

**AGENDA
CITY OF LAKEWOOD
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW**

**PRE-REVIEW MEETING
DECEMBER 2, 2021 at 4:00 P.M.
EAST CONFERENCE ROOM**

**REVIEW MEETING
DECEMBER 9, 2021 at 5:30 P.M.
LAKEWOOD CITY HALL
AUDITORIUM**

1. Roll Call
2. Approve the minutes of the November 11, 2021 Meeting
3. Opening Remarks

OLD BUSINESS

**REQUEST FOR MODIFICATIONS
ARCHITECTURAL BOARD OF REVIEW**

- | | | |
|---|----------|---|
| 4. Docket No. 11-145-21* | R | 1468 Riverside Dr. |
|
<input type="checkbox"/> Approve
<input type="checkbox"/> Deny
<input type="checkbox"/> Defer | | Daniel Margulies
Daniel Margulies Co. Inc.
14204 Detroit Ave.
Lakewood, OH 44107 |

Applicant proposes the conversion of a two-family home into a single-family residence, addition over an existing garage, new directional entry into garage, and expansion of front porch. Project approved originally at the January 13, 2020 meeting. (Page 3)

***This item is tabled administratively.**

ARCHITECTURAL BOARD OF REVIEW

- | | | |
|---|----------|--|
| 5. Docket No. 11-150-21 | C | 178021 Detroit Ave.
Beck Center for the Arts |
|
<input type="checkbox"/> Approve
<input type="checkbox"/> Deny
<input type="checkbox"/> Defer | | David Craun
Bialosky Cleveland
6115 Carnegie Ave.
Cleveland, OH 44103 |

Applicant proposes preliminary review of demolition of the front annex building and new plaza and drive. (Page 4)

NEW BUSINESS

SIGN REVIEW

- | | |
|---|--|
| 6. Docket No. 12-152-21 | 11906 Madison Ave.
Neighborhood Family Practice |
|
<input type="checkbox"/> Approve
<input type="checkbox"/> Deny | Shawn Warren
Erie Design Co. Inc. |

Defer

1249 Virginia Ave.
Lakewood, OH 44107

Applicant proposes an exterior LED channel letter sign. (Page 8)

7. Docket No. 12-153-21

**16813 Madison Ave.
Karen King Catering**

Approve

Deny

Defer

Benjamin King
1457 Robinwood Ave.
Lakewood, OH 44107

Applicant proposes sign replacement on building and existing pole. (Page 12)

8. Docket No. 12-154-21

**1384 Hird Ave.
West 117th Foundation**

Approve

Deny

Defer

Kenneth Esry
Larsen Architects
12506 Edgewater Dr.
Lakewood, OH 44107

Applicant proposes a signage package for The Fieldhouse @ Studio West 117. (Page 18)

12. ADJOURN



**BOARD OF BUILDING STANDARDS
ARCHITECTURAL REVIEW BOARD
SIGN REVIEW BOARD**

12650 Detroit Avenue • (216) 529-6630 • FAX (216) 529-5907 • www.lakewoodoh.gov

Application Cover Page

Docket No.: 11-145-21

Permit No.: BBS21-000180

Applicant Name: Daniel Margulies, Daniel Margulies Co. Inc.

Project Address: 1468 Riverside Dr.

Project Name: n/a

Project: Applicant proposes the conversion of a two-family home into a single-family residence, addition over an existing garage, new directional entry into garage, and expansion of front porch. Project approved originally at the January 13, 2020 meeting.

Johanna Schwarz

From: David Baas
Sent: Tuesday, November 23, 2021 11:29 AM
To: Daniel Margulies; 'Matina Villalta'
Cc: Christopher Parmelee; sheasley@meyersroman.com; villaltacarlos@hotmail.com; Johanna Schwarz
Subject: RE: City of Lakewood (ABR) - 1468 Riverside (Return for Modification)

Dan/Matina,

If you believe it will be more than a month or two, then I will administratively table the item until you are ready to return for review.

Thank you –

Sincerely,
Dave

Dave Baas, AICP
City Planner
LtCol, USMC (Retired)
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107
(216) 529-6637 (work)
(216) 372-8996 (cell)
david.baas@lakewoodoh.net

From: Daniel Margulies <daniel@dmc.ohiocoxmail.com>
Sent: Tuesday, November 23, 2021 11:04 AM
To: 'Matina Villalta' <matina0414@gmail.com>; David Baas <David.Baas@lakewoodoh.net>
Cc: Christopher Parmelee <Christopher.Parmelee@lakewoodoh.net>; sheasley@meyersroman.com; villaltacarlos@hotmail.com
Subject: RE: City of Lakewood (ABR) - 1468 Riverside (Return for Modification)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Matina,
I cannot argue with your assessment.

Daniel Margulies
Daniel Margulies Company Inc.
1210 Chase Ave.
Lakewood, Ohio 44107

Email: daniel@dmc.ohiocoxmail.com

Tel.- 440-356-0888

From: Matina Villalta <matina0414@gmail.com>

Sent: Tuesday, November 23, 2021 10:37 AM

To: David Baas <David.Baas@lakewoodoh.net>

Cc: Christopher Parmelee <Christopher.Parmelee@lakewoodoh.net>; Daniel Margulies <daniel@dmc.ohiocoxmail.com>; sheasley@meyersroman.com; villaltacarlos@hotmail.com

Subject: Re: City of Lakewood (ABR) - 1468 Riverside (Return for Modification)

Dave/Dan - We won't be presenting for awhile. I can't agree to put anything in a plan for approval at this point. We are looking at having to redo the roof and redo the porch as well as a laundry list of others internally and externally things. It will be at least 6 months before anything can be presented. I won't allow for us to be made a joke like the last ABR meeting. Hope we all understand this and please feel free to let me know if you have any questions.

On Wed, Nov 17, 2021 at 10:00 AM David Baas <David.Baas@lakewoodoh.net> wrote:

Dan,

Just spoke with Chris Parmelee – if you need to defer from the upcoming December ABR meeting to provide more time to address the below recommendations, please just reply to this email and we'll shift this proposal to the January meeting.

