



## SHAKER HEIGHTS

**Architectural Board of Review  
Monday, December 4, 2017  
8:00 A.M.  
City Hall Council Chambers**

Members Present: Sandra Madison, Chair  
James Neville, Vice Chair  
Richard Bauschard, Member  
Hans Walter, Alternate Member

Others Present: Daniel Feinstein, Senior Planner  
Kelly Beck, Planning Specialist  
Joyce Braverman, Director of Planning  
Ann Klavora, Principal Planner  
John J. Boyle, CPC Working Group Member  
Kevin Dreyfuss-Wells, CPC Working Group Member  
David Weiss, CPC Working Group Member

The meeting was called to order by Mr. Feinstein, Senior Planner at 8:05 a.m.

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### **#19821 - 3516 Warrensville Center Road - Wendy's – New Building.**

Mr. Feinstein read the Action Sheet from the last City Planning Commission Working Group, detailing the request for further information/revisions from that Board. He explained the revisions that had been made to the newly submitted plans.

Irma Reiner, Linear Architecture, explained the modified plans for flow/backup of traffic, bike rack locations and the elimination of the curb cut on Warrensville Center Road. She detailed changes to the brick fence on the west property line and the front (east) fence at Warrensville. The walls will be capped with cast stone and be brick in construction. The trash enclosure will be the same material as the walls. Site access for pedestrians has been improved as well as access to the entries, which were moved. Resolutions to landscaping issues were made and a landscape strip was added behind the freezer wall. The front (east) wall has had landscaping added to both sides.

Mr. Dreyfuss-Wells asked about the view triangle onto Warrensville with the new landscape plan.

Ms. Reiner said she will check to be sure there is a view triangle sufficient for visibility at that entrance. The building façade facing Chagrin has been embellished with windows that match the front fenestration, but will not be clear glass. A traditional brick work detail with a ¾ inch projection was also added throughout.

Mr. Boyle asked how many signs there will be on the property.

Ms. Reiner said there will be two signs, one on the front elevation and one on the side elevation. There will not be any pole or monument signs.

Ms. Braverman asked how this brick compares to the adjacent property to the west.

Jim Moll, Muy Hamburgers, noted there is value to having differing brick on different buildings.

Ms. Reiner said they believe this building is a good transition from the traditional historic area just west and south to the new development to the north.

Ms. Madison said the changes are an improvement. She likes the color of the proposed brick, which sits more quietly than the last brick proposed. The banding and additional windows and landscaping is welcome. She asked the material and details of the awnings.

Ms. Reiner said they are a thin metal sheet with lighting on the building, not the awning.

Ms. Madison asked the window material on the north façade.

Ms. Reiner said it will be a spandrel type of material.

Mr. Walter said he would not like a spandrel material that is white, it will never look like a window. A dark grey material should be used.

The Board agreed a darker grey would be better than a light grey or white.

Mr. Boyle asked about lighting for the building.

Ms. Reiner said there are soffit lights at the roof. They could add up/down lights at the drive through area.

The Boards agreed a night view rendering would be very helpful.

Mr. Weiss asked about the windows that are clear.

Ms. Reiner explained all of the front and corner windows are clear.

Mr. Neville noted the building details are improved.

Ms. Braverman asked about the gas/electric service area.

There was discussion regarding the gas/electric service.

Mr. Weiss said he still struggles with the blade element. What lighting is there on this element?

Mr. Moll said there is downlighting at the top edge of the blade.

Ms. Braverman noted the Planning Commission Working Group asked about breaking up the blade by either splitting it with the roofline or adding landscaping at the base.

There was discussion regarding the sign and available types.

Ms. Braverman noted the awning, menu, and pre-sell board details must still be submitted.

There was discussion regarding pavement types and locations. The Board asked that the color and stamping pattern of the stamped pavement area be submitted.

Mr. Neville said he does not find the blade element objectionable. He is supportive of the more muted blade color.

Mr. Boyle also noted the blade was acceptable to him.

Ms. Reiner said this building is being tailored to this particular community.

Mr. Moll said they want to do this. They do not have to do this. They have a 40 year lease and are investing over 2 million dollars. He noted there are not directional signs on the property.

Continued with the following information to be provided by the applicant: 1) detail drawings of the brick wall along the west property line and dumpster enclosure; 2) detail drawings of the brick street wall/fence along the east property line, which should be between 3 and 5 feet in height; 3) a rendering of the Warrensville Center Road elevation from the street view as well as a night view of the building showing lighting details; 4) information regarding rooftop mechanical equipment including a roof plan and equipment cut sheets; 5) a photo of the menu board and colors; 6) color board including final ACM blade, brick sample and spandrel glass colors (spandrel should be a dark grey color, not white); 7) aluminum awning detail drawing; 8) stamped concrete area photo and stamping pattern; and 9) updated photometric drawing.

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**Architectural Board of Review  
9:00 AM**

**#19858 - 3377 Warrensville Center Road - New Rock Gym.**

Mr. Feinstein summarized the last meeting action items.

