

Lyndhurst, Ohio
August 17, 2017

The Architectural Board of Review of the City of Lyndhurst met in Regular Session on Thursday, August 17, 2017 at 7:30 p.m., in the Conference Room of the Lyndhurst Municipal Center, 5301 Mayfield Road.

Members Present: Eric Newland, Chairman
David Bader, Nicholas DeBaltzo,
Mayor Patrick Ward, Councilman David Frey

Others Present: John Maichle, Building Commissioner

It was moved by Mayor Ward, seconded by Councilman Frey that the reading of the minutes of the Regular Meeting held July 20, 2017, 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.

It was noted that the agenda item should read as follows:

Legacy Village, 24393 Cedar Road

Review proposed plans for new construction of Arhaus Furniture.

Mr. Chris Goodrich, First Interstate Properties, stated that Arhaus Furniture would like to create a flagship location at Legacy Village. He then stated that the proposed location of the new construction would be where there are currently vacant store fronts or temporary tenants with smaller shops. He further stated that the proposed plans show a one and a half story building with a mezzanine and roof top garden.

Mr. Eric Lahrmer, Perspectus Architecture, presented proposed plans showing the entrances to the proposed store, which are on all four sides. He then presented proposed materials and color samples to be used; black oxide portals along with stone, glass and pre-weathered Cor-Ten steel.

In answer to Mr. DeBaltzo's question regarding the size of the aluminum to be used for the curtain wall, Mr. Lahrmer stated a standard seven and a half (7 1/2) inch will be used, which will be black with a silicone glaze.

Mr. Lahrmer presented samples of the stone to be used, and stated that the stone is real, not cultured, which is keeping with the philosophy of the products sold at Arhaus Furniture. He then presented color and material samples of the teak to be used.

In answer to Mr. DeBaltzo's question regarding fire proofing, Mr. Lahrmer stated from a fire proofing standpoint, this proposed building is considered Type 2 B construction; there are no fire ratings required, and will be fully sprinkled.

In answer to Mr. Newland's question regarding transitioning the parapet top, Mr. Lahrmer stated that the intent is to make it look as monolithic as possible; there will be nothing more than a hemmed edge coming out.

Mr. Goodrich stated that he anticipates the twenty-one thousand (21,000) square foot store to be opening spring of 2019.

It was moved by Mayor Ward, seconded by Councilman Frey that the proposed plans for new construction for Arhaus Furniture located at 24393 Cedar Road in Legacy Village, be approved as submitted.

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

Motion carried.

It was moved by Mayor Ward, seconded by Councilman Frey that the meeting be adjourned.

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

Motion carried, meeting
adjourned at 8:05 p.m.

Eric Newland, Chairman

Approved: _____

Attest: _____