Thank you –

Sincerely,

Dave

Dave Baas, AICP

City Planner

LtCol, USMC (Retired)

City of Lakewood

[12650 Detroit Avenue](#)

Lakewood, Ohio 44107

(216) 529-6637 (work)

(216) 372-8996 (cell)



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Application Cover Page

Docket No.: 11-150-21

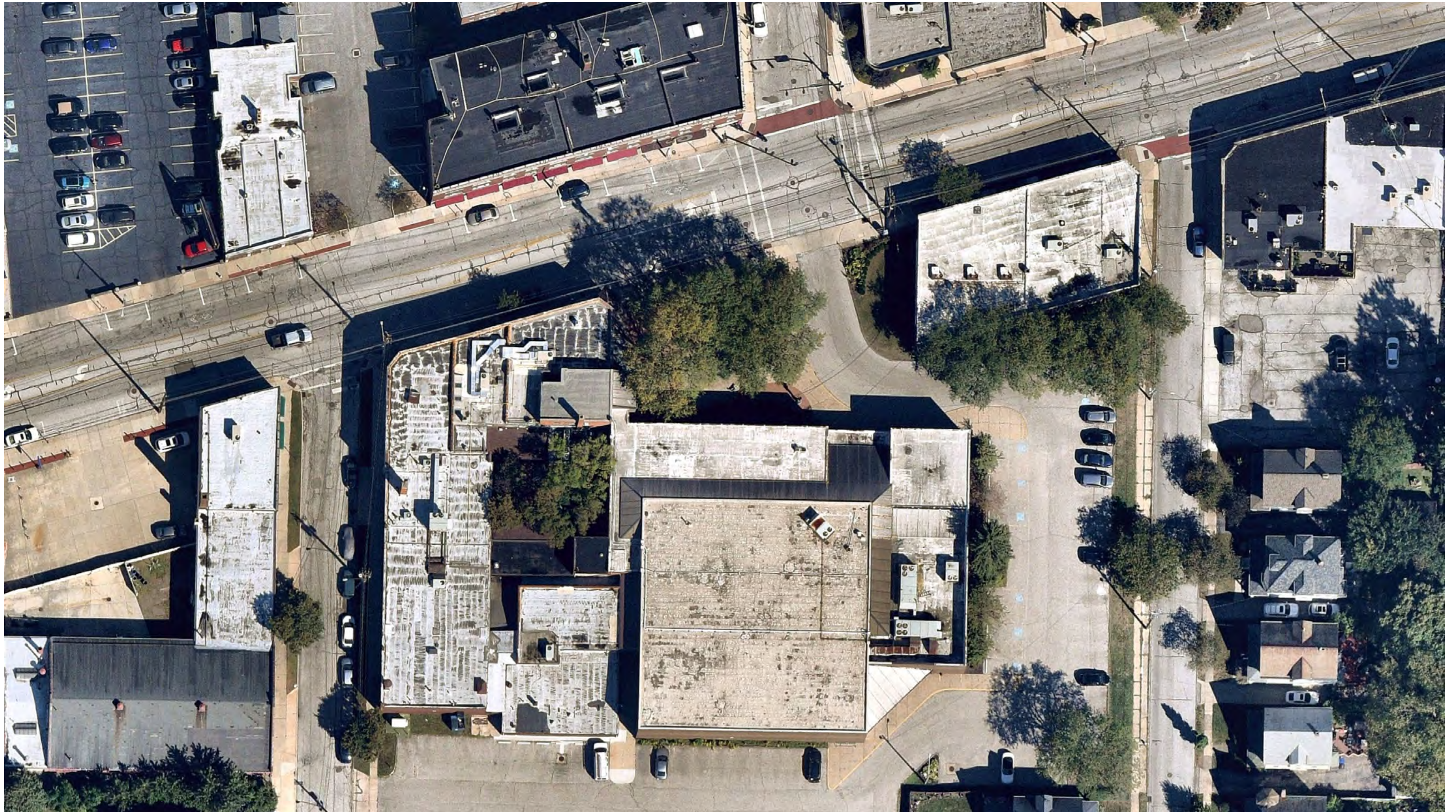
Permit No.: BBS21-000185

Applicant Name: David Craun, Bialosky Cleveland

Project Address: 17801 Detroit Ave.

Project Name: Beck Center for the Arts

Project: Applicant proposes preliminary review of demolition of the front annex building and new plaza and drive







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Application Cover Page

Docket No.: 12-152-21

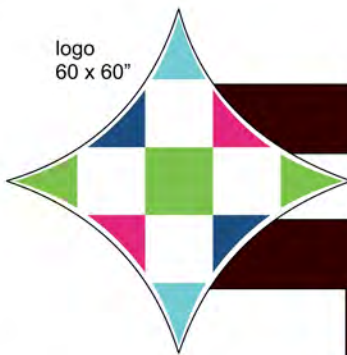
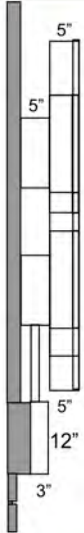
Permit No.: BBS21-000187

Applicant Name: Shawn Warren, Erie Design Co. Inc.

Project Address: 11906 Madison Ave.

Project Name: Neighborhood Family Practice

Project: Applicant proposes an exterior LED channel letter sign.



logo
60 x 60"

22'x 145" - 3" stroke

Neighborhood Family Practice

NORTH COAST COMMUNITY HEALTH CENTER

text 5.5"

112 SQ.FT

capsule text 12.5"h x 174" w



Remove existing wall sign and dispose.
Manufacture and install the following.



- A) 1 set of channel letters with plastic faces & 1' capsule sign below.
All mounted on a raceway painted to match fascia.
Letters white acrylic with white trim and return
Capsule blue with white lettering and blue trim.
Logo white with multi color face and white trim and return
- B) green mesh vinyl across bottom set of windows logo on doors .
1 reading of hours of operation and
1 policy statement
- C) 2 double sided pole banners with metal brackets mounted above 8' grade



ERIE
design
Signs, Banners & Graphics
216-227-0043
www.eriedesign.com

CLIENT: Neighborhood Family Practice	JOB #:	DATE: 9-13-21
ADDRESS: 11906 Madison Ave. Lakewood Ohio	SALESPERSON/ DESIGNER: Michael DiMichele	DATE:
REVISION HISTORY: DATE:	CHANGES MADE:	
		CLIENT SIGNATURE OF APPROVAL DATE:



16504 Detroit Avenue
Lakewood, Ohio 44107
216-227-0043

Date 5-18-21 Due Date _____ Salesperson Michael DiMichele Invoice # 16775

Company Name Neighborhood Family Practice Contact Person _____

Address 11906 Madison Ave. City Lakewood State Ohio Zip 44107

Telephone _____ e-MAIL _____

Sign Description	Vertical <u>4'-6"</u>	Substrate <u>channel letters</u>	# of signs _____	
	Horizontal <u>15' - 3"</u>	Color _____	\$ _____ per sign	
Sign Lay-out	Reverse Weed	Font Style _____	Standard	Single-sided
	Reverse Type	Letter color _____	Premium	Double-sided



Remove existing wall sign and dispose. Manufacture and install the following.

A) 1 set of channel letters with plastic faces & 1' capsule sign below.
All mounted on a raceway painted to match fascia.
Letters white acrylic with white trim and return
Capsule blue with white lettering and blue trim.
Logo white with multi color face and white trim and return

B) green mesh vinyl across bottom set of windows logo on doors .
1 reading of hours of operation and
1 policy statement

*Permits and acquisitions not included

Attn. Audra Bennett abennett@nfpmedcenter.org

- Posts/Stakes
- Frame
- Grommets
- Velcro
- Tape
- Easel
- Other _____

Artwork _____
Installation _____

A 50% deposit required

Method of Payment:

Cash _____

Check # _____ Date Rec'd _____

Credit Card MC Visa Amex

Shipping/Delivery	
Subtotal	\$8,725.00
Discount	
Tax	○
TOTAL	\$8,725.00

Signature _____



Lakewood
Medical Clinic

11906



PRIVATE
PROPERTY



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Application Cover Page

Docket No.: 12-153-21

Permit No.: BBS21-000188

Applicant Name: Benjamin King

Project Address: 16813 Madison Ave.

