

**MINUTES
CITY OF LAKEWOOD
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
AUGUST 13, 2020 at 5:30 P.M.
REMOTE MEETING
RECORDED**

Under the orders of the Governor and Director of Health of Ohio, the Board of Building Standards / Architectural Board of Review / Sign Review will meet remotely until further notice.

The August 13, 2020 remote meeting information will be posted by 3:30 PM the day of the meeting at <http://www.onelakewood.com/accordions/architectural-board-of-review-board-of-building-standards-sign-review-board/>

1. Roll Call

Board Members

Rob Donaldson, Vice Chair
Brian Grambort
David Maniet
John Waddell

Others

David Baas, City Planner, Board Secretary
Allison Hennie, Urban Designer
Shawn Leininger, Director, Planning & Development
Christopher Parmelee, Asst. Building Comm.

Amy Haney was absent from the meeting.

2. Approve the minutes of the July 9, 2020 Meeting

A motion was made by Rob Donaldson, seconded by Mr. Waddell to **APPROVE** the July 9, 2020 meeting minutes. All the members voting yea, the motion passed.

3. Opening Remarks

Administrative staff ("staff") read Opening Remarks and Remote Meeting Procedures into record.

Items 17 and 18 were Summary Approved at the pre-review meeting on August 6, 2020. A motion and a second are needed for approval.

**SUMMARY APPROVED
SIGN REVIEW**

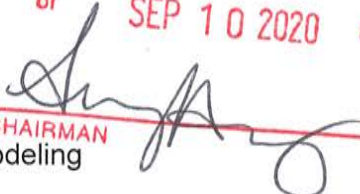
17. **Docket No. 08-80-20**

- Approve
- Deny
- Defer

**17308 Madison Avenue
Ebb & Flow Counseling**

Mark Waggoner
Waggoner Building & Remodeling
316 W. Hutton Road
Wooster, Ohio 44691

City of Lakewood
Architectural Board of Review
Approved as set forth in the minutes

of **SEP 10 2020** meeting.

CHAIRMAN

direction and asked for details. Cut sheets had not been provided; the Board said they could be approved administratively. Discussion continued about materials, colors, etc. The Board recommended the dormers were finished in stucco. There were no additional comments from the staff. Public comment was closed as no one addressed the item. Staff received no chats or e-mails.

A motion was made by Mr. Donaldson, seconded by Mr. Grambort to **APPROVE** the request with the following conditions:

- Windows are finished in a putty color.
- Dormers are finished in white stucco.
- Materials are submitted for administrative approval, including cut sheets for the doors, windows, light fixtures.

All the members voting yea, the motion passed.

6. **Docket No. 07-62-20** **R** **1440 Maile Avenue**

- Approve
- Deny
- Defer

John Graham
Graham Construction
4042 Rocky River Drive
Cleveland, Ohio 44135

Applicant proposes the demolition and rebuild of a front porch. (Page 14)

Staff provided a brief summary and stated that the plans would be reviewed on Friday by the Division of Housing and Building ("H&B"). John Graham, applicant was present to explain the revisions. The Board asked about lighting (no new installation), color of the guard rail (would be painted white). The Board liked the changes. Staff had no additional comments. Public comment was closed as no one addressed the item. Staff received no chats or e-mails.

A motion was made by Mr. Donaldson, seconded by Mr. Maniet to **APPROVE** the request as presented. All the members voting yea, the motion passed.

7. **Docket No. 03-25-20** **C** **12102 Madison Avenue**
Hola Tacos

- Approve
- Deny
- Defer

Charles McGettrick
C.A. McGettrick, LLC
14551 Madison Avenue
Lakewood, Ohio 44107

Applicant proposes site improvements and renovations to existing structures. (Page 20)

Staff had not received any updates and asked the Board to administratively table the item until updates were received.

A motion was made by Mr. Donaldson, seconded by Mr. Grambort to **TABLE** the request. All the members voting yea, the motion passed.

SIGN REVIEW

9. Docket No. 12-123-19

16900 Detroit Avenue
Lakewood Food Truck Park

- Approve
- Deny
- Defer

Daniel Deagan
12700 Lake Avenue, #3005
Lakewood, Ohio 44107

Applicant proposes signage at the Detroit Avenue pedestrian entrance. (Page 25)

Staff provided a brief summary. Steve Foster, The Sign & Graphics Firm and Daniel Deagan, applicant were present to explain the request. The Board said the Detroit Avenue sign graphics should reflect that of the approved Edwards Avenue sign. Discussion continued about fonts, design, placement. Staff concurred with the Board's recommendation to forgo signage on the pylons and to place a sign, as approved previously for the Edwards Avenue entrance, on the front elevation of the tower. Public comment was closed as no one addressed the item. Staff received no e-mails. There was one comment in the chat function.

A motion was made by Mr. Donaldson, seconded by Mr. Waddell to **APPROVE** the request with the following conditions:

- There is no signage on the pylons.
- The Edwards Avenue sign is duplicated for the front elevation on Detroit Avenue.

All the members voting yea, the motion passed.

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

10. Docket No. 08-73-20

R 18184 Clifton Road

- Approve
- Deny
- Defer

Brendan and Lori McCarthy
18184 Clifton Road
Lakewood, Ohio 44107

Applicant proposes the addition of a front porch with hip roof. (Page 27)

Staff provided a brief summary, advised the Board the Clifton Park South area was in the process of being nominated as a nationally registered historic district, and relayed additional comments.

Brendan McCarthy, applicant was present to explain the request. The Board asked about window trim, roof details, paint color, was concerned about loss of detail on the front elevation (the plan was to remove the existing pilasters surrounding the front door and emulate the design on the columns), asked for details of the finished front porch, change of the single front door to French doors, light fixture, shingles, etc. Staff apologized for the omission of the new door and pilasters from pre-review. Public comment was closed as no one addressed the item. Staff received no chats or e-mails.

A motion was made by Mr. Donaldson, seconded by Maniet to **APPROVE** the request with the following conditions:

- Cut sheet of the new front door is approved administratively.

- New light fixture is approved administratively.
- Pilasters on either side of the door (keep existing or replace).
- Corinthian capitals at the columns of the front porch.

All the members voting yea, the motion passed.

11. **Docket No. 08-74-20** **R** **12311 Plover Street**

- | | |
|---|--|
| <input type="checkbox"/> Approve
<input type="checkbox"/> Deny
<input type="checkbox"/> Defer | Charles McGettrick
C.A. McGettrick, LLC
14551 Madison Avenue
Lakewood, Ohio 44107 |
|---|--|

Applicant proposes the construction of a single-family home on a city-owned lot. (Page 33)

Staff provided a brief summary. Charles McGettrick, C.A. McGettrick, LLC and Thomas (surname not given), Scalish Construction were present to explain the request. There was discussion about the scale of the garage in relationship to the residence, to reduce the brick front to water table, extend the brick front return on the sides, window surrounds, colors, brick, lighting, front door, shingles. Staff had no additional comments. Public comment was closed as no one addressed the item. Staff received no chats or e-mails.

A motion was made by Mr. Donaldson, seconded by Mr. Waddell to **APPROVE** the request with the following conditions:

- The brick is reduced to water table, with the return matching on both east and west elevations.
- The doors are as per the cut sheet as submitted.
- The windows will have the occluded brick trim.
- All the brackets and trim on the front elevation are painted white.

All the members voting yea, the motion passed.

12. **Docket No. 08-75-20** **R** **1622 Victoria Avenue**

- | | |
|---|---|
| <input type="checkbox"/> Approve
<input type="checkbox"/> Deny
<input type="checkbox"/> Defer | Bob Bloomer
Better Homes Construction
4115 W. 210 th Street
Fairview Park, Ohio 44126 |
|---|---|

Applicant proposes the removal of front and rear, upper and lower level porches and replace with enclosed ones. (Page 38)

Staff provided a brief summary, the reasoning for H&B's phased approval, and stated the City did not approve of enclosed porches. Bob Bloomer, Better Homes Construction was present to explain the request. The Board did not approve of enclosed porches on the first floor, confirmed the pillars were brick. Discussion continued about half walls in lieu of railings, enclosing the second-floor porch, etc. Staff encouraged the applicant to make contact for assistance with guidelines. Public comment was taken. Staff received an e-mail and forwarded it to the Board. There were comments in the chat function. The guidelines were reiterated.

A motion was made by Mr. Donaldson, seconded by Mr. Waddell to **DEFER** the request. All the members voting yea, the motion passed.

13. **Docket No. 08-76-20** **R** **1491 Spring Garden Avenue**

- Approve
- Deny
- Defer

Elias Karsheh
Suburban West LLC
24532 Lorain Road
North Olmsted, Ohio 44070

Applicant proposes the demolition and rebuild of a house that was damaged due to a fire. (Page 46)

Staff provided a brief summary. David Harala, DHA Architects Ltd was present to explain the request. The Board liked the detail, asked about where the railing spindles met the deck, confirmed that lattice would enclose the side of the stairs, questioned the slope of the porch roof. Staff had no further comments. Public comment was closed as no one addressed the item. Staff received no chats or e-mails.

A motion was made by Mr. Donaldson, seconded by Mr. Grambort to **APPROVE** the request with the following conditions:

- There is approval by the Board of Zoning Appeals for two side yard variances.
- Front stairs are enclosed in lattice.
- Top of the porch roof should be at least eight inches below the windows to allow breathing space.
- Raise the railing spindles from the deck.

All the members voting yea, the motion passed.

14. **Docket No. 08-77-20** **C** **18124 Detroit Avenue**
Lakewood Fire Station No. 2

- Approve
- Deny
- Defer

Eric F. Pros, AIA
DS Architecture
1020 Huron Road E, Suite 101
Cleveland, Ohio 44115

Applicant proposes the construct of a new apparatus bay addition to the existing building, Lakewood Fire Station No. 2. (Page 54)

Staff provided a brief summary. David Potts, DS Architecture was present to explain the request. The Board asked if there was Dumpster on site (no, cans were in the corner), said it was a good job of emulating what existed, asked about the existing pole lighting (would be relocated and any additional ones would match the existing), appreciated the brick detailing. Public comment was closed as no one addressed the item. Staff received no chats or e-mails. Staff stated they were looking forward to working on the project.

A motion was made by Mr. Donaldson, seconded by Mr. Waddell to **APPROVE** the request with the following condition:

- The existing site lighting is re-used.

All the members voting yea, the motion passed.

15. **Docket No. 08-78-20** **C** **13428 Madison Avenue**
United Reader Services

- () Approve
- () Deny
- () Defer

James Ptacek
Larsen Architects
12506 Edgewater Drive, Suite 10
Lakewood, Ohio 44107

Applicant proposes the removal of front lobby of funeral home and construction of a new retail storefront addition to existing funeral home. (Page 68)

Staff provided a brief summary. James Ptacek, Larsen Architects was present to explain the request. the Board liked the changes from the pre-review meeting, said that ADA parking lot requirements needed addressing, asked about the west side elevation (too much use of EIFS), asked about the brick/materials, discussed the use of EIFS (the Board discouraged its use), shadow lines creating different depths, angle of the door, windows, suggested reducing the tower height and use a better product in lieu of EIFS. Staff had no further comments. Public comment was closed as no one addressed the item. Staff received no chats or e-mails.

A motion was made by Mr. Donaldson, seconded by Mr. Maniet to **DEFER** the request. All the members voting yea, the motion passed.

SIGN REVIEW

16. **Docket No. 08-79-20** **14203 Madison Avenue**
Primoz Pizzeria

- () Approve
- () Deny
- () Defer

Aldo Dure
BNext Awnings & Graphics Inc.
5109 Clark Avenue
Cleveland, Ohio 44102

Applicant proposes the installation of an LED projecting sign. (Page 75)

Staff provided a brief summary; there was a correction notice for the unapproved signage on the front and side panels of the building and recommended approving the blade sign as submitted, contingent upon resolution of the unapproved the sign panels. Adelle Wincek, BNext Awning & Graphics Inc. was present to explain the request. The Board liked the blade sign, asked about the power to the LED, confirmed the permit would not be issued until there was resolution about the panels, asked that the letter "Z" is made in line with the rest of the letters. Staff asked the sign is eight feet above grade. Public comment was closed as no one addressed the item. Staff received no chats or e-mails.

A motion was made by Mr. Donaldson, seconded by Mr. Grambort to **APPROVE** with the following conditions:

- There is resolution of the correction notice for the panels.

- The letter “Z” in PRIMOS is put in line.
- There is clearance of at least eight feet below the sign.

All the members voting yea, the motion passed.

- | | | |
|-----|---|---|
| 19. | Docket No. 08-82-20 | 14806 Detroit Avenue
First Federal Lakewood |
| | <input type="checkbox"/> Approve
<input type="checkbox"/> Deny
<input type="checkbox"/> Defer | Bob Kunzen
Brilliant Electric Sign Company
4811 Van Epps Road
Brooklyn Heights, Ohio 44131 |

Applicant proposes new signage and logo for an existing business. (Page 84)

Staff provided a brief summary. Bob Kunzen, Brilliant Electric Sign Company and Valerie Kovaks, First Federal Lakewood were present to explain the request. The Board asked if the background color on the ATM could be changed from white to grey (no, as it was a branding issue). There were no further comments from the Board. There were no further comments from the staff. Public comment was closed as no one addressed the item. Staff received no chats or e-mails.

A motion was made by Mr. Donaldson, seconded by Mr. Waddell to **APPROVE** the request as submitted. All the members voting yea, the motion passed.

- | | | |
|-----|---|---|
| 20. | Docket No. 08-83-20 | 17801 Detroit Avenue
Beck Center for the Arts |
| | <input type="checkbox"/> Approve
<input type="checkbox"/> Deny
<input type="checkbox"/> Defer | Bob Kunzen
Brilliant Electric Sign Company
4811 Van Epps Road
Brooklyn Heights, Ohio 44131 |

Applicant proposes the installation of one projecting wall sign and one individual channel letters wall sign. (Page 97)

Staff provided a brief summary. Bob Kunzen, Brilliant Electric Sign Company said the request was being withdrawn at this time. No further action was required from the Board.

Item 8 has been changed from ABR to a Communication.

- | | | |
|----------------------|---|--|
| COMMUNICATION | | |
| 8. | Docket No. 06-54-20 | C 17801 Detroit Avenue
Beck Center for the Arts |
| | <input type="checkbox"/> Approve
<input type="checkbox"/> Deny
<input type="checkbox"/> Defer | Lucinda Einhouse
Beck Center for the Arts
17801 Detroit Avenue
Lakewood, Ohio 44107 |

Applicant proposes improvements to the existing west park along Detroit Avenue. (Page 21)

Staff provided initial comments; it was changed to a communication, the project relates to a Cuyahoga County grant, and there would be no vote. Lucinda Einhouse and David (surname), Beck Center for the Arts were present to relay the communication. The Board asked for the height of the pole lights, asked about the bus stop, liked the improvements, asked to consider additional electric outlets in Phase 2. There were no further comments from the staff. Public comment was closed as no one addressed the item. Staff received no chats or e-mails.

A motion was made by Mr. Donaldson, seconded by Mr. Maniet to **RECEIVE AND FILE** the communication. All the members voting yea, the motion passed.

ADJOURN

A motion was made Mr. Donaldson, seconded by Mr. Waddell to **ADJOURN** at 9:30 P.M. All the members voting yea, the motion passed.

Signature

Date

Johanna Schwarz

From: Mark Strozewski <m_strozewski@yahoo.com>
Sent: Tuesday, August 11, 2020 11:39 AM
To: Planning Dept
Subject: RE: Docket no. 08-78-20 13428 Madison Ave United Reader Services

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hi,
This email is in regards to Docket no. 08-78-20 13428 Madison Ave United Reader Services for review on 8/13/20.

I do have a couple questions:

- Is there a specific company or company type planned for this retail space?
- Sort of related to that, what is the plan for parking? I see the drawing references parking across the street. That is already used by two popular restaurants, Thai Thai and Euro Gyro.
- There is a parking lot in the hidden, rear part of the lot. Which also holds a home and a straight view to some back yards. Will cars be allowed to park back there? And if not how is the business going to restrict that. And if the plan is to allow parking back there, my concern is night time nuisance from cars coming and going, car lights shining back there, etc.

Thank you,
Mark Strozewski
1667 Elbur Ave.



Source: <https://www.instagram.com/1990Edmond.edu>



Architectural Board of Review

August 2020

1

Remote Meeting Procedures

- Applicants have been provided login/link and timeframe
- Meeting will follow normal agenda and procedures as closely as possible
- Please mute microphones unless speaking
- Public Comment:**
 - Public notices encouraged comment submission in advance via email
 - Public is highly encouraged to use the **chat feature** to submit comment
 - During public comment portion of each application:
 1. Review email comments submitted in advance
 2. Review comments submitted in chat
 3. Call for any remaining comments (name, address, 3 min rule)
- If applicant is not present, we will move on to next item, checking back periodically as needed.
- We will pause to deal with technical issues as they arise.
- Option for break at ~8pm if needed.

