

Architectural Review Board Minutes
November 16, 2010
Page 2

Approval of Minutes

Mr. Boron – You have had a chance to review the minutes of November 2, 2010. If there are no additions or corrections they will stand as submitted.

REFERRALS FROM PLANNING:

RAD AIR/ Tony Cerny, Agent

- a) Recommendation of the Site, Building Elevations, Building Materials/Colors, Parking Lot Lighting, Landscaping, and Screening for the proposed 10,502 SF Automotive Service Facility; property located on Pearl Road, PPN 392-30-003 zoned Motorist Service.
- b) Recommendation of a 4'-8" x 10' internally illuminated Ground Sign having red, yellow and black copy with red white and black logo for property located on Pearl Road, PPN 392-30-003 zoned Motorist Service.
- c) Recommendation of two 6' x 12'-6" externally illuminated Wall Signs having red, yellow and black copy with red white and black logo for property located on Pearl Road, PPN 392-30-003 zoned Motorist Service.

Mr. Boron – Item Number One, Rad Air. Please state your name and address for the record.

Mr. Cerny – Tony Cerny, Architectural Design Studios, 620 E. Smith Road, Medina, Ohio.

Mr. Dean – Tim Dean, 22100 Horseshoe, Strongsville, Ohio.

Mr. Fiffick – Andy Fiffick, 2124 Willow Brook Lane, Hinckley, Ohio 44233.

Mr. Boron – Please explain to the Board what you are planning to do.

Mr. Cerny – We are going to build a new facility. It is a 10 bay car service facility on the lot next to Pat Catan's. The building will be primarily an all masonry structure with some EIFS on the upper portion and an entrance element. A tower element which will be done in an aluminum composite material and we are proposing to have a canopy off to the side similar to a gas station canopy that will be used to provide some weather protection for customers arriving. The BZA approved all the variances which include the canopy off to the side. Color wise, the masonry on there is a split faced material. We have a checkered flag pattern which we are proposing on two EIFS's. We are looking at a black and white checkered pattern there and then the balance of the EIFS on the

Architectural Review Board Minutes
November 16, 2010
Page 3

building would be done in a more of a cream color. We have an accent stripe that runs around between the two which will be done in that same composite metal in red and then the canopy and tower element is done in more of a silver finish. The windows will be clear with a clear aluminum. We are proposing on the back and the back side there to transition to just a painted block that we would paint in similar colors, using the gray and sand across the back so that it would keep the same color scheme. This side is basically backed up against old storage buildings so it is pretty well out of sight. The other side will be the backside itself.

Mr. Boron – Would that red just be the band?

Mr. Cerny – Right, we would just continue that same stripe all the way around.

Mrs. Milbrandt – Do you have any color elevations?

Mr. Hill – Yes, do you have a color rendering?

Mr. Cerny – I do not have one.

Mr. Hill – I would like to see a color rendering of what this is going to look like.

Mr. Fiffick – I thought you might like to see one, this is a color elevation of our Medina facility.

Mr. Hill – That is not this building.

Mr. Cerny – No, we do not have one of this building. These are the graphics for the ground sign that sits at the street. On the canopy the element that we do is a vinyl graphic. The graphic is a little bit different and it essentially then that graphic goes on each face and that racing stripe kind of wraps around. That is pretty much it.

Mr. Boron – I am going to go to Building first. Tony.

Mr. Biondillo – From Building, talking about the elevation, I think that by definition we have to include that stripe as part of a graphic and part of the signage. I think that would need a variance to get that accomplished. Item number “b”, the Ground Sign, I don’t have an issue with it but we do allow for a one foot base and this base is 2’-4”. You do show the landscaping coming up and exposing only 1’ of that base. I think you are okay, you do show your elevation line coming up and only exposing only 1’ of base. I just wanted to get on record that is built according to plan so that we don’t have a 7’ tall sign. The other issue with the signage would be Item “c”, I think clearly we have two

Architectural Review Board Minutes
November 16, 2010
Page 4

signs there, you are only allowed one wall sign by definition. You would need a variance for the additional sign. The maximum height that a wall sign within a business district is only 5' and you are proposing 6' in height.

