

Mr. Neville said he would want to see the panels all located in the same direction. There are some that are proposed as landscape and some portrait orientation on the roofline now.

Continued for the applicant to address the following: 1) the 3 separate street facing panel groupings are relocated to the main upper roof facing the street in a regular pattern or two regular groupings; 2) the panels are all in the same orientation in each group; and 3) show the electrical line run location on the roof.

Submit revised plans for Board review.

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ABR26-000006 – 20200 North Park Boulevard, Unit 201 – Rooftop Deck.

David Hartman, Snyder Carpentry, explained this is an upper floor roof deck at the rear right of this condominium building. The railing will be 7 to 8 feet from the roof edge, making them virtually invisible from the ground. There was a pergola on this roof that has been removed. They are proposing a white aluminum privacy panel from the chimney around the corner another 6 feet, then a 42 inch high railing.

Mr. Walter asked how they will be addressing the HVAC units that appear to be in the way.

Mr. Hartman said these can be shifted to address the location of the panels. They only need to move 8 to 10 inches from the current location.

Mr. Walter asked how the tallest panel relates to the building.

Mr. Hartman said it is under the fascia. The panels are also an open design, so as not to create an issue with winds.

Approved.

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Mr. Walter recused himself and left the meeting.

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ABR26-000009 – 20701 Brantley Road – Field Improvements and Recreational Structures.

Sondra Sandstrom, Kona Konsulting, explained the changes are aesthetic design elements to the field. She introduced Mr. Bradac from OSports, the designer. There are revised plans that address staff comments sent this morning.

Mr. Feinstein explained there will be zoning review by the City Planning Commission required for the improvements to the recreational facility. There was a letter sent to the applicant outlining those zoning issues. This meeting is only for design review of the structures.

Nick Bradac, OSports, said they are proposing field enhancements. There will be synthetic turf installed on the existing field. The 6 lane track will be reduced to 3 lanes. The outer lanes will be replaced with a fence and walkway. The existing stands will be replaced and a new bleacher grandstand will be added for the home team. There will be a new brick entry area. There will be sports lighting on both sides of the field. The existing scoreboard will be replaced with a new board. Concrete will be added near the concession stand and a new driveway added for emergency services access.

Mr. Feinstein asked about the difference in grade on the site.

Mr. Bradac said there is a 6 foot difference from the buildings to the soccer field. There will be concrete steps with galvanized metal rail that are 5 feet wide to traverse this change. The existing entry gate has wrought iron signage that will be kept as it was made by students, but new brick columns will be added. They will match the new addition building brick at this entry. Cast stone on the columns will be used to cap the columns. The new bleachers are anodized aluminum. The new center seating areas have back rests. There will be a path underneath the home team bleachers. The new scoreboard is 24 feet by 8 feet with a logo band beneath that is 3 feet by 24 feet. The existing scoreboards are 8 feet tall, but not as wide. He showed the visitor seating with ADA seats at the front row of both sets of bleachers. The home team bleachers are 16 feet 6 inches tall. There is a proposed wind screen to be located below each set of bleachers. There is a screen like this on the existing bleacher. The new screen will be dark grey in color and no graphics are planned. He described the colors for the bleacher elements, railing and synthetic turf. There is also a 4 foot tall black vinyl coated chain link fence around the perimeter of the track. He showed the existing scoreboard layout. These three panels will be moved 8 feet and reduced to two panels.

Mr. Feinstein said the design comments he sent to the applicants have been addressed with the new plans presented this morning.

Mr. Berlekamp asked if the foundations for the home bleacher posts are able to be reduced. Why are they 2 feet above grade?

Mr. Bradac said this is the manufacturers recommendation. He believes it can be adjusted down closer to grade.

Mr. Berlekamp said it would be better visually to be closer to grade.

Mr. Neville asked about the retaining wall at the back of the visitor side bleacher.

Mr. Bradac said it is an 18 inch high retaining wall to keep the ADA access level near the field. They propose landscaping between this raised area and the parking. The grade difference is approximately 18 inches, so no railing is needed near the edge, but the landscaping will assist in keeping people away from the edge.

Mr. Berlekamp suggests a curb be used so there are no accidents. A guard would be too much and the landscaping helps, but the curb would be better.

Mr. Neville asked the color opacity of the material screening the bleachers.

Mr. Bradac said it least 50 percent of light will travel through the fabric.

Mr. Neville asked about the screening detail in front of the bleachers.

Mr. Bradac said they are still working with the manufacturer, but the material will be between the columns and will be a black metal to screen the cross-field view under the bleachers.

Mr. Neville asked about the material for the scoreboard posts.

Mr. Bradac said it is a wide flange that is black in color.

Mr. Feinstein asked about the sign itself. It appears to be dark red. Will there be internal illumination?

Mr. Bradac said only the stats light up in the areas that appear black on the renderings. The remainder of the scoreboard is not illuminated.

Ms. Sandstrom said the existing scoreboards are on top of the 6 foot hill now so the height is relative to where you are standing.

Mr. Neville said University School has been good at matching brick in other projects on the site. He would like to see a panel of sample colors including mortar color.

Ms. Sandstrom said the new addition is 85 percent red with 15 percent dark brick like on the new addition. They have extra brick from that addition so it will be no issue to match the columns to the building by using the same brick.

Mr. Neville said the columns should be taller in order to allow room between the fence top rail and the cast stone cap.

Approved and addressing the following comments: 1) raise the brick entry piers height to allow space between rail and stone cap; 2) match the mortar color of the brick piers to the new middle school addition; 3) add a curb around walkway behind the away bleachers for safety; 4) reduce the height of the concrete column bases for the home bleachers; and 5) show a detail of the front of the home bleachers front where the front screen material meets the flooring.

Submit revised plans for Board review.

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Mr. Walter returned to the meeting.

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ABR25-000321 – 19801 Van Aken Boulevard, 102 – Resubmission: Window Alteration.

Mr. Feinstein reviewed the previous meeting comments.

Akaniao Kozeniewski, Renewal by Andersen, said all of the double hung windows have grids but all of the other types of windows on the non-brick building sections do not have grids.

The Board reviewed the photos around the building.

Mr. Neville said it helps to have the photos. It does make a good argument for not having grids in the windows of the whole siding section of the building. With the exception of the jalousie windows, all of the others appear to be casement windows. He would approve new casement windows with no grids.

Denied the glider window proposal. The new windows must be double casement with no grids.

Please submit revised quote for administrative review.

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ABR26-000011 – 20128 Chagrin Boulevard – Sign: Beauty Rush.

Mark Bailin, Diamond Signs & Graphics, explained the new sign is non-illuminated letters pin-mounted to the mortar, flush to the wall.

Mr. Neville said the font is interesting.

Mr. Berlekamp said he is not opposed to the sign.

Mr. Neville asked if the scope includes filling the holes from the previous fasteners.

Mr. Bailin said it does.

Mr. Berlekamp said all of the fasteners are noted to be in mortar. This is appreciated.

Mr. Neville said he would like them to make sure the tone of the mortar patches match the building.

Approved with the condition that repairs to the existing wall are made with matching mortar color to the existing building materials.

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There being no further business, the meeting was adjourned at 9:15 a.m. The next meeting will be February 17, 2026.

Hans Walter, Chair
Architectural Board of Review

Dave Berlekamp, Vice Chair
Architectural Board of Review