Source: <https://www.aiaa.com>



Architectural Board of Review

August 2020

2



Source: <https://www.thedivertimes.com/city-of-lakewood-ohio>



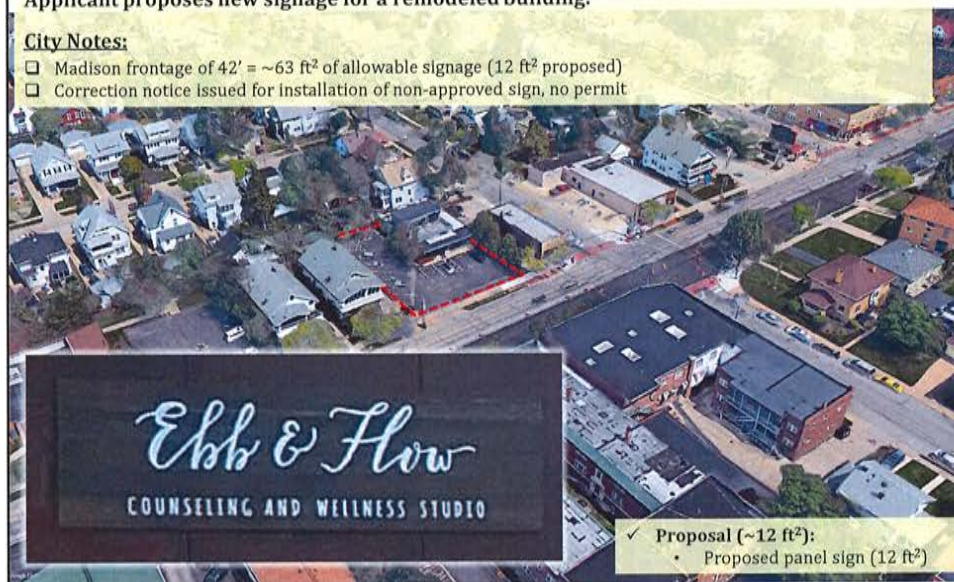
**Architectural Board of Review
Sign Review (Summary Approval) - August 2020**

3

Applicant proposes new signage for a remodeled building.

City Notes:

- Madison frontage of 42' = ~63 ft² of allowable signage (12 ft² proposed)
- Correction notice issued for installation of non-approved sign, no permit



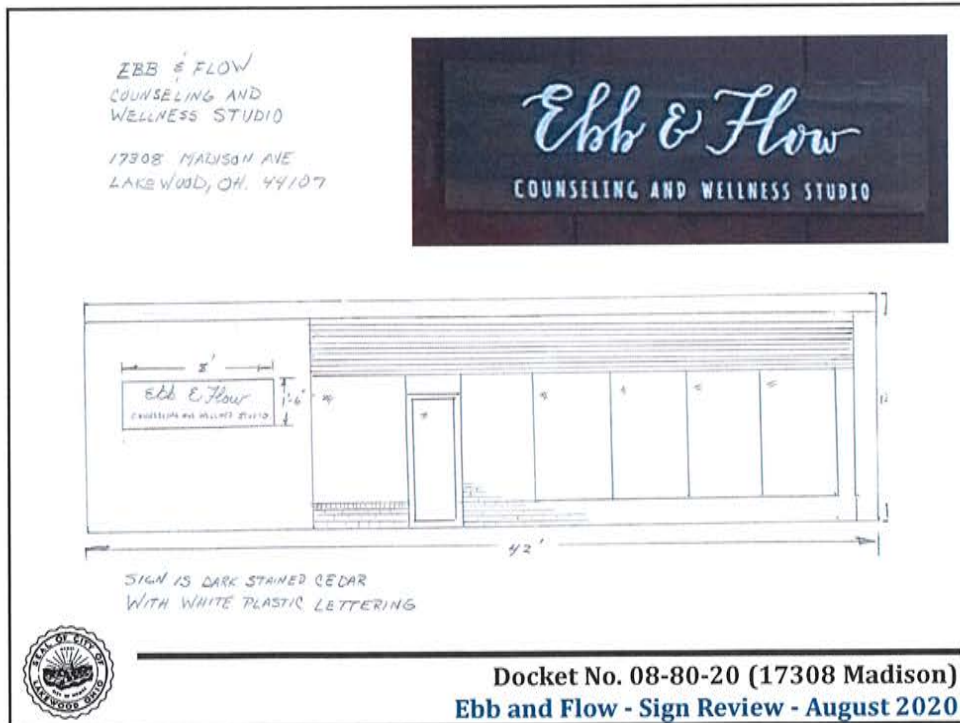
**Docket No. 08-80-20 (17308 Madison)
Ebb and Flow - Sign Review - August 2020**

4



Docket No. 08-80-20 (17308 Madison)
Ebb and Flow - Sign Review - August 2020

5



Docket No. 08-80-20 (17308 Madison)
Ebb and Flow - Sign Review - August 2020

6

Applicant proposes signage for the relocated business.

City Notes:

- No size concerns (~28.5 ft² proposed)



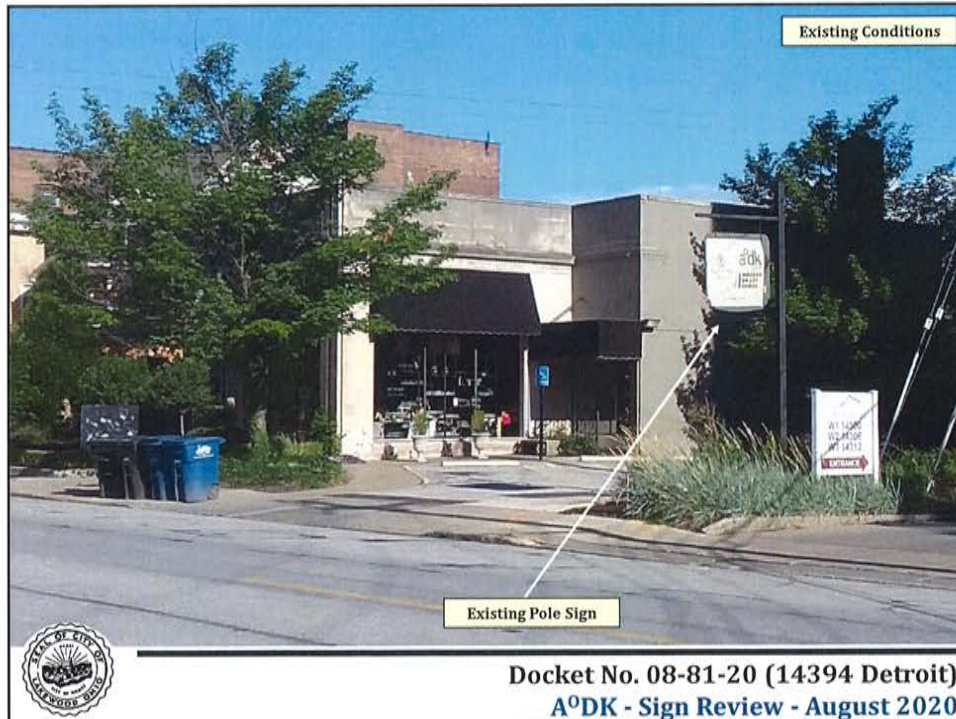
Proposal (~28.5 ft²):

- Replace existing pole sign (~22.5 ft²)
- Panel sign - A°DK (~3 ft²)
- Panel sign - Fieldstone (~3 ft²)



Docket No. 08-81-20 (14394 Detroit)
A°DK - Sign Review - August 2020

7



Docket No. 08-81-20 (14394 Detroit)
A°DK - Sign Review - August 2020

8

NOTES:
 Re-work existing non-illuminated shingle-type pole sign:
 - Remove existing sign panel and chains
 - Supply and field-weld to existing post and horizontal outrigger two (2) new 2" square tube verticals and one (1) 2" square tube horizontal. Paint square tubes black.
 - Manufacture and install two (2) single face, non-illuminated, flat 3/8" PVC sign panels, to mount back-to-back on steel support structure.
 All graphics to be 3M black 7725-12 high performance vinyl.
 Backgrounds to be painted to match PMS Warm Grey 2C.

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

Brilliant Electric Sign Co., Ltd.
 4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

PROJECT NAME	eddk Architecture	DATE	6-11-20	REVISIONS	820-430
DESIGNER	JW	SCALE	1" = 1'-0"	COMMENTS	2020
LOCATION	14394 Detroit Road, Lakewood, Ohio	FILE NAME	14394	DATE	8/10/2020

9

NOTES:
 Single-face, non-illuminated, fabricated shoe-box-type aluminum wall sign.
 All graphics to be 3M black 7725-12 high performance vinyl.
 Background to be painted to match PMS Warm Grey 2C.

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

Brilliant Electric Sign Co., Ltd.
 4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

PROJECT NAME	eddk Architecture	DATE	6-11-20	REVISIONS	820-437
DESIGNER	JW	SCALE	1" = 1'-0"	COMMENTS	2020
LOCATION	14394 Detroit Road, Lakewood, Ohio	FILE NAME	14394	DATE	8/10/2020

10

INSTALLATION ELEVATION SCALE 1/4"=1'-0"

NOTES:
 Single-face, non-illuminated, fabricated shoe-bus-type aluminum wall sign.
 All graphics to be 3M black 7725-12 high performance vinyl.
 Background to be painted to match PMS Warm Gray 2C.

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

Brilliant Electric Sign Co., Ltd.
 4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

COMPANY NAME	DATE	REVISION	BY	DATE	REVISION
esell Architecture	JUN	6-11-20			
LOCATION	PROJECT	PROJECT NO.	SCALE	COMMENTS	
14394 Detroit Road, Independence, Ohio	DM	15172-1-20		2020	
					Blumenthal Architects

11

Source: <https://www.michiganharmless.com/blog-of-arts-and-education>

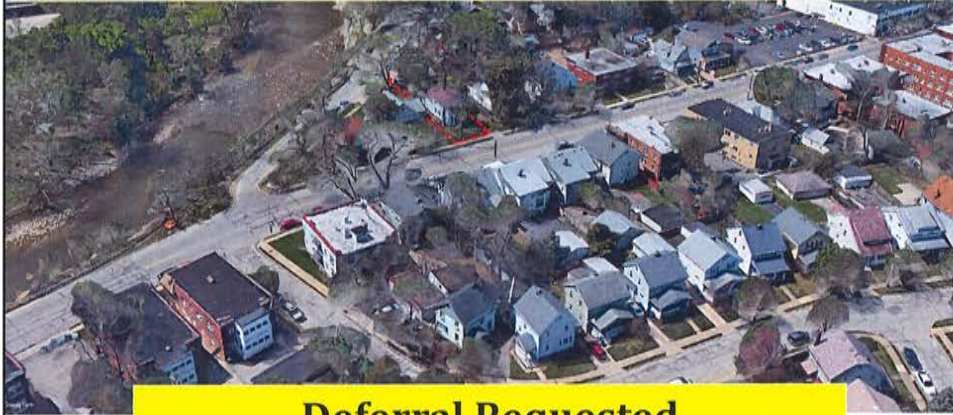
**Architectural Board of Review
 Old Business - August 2020**

12

Applicant proposes demolition of existing home and new construction.

City Notes:

- Existing home built in 1854, Garage added in 1987 (County Records), Not a locally-designated historic property
- Current site plan would require variances for side yard, lot coverage (R-2)
- Recommend maintaining a front façade along Riverside and garage to remain at rear of home
- Request confirmation of rear yard set back, intended materials, lighting, landscaping



Deferral Requested



**Docket No. 01-02-20 (1464 Riverside Drive)
Demolition/New Construction - ABR - August 2020**

13

Applicant proposes demolition of existing home and new construction.

City Notes:

- Existing home built in 1969 (County Records), Not a locally-designated historic property
- Granted three side yard variances at May 2020 BZA (north, south, combined)
- Deferred in June, July reviews.
- Recommending Approval**



If members of the public have comment to offer on this proposal – you are encouraged to use the chat feature if you are viewing through GoToMeeting



**Docket No. 06-49-20 (1061 Nicholson)
Demolition/New Construction - ABR - August 2020**

14

1133.09 Demolition or Removal of Residential Structures

(a) Lakewood consists of very **distinctive neighborhoods that were settled at different times** during its development each with its own distinctive housing patterns...

...recognizable by their **consistency of characteristics such as height, setbacks and side yards as well as their distinctive exterior façade design elements** including, but not limited to, porches and steps, masonry, stoops, cornices and trims, doors and windows and other architectural styles and features...

...in a correspondence from the Ohio Historic Preservation Office dated May 5, 1992, their opinion is that **the entire City constitutes a single historic district...**

...As a result of the Ohio Historic Preservation findings, the **City encourages conservation, preservation, redevelopment, and revitalization of residential neighborhoods** to preserve their unique environments and for the public welfare of the City.



**Docket No. 06-49-20 (1061 Nicholson)
Demolition/New Construction - ABR - August 2020**

15

1133.09 Demolition or Removal of Residential Structures

(b) Requirements Before Demolition or Removal of Principal Structures on Residential Properties. **No demolition or removal of a principle structure, built in 1945 or earlier...** shall be permitted unless and until one of the following conditions is satisfied:

(3) **The proposed principle structure at the location of such property conforms to the design requirements set forth in Chapter 1325 of the Building Code and has been approved by the Architectural Board of Review (ABR),** and by any other required boards and commissions of the City, in order to proceed with the new principle structure. In addition...all approvals for such proposed principle structure shall be based on the following factors:

- (a) The proposed principle structure is consistent with **the Code, the Vision, and the "Standards for Rehabilitation"** adopted by the U.S. Secretary of the Interior, as stated in Title 36 of the Code of Federal Regulations, Part 1208 (Formerly of Part 67); and...
- (b) The proposed principle structure is consistent with **any historic or aesthetic features of the residential property being replaced and/or the nature and appearance of the surrounding neighborhood.**



**Docket No. 06-49-20 (1061 Nicholson)
Demolition/New Construction - ABR - August 2020**

16

Three Levels of Scrutiny for a Residential Demolition:

- For a structure built *after 1945* - No special requirements
- ABR must approve replacement
- For a structure built *before 1945* - ABR must approve replacement
- Proposed replacement is consistent with historic or aesthetic features of the residential property being replaced and/or the nature and appearance of the surrounding neighborhood.
- *Locally-Designated Historic Property* - ABR must approve replacement
- ABR must issue a Certificate of Appropriateness
- Consistent with Secretary of the Interior's *Standards for Rehabilitation*
- Proposed replacement is consistent with historic or aesthetic features of the residential property being replaced and/or the nature and appearance of the surrounding neighborhood



Docket No. 06-49-20 (1061 Nicholson)
Demolition/New Construction - ABR - August 2020

17

Three Levels of Scrutiny for a Residential Demolition:

- For a structure built *after 1945* - No special requirements
- ABR must approve replacement

Acknowledge the limited existing guidance for post-1945 demolition cases:

1325.03 PURPOSES OF BOARD...*does this proposal:*

- ...protect the value, appearance and use of property...
- ...maintain a high character of community development...
- ...protect the public health, safety, convenience and welfare...
- ...protect real estate within the City from impairment or destruction of value

Concern with growing trend/preference toward demolition over renovation

Intention to provide additional/clarifying guidance via:

- Update to 1133.09
- Forthcoming design guidelines



Docket No. 06-49-20 (1061 Nicholson)
Demolition/New Construction - ABR - August 2020

18

Existing Conditions



Docket No. 06-49-20 (1061 Nicholson)
Demolition/New Construction - ABR - August 2020