Mr. Cerny – Well, part of the problem is that these are just JPEG's that we just stuck on there. The actual sign that is proposed is supposed to be 10' x 4'-4" so that it is basically 44 SF on each face. The signage that is allowed by code is 88 SF. Even though we have it on each face, the total amount of signage is within the limitation of what we have for signage.

Mr. Boron – What is this supposed to be?

Mr. Cerny – It will be 4'-4" tall by 10' long. When I say that, I didn't include the total length of the stripe. I basically just put the box around this area here, is how I have been delineating the sign. I have been treating this element and these elements not a whole lot different than any other decorative element that you would put on a building. That is why I can see why some people might want to call it a sign but if I had gone ahead and did make it waving like that, if I had just gone ahead and used multiple colors on the EIFS, that would be allowed. It looks similar I think that there are a lot of buildings that try to reinforce the architecture to compliment the sign but it is not necessarily the sign, it is just a reinforcement in the detailing and architecture to that sign. If I get these two, since they are within the overall allowable area, does it still need a variance?

Mr. Biondillo – I still think it does.

Mr. Boron – It is two signs and you are not a corner lot. You can't have that. Also, we were discussing the painted block. We are concerned with the painted block about maintenance and how it will hold up.

Mr. Serne – Have you come up with some alternative materials? Painted block is awfully utilitarian. It does face a lot of other buildings and who is going to say that those buildings are going to remain there.

Mr. Cerny – It faces the ones on the south side, it is a series of multiple lots. Those are buildings that are not in very good condition.

Mr. Serne – We have to make our best efforts also.

Mr. Cerny – What we are proposing to do is come back the first portion and do that the same as the rest. What we are trying to do is conserve some dollars and overall costs

Architectural Review Board Minutes
November 16, 2010
Page 5

of the project. We are using an acrylic material to go over top of the block so it is different than just the typical painted block that you see. It is the same type of block that I see a lot of the commercial areas doing instead of trying to deal with multiple block. Often times these larger stores will go in there with a standard masonry finish and then they apply these acrylic finishes to them. I don't know how you guarantee them. It is like any applied finish. There is a chance that it could need some repair over time. It is not a whole lot different than regular masonry finish not getting dirty and needing some sort of treatment.

Mr. Serne – Why not try a stained block of something like. That.

Mr. Boron – It is more integral that it does not look so utilitarian.

Mr. Cerny – I don't have a big issue if you think you would like a colored block. I don't like a color blocks as well as going with a painted finish because of the fact that it is more difficult to maintain a waterproof finish. When I go with blocks, I have the masonry in there, it is easier for that finish to, masonry to crack and it is easier to get water penetration into that wall. I feel I have a better system if I can go ahead put a uniform membrane over to of that. I am not a big fan of the colored block. We are using it in the split face but we are coming back and we are putting a sealer over the top of that to try and compensate for that. It is a smaller portion of the wall.

Mr. Boron – I don't know, I think I will have to defer to Building about that, what you feel about the material.

Mr. Biondillo – Like I said, from a building standpoint, he makes a good argument that he would end up with a better waterproofing agent over the top of the masonry block because masonry is porous. We do have other buildings, the large box stores that do exactly that on the backside they are just a regular masonry product and they are painted. Walmart or any of those more recent, Costco.

Mr. Cerny – Things that are done in the City already.

Mr. Biondillo – Certain areas, yes. The down side to it a stained block, I think over a period of time they do fade and you do end up painting them over a period of time, especially with the weather elements that we have in this country. Since you asked me again, Tony, what is the color of the proposed canopy?

Mr. Cerny – It is just a silver.

Architectural Review Board Minutes
November 16, 2010
Page 6

Mr. Biondillo – I think that one of the issues that came up, they wanted some designation with the height coming in there off the roadway.

Mr. Cerny – The Planning Commission did want us to have clarity on the height. That is not a problem, we will indicate the height on that. It is a minimum of 12' it is 12' off the floor.

Mr. Serny – I think what he is saying too is that he wanted it labeled.

Mr. Cerny – We will put a plaque on.

Mr. Boron – Ken.

Mr. Mikula – No comments, the location of the ground sign looks fine.

