

ARB MINUTES

FEBRUARY 14, 2011

The ARB held a regular meeting on Monday, February 14, 2011 at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order by Chairman Joe Kapitan at 6:00 p.m. Roll called.

Members Present: Joseph Kapitan, Frank Castrovillari, Linda Watkins, Laura Tworzydlo

Donna M. Babinec, Secretary.

Members Absent: None.

Others Present: Donna Vozar

1. **Approval of Minutes of January 24, 2011 Regular Meeting.**

Chairman Kapitan moved to approve the minutes of the January 24, 2011 meeting. Mrs. Watkins second. Roll called and motion carried 3/0.

2. **Old Business:**

- A. **Robert Taddie/Taddie's Auto Body and Christopher Duke, 12999 Royalton Road, Local Business Zoned.** Television display sign in window with screen display advertisements. Tabled December 20, 2011.

Mrs. Babinec called for Robert Taddie/Taddie's Auto Body. No one present. Chairman Kapitan asked Mrs. Vozar to advise the Board what occurred at BZA on January 24, 2011. Mrs. Vozar said that, as stated by the Building Commissioner, in his report, the applicant requested that his application be tabled at BZA so he could (1) provide the BZA board with proof that the property owner was seeking the variance, not just a proposed tenant and (2) he was to get documentation that he actually had a lease so he could appear before BZA for the variance. The Board is aware that, pursuant to City Code 1224.08(f), the Board does have to take action due to time constraints and, since the applicant is not here, and she respectfully requests the Board remove the application from the table and vote on it. The applicant is free to come back once he receives his variance. Chairman Kapitan moved to remove the application from the table. Mr. Castrovillari second. Roll called, motion carried 3/0. Chairman Kapitan then moved to approve the application as submitted. Mr. Castrovillari second. Roll called. Chairman

Kapitan, nay; Frank Castrovillari, nay; and Mrs. Watkins, nay. Application rejected.

Chairman Kapitan stated, due to time constraints, he is making a motion to take the North Royalton City Schools out of order. Mr. Castrovillari second. Roll called. Motion carried. He then called the applicant.

A. **North Royalton City Schools/Timothy Leist**, 6579 Royalton Road, Public Facility Zoned. Site Plan Approval for Phase II Renovations to Serpentine Chevrolet Stadium/Gibson Field.

Present: Jim Presot, Asst. Superintendent, North Royalton City Schools; Tim Leist, Project Architect. Chairman Kapitan moved to approve the application as submitted. Mr. Castrovillari second. Discussion: Mr. Liest showed the Board a drawing of the site plan, the existing football stadium with the visitors' bleachers at the top and the home grandstand at the bottom. He went on to say that the school is basically constructing an entire new track facility and football facility moving the field 20-30 feet west. The upper left hand corner shows a visitors' concession and restroom building. The bottom left hand corner is a home restroom concession building, ticket booth and official's room for the games. To the right of the main new grandstand on the home side is a ticket booth that goes down to between the access from the middle school/high school parking lots. Basically they are new facilities. On the original site plan drawings submitted there was some question to whether or not they would be building the locker rooms at this time. That will not be done at this time. He said there is another site plan drawing without the locker room building. Once funding is available, they will proceed with that building. Mrs. Tworzydlo asked if that is part of the application. Mr. Presot said the locker room complex is not. They will be going ahead with utilities and design it for a future project down the line so they don't have to go back and tear up the parking lots, etc. Mr. Castrovillari asked about materials. Mr. Liest said split face block for the building itself, a freeze board below the fascia line made of dryvit EIFS material. The gable over the canopies over the serving windows are EIFS material. Aluminum rake and fascia trim and aluminum soffit aluminum gutters, downspouts, etc. Hollow metal doors and frames. The rolling grills for serving counters will have a stainless steel type finish. The gateway arch will be made out of steel with masonry pillars surrounding the steel columns that support it. The south gate and north gate signs will be made out of steel. Mr. Castrovillari said, so it won't be solid the way it is on the plans. Chairman Kapitan asked if the freeze that was mentioned on the building being EIFS - is that the lowest that any EIFS will be? Mr. Liest said yes, it's about 8 feet 4 or 8 feet 6. Mr. Castrovillari asked if the colors are the same as the actual materials. Mr. Liest