John Swidrak, AODK, Inc., explained they simplified the mechanicals and moved them to the rear of the building. They created an 18 foot wide lawn on the north, instead of having a driveway. This will also benefit the neighboring apartment building. The screen wall at the west elevation will screen the mechanicals, trash and egress. There is a fence and landscaping at the Warrensville and Farnsleigh corner and a fence that screens the parking lot on the east property line. The corner is mostly glass, and the windows are a metal storefront detail. The metal siding colors are very light grey, dark grey and black for the banding detail.

Mr. Neville asked if they had considered making the corner and entry awnings an accent color, like the previous iteration accent wall color. He said he likes the site plan changes.

Ms. Madison said it is an exciting building design again.

There was discussion regarding the color palette.

Mr. Neville noted the color range is elegant.

Ms. Braverman noted a slimmer profile for the horizontal fence portions would be appropriate.

Discussion regarding reflectivity of the white roof.

Continued for the applicant to provide the following: 1) investigate an offset on the north elevation materials; 2) refine the fence details at the Warrensville/ Farnsleigh corner; 3) investigate and provide an option for the southwest corner canopy and entry canopy detail in the original red color; 4) provide screen wall construction details; 5) investigate alternatives for the

white roof material at the white sided building portion; and 6) provide roof coping detail of the upper roof.

The Architectural Board approved of the direction of the building design.

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**9:30 AM**

3. Approval of the November 20, 2017 Minutes.

Approved.

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**#19856 - 14818 Shaker Boulevard - Window Alteration: Color Change.**

Robert Reed, Gunton Corporation, explained that some windows need to be replaced at this house. The homeowner wants to change the color from the existing rose color. They plan to eventually replace all of the windows, but cannot afford it all now.

Mr. Feinstein asked about the color of the rest of the windows on the house.

Mr. Reed said the owner has offered to paint the remaining windows tan to match.

The Board noted all of the trim should also be painted, along with a more traditional shutter color of black or forest green.

Approved with the condition that a letter of intent is submitted by the homeowner stating they will paint the remaining rose colored windows and all wood trim on the house to match the "Pella Tan" within 12 months of this approval. The shutters and garage door must also be painted.

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**#19847 - 15605-15615 Van Aken Boulevard - Sign: Marlboro-Devonshire Apartments.**

Ned Wasserstein, Waterstone Property Management, said he recently purchased these buildings. The new sign would be located between them. There will be low evergreens at the end of the sign and dahlias in front. He showed another Shaker Heights apartment sign, (Shaker Gateway) which received approval a little over a year ago. This sign would be similar. He said he is using the signage as branding for his buildings.

The Board said the word Van Aken should be removed. The contact information should be removed and the Waterstone Property Management information enlarged.

Ms. Madison said the information in the white portion of the sign should be moved further away from the edges.

Approved with the following conditions: 1) the contact information be removed from the bottom portion of the sign; 2) the "Van Aken" lettering will be removed from the third line; and 3) the third line of text will be moved away from the bottom of the white portion of the sign.

Revised plans will be submitted for Board review.

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**#19857 - 3624 Strathavon Road - Window Alteration: Removal of Leaded Glass.**

Bob Goughnour, contractor, said there are three windows total, two on the front façade and one on the side.

Mr. Feinstein said they are proposing to replace these leaded glass windows with double hung windows.

Mr. Goughnour said they can use a colonial or diamond pattern double hung window. Their manufacturer cannot make a casement that meets the u-factor requirement.

Approved with the condition that the new windows are colonial grid double hung windows.

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**#19845 - 3265 Chadbourne Road - Resubmission: Addition.**

Mr. Feinstein explained the previous submission and changes with this resubmission.

Michael Khmelnitsky, Homes on Demand, said there is now a larger post that wraps the corner. They will use a 1 by 12 detail. There are both mansard type roof and flat roof with railing options as requested.

The Board agreed they are amenable to the mansard roof and other changes to the elevations, in order to mitigate the effect of the large wall.

Approved.

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**#19859 - 20300 Chagrin Boulevard - Signage.**

Mr. Feinstein asked the square footage of the sign.

Paul Carroll, PDC Signs LLC, said it has been revised to just under 50 square feet in size.

Mr. Feinstein reminded the Board that there are revisions underway to the Commercial Mixed Use zoning code section. The signage in the district should be well-designed and appropriate.

There was discussion regarding the appropriate raceway color.

Ms. Madison said the layout does not work with some of the sign being on the brick and some on the sign band.

Mr. Walter said the sign seems out of scale with the building.

Mr. Bauschard agreed the sign extending into the brick section is not appropriate.

Mr. Feinstein said the rear sign cannot be any wider than the door opening.

Mr. Carroll said they did have a previous iteration. Can the sign be located next to the door?

Tabled for the applicant to investigate the following: 1) redesign of the sign into a linear format in order for it to fit comfortably within the grey sign band at the front elevation; and 2) revision of the sign at the rear entry in order to comply with zoning requirements.

Revised sign details will be submitted for Board review.

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**#19855 - 3441 Helen Road - New Double 4 Inch Vinyl Siding. Trim: White.**

Bob Hegedish, NEO Renovations, representing Charles Lownes, homeowner.

Applicant not present. Item not reviewed.

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There being no further business, the meeting was adjourned at 11:00 a.m. The next meeting will be Monday, December 18, 2017.



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Sandra Madison, Chair  
Architectural Board of Review



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James Neville, Vice Chair  
Architectural Board of Review