Mr. Boron – Dale.

Mr. Serne – The problem that I have is that I really think that this part of the sign, I don't see that as being a graphic on the building. I have a problem with that and I have a problem with the painted block. I really don't think that is going to hold up.

Mr. Fiffick – When we did this exact type of building at our Garfield facility, it was built and we occupied it in October of 1999 so it is just over 11 years old. We did the paint in acrylic on the back like that and it has been absolutely perfect. Quite frankly, our split face looks worse than the paint. I have to go power wash the split face and seal it every 2 years because it just gets dirty. So, the back of the back of the building actually maintains much better than the front.

Mr. Serne – The split face will gather dust. Painted block, eventually the joints are going to weather different than the block. They will get darker too.

Mr. Cerny – Once again, I think we are talking about different material other than just the stock painted block. We have a product manufactured by Sherwin Williams called loc on, which is a heavy bodied material, has an elastic property to it so that it doesn't give you a lot of the problems that you see in the typical painted masonry. A lot of time where you see masonry that has paint issues it is because once it generates moisture penetration into it, it is just going to lift the paint and you never get it dried out again. You can try covering it up with some paint again and the moisture has already penetrated into the wall and you have continued problems with it. The key is to get a good material on there to start off with that will seal that wall and keeps that wall

Architectural Review Board Minutes
November 16, 2010
Page 7

protected. If that is the case the paint is not going to be a problem. Failure is because of poor application.

Mr. Boron – Jennifer.

Mrs. Milbrandt – My only comment is the black and white EIFS. I don't know how that is going to look on the building without seeing a color rendering from the front. Other than that I don't have any other comments.

Mr. Boron – I know that some of the trees are 1 ½" caliper and we require at least 2".

Mrs. Milbrandt – We are talking about landscaping, I appreciate your preserving the trees on the property. It was nice to see some larger trees saved. We do have a minimum of 2" caliper on our plantings.

Mr. Cerny – You want that on the plum trees and things like that, those are relatively small trees.

Mrs. Milbrandt – We typically ask for 2".

Mr. Cerny – Those trees aren't that big to begin with. That is where we are putting them, on the plum trees. We added those in at the request of Catan's. We initially had some poplar trees along the backside and they asked us to add some trees up front.

Mrs. Milbrandt – I have pear trees there. The pear trees, you should have no problem getting 2" caliper.

Mr. Boron – You could easily get a 2", that is actually small.

Mr. Cerny – Okay.

Mrs. Milbrandt – No additional comments.

Mr. Boron - Bob.

Mr. Hill – As far as comments on the building and the materials, Tony, I think you started the meeting by saying that this is a masonry building. The whole north elevation is EIFS.

Mr. Cerny – The sub-straight is masonry. We topped the masonry with EIFS down to the accent band, yes.

Architectural Review Board Minutes
November 16, 2010
Page 8

Mr. Hill – No, this whole wall is EIFS, is it not?

Mr. Cerny – The outside finish, yes.

Mr. Hill – I don't think that we have ever approved a building with this much EIFS, so that is a concern. I share a concern as far as the painted block. Given the fact that this is a building very close to the center of town and it has some pretty important neighbors, it needs to be kind of a signature building, it would seem to me. I don't see that quite frankly. What I would like to see, I have a problem with the materials that are being used but in addition to that, I want to see a color elevation of at least the south elevation and the east elevation. As far as the front elevation, if this is to reflect or represent the racing flag, I don't think that is appropriate and I share the Building Commissioner's comment that you are not allowed two wall signs however, that could be addressed by the Board of Zoning Appeals. As far as the landscaping, I think that is alright and I don't really have a problem with the ground sign, I understand what that is.

Mr. Cerny – The wall material, you don't like the use of the EIFS at all?

Mr. Hill – No, I mean certainly in limited applications the EIFS is fine but when you take a whole side elevation and it is all EIFS, that is way beyond what we would expect and then to present this as a masonry building.

