

April 24, 2014

Lyndhurst, Ohio
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The Architectural Board of Review met in Special Session on Thursday, April 24, 2014, at 7:30 p.m., in the Conference Room of the Lyndhurst Municipal Center, 5301 Mayfield Road.

Members Present: Nicholas DeBaltzo, Lawrence Fischer,
Mayor Joseph M. Cicero, Jr., Todd Mayher,
Councilman David Frey

Others Present: Larry Puskas, Building Inspector

It was moved by Councilman Frey, seconded by Mr. Mayher that the reading of the minutes of the Regular Meeting held February 20, 2014, copies of which were mailed to all members, be dispensed with and said minutes stand approved as circulated.

The question was put to a voice vote and passed unanimously.

Motion carried.

Elect officers for the year, 2014.

It was moved by Mayor Cicero, seconded by Councilman Frey to elect the following slate of officers for the year, 2014:

Larry Fischer, Chairman
Nick DeBaltzo, Secretary

The question was put to a voice vote and passed unanimously.

Motion carried.

5151 Mayfield Road

Review plans for proposed exterior alterations to storefront of Marshall Power Equipment.

Mr. Stephen Ciciretto, Architect, presented proposed exterior alterations to the existing storefront of Marshall Equipment. He then presented proposed color and material samples as well. He stated that the front will be brick and precast materials, with a slate blend roof. He further stated that the proposed sign on the building will be hunter green and be internally illuminated.

In answer to Mr. Fischer's question, Mr. Ciciretto stated that the staggered lettering of the proposed sign is part of the Marshall Power Equipment logo.

In answer to Mr. DeBaltzo's question, Mr. Ciciretto stated that the concrete band projects out approximately one inch from the brick. He also stated that the windows will all be clear, low E glass.

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It was moved by Mr. Mayher, seconded by Mayor Cicero to approve the plans for the proposed exterior alterations to the storefront of Marshall Power Equipment, located at 5151 Mayfield Road.

The question was put to a voice vote and passed unanimously.

Motion carried.

5096 Haverford Drive

Review plans for proposed new single family dwelling house.

Mr. Josh Kaplovitz, builder, presented proposed plans and color samples.

In answer to Mr. DeBaltzo's question, Mr. Kaplovitz stated that he has built many homes in Mayfield Heights, South Euclid, Lyndhurst and Beachwood.

Mr. DeBaltzo asked if an architect will be involved in the project. Mr. Kaplovitz stated that the plans have been reviewed by an engineer.

Mr. Kaplovitz stated that the trim will be white, the doors will be cranberry, the vinyl siding will be a natural color with brick work around the garage.

Both Mayor Cicero and Mr. Puskas commended Mr. Kaplovitz on his work in the area, stating that the new homes have increased property values of the surrounding properties.

It was moved by Councilman Frey, seconded by Mr. Fischer that the plans for a proposed new single family dwelling house located at 5096 Haverford Drive, be approved as submitted.

The question was put to a voice vote and passed unanimously.

Motion carried.

5100 to 5126 Mayfield Road

Review proposed new sign plan for the Crossroads Shopping Plaza.

Mr. Brian Fabo, Architect representing Crossroads Plaza, stated he is not requesting any specific sign approvals, but presenting a new sign criteria package for the Crossroads Shopping Plaza, which is why he will not be presenting specific examples of colors and materials; that will be done on a case by case basis. He further stated that it has been found that consumers are drawn towards company logos. He explained that the owners of Crossroads would like to allow the tenants more flexibility with their corporate and trademark logo for signage both on the building and the panels on the existing sign monuments. He also stated that once the tenant receives landlord approval of the proposed sign, the sign will be presented to the Architectural Board of Review for final approval.

Mayor Cicero stated that this Board has been abiding by the sign criteria presented in 1977, which was set up between the City and the owners of the Crossroads. He further stated that it is his understanding that the Architectural Board of Review must review and approve the proposed criteria, and

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allow it to adhere to our existing sign ordinance as it exists throughout the city. He then stated that the City would like to see continuity of signage character in the City, especially within shopping centers such as the Crossroads.

In answer to Mayor Cicero's question, Mr. Puskas stated that he has read the proposed sign criteria presented, and it is in accordance with the existing sign regulations. He further stated that The Crossroads does sit back on Mayfield Road, and corporate logos are an up to date concept to attract consumers.

In answer to Mayor Cicero's question, Mr. Fabo stated that the owners of the Crossroads are asking the City to abandon the original sign criteria established thirty-five (35) years ago, for and by the owners of the Crossroads and adopt this proposed new sign criteria. He further explained that this proposal is a fairly standard sign criteria, and from the landlord's perspective, the signage will detail more of the technical items as far as quality of sign and construction; the verbiage of the criteria is trying to loosen up the strict constraints of the existing sign criteria, which doesn't allow the tenants the sign flexibility which is needed in this day and age.

Mayor Cicero stated he doesn't have a problem with the proposed sign criteria, as long as it shows some continuity of character.

In answer to Mr. Fischer's question regarding size of proposed signs, Mr. Fabo stated all signage will be a consistent height; width is dependent on the storefront size. He then stated that the sign panels within the existing monument signs are uniform in size, the panels would be based on the corporate logos.

It was moved by Mr. Fischer, seconded by Mr. Mayher that the existing sign plan criteria established for the Crossroads Shopping Plaza, adopted thirty-five years ago be abandoned, and the proposed new sign plan for the Crossroads Shopping Plaza be adopted.

The question was put to a voice vote and passed unanimously.

Motion carried.

It was moved by Mr. Fischer, seconded by Mr. Mayher that the meeting be adjourned.

The question was put to a voice vote and passed unanimously.

Motion carried, meeting
adjourned at 8:00 p.m.

Larry Fischer, Chairman

Approved: _____

Attest: _____