said that is what they are suggesting but they haven't been to any color discussions with the school. They haven't voiced any objections to what has been presented. The only thing mentioned is that they would like to get their logo, "NR", on the ticket booths and maybe something with school colors. Mr. Castrovillari asked if the Board should talk about design and when they have colors, they come back. Mrs. Vozar said if they are ready to go with that - it can be done now - this is the site plan. Mr. Presot said that they have an existing wall along the current visitors side and it's a brown sandstone block finish and they would like to match that in a split face block - medium brown. Mr. Liest said buff for the accents. Mr. Castrovillari said he likes the design - he likes the tower elements. Balancing off one side and the other. Small concession stands are nice - they fit in with the neighborhood. The colors are good - if you bring in samples with those tones - they should do. He doesn't care about the purple and gold - it's their logo. Mrs. Tworzydlo asked how tall the tower is and it's relation to the grandstands. Mr. Liest said the tower is about 24 feet to the gutter line and the grandstands are about 30 feet plus there's a press box on the back. Mr. Presot said the home side will seat 3,000 plus press box and the visitors' side is 2,000 seats. Chairman Kapitan said it appears that the gates have some landscaping. Is there any new wide area lighting or just localized architectural lighting. Mr. Liest said there will be lights on the outside of the new buildings. The new lighting system for the field has some additional low level lighting for the entire facility. The stadium lights have a three tier control - game mode, practice mode and dimmer version such as for relay for life to cut down on light levels. They are newer technology than the existing fixtures - they have a better cutoff. Mr. Castrovillari said they are really secluded. Mrs. Watkins said she likes the design. Chairman Kapitan said he would like to reserve a come back on the actual materials. Mr. Castrovillari said he would like to see the final color selection - if what they have proposed is what they want - he doesn't see a problem. Chairman Kapitan said the design direction is nice. Mr. Presot said the Board wants to see final colors on block. Mr. Castrovillari said block, stucco color - he doesn't need to see anything for aluminum work or gutter sample - just the main things. What is the fence going to be - just a color swatch. Chairman Kapitan said the masonry choices, the EIFS, etc. Mr. Liest said they will put that together once the project is out to bid and they get a contractor on board - they will find out what materials they are using - they will get their samples and put together a color board. Mrs. Tworzydlo asked if the fencing and south gate will match material-wise. Mr. Presot said there will be fencing surrounding the facility - there's already fencing which will be used. Any new fencing will be black vinyl coated. The gate itself is heavy-duty aluminum picket type fencing. Mr. Castrovillari said the south gate sign will be steel. Mr. Liest said the signs will be steel and will be painted to match whatever metal trim they have to tie in with the fencing. If the fencing is black, they will be black with black gates. There are no windows in the facility - for the ticket

windows they have rolling shutters. Mrs. Tworzydlo asked the purpose of the tower. Mr. Liest said it's just a focal point. They have that going on at the north gate and the south gate is another main entrance - a greater number of people come through that gate and this just ties it all together. Mrs. Tworzydlo asked the height of the north gate tower is the same height. Mr. Liest replied yes. Mr. Castrovillari asked if the rolling gates would then be on outside of the building or mounted on the inside. Mr. Liest said they would be mounted in tracks on the inside. Mr. Castrovillari said he likes the design they have on the plans with the two windows - Mr. Liest said there will be a recess - they are all individual like the windows. Mr. Castrovillari said they should indicate what color they will be painting the rolling grill - just the standard color or whatever. Chairman Kapitan amended the motion to approve the application pending a come back on the final material samples. Mr. Castrovillari second. Motion carried 3/0.