Mr. Cerny – I presented it as a masonry building because it is a masonry bearing construction. Basically the building is all masonry and we are covering over that with the EIFS. That is consistent with the buildings that we have been doing in the past for them, so it matches their corporate image. It provides a couple things, it gives us a much better insulation system and it gives us a pretty durable finish on the outside. Which is the reason that we went in that direction. We think that it gives it a very nice finish as opposed to going there with a color block. I think a colored block looks less finished than the EIFS material does. I think it is a grade up for us.

Mr. Boron – Two things, we can take a vote on this and you have heard the comments or we can table it. I know that Bob and I share with Bob that I think we should table it so that we can see what that actually that looks like. This we can't allow, it would be denied because it is a double faced sign and you would have to go to BZA for that. The race track on the building everyone feels is part of the signage so that would be turned down as well. I guess what I am saying is before we even vote on it, my suggestion is to table it and come back with a color elevation if you still want to go with this or we can make recommendation right now of what we feel.

Architectural Review Board Minutes
November 16, 2010
Page 9

Mr. Cerny – I think that it is pretty obvious that you are not going to accept the checker board unless we get some sort of variance from BZA and I don't think that is going to happen. I think that pattern is gone. I think we have to talk about how you want to deal with the tower sign. I think it is a mistake to take the sign off the tower. I think it works well with the building, it works well with what we have done in the past. And moving to a different location is a mistake. To limit us to one side or the other does not make any sense considering the fact that tower is at an angle.

Mr. Fiffick – The Medina sign on the other pictures is the same way too. That was a gas station built in 1949, we redid and added the tower feature to match up all the new buildings.

Mr. Boron – The issue is again, per code you are not allowed to have it.

Mr. Serne – Here is one with only one sign on it.

Mr. Cerny – Right, that tower is not rotated at 45.

Mr. Boron – Regardless of whether or not we like it, if you still want it you would have to go to BZA for it.

Mr. Fiffick – What is our site plan from the street on that sign.

Mr. Cerny – I am not sure what you are saying.

Mr. Fiffick – The angle of our tower, if we put just the one up, will we have visibility?

Mr. Cerny – You have no visibility from one direction or the other.

Mr. Hill – You have the ground sign which is visible north and south.

Mr. Boron – Actually this one is probably less visible coming down the street, this one is wide open because Catan's, this view is wide open to your entrance anyway.

Mr. Hill – Actually you don't need a wall sign but you are permitted one. The building would look better without it.

Mr. Cerny – I think that the sign adds quite a bit to the building.

Architectural Review Board Minutes
November 16, 2010
Page 10

Mr. Hill – If somebody sees the ground sign they will know where the building is. You are permitted it and as long as you are permitted you put one on but you really don't need it. This is, the ground sign as I said that works well.

Mr. Boron – I don't have a problem with the ground sign other than to make sure that the height is per code.

Mr. Cerny – I think that is what we tried to do.

Mr. Boron – We can table you to come back.

Mr. Cerny – When is the next meeting?

Mrs. Oprea – The 30th.

Mr. Dean – When are we scheduled for Planning?

Mrs. Oprea – December 2nd.

Mr. Boron – You could still do that and when you come back, bring in a colored rendering or elevation, it does not need to be fancy, just to show what this think looks like.

Mr. Fiffick - If we took the stripe out with the one sign did we cover every other problem that we have right now?

Mr. Cerny – The block in the back and the amount of EIFS.

Mr. Hill – That is going to be up to the Board. I think if you followed the suggestions of the Chairman and I think that you were getting to addressing that as it was, I think if you take that stripe off and take one of the signs off, as far as I am concerned the appearance of the building is going to be better. I still would like to see a colored elevation and as far as the painted block and the EIFS, I said what I had to say, I am not so sure that is a no vote if you come back with it. I will rely on our architect, if he is satisfied with the painted block and the amount of EIFS, that is fine with me.