Project Name: Karen King Catering

Project: Applicant proposes sign replacement on building and existing pole.

1) 66" X 96" WHITE PAN FACES
LETTERED WITH BURGUNDY VINYL
TEXT 8" X 73" LOGO 24" X 29"



2) 48" X 60" WHITE PAN FACES
LETTERED WITH BURGUNDY + BLACK VINYL
LOGO 13" X 18" LETTERING 5" X 48"
TOP 2/3 RDS





T.M.

 **State Farm**

Steve Schons

216-228-6333



Schons

State Farm

216-228-6333

D 150

Mama Lola's





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Application Cover Page

Docket No.: 12-154-21

Permit No.: BBS21-000190

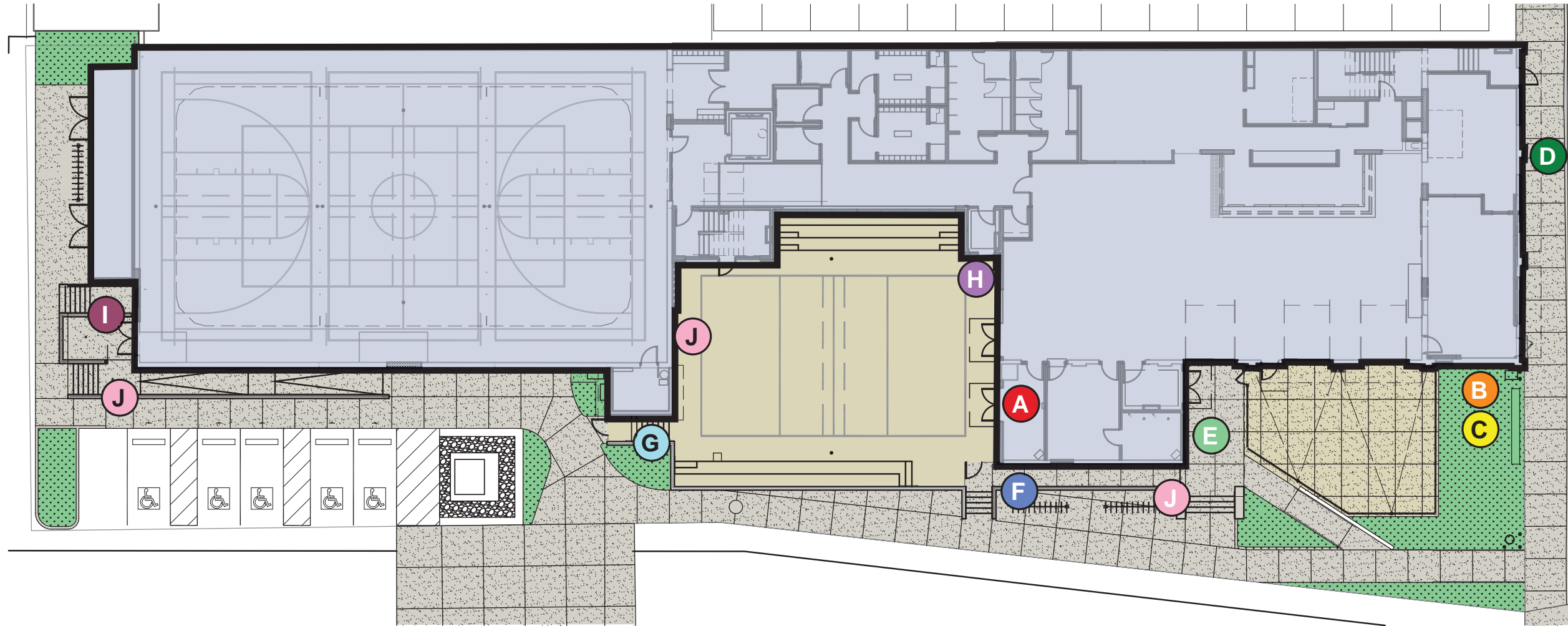
Applicant Name: Kenneth Esry, Larsen Architects

Project Address: 1384 Hird Ave.

Project Name: West 117 Foundation


Project: Applicant proposes a signage package for The Fieldhouse @ Studio West 117.

The Fieldhouse @ Studio West 117
 ARB Signage Package- Overall Plan Layout



Color Legend

- A** Blade Sign
- B** Primary Complex Sign
- C** Primary Directory Sign
- D** Pizza Blade Sign
- E** Primary Entrance Sign
- F** Primary Courtyard Sign
- G** Secondary Entrance Sign
- H** Primary Gymnasium Sign
- I** Secondary Entrance Sign
- J** Directional Sign

 **The Fieldhouse @ Studio West 117**
 Scale: Not to scale

The Fieldhouse @ Studio West 117

ARB Signage Package- Primary Complex Blade Sign



The Fieldhouse @ Studio West 117

Scale: Not to scale



Blade Sign

Scale: Not to scale

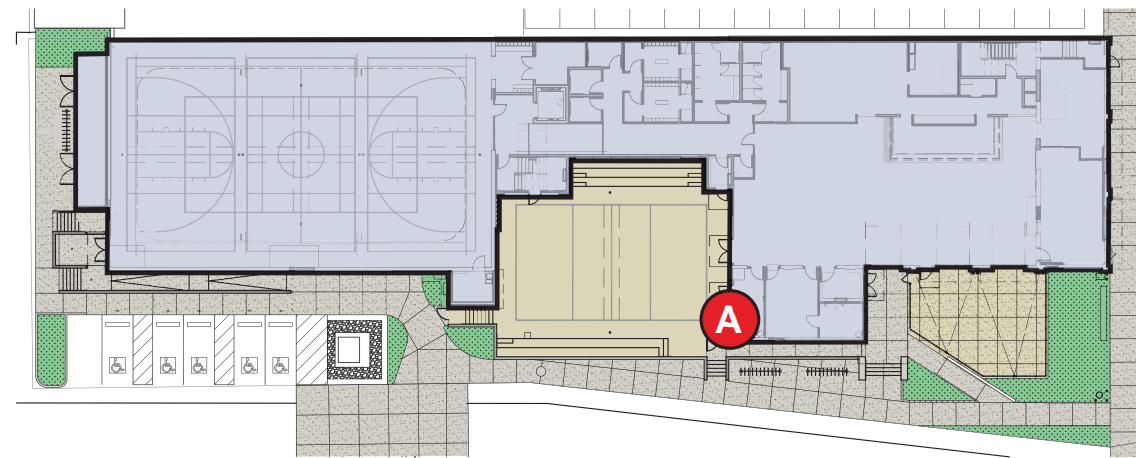
Primary Building Sign- Blade Sign

Reverse channel letters with faux oxidation/ patina back illuminated with color changing LEDs.

Aluminum sign cabinet with welded ends to mimic and I beam. Finished to appear weathered.

Aluminum vintage-styled truss work & support brackets. Finished to appear weathered.