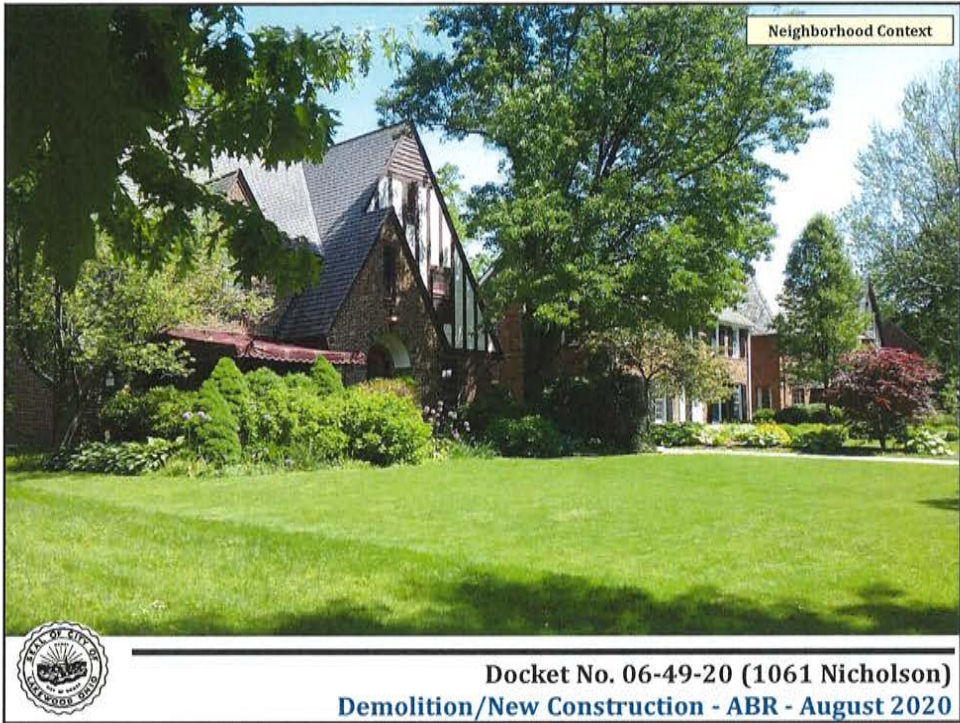
19

Neighborhood Context

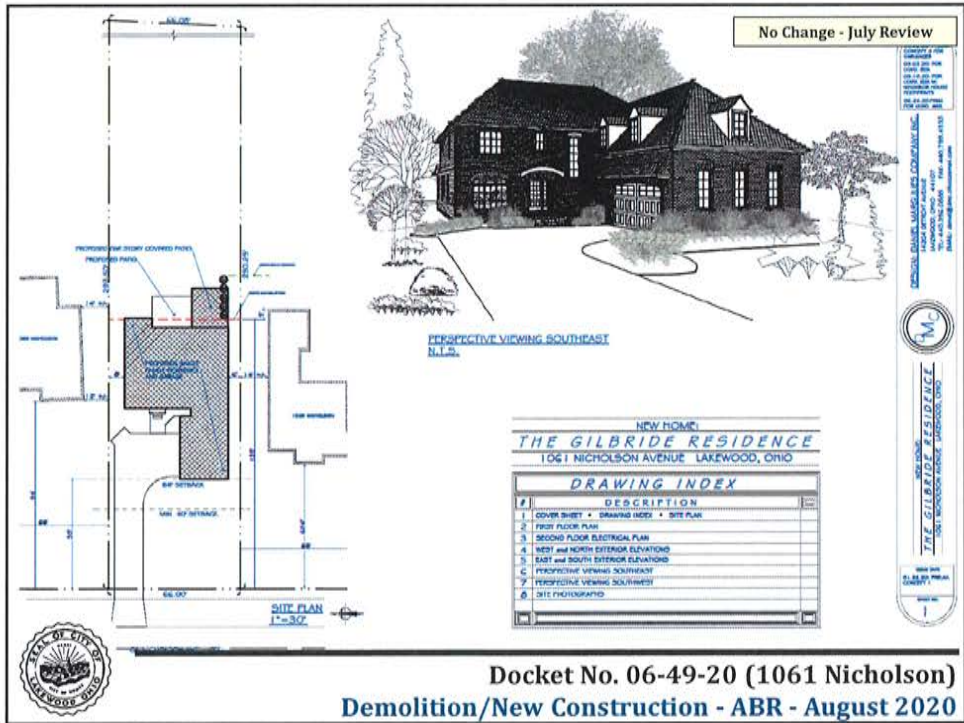


Docket No. 06-49-20 (1061 Nicholson)
Demolition/New Construction - ABR - August 2020

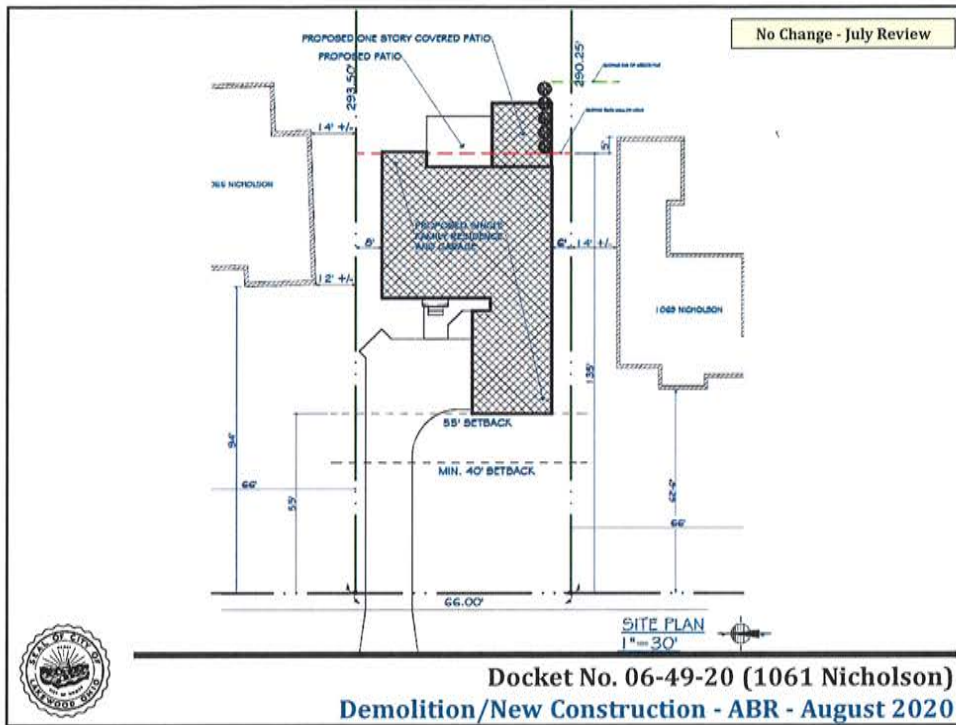
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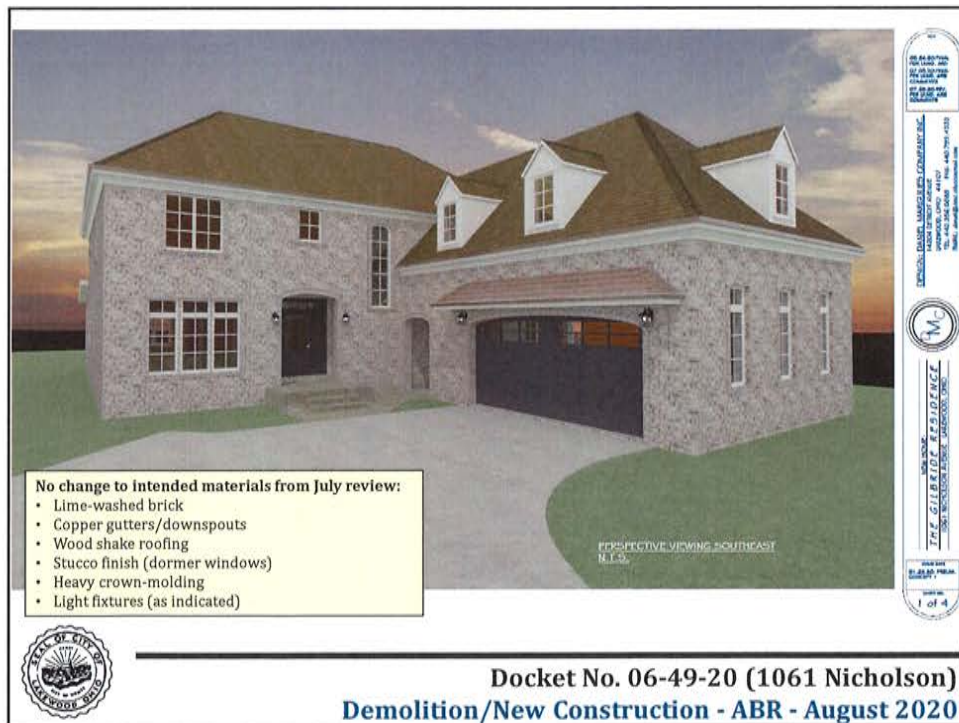
21



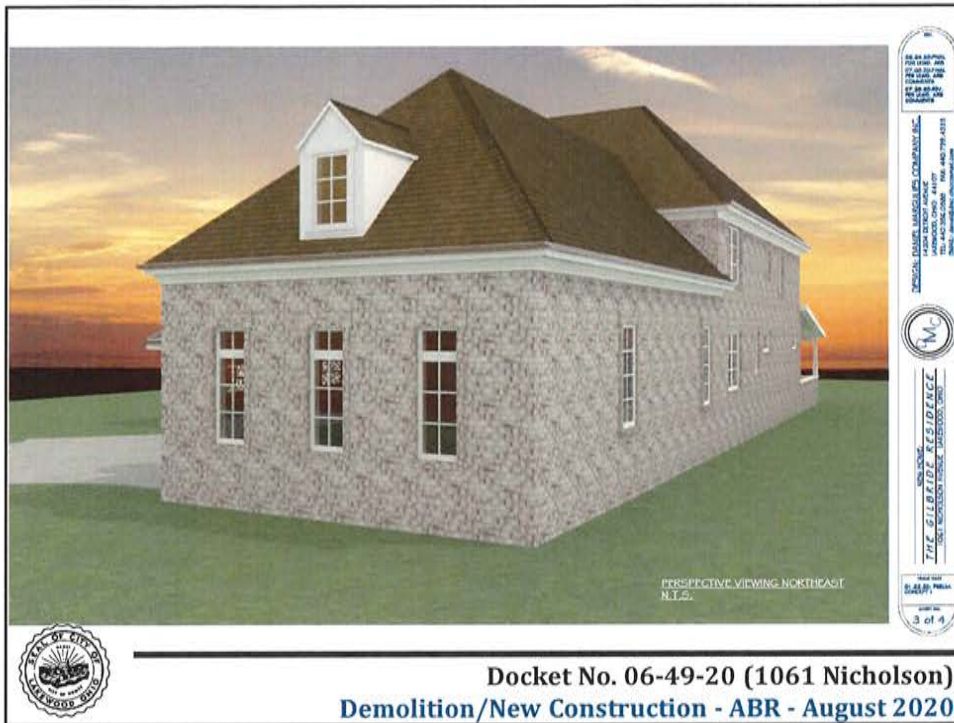
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23



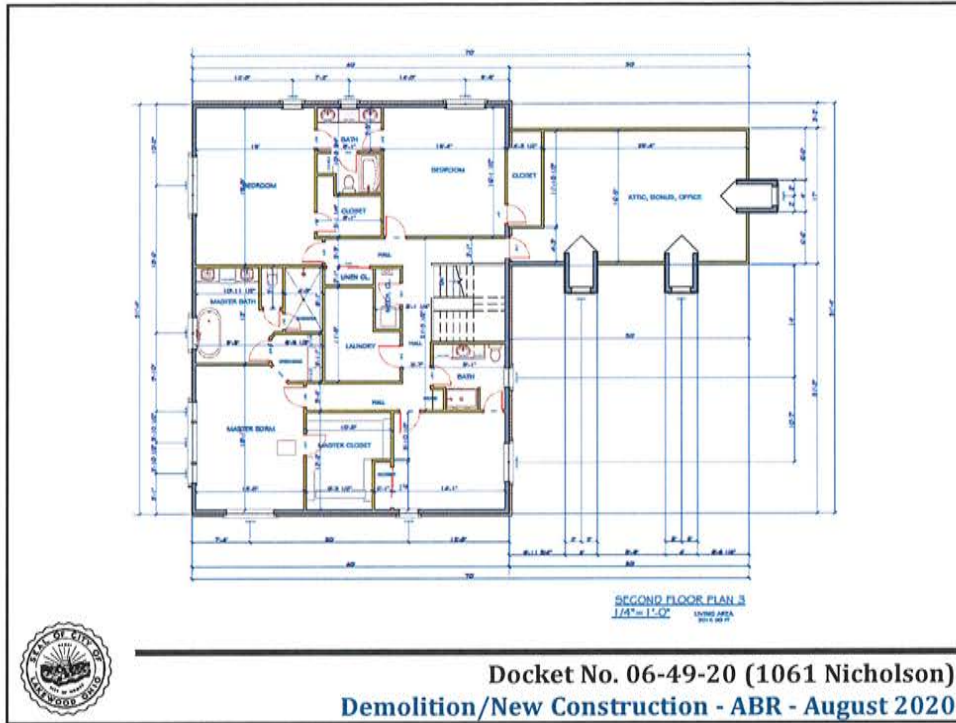
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25

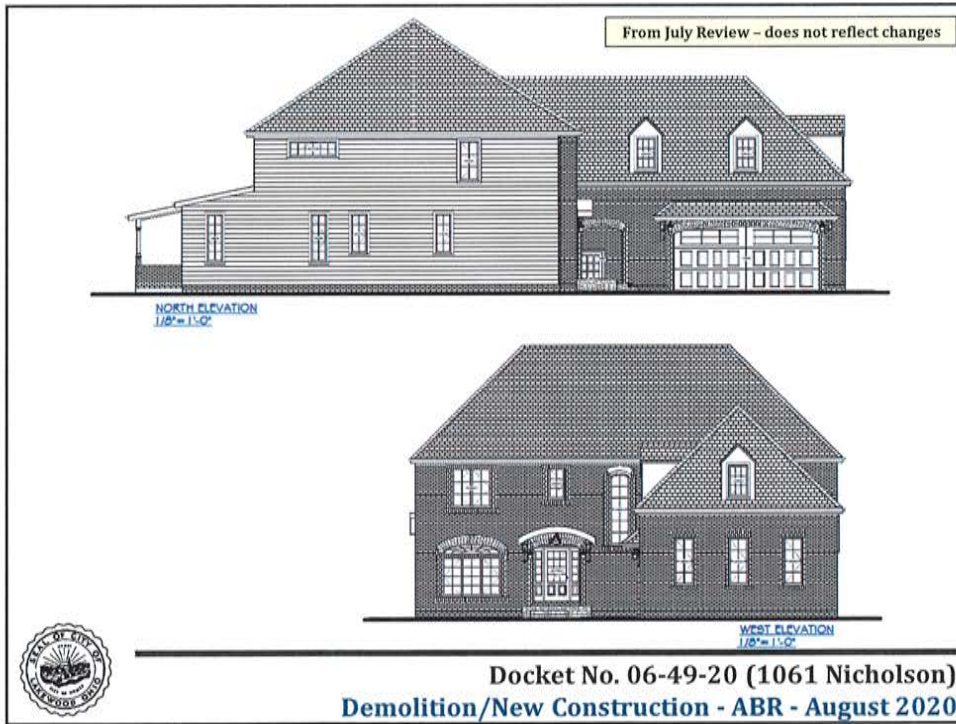


26



Docket No. 06-49-20 (1061 Nicholson)
Demolition/New Construction - ABR - August 2020

29



Docket No. 06-49-20 (1061 Nicholson)
Demolition/New Construction - ABR - August 2020

30

From July Review - does not reflect changes



NORTH ELEVATION
1/8" = 1'-0"



Docket No. 06-49-20 (1061 Nicholson)
Demolition/New Construction - ABR - August 2020

31

From July Review - does not reflect changes

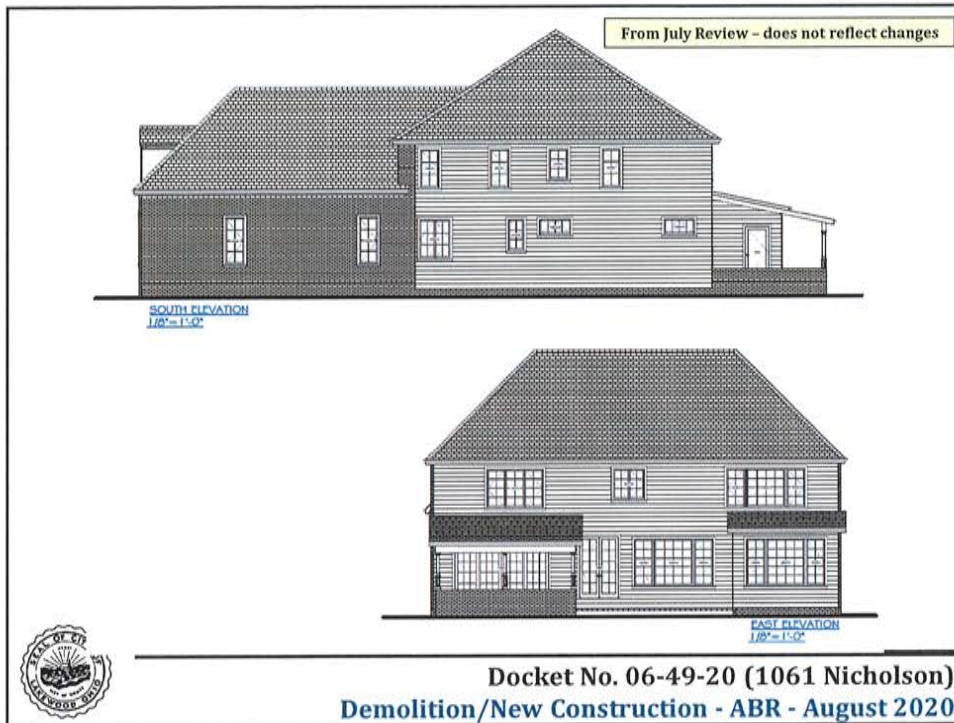


WEST ELEVATION
1/8" = 1'-0"