Mr. Fiffick – We are in a very dirty business. If you look at service repair centers in the past, they have always looked less than proper in my mind. We always try to create an image of being better than the rest. This new design we have been putting on all our new buildings, we have had rave comments from almost everybody in every city with it. The color combination works to make the building very warm and very rich when you

Architectural Review Board Minutes
November 16, 2010
Page 11

see it in person. When you go down to the Medina building which is not very far from here, it is actually 13.8 miles on the dot but, we took an old Shell Gas Station and did this surface on it and it came out awesome. We won an award down there for best building of the year or best reconstructed building, whatever it was. The materials that we picked out does give it a very warm upgraded look and if you look at our competitors, they are putting in tons of windows to show their tires and things like that and we have gotten away from that to make it a more upscale look. That has been our driving force behind it. Believe me everything we are doing here is not the cheap way to build the building. We could shave a lot of money off by taking a lot of these elements off. Tony speaking out loud, if we took the tower and rotated it square to the street, would that work for us with one sign up there?

Mr. Cerny – I would be more inclined to keep it rotated and let the sign face in one direction which would address the parking lot when you are pulling in as opposed to turning the tower.

Mr. Biondillo – Can you inset that corner Tony? That 45 and bring just the signage portion, keep the tower rotated at a 45 but inset just the upper portion of that?

Mr. Cerny – I just have to look at it. I will look at what it would be if we were to turn the tower versus keeping it at the angle.

Mr. Boron – The tower works site plan wise. This all flows, you are going to come in here, come in here, this is all planted and this is the sign that I would imagine that you would eliminate.

Mr. Cerny – Right, that is the one that addresses the street, that is the one that the people can see the best. Even though there is a ground sign, ground signs are low, traffic impedes visibility, especially when you are looking across the street. One that they will be able to see without it really being impeded is the one is up on the building façade.

Mr. Serne – Also what you have started to develop is, you have people area here and the dirty area back here. That definition there is no difference between the two, it is all just run into one.

Mrs. Oprea – Tony, can I just throw something out there? If you have the one sign the you feel is going to best suit you for now to get your approval, you would always have the option to go back to BZA at any other time to try and get the other sign. It will at least give you one for now.

Architectural Review Board Minutes
November 16, 2010
Page 12

Mr. Cerny – That is fine. I think that getting anything from BZA is remote at best.

Mrs. Oprea – You don't know that. It is presentation, there are things that they approve but at least it gives you one sign now on the building, in the direction that you feel is best visible.

Mr. Cerny – I am okay to leave here with one sign on the building and to take the checkerboard off. That is not my call. That is Mr. Fiffick's call. If that is the case, if doing that gets us approved then I don't think that is an issue.

Mr. Fiffick – We can lose it, we were hoping to make the checker board part of our new signature. It doesn't affect the way I use the building. I think that the building is going to look great either way with the color palate that we have because we have built this three times already in different facilities. I can lose the checkerboard if we have to. If you think we can only have one sign then okay on that too but, I think we will go back and at least try for the second one.

Mr. Hill – Tony, could you have a color elevation of the east face before Thursday? They are scheduled to go back to Planning this Thursday, right?

Mrs. Oprea – No, they will not be back till Planning till December 2nd. You have plenty of time.

Mr. Hill – We will meet before then.

Mrs. Oprea – Yes, we will meet on the 30th.

Mr. Hill – So that is not going to hold anybody up, right?

Mrs. Oprea – No.

Mr. Hill – I think that those would seem to me, the issues. The black and white checkerboard and the two signs.

Mr. Cerny – Okay.

Mr. Hill – If you can live with one sign on building and give us a colored elevation to see how the colors go together, I think that with that it will be a reasonable looking building. I think it is up to you folks, Tony, as far as the materials and colors. The colors we can handle. The amount of EIFS and where it is.

Architectural Review Board Minutes
November 16, 2010
Page 13

Mr. Biondillo – You are asking me from personal preference, I like the building the way it is, the way it is presented. I like the signage, I like the flow of the checkerboard and everything else that is presented. Unfortunately I am charged with enforcing the code. From the material standpoint, the EIFS, I don't have a problem, there is a lot of EIFS that Tony said that you accomplish a number of things. You get additional insulating value out of it, it is not an industrial look, it covers the vertical, horizontal joints of the masonry. It does a better job of providing a weather proofing over the top of masonry. The only time we really had a problem with EIFS is when you have the expanded styrene down below and you only have the drywall back or if it were hit or the impact of vehicle, pedestrians or whatever. This is all up high, you have a split face down below so I don't have an issue, personally I don't have an issue with it. It is an approved building material and again I think it does a better job than that whole north elevation, where masonry will look just like a masonry building with a bunch of door openings punched in the side of it.