Blade sign 2'-8" x 16'-0" 42.7 SF



The Fieldhouse @ Studio West 117

Scale: Not to scale



NORTH



East Elevation

Scale: Not to scale



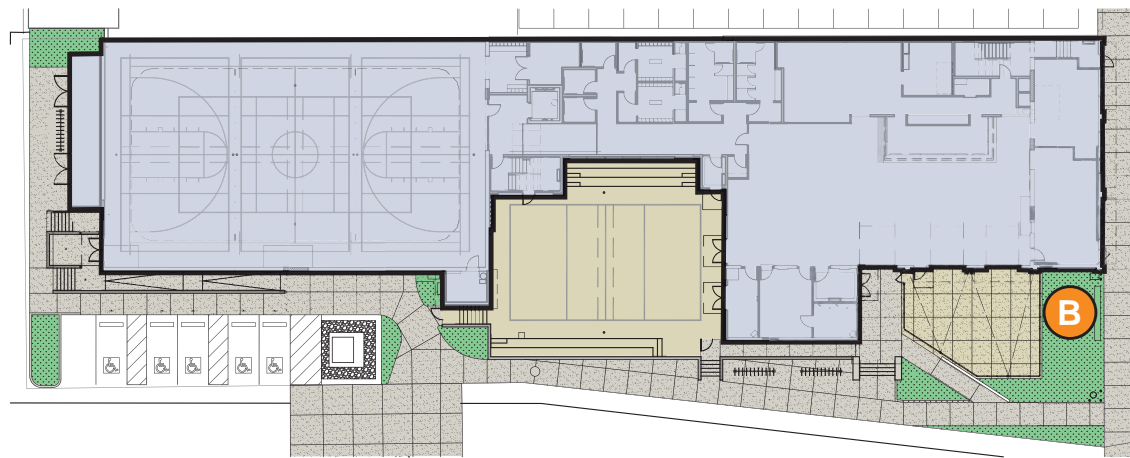
South Elevation

Scale: Not to scale

The Fieldhouse @ Studio West 117
 ARB Signage Package- Primary Complex Sign



The Fieldhouse @ Studio West 117
 Scale: Not to scale



The Fieldhouse @ Studio West 117
 Scale: Not to scale



Enlarged South Elevation
 Scale: Not to scale

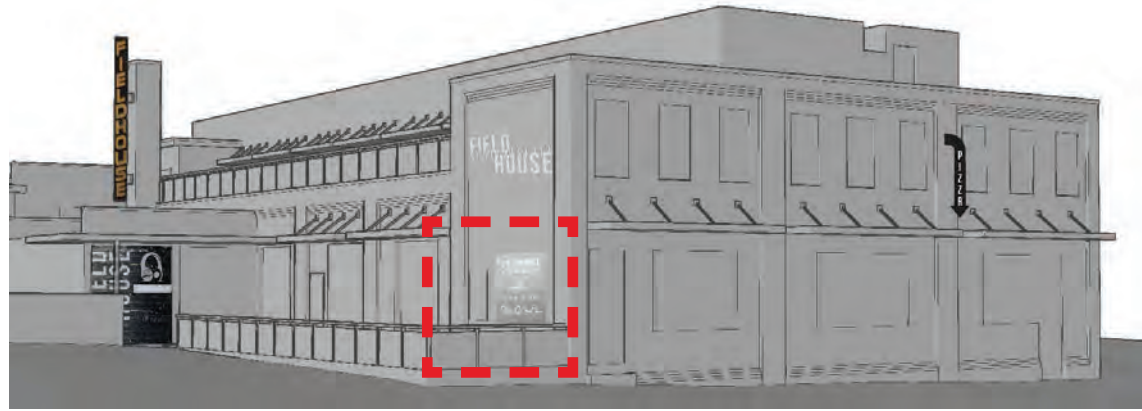
Primary Building Sign
 3 Dimensional brushed steel letters with a frosted illuminated front face with "Fieldhouse" ghost painted behind

- Wall sign: 13.9 SF
- Mural sign: 31 SF
- Overall size: 5'-0" x 12'-0" 38.7 SF



South Elevation
 Scale: Not to scale

The Fieldhouse @ Studio West 117
 ARB Signage Package- Primary Directory Sign



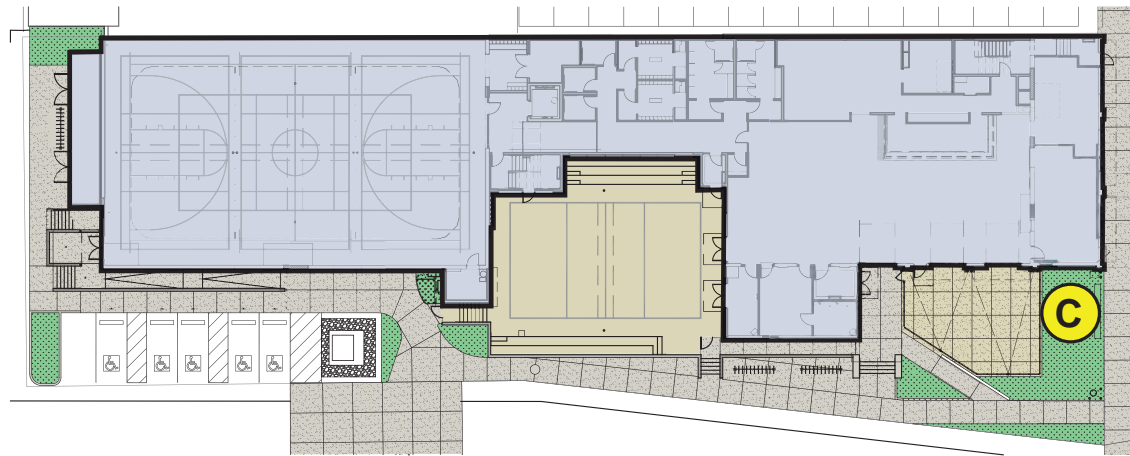
The Fieldhouse @ Studio West 117
 Scale: Not to scale



Primary Directory Sign
 Scale: Not to scale

Primary Directory Sign
 Mounted sheet of brushed metal with the names of each restaurant cut out and illuminated from behind