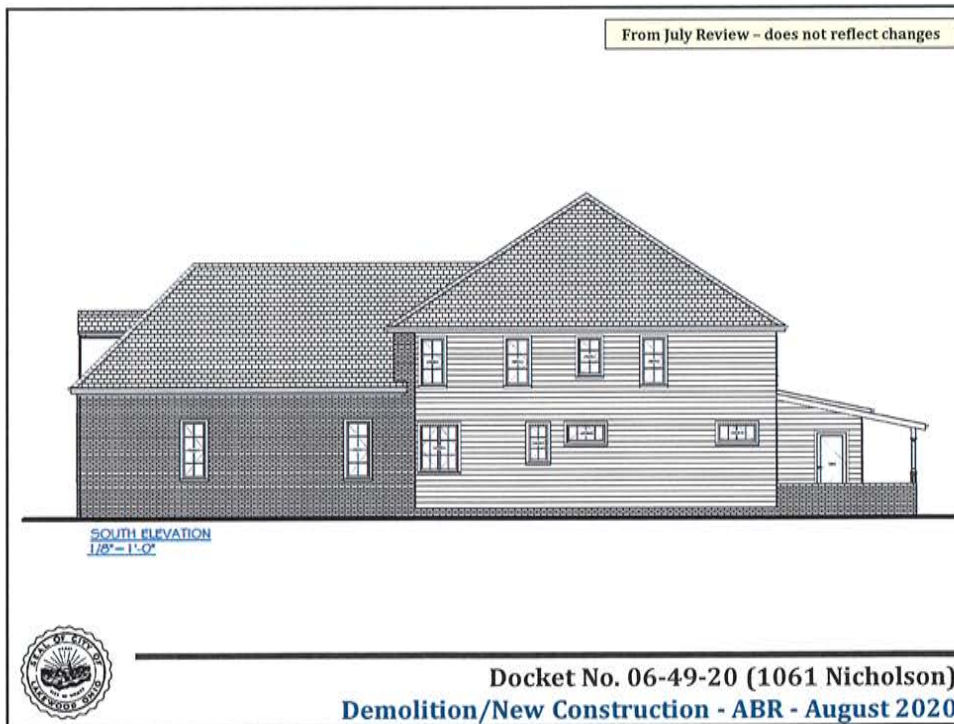


Docket No. 06-49-20 (1061 Nicholson)
Demolition/New Construction - ABR - August 2020

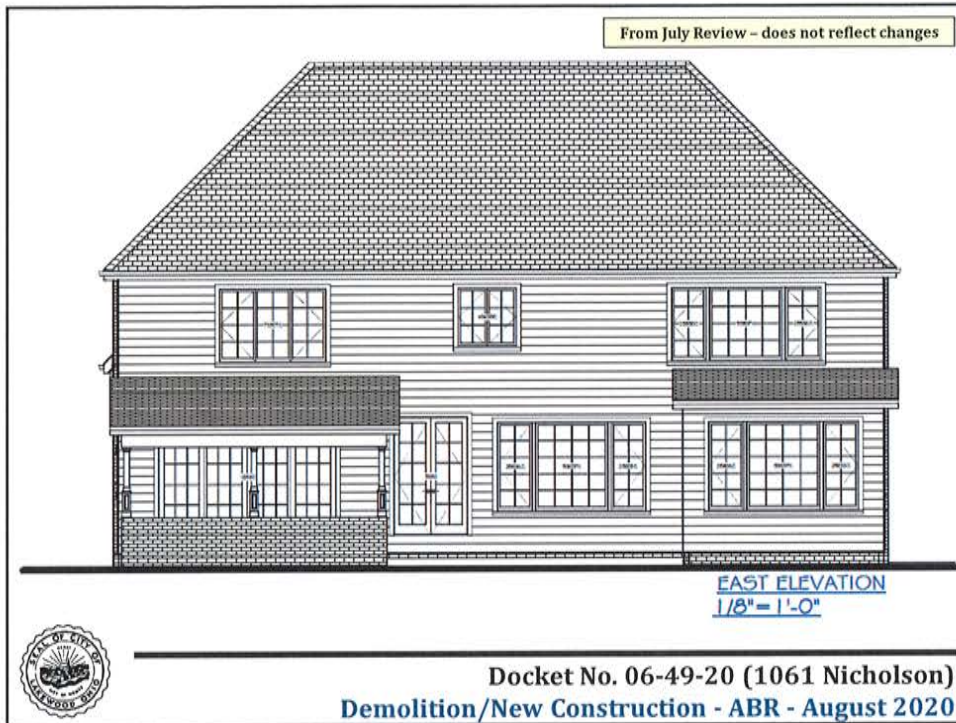
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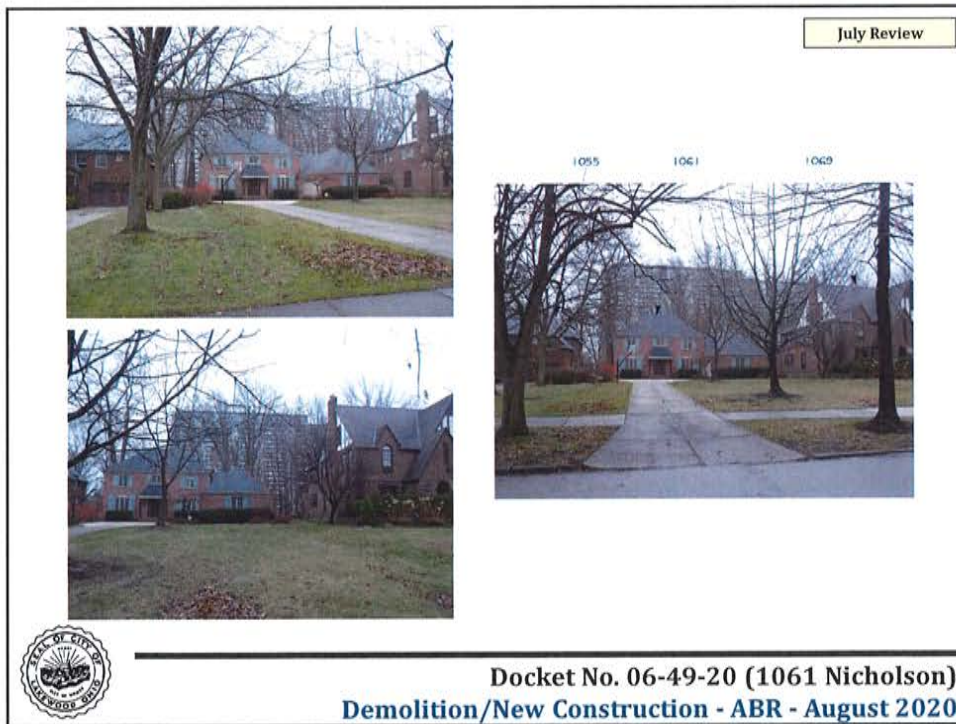
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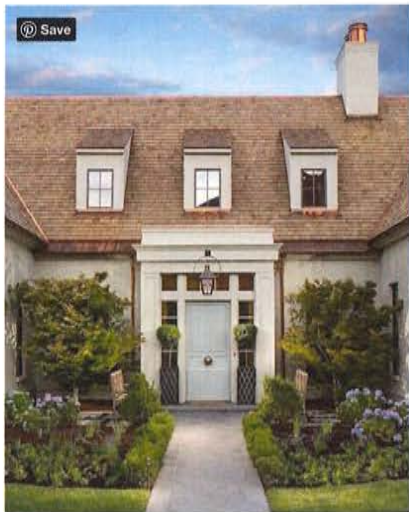
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35



36



Docket No. 06-49-20 (1061 Nicholson)
Demolition/New Construction - ABR - August 2020

37

Overlook Park Homes with examples of arched windows as an architectural interest and inset doors



Docket No. 06-49-20 (1061 Nicholson)
Demolition/New Construction - ABR - August 2020

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Docket No. 06-49-20 (1061 Nicholson)
Demolition/New Construction - ABR - August 2020

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(this home was built by Payne and Payne Builders who will be building our home as well)



Docket No. 06-49-20 (1061 Nicholson)
Demolition/New Construction - ABR - August 2020

40



Docket No. 06-49-20 (1061 Nicholson)
Demolition/New Construction - ABR - August 2020

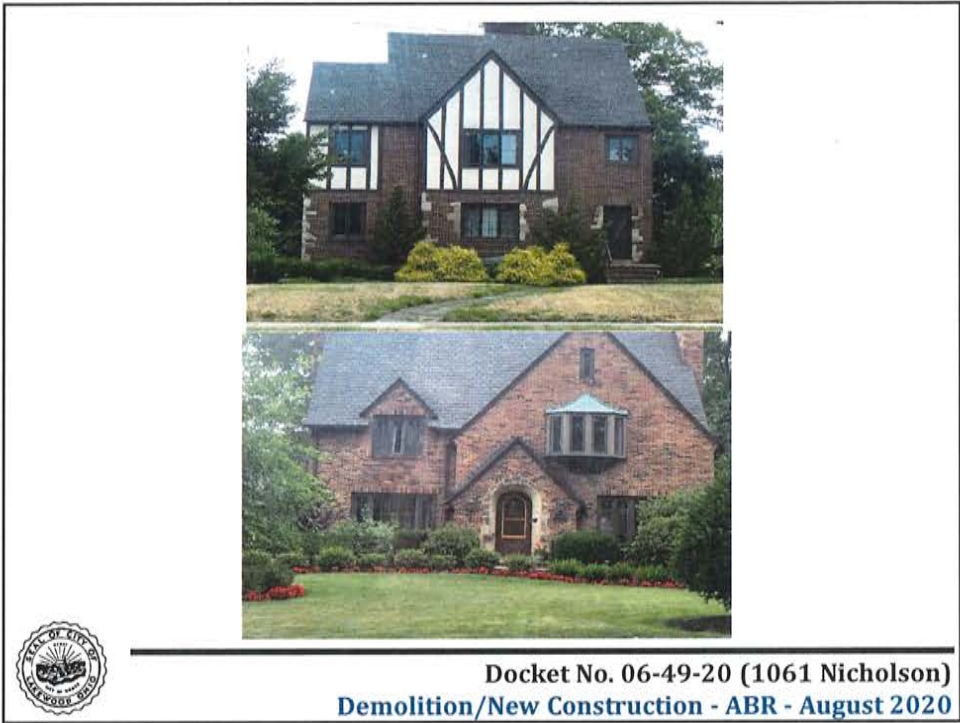
41

Lake Ave Homes with examples of arched windows as an architectural interest and inset doors

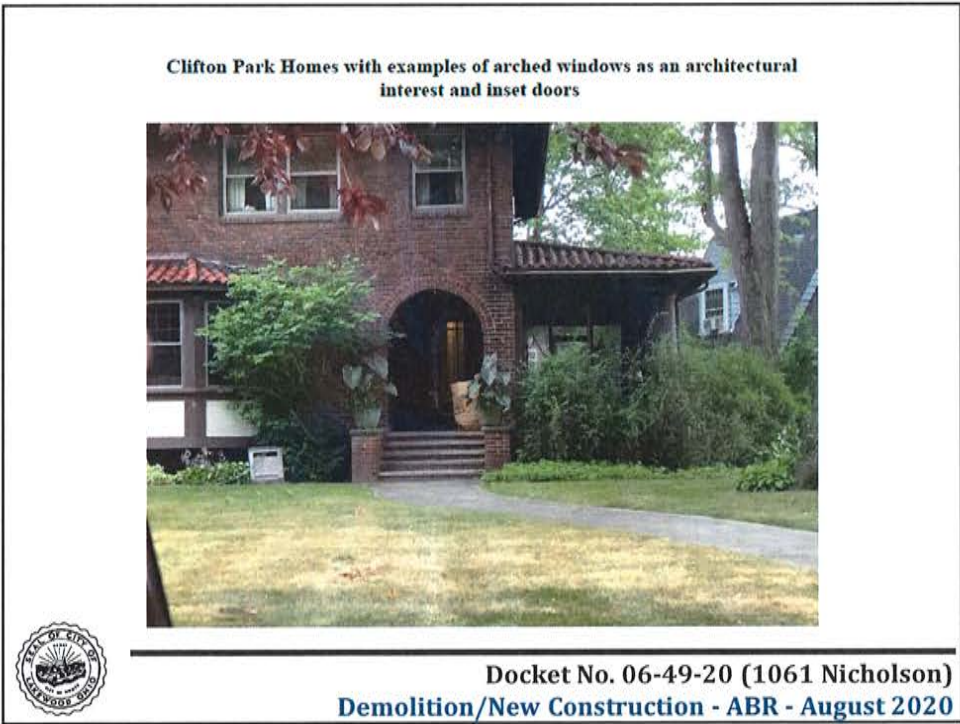


Docket No. 06-49-20 (1061 Nicholson)
Demolition/New Construction - ABR - August 2020

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Docket No. 06-49-20 (1061 Nicholson)
Demolition/New Construction - ABR - August 2020

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Docket No. 06-49-20 (1061 Nicholson)
Demolition/New Construction - ABR - August 2020

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Docket No. 06-49-20 (1061 Nicholson)
Demolition/New Construction - ABR - August 2020

47

Clifton Park Home with Aluminum Clad Raised SDL/wood interior windows
(These windows are the style and color scheme we have chosen for our home)



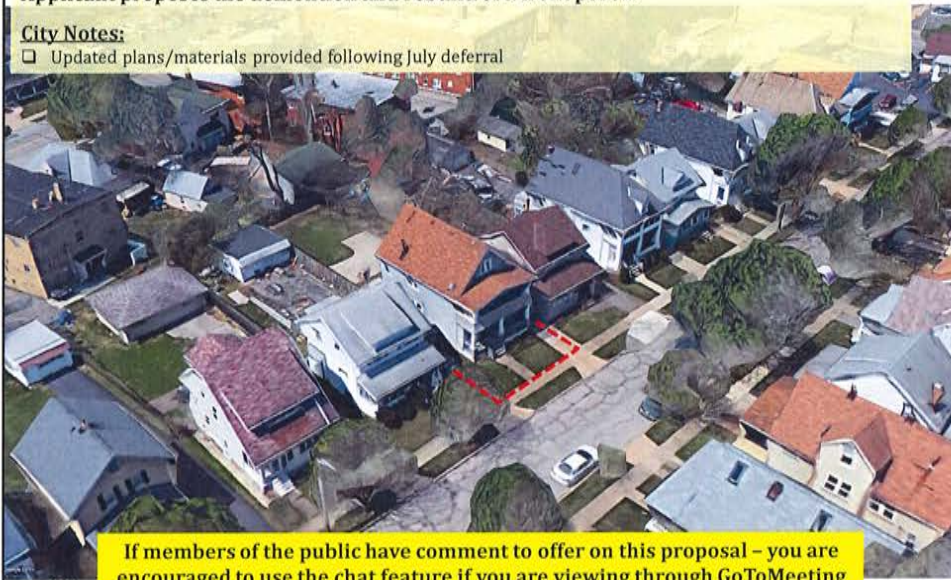
Docket No. 06-49-20 (1061 Nicholson)
Demolition/New Construction - ABR - August 2020

48

Applicant proposes the demolition and rebuild of a front porch.

