

STRONGSVILLE ARCHITECTURAL REVIEW BOARD

MINUTES OF MEETING

April 24, 2108

The Architectural Review Board of the City of Strongsville met for Caucus in the Mayors Conference Room at the 16099 Foltz Parkway, on ***Tuesday, April 24, 2018 at 8:30 a.m.***

Present: Architectural Review Board Members: Dale Serne, ARB Chairman, Ken Mikula, City Engineer, Tony Biondillo, Building Commissioner, George Smerigan, City Planner and Jennifer Milbrandt, City Forester.

The following was discussed:

DR. GAEBELEIN DDS: The Board was in agreement that the elevations were in approvable form. Mrs. Milbrandt suggested some minor changes to the landscape plans. Mr. Smerigan noted that there were no masonry columns on the Pearl Road Corridor required treatment. The Board was in agreement that the applicant should add the columns to the fencing on their plans.

Roll Call:

Members Present: Mr. Serne, Chairman
Mr. Biondillo Bldg. Comm.
Mr. Mikula, City Engineer
Mrs. Milbrandt, City Forrester
Mr. Smerigan, City Planner

Also Present: Carol Oprea, Admin. Asst.

APPROVAL OF MINUTES

Mr. Serne— You have had a chance to review the minutes of April 12, 2018. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS

DR. GAEBELEIN DDS/ LS Architects, Agent

Recommendation of colors, materials, landscape and lighting for the proposed 633 SF addition to the current Dr. Gaebelein DDS building located at 17075 Pearl Road, PPN 397-10-003 zoned General Business.

Mr. Serne— Item Number One, Dr. Gaebelein. Please state you name and address for the record.

Mr. Sampat – Leon Sampat, LS Architects, 22082 Lorain Road, Fairview Park, Ohio 44126

Mr. Sable – Bill Sable, BCI, 2950 Westwood Drive, Brunswick.

Mr. Serne– Please explain to the Board what you plan to do.

Mr. Sampat – Dr. Gaebelin intends to purchase 17075 Pearl Road, currently it is an existing medical facility. Brick façade, very 70's in design so we are looking at revamping the entire building. It needs a new roof, it needs a lot of maintenance so. He needs a little additional area in the building so we are actually incorporating some of that overhang that is on the building right now and we are going to come out on the side here and then he wanted to have some architectural feature for the building so that is where we came up with the turret. We have done that on another building, another dental office and he really liked it so he wanted us to pursue that option. Rather than doing a flat roof we decided to go with a pitched roof. We do have a rendering of it but the rendering is a little bit harsh with the materials. I had it here but it needs to be softened. We have the hardy board siding. We have new windows going in, we have the stone veneer and then we have, the trim is not going to be as white, it is going to be a little bit more of a taupe or cream or off white. It is a little stark here, so that is the materials that we've got. The khaki brown prefinished hardy board siding and we have a 30 year weathered wood shingle and the ledgerstone. We are looking at putting a premanufactured copula on it. As far as the site design goes we are essentially maintaining the existing site, because we did the bump out, we did have to lose a couple of parking spots up front. I think it is worth it to get that architectural feature there. We have added some sidewalks, we have gotten rid of, they had an egress sidewalk along the side here and we are going to turn that into landscaping bed and we are still maintaining two means of egress out of the building. We have the rear exist with the existing sidewalk along here. The only thing is that we may have to go back, if it gets to is but his dollars we are putting that together and it is coming out a little bit over his budget so we may have to scale back the design. We were planning on finishing the building all around the entire building but to get within his budget we may have to relook at the side and the rear of the property. We might just paint the existing EFIS and kind of clean it up versus actually siding it.

Mr. Serne– Tony.

Mr. Biondillo – From Building, I don't see an issue with that especially on your east elevation, only because I think that is a split zoning on that property and then we have residential which is located some ways away from that. It looks good, I think you did a good job with it compared to what it was. Architecturally I think it is a very nice design. From Building, you submitted a photometric plan. I tried to pull the actual fixture up, I

don't know if it is just an outdated number on there but it is a cutoff type fixture that looks proposed. I couldn't get the numbers to match up but the photometric is in approvable form.