-Overall size: 6'-0" x 5'-0" 30 SF



The Fieldhouse @ Studio West 117
 Scale: Not to scale



Enlarged South Elevation
 Scale: Not to scale



South Elevation
 Scale: Not to scale

The Fieldhouse @ Studio West 117
ARB Signage Package- Pizza Blade Sign



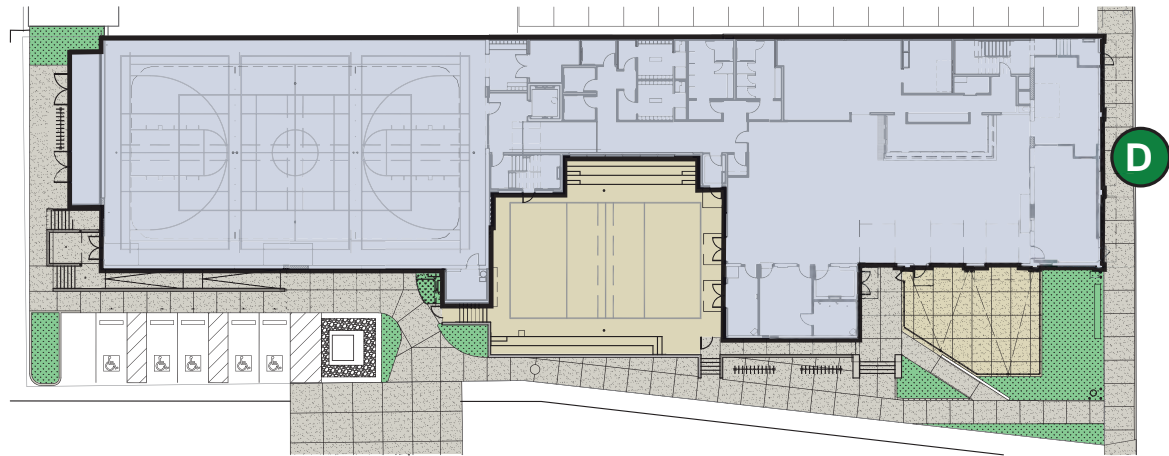
The Fieldhouse @ Studio West 117
Scale: Not to scale



Pizza Blade Sign
Scale: Not to scale

Pizza Blade Sign
Internally illuminated blade sign

-Overall size: 4'-0" x 1'-3" 2.2 SF



The Fieldhouse @ Studio West 117
Scale: Not to scale



East Elevation
Scale: Not to scale

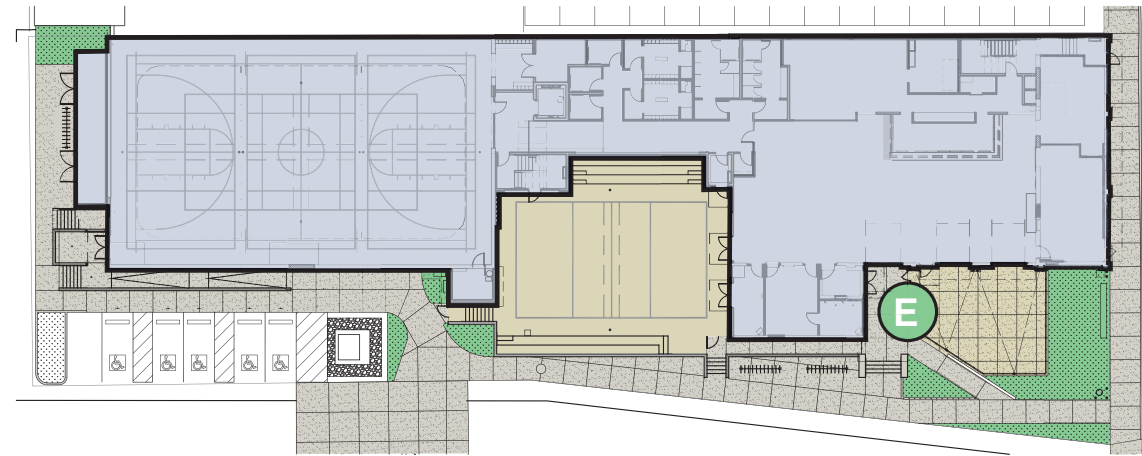


South Elevation
Scale: Not to scale

The Fieldhouse @ Studio West 117
 ARB Signage Package- Primary Entrance Sign



The Fieldhouse @ Studio West 117
 Scale: Not to scale



The Fieldhouse @ Studio West 117
 Scale: Not to scale



Enlarged South Elevation
 Scale: Not to scale

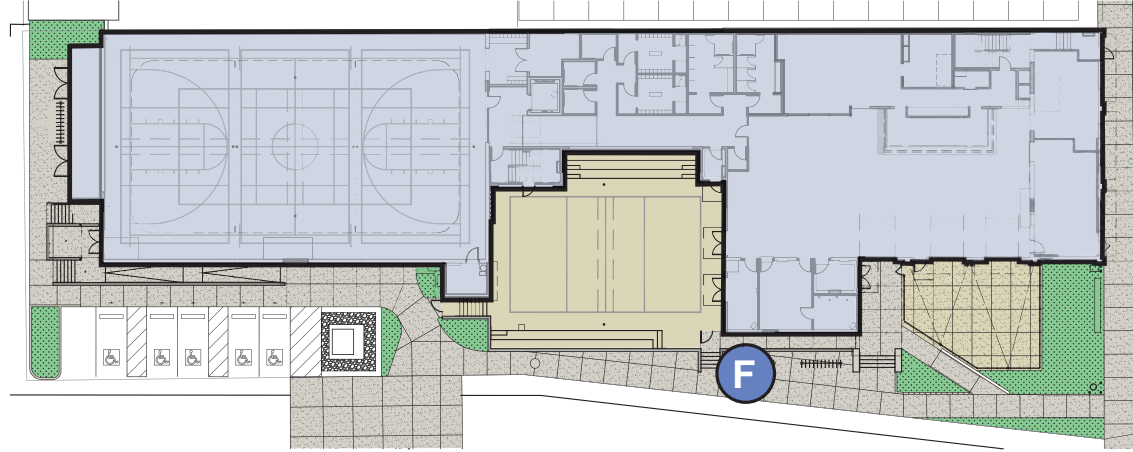
Primary Entrance Sign
 3 Dimensional brushed back lit steel letters
 Ghost painted "Fieldhouse"

- Wall sign: 14.5 SF
- Mural sign: 26 SF
- Overall size: 10'-0" x 8'-6" 40.5 SF



East Elevation
 Scale: Not to scale

The Fieldhouse @ Studio West 117
ARB Signage Package- Primary Courtyard Sign



The Fieldhouse @ Studio West 117
Scale: Not to scale



Enlarged South Elevation
Scale: Not to scale

Primary Courtyard Sign
-Internally illuminated 3-dimensional sign
-Overall size: 2'-1" x 6'-7" 11.3 SF



South Elevation
Scale: Not to scale

The Fieldhouse @ Studio West 117
ARB Signage Package- Secondary Entrance Sign

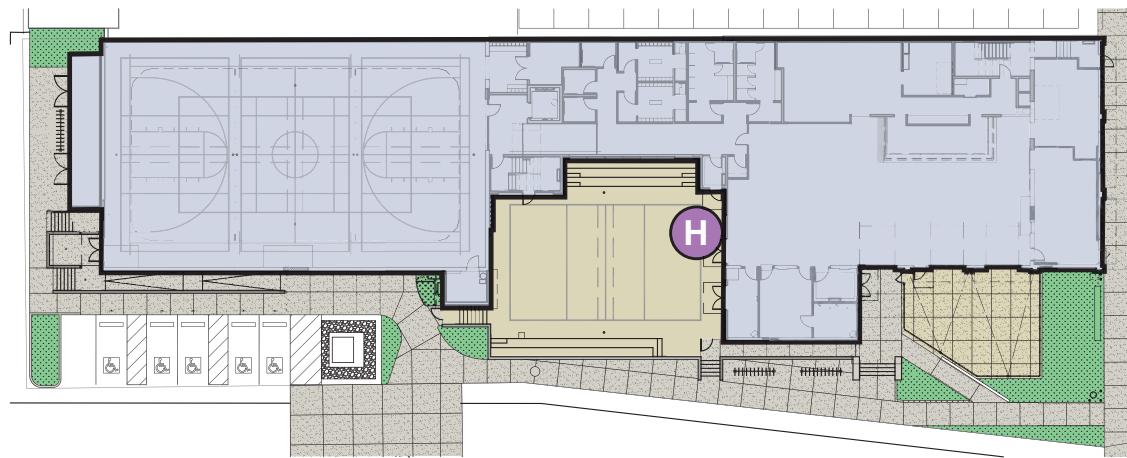
Secondary Entrance Sign
Internally illuminated 3-dimensional sign
Stainless Steel with cut out lettering
-Overall size: 0'-11" x 5'-0" 4.6 SF



