

ARB MINUTES

June 22, 2009

The ARB held a regular meeting on Monday, June 22, 2009 at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order by Chairman, Frank Castrovillari at 6:03 p.m. Roll called.

Members Present: Frank Castrovillari, Linda Watkins and Laura Tworzydlo
Donna Babinec (Secretary)
Members Absent: Joe Kapitan - Move to excuse approved 3/0.
Others Present: Donna Vozar

1. Approval of Minutes of June 8, 2009 Regular Meeting

Chairman Frank Castrovillari moved to approve the minutes of the June 8, 2009 meeting, Mrs Watkins second. No discussion. Roll called. Motion carried 3/0.

2. Old Business:

A. **Taco Bell.** No one present. Mrs. Vozar stated that the applicant was coming before BZA this evening, she anticipated the variance would be issued and they would appear at the next ARB meeting.

3. New Business:

A. **Costa Fieldhouse.** Mrs. Babinec called for applicant. Owner, Mr. Steve Costa present as well as the architect, Reed Patton, from The Architectural Design Studios. Mr. Patton provided the Board with the landscape plan. Chairman Castrovillari moved to approve as submitted. Mrs. Watkins second. Discussion: Chairman Castrovillari stated this is a new building. Mr. Costa stated it is approximately 1,200 feet from the street. It is behind the existing building about 500-600 feet. Mr. Patton showed the Board an aerial view. Chairman Castrovillari stated it will not be seen from the street. Chairman Castrovillari stated that he had reviewed the application over the weekend and saw no problems. It is a basic metal building far back from the street. It will be used as a soccer field and practice field so low windows are out of the question. It works functionally for what they need to do. Mr. Patton showed the Board a sample of the siding and the split face by the entry. Mr. Costa said he heard the roof is silver. Chairman Castrovillari said it is a very low pitch and he didn't think much of it could be seen. Ms. Tworzydlo said the other roofs are black so wouldn't you want it to match. Chairman Castrovillari said the other roofs

are flat and are tar roofs. This one has a slight pitch to it so you can't get a black roof. Mr. Patton said the roof is metal so it has to have a slight pitch. Mr. Patton said it is a galvanized metal look. Chairman Castrovillari asked about the window trim and Mr. Patton said it is dark bronze. Chairman Castrovillari asked if the application had been approved by Planning Commission and they stated it had. Chairman Castrovillari stated for the record that the siding material would be a new core type light stone color, the roofing material would be the Galvalume color, light grey/silverish, the CMU will be similar to a sandstone buff, the trim on the windows will be standard dark bronze with clear glass. Chairman Castrovillari stated that he thought they might get sun glare but they have a lot of trees. Mr. Costa said not any more. There are a lot of trees next door. Ms. Tworzydlo asked what the facility would be used for. Mr. Costa said it's a field house to house an indoor turf field for soccer, baseball, lacrosse, flag football, etc. Mrs. Watkins said it sounds like something the City needs. Chairman Castrovillari asked how many fields they can accommodate. Mr. Costa said there will be one large field about 110 feet by 210 feet and it will enable them to go three fields across for the small fields. Chairman Castrovillari said that's two ten year olds, three eight year olds and one thirteen/fourteen. Chairman Castrovillari said we need two more. Mr. Costa said they'll get this one up first. Chairman Castrovillari said he runs the soccer club and asked about them going higher. Mr. Costa said he had been to a higher facility and he was afraid if he made it higher the City wouldn't like it and he didn't want a monster. Chairman Castrovillari said, as to landscaping, the facility is so far back. There are some trees there and he assumes it was reviewed for the detention pond and parking lot. He asked about lighting and Mr. Costa said Planning requested lighting but they didn't discuss the type of lighting. Chairman Castrovillari stated if the lighting is on the building, pick something that matches the dark bronze and use a box down light fixture. There are only about four types of fixtures they can use that won't be too costly so he doesn't feel the need to see them. If it is in the parking lot, the Board would like to see samples of that. Ms. Tworzydlo said it looked like they have a lot of trees, will those be cut down? Mr. Costa said they have already been cut down. The ones on the plan are the ones they owe the City. They are putting them back. Roll called. Motion carried 3/0.

