session:

Chairman Castrovillari moved to approve the April 28, 2008 meeting minutes as written. Joe Kapitan second. No discussion. Roll called. Motion carried 3/0. Chairman Castrovillari moved to approve the April 28, 2008 work session minutes as written. Joe Kapitan second. No discussion. Roll called. Motion carried 3/0.

2. Old Business:

A. **Italgranite.** Mrs. Babinec called for applicant. No one present.

3. New Business:

A. **82nd Street Grill.** Mrs. Babinec called for applicant. Owner, Tom Mazella present. Mr. Mazella stated that he is before the Board for approval to put a wolmanized roof over an existing patio. He was before the Board about three years ago for approval of the patio. He stated that he attempted to meet with Mr. Alvarez before coming tonight but was unable to do so. He said that he was advised that Mr. Alvarez wanted asphalt shingles used but Planning Commission told him the roof must be steel. Mr. Jordan stated that these are building code issues and asked Mr. Mazella what he would prefer. Mr. Mazella said he had been looking around the area and gave the example of Royal Park Fine Wines. He said he was advised there are two kinds of galvanized steel roofing - wavy/corrugated and 2.5 foot standing

seam which can be painted whatever color they want. He went on to say the National City Bank and the business next door to his had just put asphalt shingles on their roofs - that's the reason the plans being submitted have shingles. He said he is okay with using steel. Mr. Jordan asked the Board what they would like the applicant to do. Chairman Castrovillari said that, when they originally came to ARB for the patio they didn't apply for a roof. Mr. Mazella stated that the plan submitted at that time had a canvas awning. The fire chief said he couldn't use that and allow smoking outside because it's not a fire resistant material. He then thought of using a Sunbrella awning but he would have to give up some parking. The patio he eventually put up has to be taken down and he stores it behind the building in off season. Now there is a new law from the Liquor Control Board that temporary patios are no longer legal in Ohio so he plans to put the patio up and it will stay up. Mr. Priest asked what the roof was on the building. Mr. Mazella said it is a flat roof like a wrestling mat. You can't see much of it from the street. Chairman Castrovillari said that he is more inclined to lean toward a metal roof and the ARB can approve it tonight if he has the color or they can just approve a standing seam metal roof and he can come back for color approval so they don't hold up his permit. Mr. Priest asked Mr. Mazella if he was planning to match the color to something on the building like trim, siding or the sign. Mr. Mazella said that the existing patio has four foot walls that are lattice and are stained brown. He would prefer not to keep the lattice that's now been up for two years. He would rather put up solid walls with vinyl siding matching the building in burgundy. The building is nine foot high of burgundy cement block with the top four feet of grey T111 siding. He could use either burgundy, hunter green like the sign or gray. It would then blend in with National City Bank and the business on the other side. He showed the Board a sample of the burgundy colored vinyl which matches the building. The exposed timbers can be natural wood depending on the roof color. He would like the roof color to be hunter green matching the awning in the front of the building or burgundy but doesn't really like the slate gray of the existing roof. He said he will do whatever the Board suggests. Chairman Castrovillari said that the application is to add a roof over an existing patio but now he is saying he wants to replace the whole patio. Mr. Jordan said that, since the drawings don't show the solid walls, he would have to resubmit a new drawing. Chairman Castrovillari said that if ARB approves a solid wall and the fire inspector or some other agency has a problem with a solid wall ... Mr. Mazella stated that the Liquor Control Board is okay with just a handrail. He asked if he would have to go back to Planning. Mr. Jordan said that he should only have to go before ARB and have Building Dept.

approval as to Code. Chairman Castrovillari said the ARB should just go ahead on the roof tonight which is what is being applied for. Mr. Mazella said the only issue with the existing patio walls and solid walls would be providing an exit and there will be an exit. Chairman Castrovillari made notations on the plans as to color. Mr. Mazella said that the plans show T111 for the peak but he would rather see the vinyl instead. Mr. Kapitan stated whatever he uses for the wall can be used eventually. Chairman Castrovillari said that he will make a note to remove the T111 material and replace with vinyl siding in Sedona Red and he likes the hunter green color for the roof. Mr. Mazella said the slope of the roof is only from 9-12 feet and only 3 feet is visible. Mr. Kapitan asked if he was planning to use the standing seam and painting it he has to use a special primer. Mr. Mazella said it depends on the cost of the prefinished as opposed to priming and painting. Chairman Castrovillari said he would change the plan to standing seam metal roof in Mountain Spruce on the Behr color chart and the T111 would then be vinyl siding with Sedona Red color and the posts would be pressure treated and in a burgundy color to match the Barn Red by Behr. Mr. Mazella said he will have the architect redo the plans using solid walls and will resubmit. Roll called. Motion carried 3/0.

- B. **Golubic Waterproofing.** Mrs. Babinec called for applicant. Mr. Carlo Chiuchiarelli present. Chairman Castrovillari moved to approve the application as submitted. Mr. Kapitan second. Discussion: Mr. Kapitan asked if the Board had seen Mr. Alvarez' notes regarding application. The members replied that they had. Mr. Chiuchiarelli said that there is a hole in the ground where the sign will go - the Building Department wouldn't let him erect the sign. He went on to say that when he submitted the plans for the building, the sign was on the drawings with a landscape plan so he thought it had been approved. The hole has been dug but he hasn't poured the footers yet. The existing sign will just slide down into the masonry as an insert. The brick is split face and the color is a combination of both the dark and light grey of the building. Chairman Castrovillari asked about the landscape plan. Mr. Chiuchiarelli stated that the landscape plan for the building was approved. He showed the Board the building plans. Chairman Castrovillari asked Mr. Priest if he recalled the plans. Mr. Priest said he did not recall. Chairman Castrovillari said the Board can approve the sign and wait for the landscape plan that he submitted with the building. Mr. Priest asked if the sign is illuminated. Mr. Chiuchiarelli said it is ground lit. He went on to say that he can supply a copy of the previous landscape plan. Chairman Castrovillari asked about the stone caps on the pillars. Mr. Chiuchiarelli said they are grey sandstone. Chairman

Castrovillari stated that he would like to see a sample of the brick when he returns with the landscape plan. Mr. Priest said he has seen the mottled brick - not in the color suggested but it looks good. Mr. Kapitan asked if he's building a CMU backup for the brick or is it solid brick? Mr. Chiuchiarelli said the center is solid and the pillars will have concrete block inside. The Board members agreed that they don't need to see the brick. Chairman Castrovillari moved to approve the sign with the contingency that the landscape plan will follow. Mr. Kapitan second. Roll called. Motion carried 3/0.

C. **First Chair Music Programs.** Mrs. Babinec called for applicant. No one present.

5. **Miscellaneous:** Chairman Castrovillari said that the Firehouse signs were put up but they are not what was approved. He had received a voicemail message from Ed Kundla who stated that they had added graphics - flames and a fireman's hat. Chairman Castrovillari stated that he hadn't seen the signs himself. Mrs. Vozar asked Mrs. Babinec to notify Joe Hartmann.

Chairman Castrovillari moved to adjourn the meeting at 6:35 p.m. Mr. Kapitan second. Meeting adjourned.

Approved: _____
Chairman - Architectural Review Board

Attest: _____
Secretary - Architectural Review Board

Date: _____