Mr. Hill – Thank you.

Mr. Boron – Well we can table it or vote.

Mr. Cerny – I guess we are willing to look at not having the checkerboard on there and go to one sign.

Mr. Hill – I think that is pretty much where we are.

Mr. Cerny – If that is the case, I think that we would be happy to go forward with a vote based on that. I can still provide a rendering for you.

Mr. Boron - If there are no other questions or comments I will entertain a motion for Rad Air Building.

Mrs. Milbrandt – I motion to accept the Recommendation of the Site, Building Elevations, Building Materials/Colors, Parking Lot Lighting, Landscaping, and removing the checkerboard pattern from the building for the proposed 10,502 SF Automotive Service Facility; property located on Pearl Road, PPN 392-30-003 zoned Motorist Service.

Mr. Hill – Second.

Roll Call:

All Ayes

APPROVED

**Architectural Review Board Minutes
November 16, 2010
Page 14**

Mr. Boron - If there are no other questions or comments I will entertain a motion for Rad Air Signage.

Mrs. Milbrandt – I motion to accept the Recommendation of a 4'-8" x 10' internally illuminated Ground Sign adding the address to the end cap of the sign and having red, yellow and black copy with red white and black logo for property located on Pearl Road, PPN 392-30-003 zoned Motorist Service.

Mr. Hill – Second.

Roll Call: All Ayes APPROVED

Mrs. Milbrand – I motion to accept the Recommendation of a externally illuminated Pin Mounted Wall Sign not being more than 5' in height, located on the north side of the building and having red, yellow and black copy with red white and black logo for property located on Pearl Road, PPN 392-30-003 zoned Motorist Service.

Mr. Hill – Second.

Roll Call: All Ayes APPROVED

THE B-SPOT/Rick Lalli, Agent

Recommendation of the Revised Building Elevations for the tenant space to be occupied by The B-Spot located at 18066 Royalton Road, PPN 396-11-003 zoned General Business.

Mr. Boron – Item Number Two, The B-Spot. Please state you name and address for the record.

Mr. Lalli – Richard Lalli, 1272 River Bed Street, Cleveland, Ohio 44113.

Mr. Boron – This is just coming in for the elevations no signage. Please explain to the Board what you are planning to do.

Mr. Lalli – It is about 3,300 SF, they developed a prototype at Eaton Collection in Woodmere that I wasn't part of and in this location we are trying to adopt that similar feel. Our tenant space, this is an existing exit door, there is a service corridor that runs back in the building so our tenant space starts about here where that demising wall is. In their other location they have a separate vestibule and they have been using reclaimed doors. They attempt to be slightly green so they use these reclaimed doors and then what we followed with was a 14' x 10' overhead door with clear glass which is

Architectural Review Board Minutes
November 16, 2010
Page 15

part of what was done at Eaton Collection. Then they wanted to use two corten panels on either side of the door which rust a really deep red and their graphic designer was not aware of that when he did this rendering so he was thinking orange. These will get really deep and dark like the hardwood entrance will. By the request of the Strongsville Planning Commission we have placed planters on the sidewalk in the event that this door is open and people are served they don't cross the curb. Rather than a railing, we thought that this would be a nice soft touch. These are between those columns so it blocks direct access out of the overhead door. The Liquor Board has not ruled on this yet so one of the owners believes that they might not require us to do a railing but to be good neighbors we put that there and it makes it a lot safer. These are either going to be concrete or plastic to look like concrete.

Mr. Serne – In a dark color.

Mr. Lalli – They can be, I'm not sure what he is suggesting in this rendering.

Mr. Boron – It says concrete. That is one thing that we don't have a lot of materials. I guess we are looking at what this door actually looks like. Is this over at Eaton?

Mr. Lalli – That is correct. What does this door look like?

Mr. Boron – Yes, is it just a roll up door?

Mr. Lalli – That is correct, on that drawing I put the name of the manufacturer and the actual head, sill and two jams are 3 ½" and combined the center rails are 3" in black with clear glass.