Enlarged South Elevation
Scale: Not to scale



Enlarged South Elevation
Scale: Not to scale

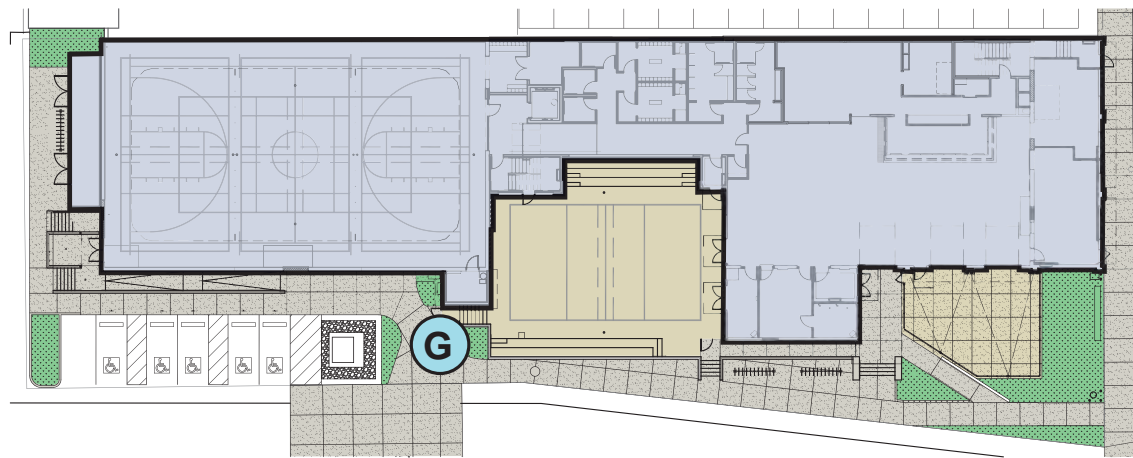


The Fieldhouse @ Studio West 117
Scale: Not to scale

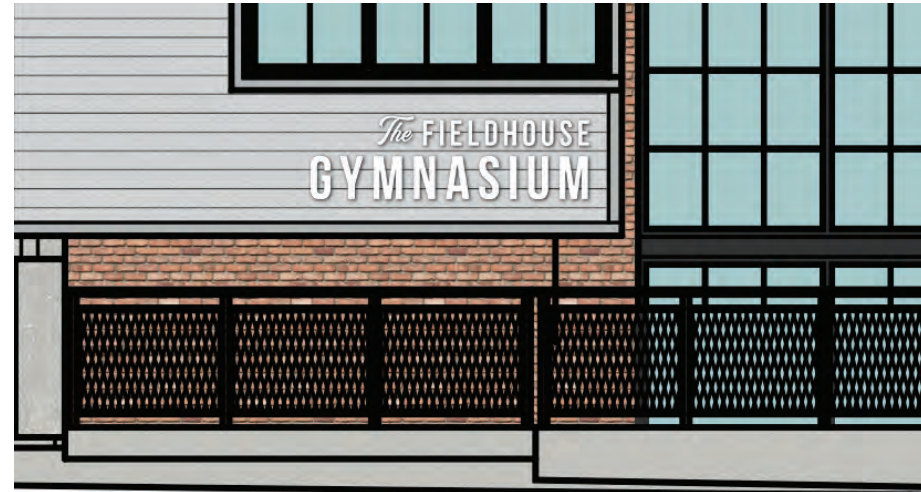


South Elevation
Scale: Not to scale

The Fieldhouse @ Studio West 117
ARB Signage Package- Primary Gymnasium Sign



The Fieldhouse @ Studio West 117
Scale: Not to scale



Enlarged South Elevation
Scale: Not to scale

Primary Gymnasium Sign
-Internally illuminated 3-dimensional sign
-Overall size: 2'-1" x 6'-7" 11.3 SF