Mr. Sampat – We can get that actual cut sheet. Lighting Dynamics should be, they get those for us so they should be available. We have a guy who does the photometric for us.

Mr. Biondillo – The only other thing, you indicate a dumpster on here, I don't know if that is new or existing to the site but that should be enclosed.

Mr. Sampat – That is existing, we can enclose it. Are you looking at a 6 foot board on board fence?

Mr. Biondillo – You can but typically, usually we have the concrete pad that extends out in front of it because of the point loading on those trucks. It tears asphalt up, then you might want to protect those.

Mr. Sampat – That is asphalt.

Mr. Sable – It is a little bit dilapidated, we were going to put another 2 inches of asphalt on top of it. My paver already went out and looked at it. There are a couple of minor repairs and then we were going to repave and put 2 inch asphalt on top of the existing and use it as a base, so it is nice looking and clean.

Mr. Sampat – We don't need to spend that kind of money and have a broken concrete drive.

Mr. Biondillo – Those are my only comments.

Mr. Serne– Ken.

Mr. Mikula – I like it, I think it looks nice.

Mr. Serne – Jennifer.

Mrs. Milbrandt – I like the improvements to the building, it looks very nice. For the landscaping, the one tree that you are proposing to keep in the very front, you might want to look at the health of that. It wasn't looking too good the last time I was checking it out. It might need to be removed. The two additional trees that you have there, just south of the addition, they might be impacted by the addition itself.

Mr. Sampat – We will let the landscaper look at those.

Mrs. Milbrandt – One plant that you did spec, the viburnum, it's not very good, you might want to try an alternative species because there is a pest that has been attacking the root system and killing it. One more, the fence that goes along the front of the building, we did not see any masonry columns on that, is that spec'd?

Mr. Sampat – We had it as I, we thought that was just an option for a standard metal fence. Is it required to have masonry piers?

Mr. Smerigan – Right.

Mr. Sampat – Okay.

Mr. Smerigan – I think we provided you, did we not. . .

Mr. Sampat – There was a design guideline but I thought in there that there was an option.

Mr. Smerigan – No, the requirement is to do that masonry columns.

Mr. Sampat – If that is the requirement we will comply.

Mrs. Milbrandt – No additional comments, it looks nice.

Mr. Serne – George.

Mr. Smerigan – I am fine with the building materials, I think it is a nice upgrade to the building. I like what you have done to change the appearance of it out front, I think that is all positive. I am good with the colors and the materials. I agree with Tony, obviously we need to do the enclosure on the dumpster and you have a couple of plan suggestions and we need to add those masonry columns.

Mr. Sable – Quick question on the masonry columns, is there a City Standard because it is along the road or are we matching building materials?

Mr. Smerigan – You are matching building materials. You can certainly space them for instance on that one side, you might put one on each end. You can certainly space them out further but they need to be there to box it in.

Mr. Sampat – We broke the fence and landscaping at the side.

Mr. Smerigan – That is okay, we understand that you need to get the sign in there. We get it. We have done that before, we've gapped the fence in order to allow vision for the sign. There is no issue with that, we are fine.

Mr. Serne- Architecturally it really helps the neighborhood.

Mr. Sampat – He was fine with it as long as he can see the sign.

Mr. Serne – The building in general, architecturally it helps the neighborhood. Gives it a little bit more mast to it. I think it will look great, nice choice of materials. If there are no other questions or comments I will entertain a motion for Dr. Gaebelein.

Mrs. Milbrandt – I motion to accept the Recommendation of colors, materials, landscape and lighting for the proposed 633 SF addition to the current Dr. Gaebelein DDS building located at 17075 Pearl Road, PPN 397-10-003 zoned General Business, subject to the changes the Board has requested; the dumpster enclosure, the masonry columns and I think we are okay if that back and side elevations changes from the hardy board to the paint so you won't have to come back.

Mr. Smerigan – Second.

Roll Call: All Ayes APPROVED

Mr. Serne- Is there any other business to come before the board?

Hearing no further business. The Chairman adjourned the meeting.

Dale Serne /s/

Dale Serne, Chairman

Carol M. Oprea /s/

Carol M. Oprea, Administrative
Assistant, Boards & Commissions

Approved