City Notes:

- Updated plans/materials provided following July deferral



If members of the public have comment to offer on this proposal – you are encouraged to use the chat feature if you are viewing through GoToMeeting



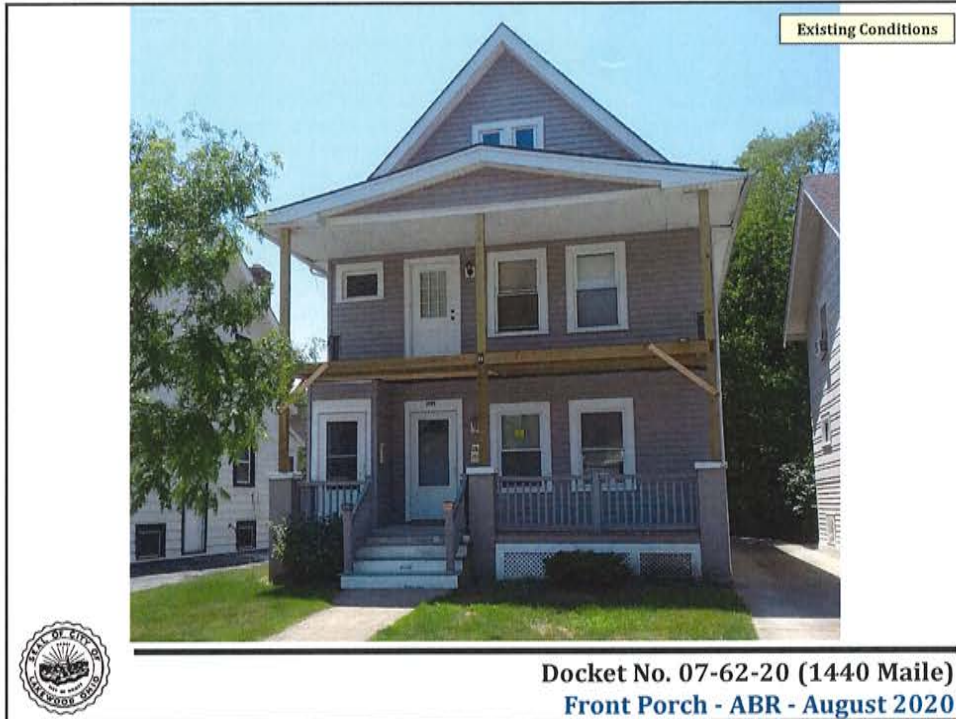
Docket No. 07-62-20 (1440 Maile)
Front Porch - ABR - August 2020

49

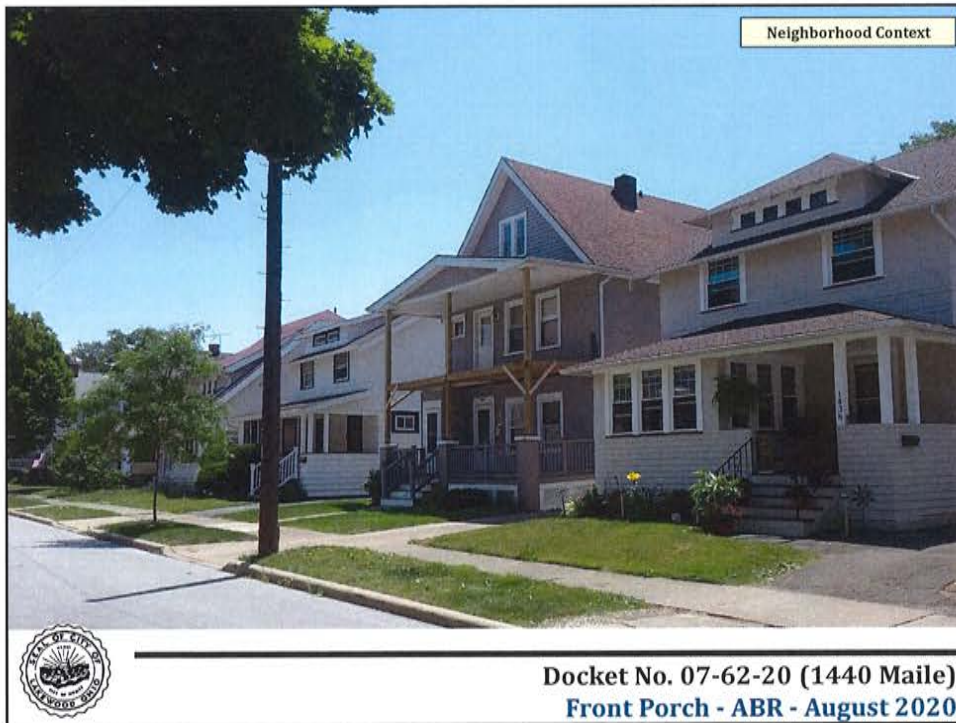


Docket No. 07-62-20 (1440 Maile)
Front Porch - ABR - August 2020

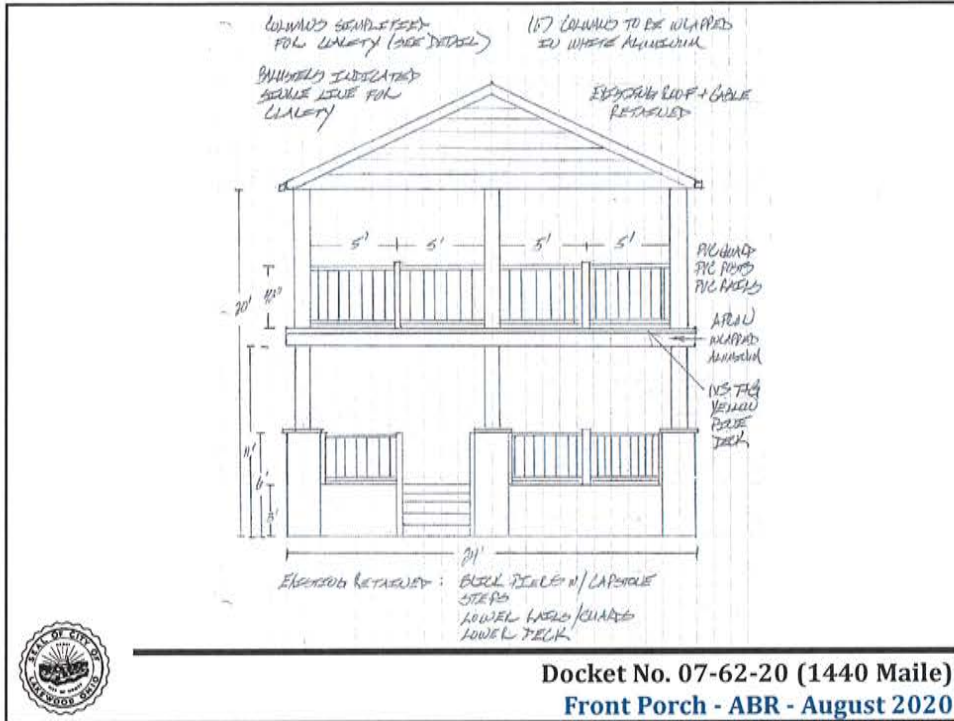
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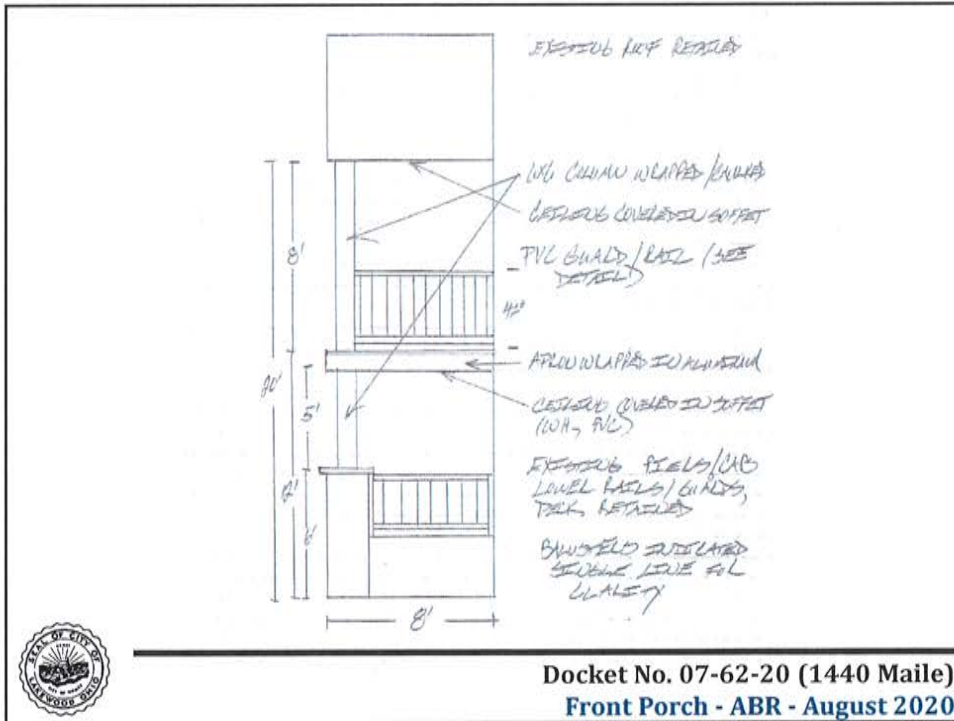


52



Docket No. 07-62-20 (1440 Maile)
 Front Porch - ABR - August 2020

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Docket No. 07-62-20 (1440 Maile)
 Front Porch - ABR - August 2020

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HAND MADE PORCH RAILING DETAILS


COLUMN DETAIL

8'

4"

EVER USEN / SELSSON



COLUMN OF LYO TREATED WOOD BE
 NEEDED TO BE ADDED TO SEAL
 COLUMN CAPS + BASE WEAPE
 WITH 1/2" x 1/2" SPF (TREATED)
 + NEEDED TO BE ADDED TO SEAL




Docket No. 07-62-20 (1440 Maile)
Front Porch - ABR - August 2020

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RAILING


TRADITIONAL - 2" X 3.5" TOP-RAIL



COLONIAL - 2" X 3.5" TOP-RAIL




TRADITIONAL - T-RAIL TOP-RAIL




COLONIAL - T-RAIL TOP-RAIL

EverStrong® offers a complete lines of vinyl railings. All railing panels contain a metal channel in the top-rail. Some styles are also offered in Grand Illusions colors and woodgrains. An optional metal channel for the bottom rail is available for extra protection.

ALL PROFILES ARE ASTM F864-13 AND VMA CERTIFIED




13



Docket No. 07-62-20 (1440 Maile)
Front Porch - ABR - August 2020

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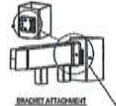
ILLUSIONS VINYL RAILING
www.illusionsvinylrailing.com

SELECT DESIRED POST OR MODEL

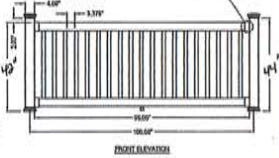
- GOTHIC - V48G
- TEARDROP - V16TD
- COUCHMAN - V16CM
- BALL - V48B
- PALACE SOLAR - V16P
- SOLAR - V16SO
- NEW ENGLAND - V16NE
- FLAT - V16FD

SELECT DESIRED POST OPTIONS


- 4" X 4" (ICC-ES AC308 CERTIFIED POST)
- 4" X 4" MARBLED
- 4" X 4" 48" PINEHOL POSTS
- 4" X 4" 168" PINEHOL POSTS



BRACKET ATTACHMENT



FRONT ELEVATION



2" X 2" 48" AS TOP AND BOTTOM RAILS
1 1/2" X 1 1/2" PICKETS (V16P)
METAL 1/2" CHANNEL, BRASS TOP RAIL PIN/REINFORCEMENT


NOTES:

- ICC-ES AC308 BEING CERTIFIED - ALL ILLUSIONS VINYL RAILING AND ARTISMA IS COMPLIANT
- AVAILABLE IN CLASSIC FINISHES, OTHER ILLUSIONS COLOR SPECTRUM (S) OR ONLY AND FINISH ILLUSIONS VINYL WOODGRAIN IS AUTHENTIC WOODGRAIN
- INCLUDES METAL REINFORCEMENT TOPRAIL

4179-028
PROTECTED BY COPYRIGHT © 2014 C&D Metals, Inc. LTD.


SEE ACCOMPANYING SPECIFICATIONS FOR MORE INFORMATION

REVISION DATE: 04/20/11
www.C&DMetals.com




Docket No. 07-62-20 (1440 Maile)
Front Porch - ABR - August 2020

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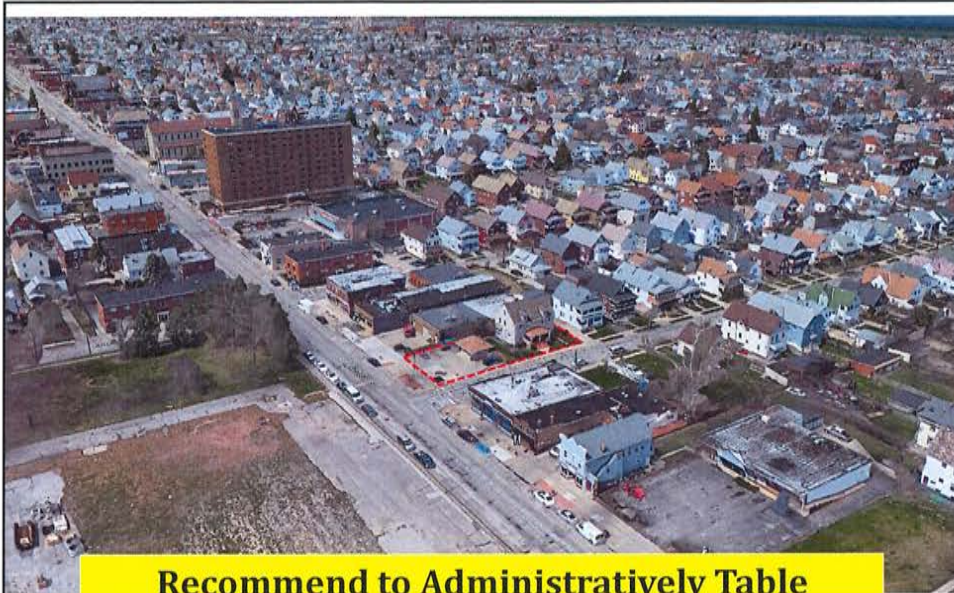


Administratively Tabled



Docket No. 02-09-19 & 06-48-19 (13701/13901 Detroit)
Market Rate Apartments - ABR - August 2020

58



Recommend to Administratively Table



**Docket No. 03-25-20 (12102 Madison)
Hola Tacos - ABR - August 2020**

59

Applicant proposes signage at the Detroit Avenue pedestrian entrance.

City Notes:

- Follow-up to July review

If members of the public have comment to offer on this proposal – you are encouraged to use the chat feature if you are viewing through GoToMeeting



**Docket No. 12-123-19 (16900 Detroit Avenue)
Lakewood Truck Park - Sign Review - August 2020**

60

DETROIT PEDSTRIAN ENTRANCE
EAST & WEST FACE-LIT (LED) SIGNS
(NOTE: FLAT FACE W/ PSEUDO 3-D LOOK)

EDWARDS ST. WALL SIGN
(FLUSH MOUNTED, FACE-LIT LED)

LED-LIT LETTER / CLOUD SIDE VIEW
RATED 120 VOLTS

City of Lakewood Seal

City of Lakewood
16900 Detroit Ave.,
Lakewood, OH 44122
714-233-3339
www.lakewoodohio.com

Signs & Graphics Firm
107-15-20

Docket No. 12-123-19 (16900 Detroit Avenue)
Lakewood Truck Park - Sign Review - July 2020

61

DETROIT PEDSTRIAN ENTRANCE
EAST & WEST FACE-LIT (LED) SIGNS
(NOTE: FLAT FACE W/ PSEUDO 3-D LOOK)

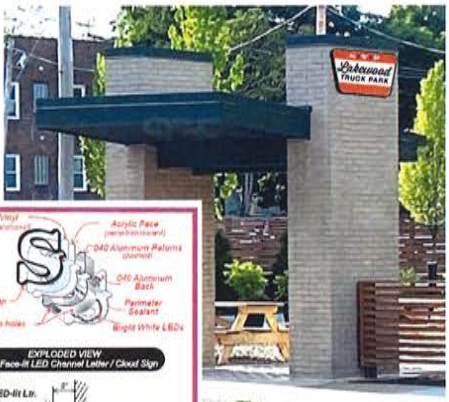
City of Lakewood Seal

City of Lakewood
16900 Detroit Ave.,
Lakewood, OH 44122
714-233-3339
www.lakewoodohio.com

Signs & Graphics Firm

Docket No. 12-123-19 (16900 Detroit Avenue)
Lakewood Truck Park - Sign Review - July 2020

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EXPLODED VIEW
Typical Face-Lit LED Channel Letter / Cloud Sign



FLUSH MOUNTED LED-LIT LETTER / CLOUD SIDE VIEW
RATED 120 VOLTS



Docket No. 12-123-19 (16900 Detroit Avenue)
Lakewood Truck Park - Sign Review – July 2020

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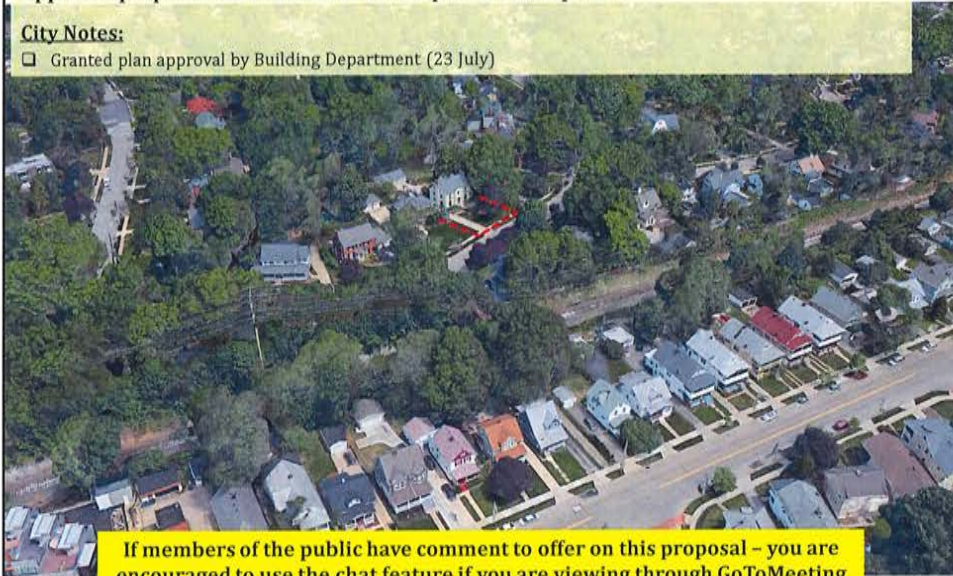

Architectural Board of Review
New Business – August 2020

64

Applicant proposes the addition of a front porch with hip roof.