South Elevation
Scale: Not to scale

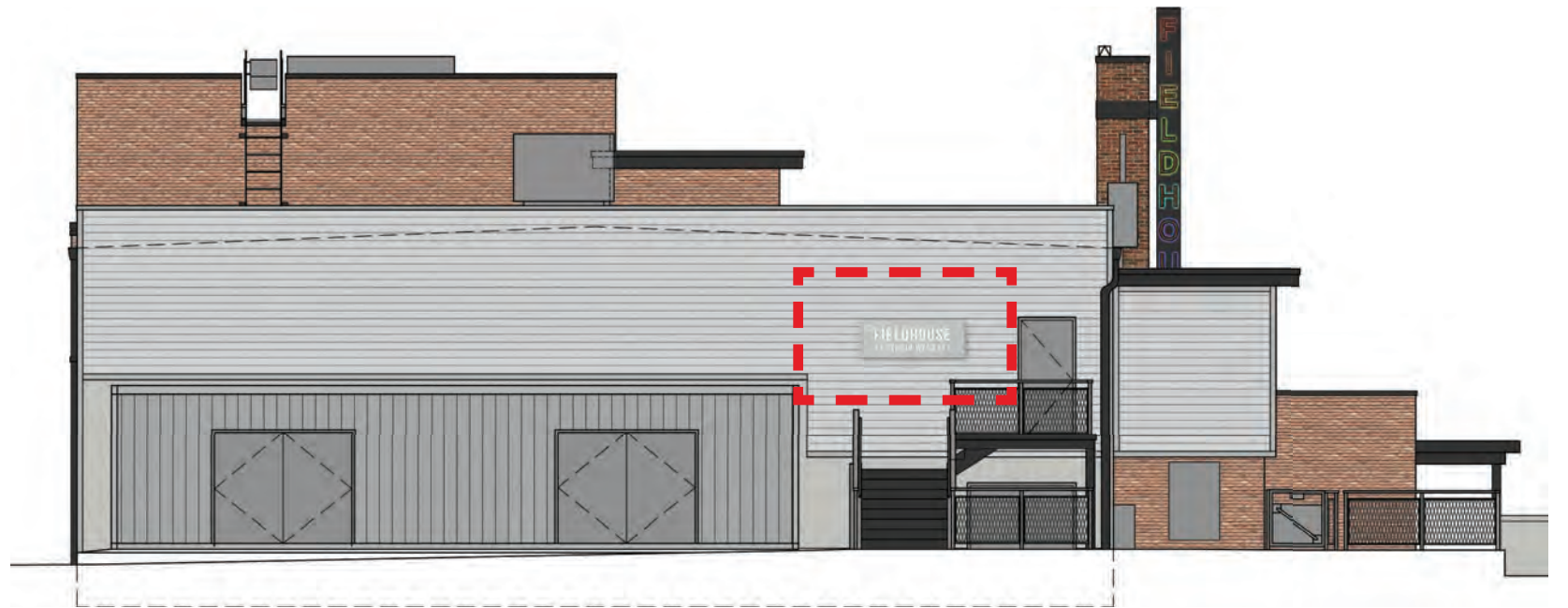
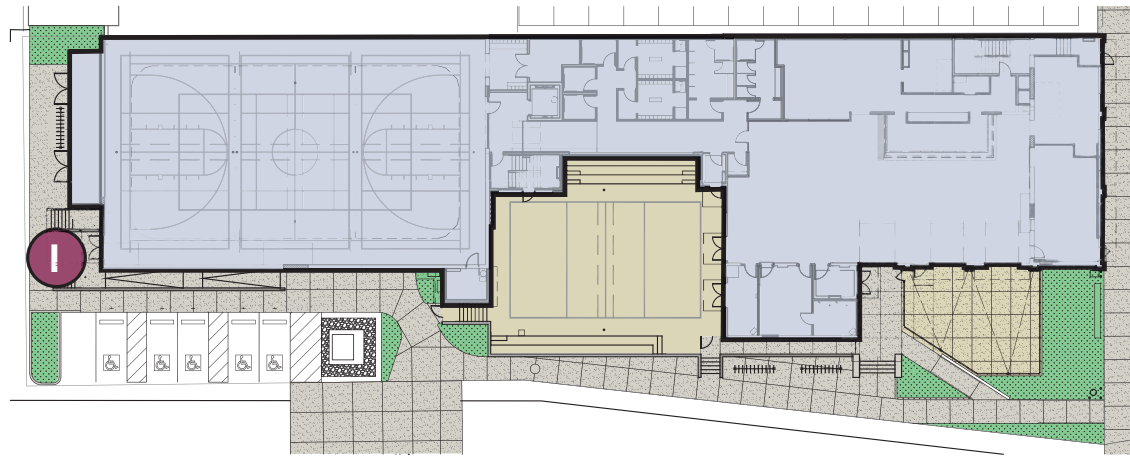
The Fieldhouse @ Studio West 117
ARB Signage Package- Secondary Entrance Sign



Secondary Entrance Sign
Internally illuminated 3-dimensional sign
Stainless steel with cut out lettering

-Overall size: 2'-3" x 6'-7" 11.33 SF

Secondary Entrance Sign
Scale: Not to scale

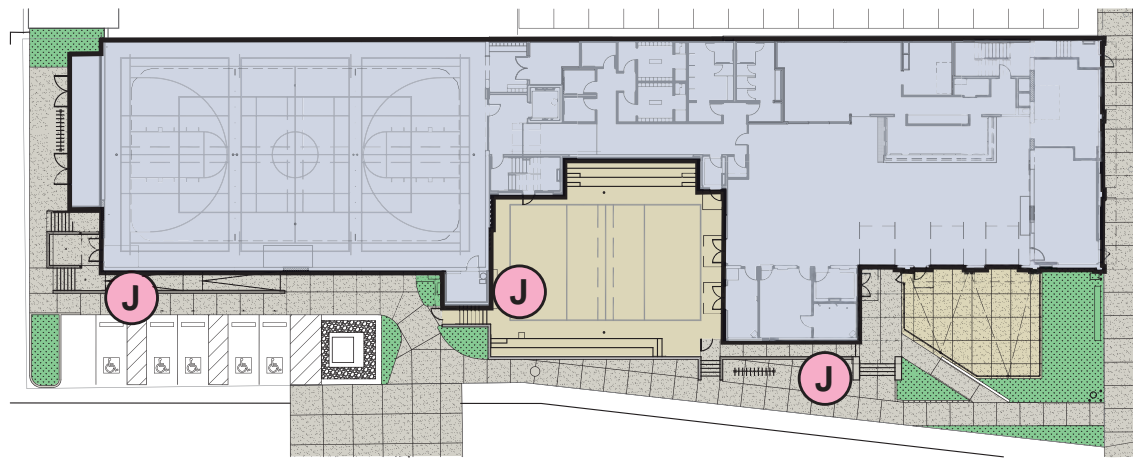


West Elevation
Scale: Not to scale



The Fieldhouse @ Studio West 117
Scale: Not to scale

The Fieldhouse @ Studio West 117
 ARB Signage Package- Directional Sign



The Fieldhouse @ Studio West 117
 Scale: Not to scale

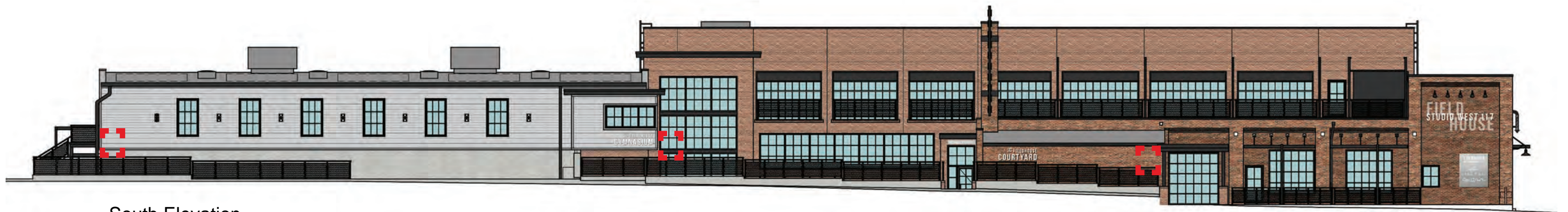


Directional Sign
 Scale: Not to scale

Directional Sign

White lettering on black blade cantilevered from building.
 Four blades per sign.
 Three total signs.