B. **City Grill.** Mrs. Babinec called for City Grill. Mr. Ted Joyce present from sign company. Chairman Castrovillari moved to approve as submitted. Mrs. Watkins second. Chairman Castrovillari asked what happened to Tonight Tonight. Mr. Joyce stated that the owner shut it down. He had a banquet on a Friday and Saturday he called his employees and said he was closing. It will be the same owner but he wants it to be a little less expensive, more of a pub and eatery. His first choice is the black sign with the red drop shadow. There are two signs, pan faces. Chairman Castrovillari said he was before ARB last year and he liked that sign. Unfortunately, he did not think this was as good as the old one. He asked what would happen with the green background. Mr. Joyce said it would be white. The sign would be in the center of the circle. The red and black stripes can be around

the outside. Chairman Castrovillari said he would like to see exactly what that would look like, using graphics. Mr. Joyce asked if he wants to see what the bottom would look like. Chairman Castrovillari said he would like to see the entire sign all together. Chairman Castrovillari moved to table the sign to July 13, 2009. Mrs. Watkins second. Roll called. Motion carried 3/0.

C. **Psychic Reader.** Mrs. Babinec called for applicant. Mr. Duane Cook present from ABC Signs. Chairman Castrovillari moved to approve the application as submitted. Mrs. Watkins second. Discussion: The Board discussed the location of the business and determined it used to be a bakery. Mrs. Watkins said the sign is white with blue letters. Mr. Cook said there are some stars on the sign to break up the edges. Chairman Castrovillari asked if it will be lit and Mr. Joyce replied no. Chairman Castrovillari asked if the sign is 7 foot by 3 foot. Mr. Joyce replied it was and said he originally received a call that the sign was too large but the tenant is leasing the entire building. Chairman Castrovillari asked Mrs. Vozar if, originally it was two tenants and now it's one tenant and if it goes back to two tenants do they take down the sign or is it grand-fathered in? It doesn't look like they are using the entire frontage for the size of the sign. Mrs. Vozar said if another tenant would go in, they would have less left for signage. Mr. Cook said it is an aluminum sign, edged out with a graphic print on it. The box will be a quarter of an inch thick with aluminum on both sides with the corrugated plastic in between screwed to the wall. There are two lights on either side of the sign shining down. They haven't asked him to do anything to have light shine on the sign. Chairman Castrovillari said the picture shows a neon sign saying the same thing in the window. Mrs. Vozar asked if they are asking for approval for the neon sign as well. Mr. Cook said it is already there. He went on to say that he had recently submitted paperwork for window signage and he was told that he didn't need approval for graphics if it was less than 25% of area. Chairman Castrovillari said graphics might be something like "daily readings available" but this is the same sign. Mrs. Vozar said it's the same text, except for the phone number. She didn't know if the building commissioner reviewed that. She recommended the application be tabled until it can be reviewed by the building commissioner. Mr. Cook said he can go back to the owner and tell her she has to remove the sign. She said if there are color changes, get it approved. If she wants to leave it in, he will have to resubmit so he'll tell her it must be removed to get the sign on the building. Mrs. Vozar said it could be approved contingent on it being removed before the Building Commissioner issues a permit. Chairman Castrovillari said that's their sign now so they might go for a week or two weeks without a sign. Can't they just remove it immediately upon installation of the new sign? Mrs. Vozar said they can make that contingency but make it clear that not removing it would be a violation. She also wanted Mr. Cook to put on the record that he has authority to amend the application to remove the old sign upon installation of the new sign. Mr. Cook agreed. Ms. Tworzydlo asked if there is a reason why she went with these colors. Mr. Cook said she originally wanted red on white but he told her it

probably wouldn't be approved. Mrs. Watkins asked Mr. Cook if he has a beige background color. Mr. Cook showed them samples for the background. He has an ivory color that he can get in that size. The Board agreed that they all liked the blue color but like the ivory color much better than white. Chairman Castrovillari said the color is then amended to Custom Cut Aluminum #113 Ivory. Ms. Tworzydlo asked if the size of the sign is okay then. Chairman Castrovillari the building is usually for two tenants but because the tenant is using the entire building it is not too big. Mr. Tworzydlo asked what happens if they get a second tenant. Mr. Cook said that the applicant is using the entire building. Mrs. Watkins asked about the neon sign in the window. Mrs. Vozar said the approval is contingent on removal of the existing sign. Mr. Cook asked if the small sign could be moved to the other side of the building and then answered his own question realizing that would be two signs on one business. Chairman Castrovillari amended the motion to include the changes. Roll called. Motion carried 3/0.