Mr. Hill – Tony, addressing the concern of Randy French, can't those sprinkler heads be aimed?

Mr. Biondillo – As far as the Fire Department they had an issue that once that door is in the up position, having the proper coverage but you can drop down with a type to cover on the side rails and I assume that you are going to have the rail system on the ceiling.

Mr. Lalli – My response to that, they have a high lift track system so that we have about 19' to the underside of the deck so the door can go up almost in a direct vertical track and when it gets close to the deck it bends over maybe one panel.

Mr. Biondillo – So that won't be an issue, okay.

Architectural Review Board Minutes
November 16, 2010
Page 16

Mr. Lalli – We are also going to install a heat source and air conditioning source at that door because it is quite a heat load.

Mr. Serne – Like an air curtain.

Mr. Lalli – Correct.

Mr. Boron – Tony.

Mr. Biondillo – From Building, I really don't have an issue with it. The only issue that was brought up during caucus is that top portion of that being black. No where else in the center is that façade, it all pretty much matches and then their Master Sign Program they allow various colored signs. Is there a way to reverse that with black lettering and keep the façade the same as the rest of the center?

Mr. Lalli – This was the thought originally the owners and they had this bottle cap on the roof which is not allowed in Strongsville so they moved it down, they still wanted to see the black background in that the interior of the space, they see it sort of as a mild biker bar, there is a beer can wall and there is a rack over the bar with motorcycle parts on it, so this was bringing that concept out as an introduction coming to the space. I can pass that along to them, I am not the one to make that decision.

Mr. Biondillo – The only reason that I bring that up, when this center came in they had an overall theme and an overall color scheme and that was all approved and if you look at all the other tenants it is all consistent. I don't think that anyone has gone back and changed the color of the façade.

Mr. Hill – What has been presented by itself is really rather rich to have that black.

Mr. Boron – But it doesn't match the center.

Mr. Hill – I understand that.

Mr. Lalli – I will say that Carol gave us a heads up on this black and they decided to stick with that. They have to come back for a variance on the sign so I will put it off on them.

Mr. Boron – If you touch the corten panel will your hands have rust?

Mr. Lalli – Yes, what we are going to look into is spraying a clear over it. I've used it and it was not my idea here but I have used it in other fronts, a steakhouse on the east

Architectural Review Board Minutes
November 16, 2010
Page 17

side and also in an interior space as a backdrop to the hostess. I informed them of that, somebody with a white shirt . . . I told them I would put a wood jamb where it abuts the door, they would be protected, we are going to try to find a clear that does not change the look of it.

Mr. Boron – I think that you are going to have a problem with that. I don't mind the look of it, it is just that I think . . .

Mr. Serne – It will bleed.

Mr. Lalli – It gets to that point where it gets a really deep red and its 10' under, but you are right that is a concern and that is what I told them.

Mr. Serne – It almost has to be preweathered.

Mr. Lalli – Yes and that is how we've done it where they weather it here and its get sent out because when it come out fresh it looks like stainless steel. It will look like two chrome corners so we have to clear it.

Mr. Boron – I would like to see a sample of that material because I think it is a focal piece. The other thing is these concrete planters, if they are not brick or something that matches the center, I would definitely not put in plastic. First of all if a car comes up there and hits those, they have to withstand that. I would rather see a railing but whatever.

Mr. Mikula – Starbucks has planters not a railing.

Mr. Serne – The comment about the door itself, having it not look like a garage door but to look like a storefront type. That is what you are showing here and I just want to make sure that we get something like that.

Mr. Lalli – You are saying that this is what you would like to see?

Mr. Serne – Right.

Mr. Lalli – That is drawn to scale.

Mr. Boron – I know that this is a rendering, artist rendering, when you actually get the product in, it is probably not going to look like built windows, it is going to look like a garage door.

Architectural Review Board Minutes
November 16, 2010
Page 18

Mr. Lalli – You think that looks more like . . .

Mr. Boron – I think we need a cut sheet or sample.

Mr. Lalli – How about a photograph? I can get a photo of Eaton, because we will use the same door.

Mr. Boron – Ken.

Mr. Mikula – No comment.

Mr. Boron – Dale.