-Blade size: 6" x 2'-0"	1 SF
-Overall size 2'-0" x 2'-0"	4 SF
Total Signage (3)	12 SF



South Elevation
 Scale: Not to scale

The Fieldhouse @ Studio West 117
 ARB Signage Package- Sign Snapshot



Blade Sign

Sign face: 42.7 SF
 Support brackets: 24.0 SF



Primary Building Sign

Illuminated wall sign: 13.9 SF
 Mural sign: 31.0 SF
 Overall size: 5'-0" x 12'-0" 38.7 SF



Enlarged Primary Courtyard Sign

Overall size: 2'-1" x 6'-7" 11.3 SF



Enlarged Primary Gymnasium Sign

Overall size: 2'-1" x 6'-7" 11.3 SF



Primary Directory Sign

Overall size: 6'-0 x 5'-0" 30.0 SF



Secondary Entrance Sign

Overall size: 0'-11" x 5'-0" 4.6 SF



Pizza Blade Sign

Overall size: 4'-0" x 1'-3" 2.2 SF



Secondary Entrance Sign

Overall size: 2'-3" x 6'-7" 11.33 SF



Enlarged Primary Entrance Sign

Back illuminated wall sign: 14.5 SF
 Mural sign: 26.0 SF
 Overall size: 10'-0" x 8'-6" 40.5 SF



Directional Sign

Blade size: 6" x 2'-0" 1 SF
 Overall size 2'-0" x 2'-0" 4 SF

(3) Total Signs 12 SF

The Fieldhouse @ Studio West

Main ID Signage - DESIGN INTENT AND SPECIFICATIONS - FINAL 01

DESIGN INTENT ONLY - NOT SUITABLE FOR PRODUCTION

01 EXTERIOR PROJECTING SIGN - Face Elevation - DAY

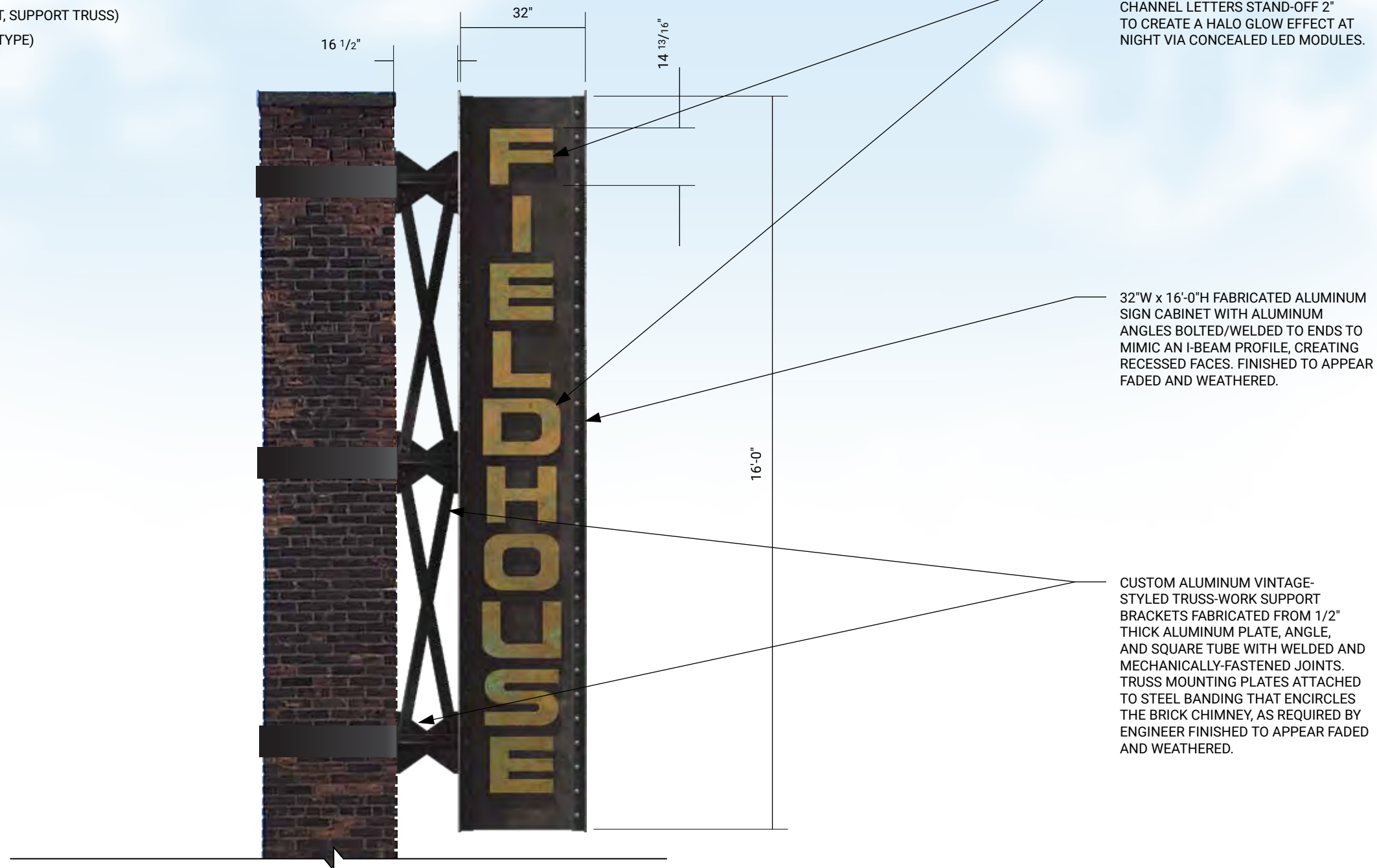
ONE (1) - 32"W x 16'-0"H DOUBLE-SIDED, FABRICATED, ALUMINUM PROJECTING SIGN WITH REVERSE CHANNEL LETTERS WITH FAUX PATINA FINISH. CABINET AND ARMATURES FEATURE A FADED AND WEATHERED BLACK FINISH.

QTY: 1

SCALE: 3/8" = 1'

PRIMARY PALETTE:

- WEATHERED BLACK (CABINET, SUPPORT TRUSS)
- WEATHERED BRONZE (LOGO TYPE)



ACCOUNT EXECUTIVE

Bruce Farkas

PROJECT MANAGER

Bruce Farkas

DESIGNER

Chris DiAlfredi

PROSPECT/CLIENT

The Fieldhouse @ Studio West

PROJECT

Exterior Projecting Sign

PROJECT LOCATION

1384 Hird Ave
Lakewood, OH 44107

DATE CREATED

11/16/2021

DESIGN TYPE

Design Intent -
Specifications Submittal -
FINAL

DESIGN VERSION

01

REVISIONS

SCALE

As Noted

PAGE

02 of 03



SIGNATURE SIGN Co.
CLEVELAND

1776 East 43rd Street
Cleveland, Ohio 44103
Phone: (216) 426-1234
www.signaturesigncompany.com



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The Fieldhouse @ Studio West

Main ID Signage - DESIGN INTENT AND SPECIFICATIONS - FINAL 01

DESIGN INTENT ONLY - NOT SUITABLE FOR PRODUCTION

01 EXTERIOR PROJECTING SIGN - Location Rendering - DAY

SCALE: 3/16" = 1'



01 EXTERIOR PROJECTING SIGN - Face Elevation - NIGHT

SCALE: 3/8" = 1'



ACCOUNT EXECUTIVE

Bruce Farkas

PROJECT MANAGER

Bruce Farkas

DESIGNER

Chris DiAlfredi

PROSPECT/CLIENT

The Fieldhouse @ Studio West

PROJECT

Exterior Projecting Sign

PROJECT LOCATION

1384 Hird Ave
Lakewood, OH 44107

DATE CREATED

11/16/2021

DESIGN TYPE

Design Intent -
Specifications Submittal -
FINAL

DESIGN VERSION

01

REVISIONS

SCALE

As Noted

PAGE

03 of 03



SIGNATURE SIGN Co.
CLEVELAND

1776 East 43rd Street
Cleveland, Ohio 44103
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