3. Old Business:

A. **North Royalton Family YMCA**, 11409 State Road, Local Business, Site Plan for Renovations and Addition of New YMCA.

Mrs. Babinec called for applicant. Mr. Scott Burton with Richard L. Bowen & Assoc. present as a representative for the City of North Royalton; from the YMCA, President, Glen Haley; Rick Parker is the principle in charge for their architect and architect, Holly Grambort. This is a renovation and addition to the Avalon Party Center. Basically there are two additions, one each on the east and west sides of the building as viewed from Wallings Road. There are some minor changes to the parking areas and some changes to the exterior of the existing building. Chairman Kapitan moved to remove the application from table for discussion. Mr. Castrovillari second. Motion carried 3/0. He then moved to approve the application as submitted. Discussion: Mrs. Gambort pointed out on the drawings - the portion in brown is the existing building - the portions in orange are the proposed additions. She pointed out the natatorium and the rehab center for Parma Community General Hospital. The site is staying essentially the same but they have had to remove a few parking spaces because of the addition of the pool and they had to take the sidewalk around the building. On the rehab side, they wanted to give them a drop off lane right outside their door and plus several handicap spaces right out front and adding some handicap spaces for their parking. They are trying to keep as many trees as possible. There are some located within the footprint of the new addition which they will dig up and move them somewhere else on the site. One of the islands has to be rebuilt because of the drop off lane. Chairman Kapitan said the Building Commissioner stated in his comments that, despite what is being changed, there is still adequate parking for

the site. Mr. Parker pointed out on the main front elevation where the existing building is. Aside from the rotunda some of the elements they are working with are the horizontal banding on the building because they are prominent in the sense that they are aluminum half rounds which present a good appearance. The combination of brick and some split face block is existing. The large atrium space has translucent panels. All that will remain as is. The only difference to the existing building will be the removal of the large front canopy where guests would be picked up and dropped off. They felt that would be distracting from a pretty cool appearance elevation and they wanted it to be welcoming and open appearance for a YMCA function. In addition it would take quite a few dollars to renovate that piece which they would rather see go into the building. They will maintain two major supports existing that hold up that canopy and some form of structure that will maintain the suspended entry canopies right over the doorways. They just learned that the existing truss structure holding up the roof may not be sufficient, on its own, to support everything so they are looking for a slightly modified version and they are asking that they not be committed to what is on the plan. If necessary, they will come back with a revised concept to support permanently the canopies that project out of the existing building. They are adding a window unit that currently doesn't exist. He pointed that out on the front elevation. They will salvage windows from other areas where they are adding on. Mr. Castrovillari asked to return to the issue of the existing canopy. Mr. Castrovillari said that there are actually two supports on each side. Mr. Parker said there are actually four supports on the canopy total. Mr. Castrovillari said they are keeping all four of those. Mr. Parker pointed out on the drawing where the canopy extends out to an island presently. Those two posts will be removed. He said the materials on the existing structures are in good shape since the building is only nine years old. On the northeast side of the building, the addition for Parma Hospital is a reverse color scheme from the front of the building. He showed the Board samples of the existing brick material. He also showed two samples of smooth face masonry because they have to be open for different manufacturers. They don't know right now which one will be used but they are close. He pointed out the northeast side of the building. The end of the atrium which is unchanged will be the primary entry of the Parma Hospital addition. Mrs. Tworzydlo asked him to point out on the plans which materials will go where. Mr. Parker pointed out where each would go on the drawings. Chairman Kapitan asked if he is making the field split - Mr. Parker said yes. He said in the existing building it is split but they couldn't replicate the aluminum half-round trim. It's very nice but it's very expensive so they felt they could replicate - it's the same module dimension as concrete masonry unit - 8 inches high so they are able to carry those bands continually through the project. He then moved to the swimming area. One of the key elements on the existing building is a dark material at the base. It's a heavy weight base with some texture to it to ground the building. The