D. **Drug Mart.** Mrs. Babinec called for applicant. Amy Nelling from Ellet Signs present for applicant. Ms. Tworzydlo stated that the one on the street is already red, white and blue. Ms. Nelling said there are actually six signs on the building. This is the seventh one and they are all red, white and blue. They changed their corporate colors and they are using the same sign but changing the colors. They are changing their corporate colors and they are using the same sign but changing the colors. The current Drug Mart letters are channel letters that are neon. They will now be LED. They will have new facelifts. They are painting all the cabinets. Chairman Castrovillari asked how many signs are being replaced. Ms. Nelling said only one is being replaced which is the only existing sign that is still orange. Chairman Castrovillari moved to approve as submitted. Mrs. Watkins second. Discussion continued: Ms. Nelling said, since they have to take the sign down, there is no signage on the building that says Drug Mart so they will put up a 24 square foot banner for two to three weeks until the sign goes back up. Roll called. Motion carried 3/0.

E. **Graley Beauty Shop.** Mrs. Babinec called for applicant. Greg Noeth, Architect, Glen Graley, Michelle Graley and Sonja Graley are present. Chairman Castrovillari moved to approve application as submitted. Mrs. Watkins second. Discussion: Mr. Noeth stated that this establishment is located across from Carrie Cerino's Party Center, the old antique store. Chairman Castrovillari asked if the smoky topaz color is currently there. Mr. Noeth said it was. The logs are 150 years old and they want to keep it the same. Mr. Graley stated that the log building was used for the Village of North Royalton Centennial Days in 1908. Mr. Noeth said the brick is a sample from the brick portion of the building. The paint has been removed and a primer stain has been applied. He showed the color which is to go on the logs which is a little darker than the primer. He showed the color for the trim, gutters and eaves. The blue portions will be repainted the topaz color. Chairman Castrovillari asked why it has taken so long for them to come to ARB. Mr. Graley said the process for the logs took a long time and they finally decided to spend the money to save the logs. Mr. Noeth

said the logs are 2x8 dimensional lumber which was curved and cut and they didn't know how much could be retained. They lost 50%. The west elevation which faces Ridge Road was pretty much deteriorated. The building was not kept up - no calk, no paint, bees and termites. The rear of the building had to be taken off and the logs put up front. The brick sample is from the existing building. The tan color will replace the blue all over the building. They felt the building had character as well as historical value to the City. He said the openings in the picture are where the door and window were and they will go back. Chairman Castrovillari asked what color the columns on the front porch will be. Mr. Graley said he would like to stain the columns a medium brown. There is a beam across the front which will be stained and the hearts will be removed. Mrs. Tworzydlo asked if the paint will be removed from the posts. Mr. Graley said yes and they will then stain them. Mrs. Watkins asked if the trim around the door will be French Roast. Mr. Graley said that is up to ARB. All the other trim will be French Roast but the posts and beam will be stained natural. Mr. Noeth said the deck is a natural treated wood. Mr. Graley said he would like to stain that as well. Chairman Castrovillari said a color rendering is needed to bring all these ideas together and the Board can then see what they have planned. There are too many elements and it needs to be seen all together. He suggested tabling the application pending a color rendering. Ms. Tworzydlo asked about the door. Mr. Graley said it would be French Roast. Chairman Castrovillari said the Board doesn't have to see the color rendering before the meeting on July 13th - they can just bring it with them. Chairman Castrovillari moved to table the application until the next meeting. Mrs. Watkins second. Motion carried 3/0.

4. **Miscellaneous:** Ms. Tworzydlo asked if the Building Commissioner is going to be providing the Board with his findings about the applications. Chairman Castrovillari said they are being provided. Ms. Tworzydlo said she did not see it but after it was brought to her attention, acknowledged it had been received.

Chairman Castrovillari moved to adjourn the meeting at 6:59 p.m. Mr. Kapitan second. Meeting adjourned.

Approved: _____
Chairman - Architectural Review Board

Attest: _____
Secretary - Architectural Review Board

Date: _____