City Notes:

- Granted plan approval by Building Department (23 July)

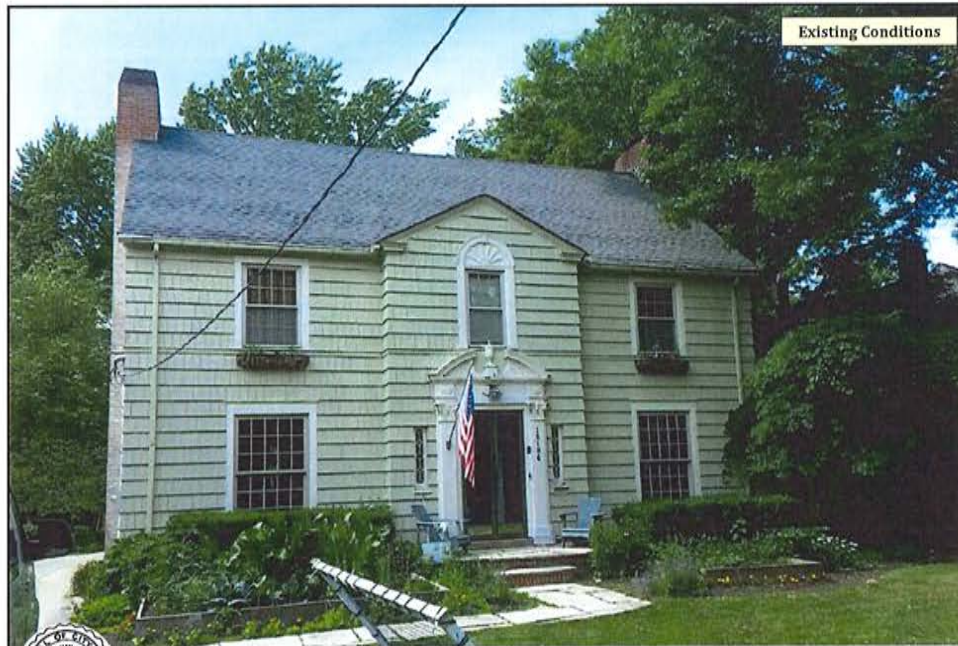


If members of the public have comment to offer on this proposal - you are encouraged to use the chat feature if you are viewing through GoToMeeting



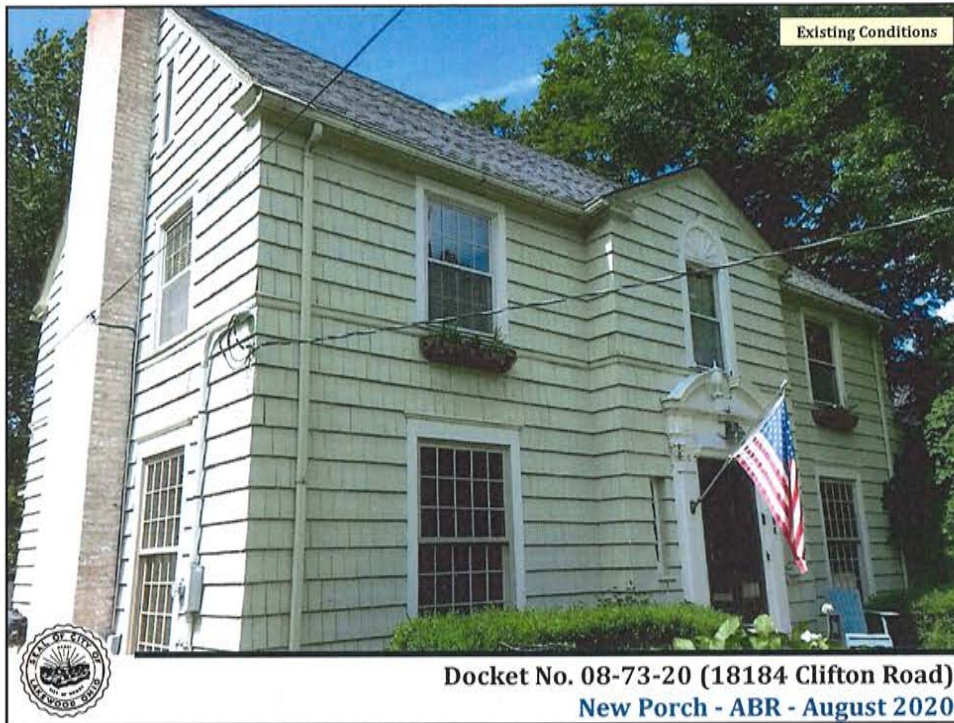
Docket No. 08-73-20 (18184 Clifton Road)
New Porch - ABR - August 2020

65



Docket No. 08-73-20 (18184 Clifton Road)
New Porch - ABR - August 2020

66



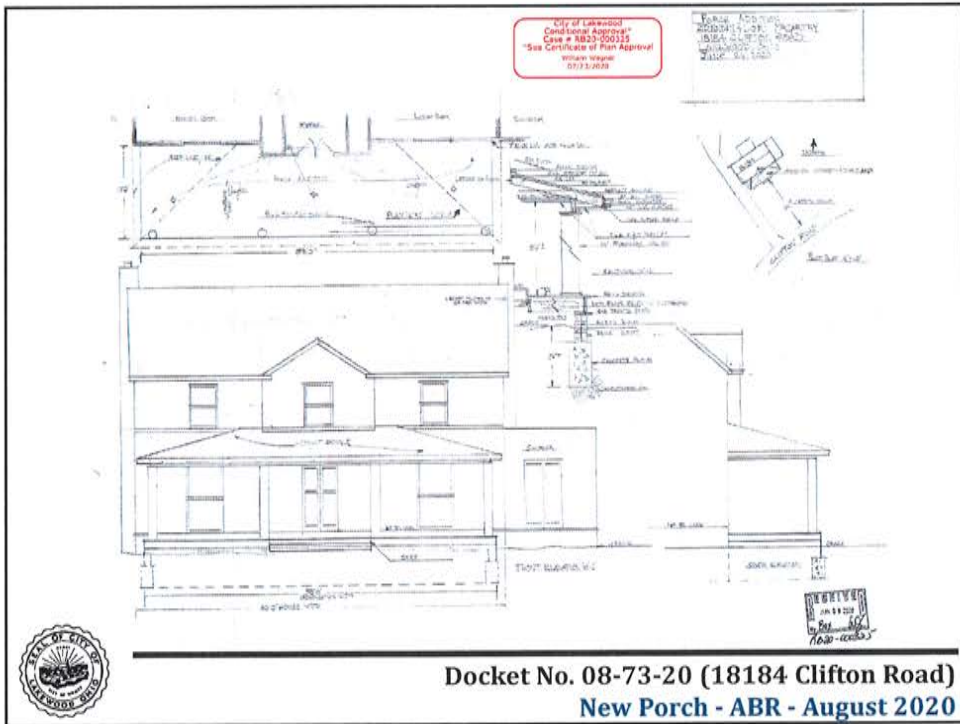
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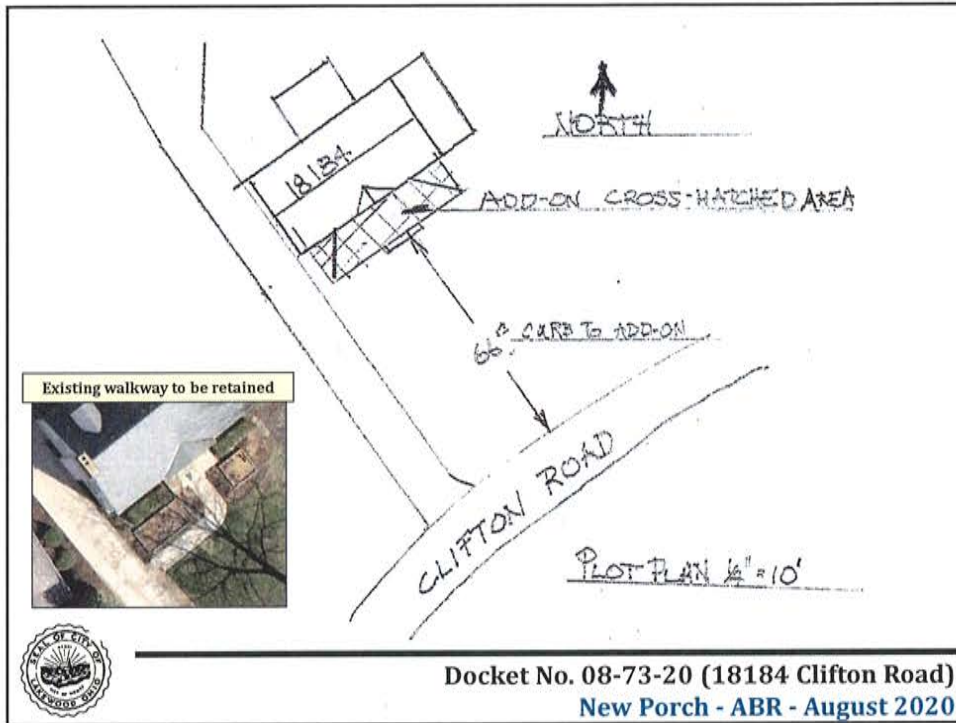
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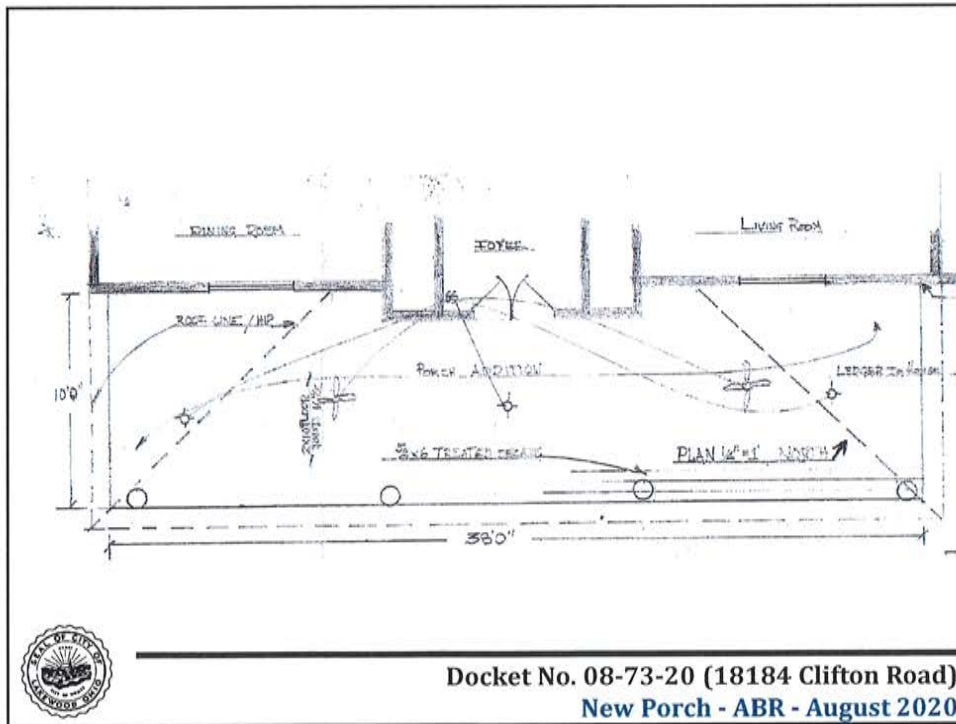
69



70



71



72

Dimensions clarification from Applicant

- Roof will meet house just below the 2nd floor windows at a distance of 13' from the ground.
- Ceiling of the porch will attach to the house just above the 1st floor windows, 10'2" from the ground.
- Roof will end 1.5' on all sides of the porch.

40' HOUSE WIDTH

FRONT ELEVATION

Docket No. 08-73-20 (18184 Clifton Road)
New Porch - ABR - August 2020

73

Roofing & Brick to match existing

Mahogany decking

Column clarification from Applicant

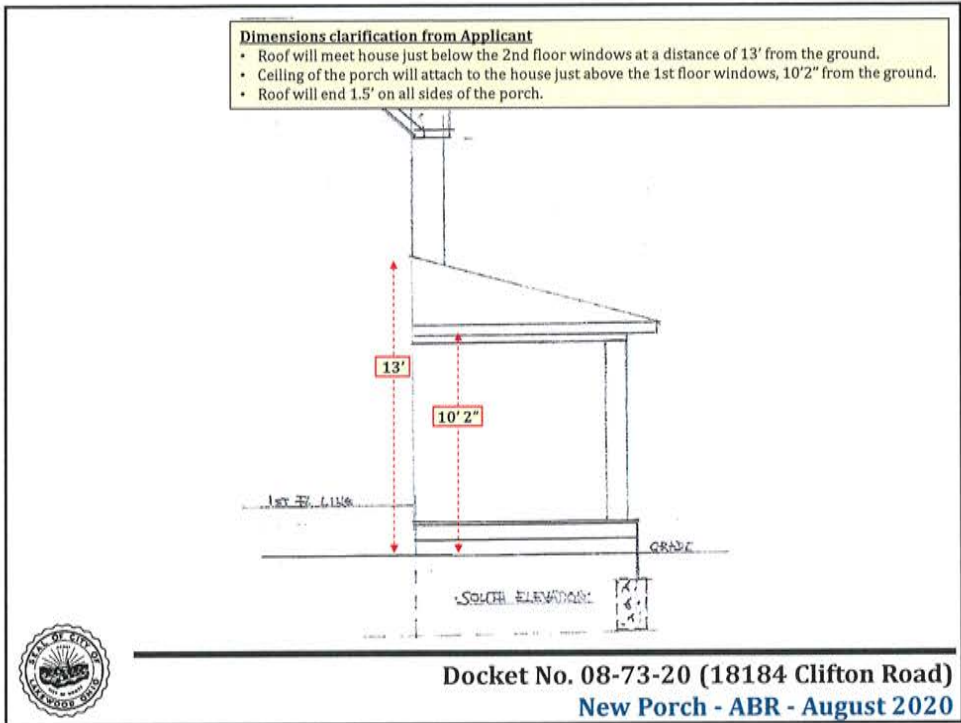
- Columns on either side of the door measure at 10" or 12" (if you count the 2" of trim outside)
- We will have less elaborate woodworking on top of columns but will keep the same look.