natatorium is much taller and they were going to extend the band across as is but it felt weak so they wanted to boost it up to give it some guts. They are looking to raise that height on the building using the same material in a different color. He also pointed out a connecting link between the existing structure and the new natatorium which is set back a little bit so they thought it could be used there as well so it would feel more like a shadow and almost isolate and set the building apart to give it some identity and mass and prominence. The glazing in this addition carries through the same modules as in the existing building. There is a tall window which wraps the corner. They created an exaggerated sill for the windows using the same elevation and, in this case, they will replicate the half-rounds in a precast concrete masonry unit so it's actually the same shape. He pointed those areas out on the drawings. He said they have two large tall flat walls and they thought, by using the banding concept, they could do something more interesting. The color tone is different but using the same materials. Along with that, the windows are aluminum which is being continued and the coping and gravel stops are also an aluminum color. On the southwest side of the building there is an element which is primarily the locker rooms and showers. It's pushed way back. Chairman Kapitan asked if the window frames are clear anodized. Mr. Parker said yes. He stated that the glazing is a green tint. There is a slight difference on one level of the windows as they are looking for a glazing system on the lower panes which is translucent. He said they are not seeking approval for signage. They will be submitting that at a later date. Mr. Castrovillari said the general hospital portion works extremely well. He likes the colors, he likes the integration of the windows, the banding is fine, the reversing of the colors is fine. The solution for the carport is great. He's glad it's going. It can be seen from the street and that's really all you see and he's glad they are indicating a color which matches the building instead of painting it a dark color. He likes the pool area and support facility in the back. He doesn't mind the metal siding and likes the idea that they are going back to the original base which matches the building. He likes the heavier base and likes that they incorporated a curve into it. He has a problem with the dark color. The other banding works great. He likes the lower window and the way it wraps. He can tell where they are picking up some of the banding coming across from the rest of the building. He doesn't like the small group of windows. He likes the bottom four windows but he doesn't know why the top four are there. Mr. Haley stated that they were trying to get as much natural light as possible into the pool. The bottom half is shaded a lot more than the top half. When you are in a big box area like a pool - you don't want it to feel like you're in a box. Mr. Castrovillari said he understands that but he would rather take those two windows and put them somewhere else to get more light. The other side looks better because they're wider. Also, according to the floor plan, those windows are right in front of the arm for the therapy. Ms. Gambort said it's actually a mobile

unit - it just happens to be sitting there. He said okay, he thought it was fixed so that makes it better. His problem then is the one window which is taller and the black color. He likes the thickness of the base, he likes it heavier and taller and that it's brought into the recessed area but the color is too dark. Mrs. Watkins pointed out the lighter color that she likes better - it's smoother. Mr. Parker said it's actually not black - it's charcoal. Chairman Kapitan said he's not sure about the charcoal and thinks it could work but there are probably some other color options that could work better. He likes the bigger base with scale and likes that there is a third color. He doesn't want to see the base be the same color - he likes the third color - maybe a dark brown. He likes the direction on all of it. He suggests other dark color choices for the base of the pool. He asked what was driving their choices for the amount and location of glass - is it budget or what is going on within the pool area. Mr. Parker and Mr. Haley said yes to both. Mr. Parker said especially when there is potential for competition and the spectators are going to be looking across the pool. The corner is pretty neat because it opens up the area. Also, facing southwest, the sun angle there is a glare that comes through the window and out the other side. Does he want more glass? Chairman Kapitan said some of the indoor pools he has been in had a lot of glass. They may not have faced the same situation, having spectators looking south by southwest. Mr. Parker said this is dead southwest which is probably the worst angle you can have, however, it's the best angle because they are trying to get more light in. He said there is also a cost issue. Mr. Castrovillari said he would like to see them solve the skinny little window issue. Chairman Kapitan said he doesn't mind it - it sort of mediates the scale between the small windows and the big one on the corner. Mr. Castrovillari said the small windows without the top two windows looks a lot nicer. To him, the way it is, it looks like three different size windows. There was a short discussion about changing around the windows. Mr. Castrovillari said it looks nicer in groups of nine. He said he can live with this - it's not a deal breaker. Chairman Kapitan said he would like to see more glass but he understands the problem they are facing with a southwest building with sun glare. Mrs. Tworzydlo said she likes it but she supports the other Board members in asking for a color change for the base from charcoal. Chairman Kapitan amended his motion to approve the application pending a come back on the signage package which is not part of this application and revised color options for the masonry base material on the pool building. Mrs. Watkins second. Motion carried 3/0. Mr. Parker asked if coming back for the color precludes them from getting their permit. Chairman Kapitan said no the material is okay, it's just a color change.