Mr. Serne – I made all my comments.

Mr. Boron – Jennifer.

Mrs. Milbrandt – I like the presentation, I don't have an issue with the black on the façade, I think it looks nice.

Mr. Boron – Bob.

Mr. Hill – I like what was presented.

Mr. Boron – I don't have an issue with what was presented, I have a problem with where it was presented and if we approve the black everybody in the center can start doing different colors and do whatever they want and it is not keeping with the center. That is my recommendation, I don't think it should be black. If it were somewhere else, a separate building or something it would be fine.

Mr. Lalli – Is that part of this vote or does this go on to the signage?

Mr. Hill – Are we going to vote on this today?

Mr. Boron – The black is part of the vote but the sign is not.

Mr. Hill – Then why don't we go around and talk about it.

Mr. Boron – Unless you want to incorporate this as the sign.

Mr. Lalli – That really throws us out because it would be way too big.

Architectural Review Board Minutes
November 16, 2010
Page 19

Mr. Hill – There are two members that don't have a problem with the black. Maybe you should informally talk about it. I will go with the Board.

Mr. Boron – I think it is opening up a very bad precedent for the center that it is just not keeping with the whole center. There is no other thing in there that has a color other than a different material or brick.

Mr. Hill – How do you feel about it Tony?

Mr. Biondillo – As it stands, I like it, I like the way it looks, it looks rich but I would have to look at the center and see what it looks like there.

Mr. Hill – I understand what you are saying and this is a black panel but the roof is all the same, the facades are, this is very distinct. You can't say that there is no continuity with the rest of the center, that is probably true but I mean there is a reason for this.

Mr. Boron – It is not in keeping with the center.

Mr. Hill – That was done intentionally.

Mr. Boron – Absolutely.

Mr. Hill – How do you feel Dale and how do you feel Ken?

Mr. Serne – Truthfully the black does not bother me because it is pulled together with everything else. That is one side, the other side is does it open up a can of worms for everything else?

Mr. Hill – Look at it this way, if there is another application in the center that improves the visual aspect of that particular site, then what is wrong with that?

Mr. Boron – It doesn't keep with the center, the center was approved as a whole and if it was a stand alone building or even if it was in another center that had different things going on, I just think it is going to detract from the whole thing. I understand the you want everybody's eye to go to that spot which it will.

Mr. Lalli – Can they apply for a variance for that color? I respect all your comments.

Mr. Mikula – Is it a variance or does the owner have to come in with a modified plan for the overall that shows that color.

**Architectural Review Board Minutes
November 16, 2010
Page 20**

Mr. Boron – If I am the owner of the center I am writing that letter today to say that it is okay because they want the tenant.

Mr. Mikula – You would still have to vote on that.

Mr. Hill – It is not going to hurt the center.

Mr. Lalli – They already have the tenant, they signed the lease.

Mr. Boron – They don't care, there is the planter, we don't have detail.

Mr. Hill – I don't think that is a reason to hold this up.

Mr. Boron – Building can look at that.

Mr. Biondillo – We can make it part of the motion that they be made of concrete.

Mr. Boron – They already stated that they are concrete. My biggest hangup is the black. My vote is "no" on the black.

Mr. Hill – I think that we should vote on this.

Mr. Boron – We have to, it is going back to Planning on Thursday so they want a recommendation from us today. If there are no other questions or comments I will entertain a motion for The B-Spot Building.

Mrs. Milbrandt – I motion to accept the Recommendation of the Recommendation of the Revised Building Elevations for the tenant space to be occupied by The B-Spot located at 18066 Roylton Road, PPN 396-11-003 zoned General Business.

Mr. Hill – Second.

Roll Call:	Mr. Boron	Nay	
	Mr. Serne	Yeah	
	Mr. Biondillo	Nay	
	Mr. Mikula	Yeah	
	Mrs. Milbrandt	Yeah	
	Mr. Hill	Yeah	APPROVED

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

Hearing no further business. The Chairman adjourned the meeting at 10:09 a.m.

William P. Boron /s/

William P. Boron, Chairman

Carol M. Oprea /s/

Carol M. Oprea, Administrative
Assistant, Boards & Commissions

Approved