40' HOUSE WIDTH

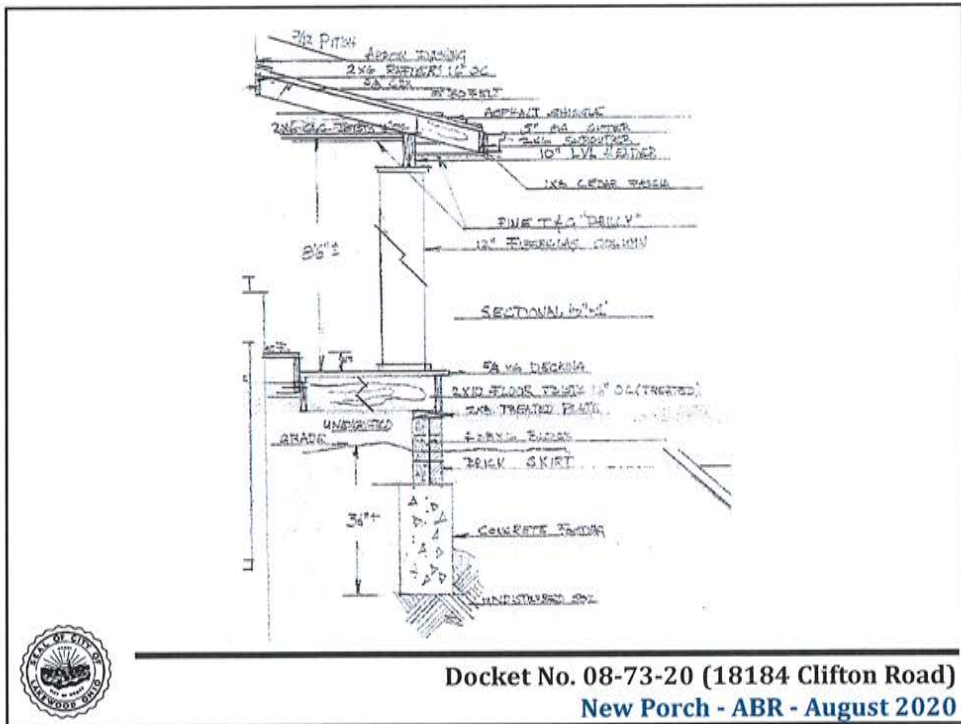
FRONT ELEVATION

Docket No. 08-73-20 (18184 Clifton Road)
New Porch - ABR - August 2020

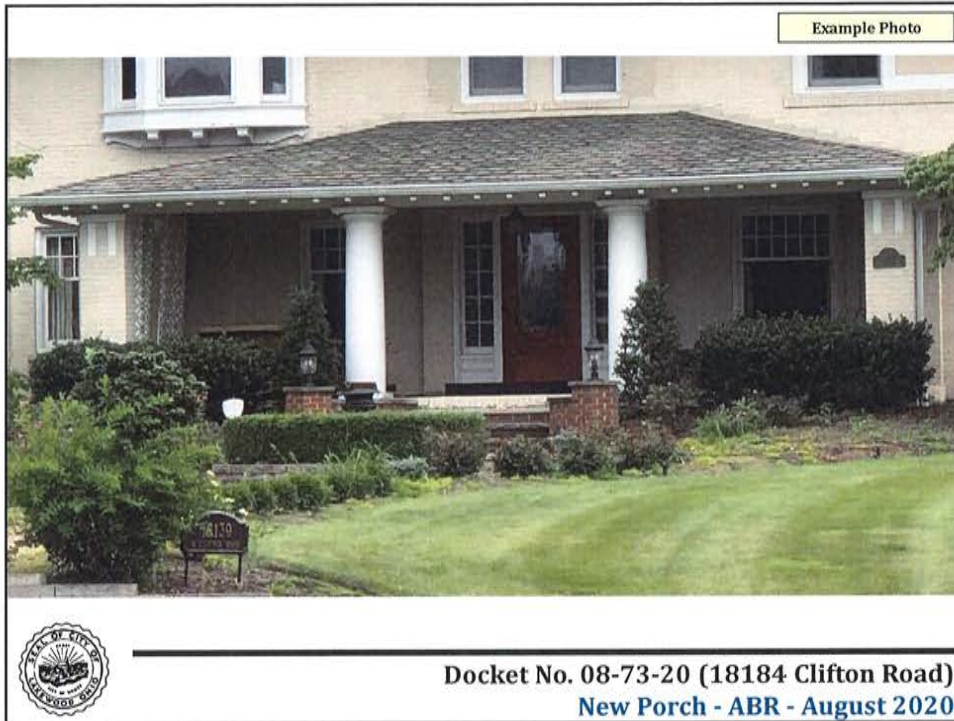
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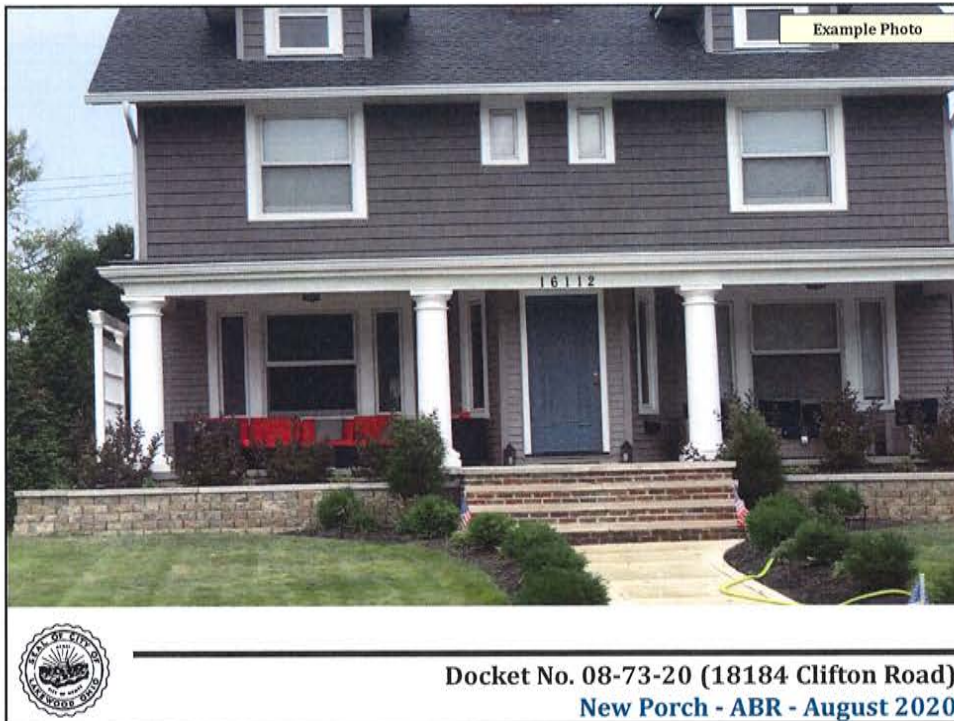
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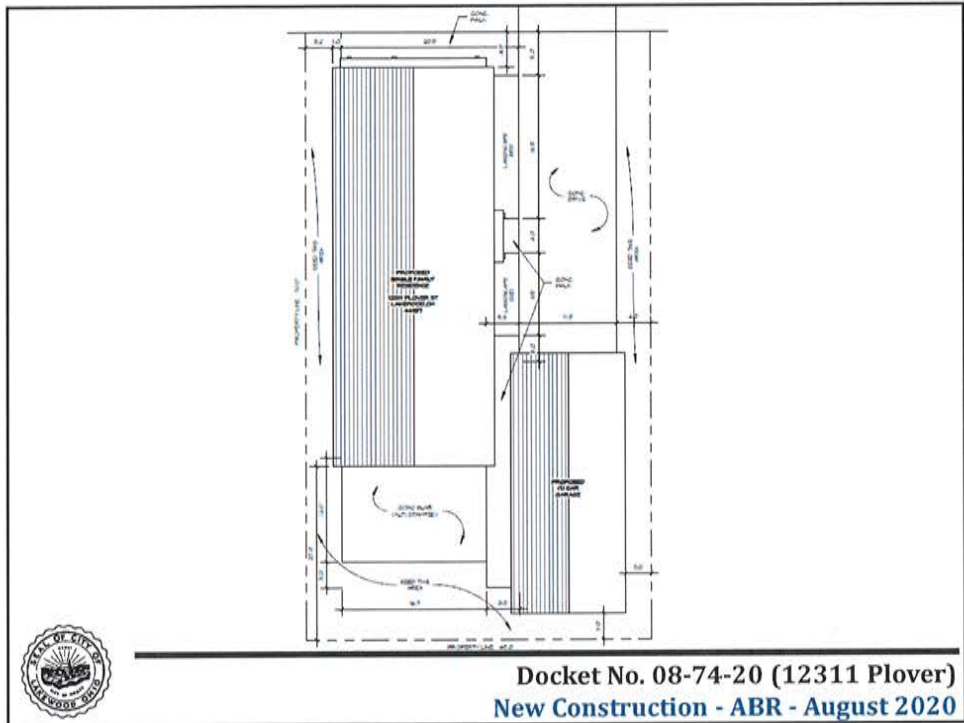
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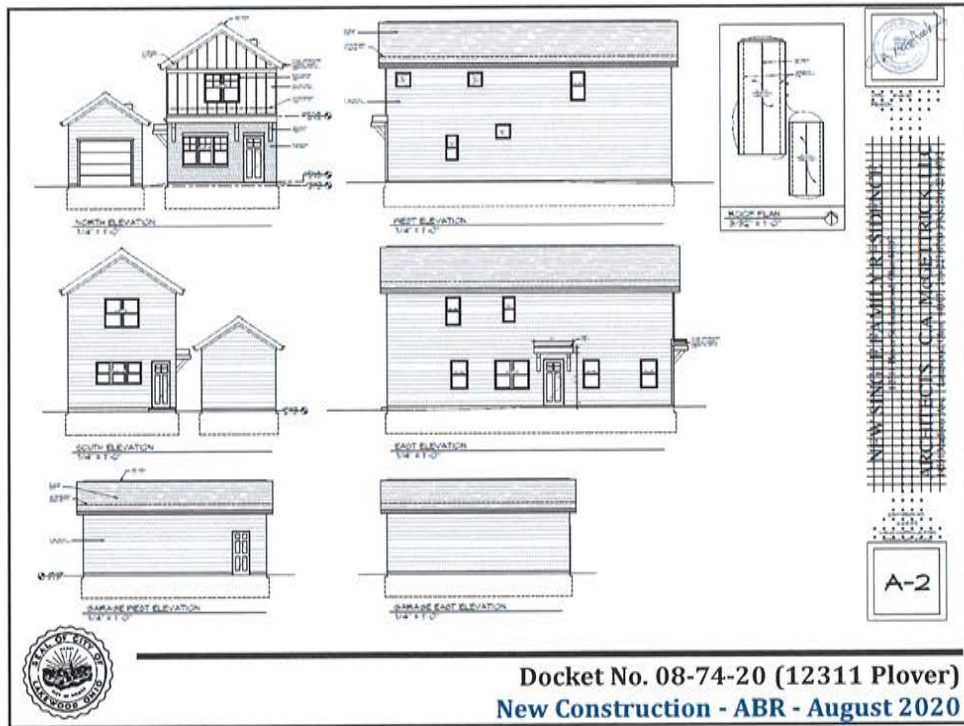
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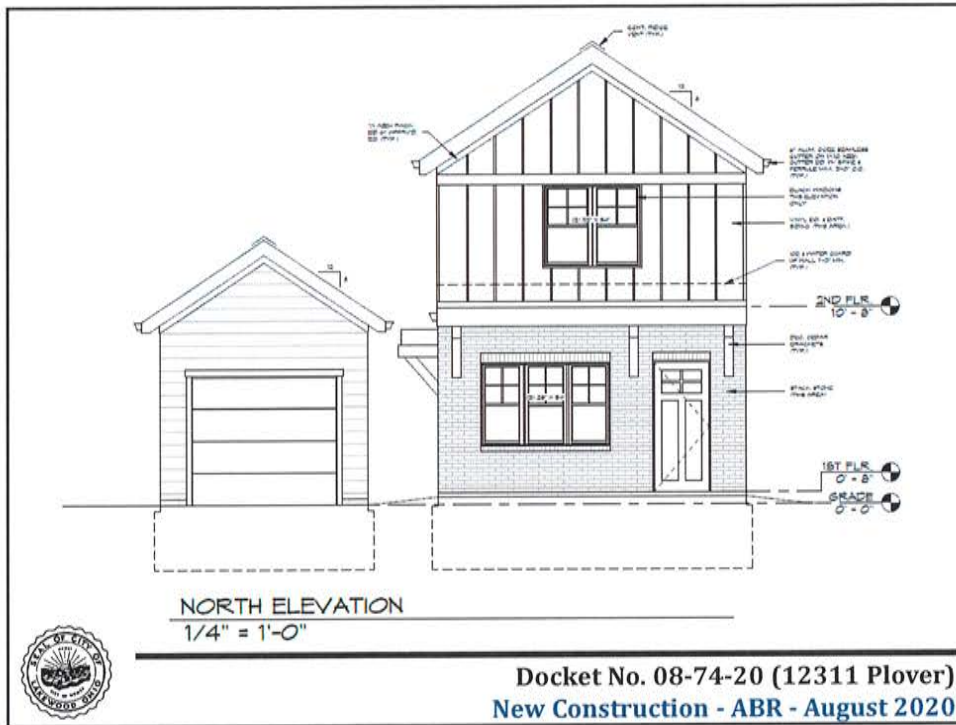
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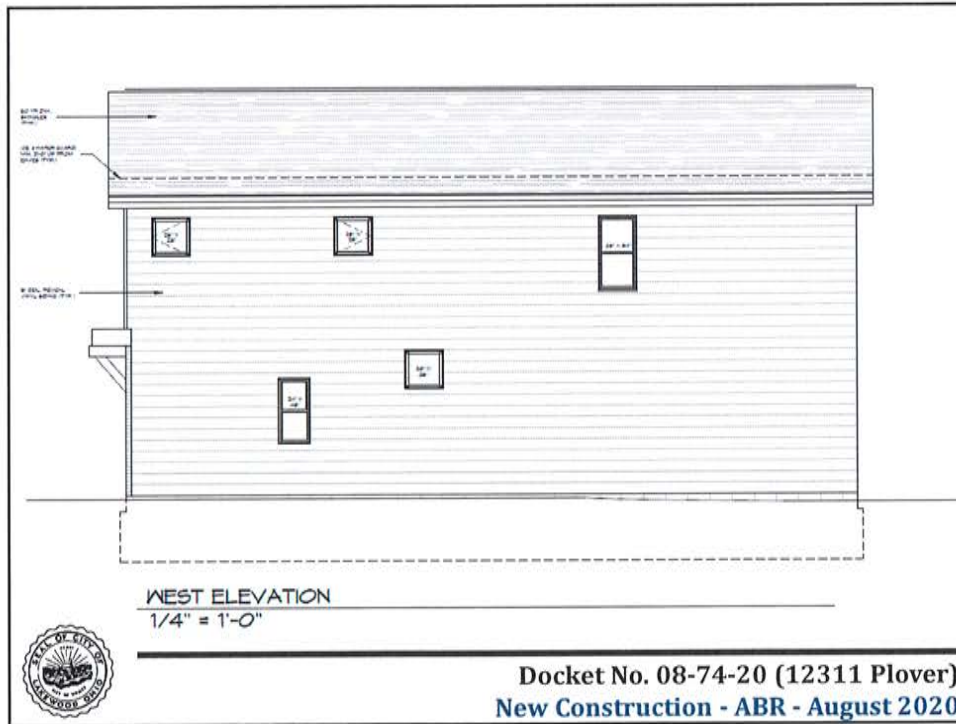
81



82



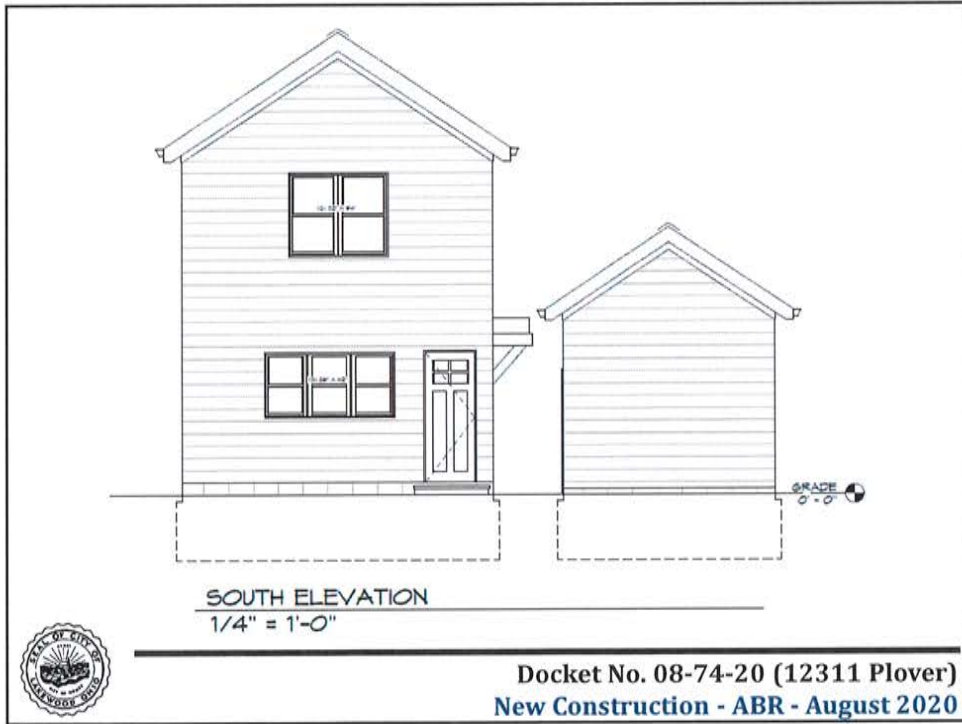
83



84



85



86

We offer the following Materials and Specifications for the Project referenced above;

Siding and Trim: Siding is 5" Dbl. Reveal (white) Wolverine Classic by Certainteed
Trim is by Azek (white).

Windows: See General Notes, Item 8 on the Title Sheet (white)

Roofing: House & Garage is 50yr. Dimensional by GAF Timber Line (slate)
Canopies are Certainteed Winter Guard Membrane on 1/2" tapered insulation

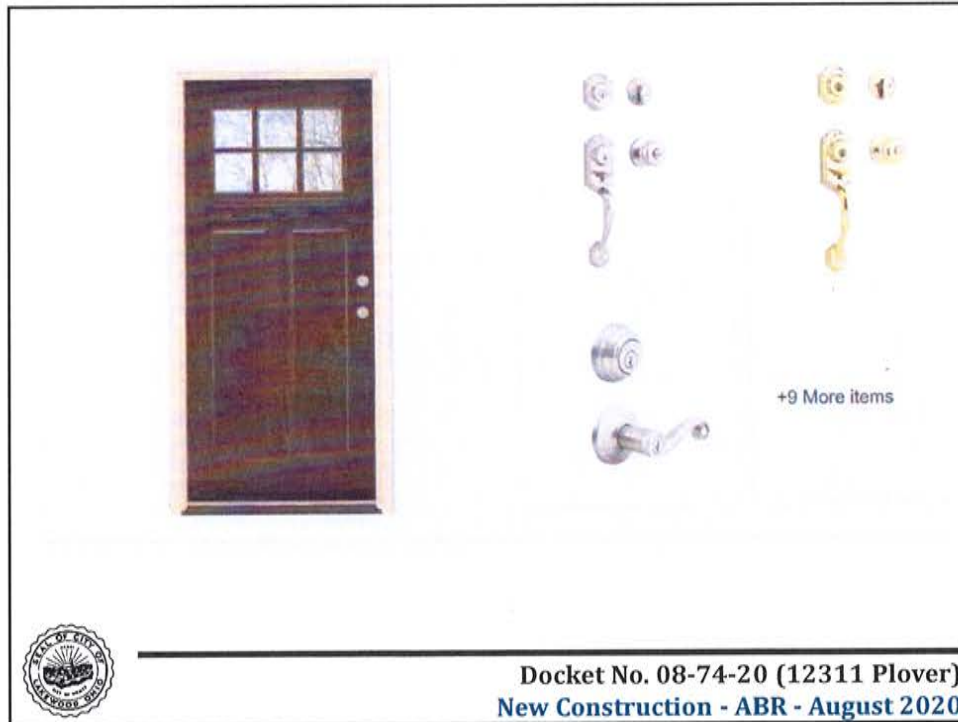
Exterior Doors: Feather River Mahogany 6 Lite Insulated Fiberglass

Brackets: Fypon Bracket BKT 14 x 16 x 4 painted (white)



Docket No. 08-74-20 (12311 Plover)
New Construction - ABR - August 2020

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Docket No. 08-74-20 (12311 Plover)
New Construction - ABR - August 2020

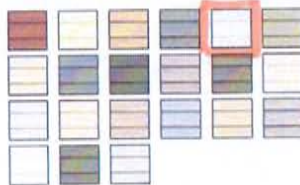
90



COLORS AVAILABLE NEAR ZIP CODE:

ENTER ZIP CODE

PLEASE ENTER YOUR ZIP CODE TO VIEW COLORS AVAILABLE IN YOUR AREA



**WOLVERINE
AMERICAN
LEGEND™**



**Docket No. 08-74-20 (12311 Plover)
New Construction - ABR - August 2020**

91

Trim Reinvented

Over the past year, AZEK Building Products has continued to reinvent the trim category with products that speed installations, save time and money, and assist with water management efforts. These new products were developed based on research into what contractors need to make their trim business successful - trim products that save time, money and improve performance.