5. New Business:

B. **Donetta Klubnik**, 11204 Royalton Road, BaTaes Place, General Industrial

Zoned. Site Plan Approval for Sign.

Mrs. Babinec called for applicant. Mrs. Klubnik present. Chairman Kapitan moved to approve the application as submitted. Discussion: Ms. Klubnick said they are changing the face of the top sign. Chairman Kapitan said it's an existing structure. She replied yes, they have John Deere in the back and the hot tub/fireplace building which has been empty for three years. They plan to put a restaurant bar in there. Mr. Castrovillari asked when it will open. She replied this week hopefully. Mr. Castrovillari asked if the top sign is there. She said yes they are replacing it. Mrs. Tworzydlo asked about the logo - is it supposed to be circle. Mrs. Klubnick said she designed a fancier O. Mrs. Tworzydlo asked if this is one sign or two. Mrs. Vozar said it's one sign for two businesses like the shopping centers have one sign for more than one business. The Building Commissioner said it is in compliance. Roll called. Motion carried 3/0.

C. The Canvas Exchange, dba, DEI Awning/Royalton Woods, 14277 State Road, RMD - Multi Family Zoned. Site Plan Approval for Rear Entrance Canopy.

Mrs. Babinec called for applicant. Mr. Kevin Podizak present from CEI Awning representing the contractor for Royalton Woods. Chairman Kapitan moved to approve the application as submitted. Mrs. Watkins second. Discussion: Mr. Posizak stated this is a brand new entrance canopy with an aluminum frame - Cabernet in color. It will stop well short of the lot - it's brought out to the sidewalk. This will keep the walk dryer from snow and rain. Chairman Kapitan said this faces the back parking lot. Mr. Podizak said yes, it can't be seen from the street. Mrs. Watkins asked Mr. Podizak to show him exacting where it will end on the drawing. Mrs. Tworzydlo asked if this is a nursing home. He said yes, Royalton Woods Nursing Home run by Parma Hospital - its's pretty small. Mrs. Watkins said this is to protect them from the elements. Mr. Podizak replied yes and to provide a grander entrance. Chairman Kapitan said he would have more to say if it was the front of the building. Mrs. Watkins said it's okay. Roll called. Motion carried 3/0.

D. North Royalton Animal Hospital/Beegan Adam Hetchko- 9027 Ridge Road, Local Business Zoned - Site Plan for Building Addition.

Mrs. Babinec stated that the Board has received a letter. Chairman Kapitan said there is a letter from Mr. Sindyla, the attorney for applicant, asking they be tabled to the next meeting. He then moved to table the application to the next meeting. Mr. Castrovillari second. Roll called. Motion carried 3/0.

4. Miscellaneous:

Chairman Kapitan asked for comments. Mrs. Tworzydlo asked what she can do about the Taddie's Auto Body application to prohibit this kind of signage in the City. Mrs. Vozar said she spoke with the Building Commissioner and informed him of this Board's disfavor with this application based on the fact that it goes against everything that signage was intended to do. This is not meant to advertise a business it's meant to be a commercial venture and it distracts drivers. The Building Commissioner is working on a submission to Council to be brought to the next building code meeting to amend the sign ordinances to prohibit a television sign as advertising. Mrs. Tworzydlo asked about Mia Capelli. Mr. Castrovillari said it went from Pink to Synergy to Mia Capelli. Mrs. Vozar asked Mrs. Babinec if she has notified the Building Commissioner about this and she stated that she had. Mrs. Vozar said she can ask him to attend the next meeting if they want to discuss it but he is aware of it. Mrs. Tworzydlo said she hopes something is done before she changes it again. Mr. Paul Marnecheck said he is the chairman of the building committee and the next meeting is March 14th. They are welcome to come to the meeting about 7:30.

5. Adjournment.

Chairman Kapitan moved to adjourn the meeting at 7:10 p.m. Mr. Castrovillari second. Meeting adjourned.

Approved: _____
Chairman - Architectural Review Board

Attest: _____
Secretary - Architectural Review Board

Date: _____