Universal Skirt Board

A 100% universal skirt board being installed.

Finish Grade Trim

Two finish grade trim products provide a finished look to any trim installation. The 1/2" x 1/2" x 1/2" and 1/2" x 1/2" x 1/2" are perfect for above and below grade trim. The 1/2" x 1/2" x 1/2" is perfect for above and below grade trim. The 1/2" x 1/2" x 1/2" is perfect for above and below grade trim.

Integrated Drip Edge

- Designed to assist with water management efforts around windows and doors.
- Two-piece product includes a drip board which accepts a drip edge designed to help channel water away.

Brackets

Product	Height	Length	Depth
BK7911	8"	11"	3 1/2"
BK72E124	12"	12"	3 1/2"
BK718104	10"	10"	3 1/2"
BK71818	15 1/2"	15 1/2"	2"
BK7184E4	8 1/2"	10"	4 1/2"
BK71216	11 1/2"	18"	3"
BK710104	14"	10"	4 1/2"
BK71717	18 1/2"	18 1/2"	3 1/2"
BK71818E3	18"	18"	3 1/2"

AZEK
Trim
Designed to last.

04 **WOLVERINE AMERICAN LEGEND™**
www.azek.com


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**Docket No. 08-74-20 (12311 Plover)
New Construction - ABR - August 2020**

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©120008 Advanced Vinyl Windows, Double-Hung, Triplets and Energy Efficient Doors and Windows | JELD-WEN Windows & Doors

WINDOW COLOR TECHNOLOGY



FinishShield™
Our vinyl window and patio doors lines are now available with FinishShield™, a new finish that's superior to paint in appearance, quality, and longevity. This new finish technology provides improved durability for the builder and peace of mind for homeowners.

Glass

ENERGY EFFICIENT GLASS

Our optional high-performance Low-E insulating glass lowers energy costs, helps homes stay cooler in the summer and warmer in the winter, reducing the fading of interior furnishings and condensation. It also delivers greater visible light transmittance than tinted glass. Clear glass consists of two panes of glass, sealed with an airspace and the perimeter of the unit is sealed. This option offers maximum visible light transmittance and superb energy efficiency in most climates. With Low-E glass, ENERGY STAR® qualified versions of this product are likely available. This means they meet or exceed the minimum energy efficiency criteria for your climate region. For more information, ask your dealer how to order JELD-WEN ENERGY STAR qualified products specific to your area.

The tempered glass option is available in all glass types and provides extra strength, enabling it to withstand force or pressure on its surface and it will not break into sharp pieces. Local building codes often require tempered glass to be used in all windows that are close to the floor or near doors, bathtubs or showers.

Divided Lites

GRILLE DESIGNS

Colonial Grille No Grille Prairie Grille

Top Down Grille

Construction & Framing

FRAME OPTIONS

10081 Home, JELD-WEN, 2020-08-04 10:00:00 AM, 10081 Home, JELD-WEN, 2020-08-04 10:00:00 AM

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Docket No. 08-74-20 (12311 Plover)
New Construction - ABR - August 2020

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©120008 Advanced Vinyl Windows, Double-Hung, Triplets and Energy Efficient Doors and Windows | JELD-WEN Windows & Doors

J-Channel
For Replacement, Our J-Channel frame is a window with a J shaped channel in the face of the window. The channel may be integrated with the frame or as an accessory add-on to the window. This frame option is typically used in applications where siding is used on the exterior surface of the building.

Energy & Sustainability

SUSTAINABLE SOLUTIONS



Sustainability at JELD-WEN
At JELD-WEN, sustainability is nothing new. With origins rooted in wood product manufacturing, our legacy has been to make windows, doors and components in a manner consistent with efficient use of what nature provides. In effect, we've always strived to make stiles and sash, not sawdust. To us, minimizing waste has always made good ecological and business sense. Our mission is to develop high performance, high-value products that satisfy our customers' needs, while also caring for our communities by seeking ways to reduce our impact on the environment. We also realize that there is still work to be done. Sustainability is a journey, and our on-going efforts will remain directed toward continual improvement of our products, processes and culture. We do this not because it's popular. We do it because it's the right thing to do.

ASK ABOUT ENERGY STAR

ENERGY STAR® Qualified Options
We are committed to offering products for improved energy efficiency in your home. This product has ENERGY STAR qualified options to save energy and meet current requirements. As proof of our commitment, JELD-WEN has received the 2010 ENERGY STAR Partner of the Year award. The award signifies outstanding contributions to protecting the environment through energy efficiency and is presented to only a handful of 17,000 organizations that participate in the program each year. Our company-wide commitment to energy conservation excellence is part of our continued commitment to bringing reliability to your home and life. For more information, ask your dealer about JELD-WEN ENERGY STAR products.

Home Innovation
NGBS GREEN CERTIFIED
NGBS Green Certified
FSC®-certified ENERGY STAR® wood windows and patio doors with Auralast® wood manufactured by JELD-WEN have been approved for points toward National Green Building Certification to the ICC 700-2008 National Green Building Standard for residential construction.

10081 Home, JELD-WEN, 2020-08-04 10:00:00 AM, 10081 Home, JELD-WEN, 2020-08-04 10:00:00 AM

96

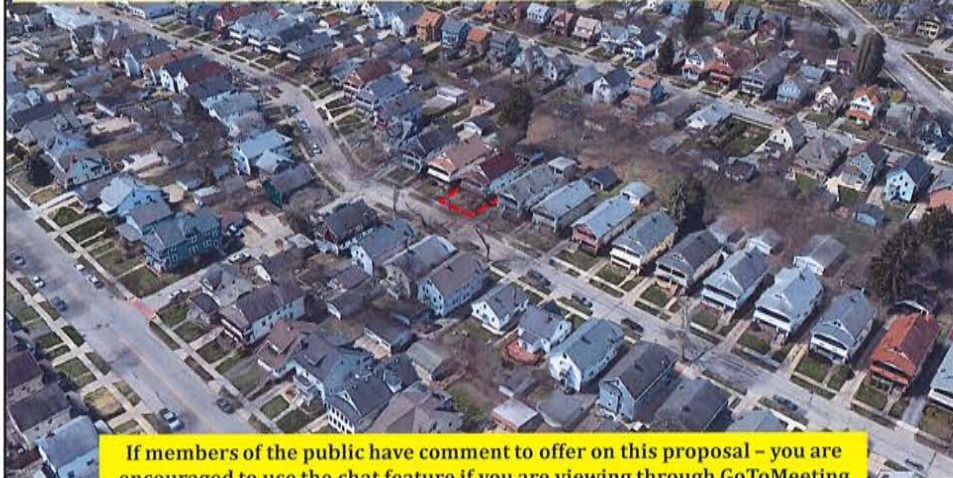
Docket No. 08-74-20 (12311 Plover)
New Construction - ABR - August 2020

96

Applicant proposes to remove existing front porch and replace with an enclosed porch.

City Notes:

- Granted phased approval (demo/footers) by Building Department (24 July)
- Recommend retaining open first-floor porch**



If members of the public have comment to offer on this proposal – you are encouraged to use the chat feature if you are viewing through GoToMeeting



Docket No. 08-75-20 (1622 Victoria)
Front Porch Enclosure - ABR - August 2020

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Existing Conditions

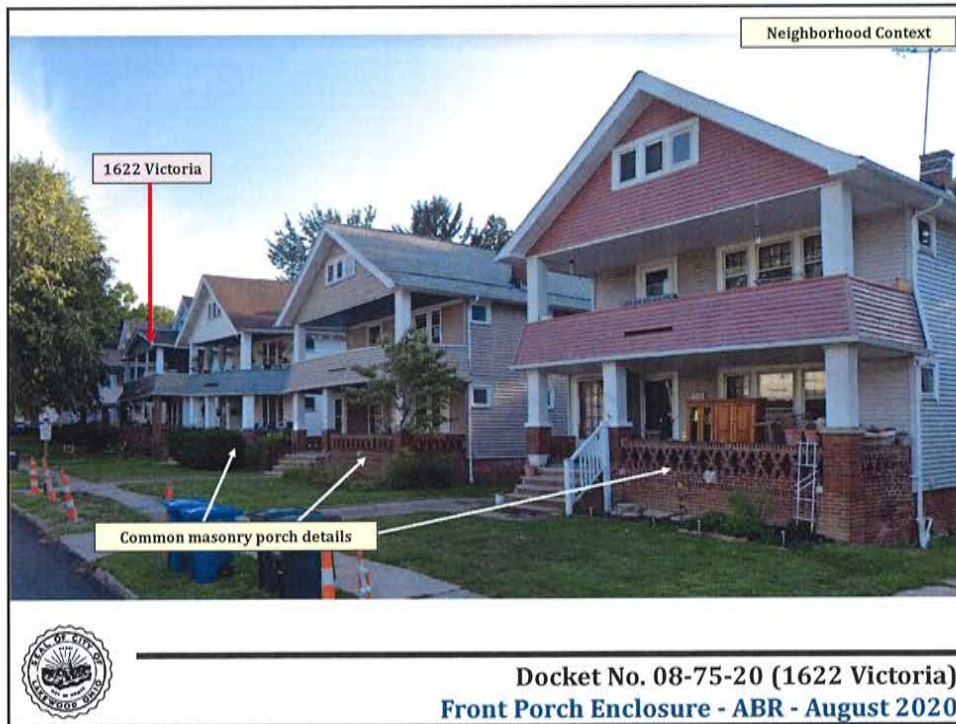


Docket No. 08-75-20 (1622 Victoria)
Front Porch Enclosure - ABR - August 2020

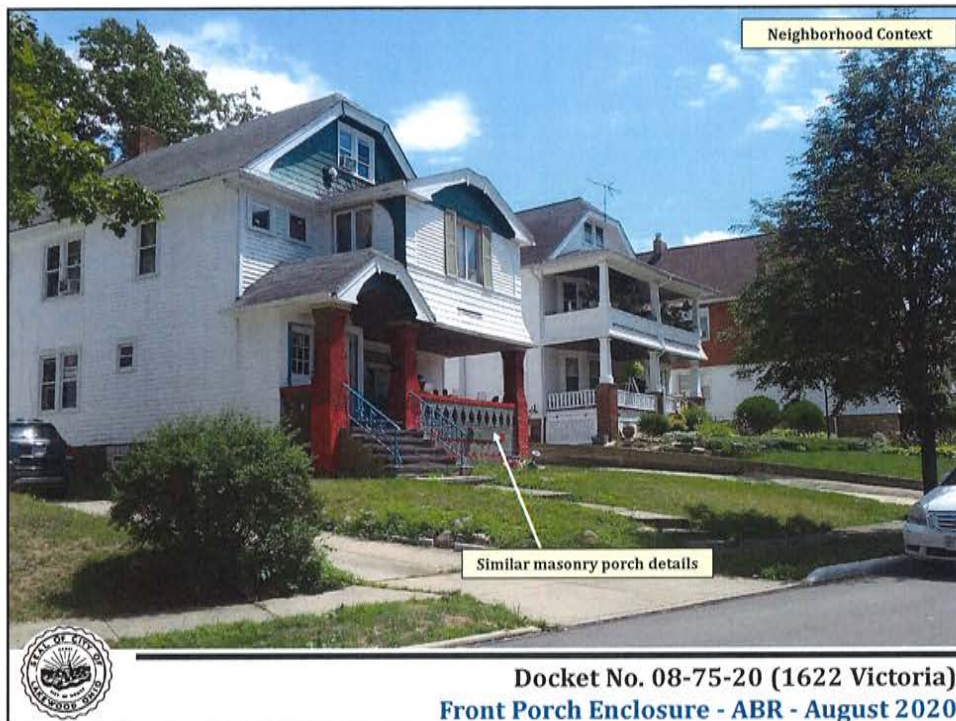
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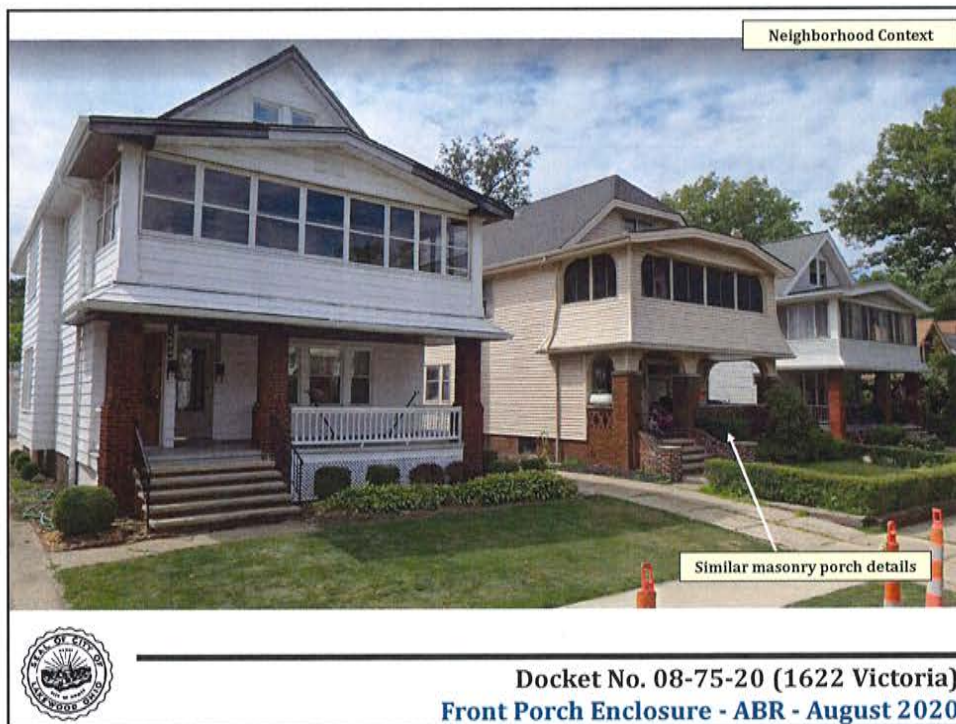
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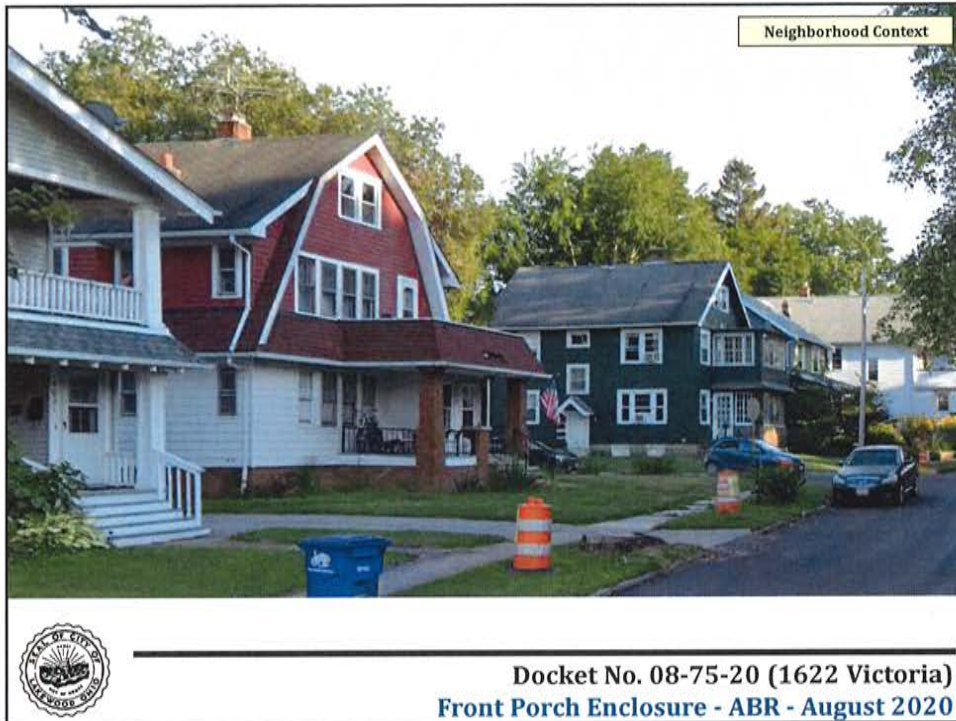
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101



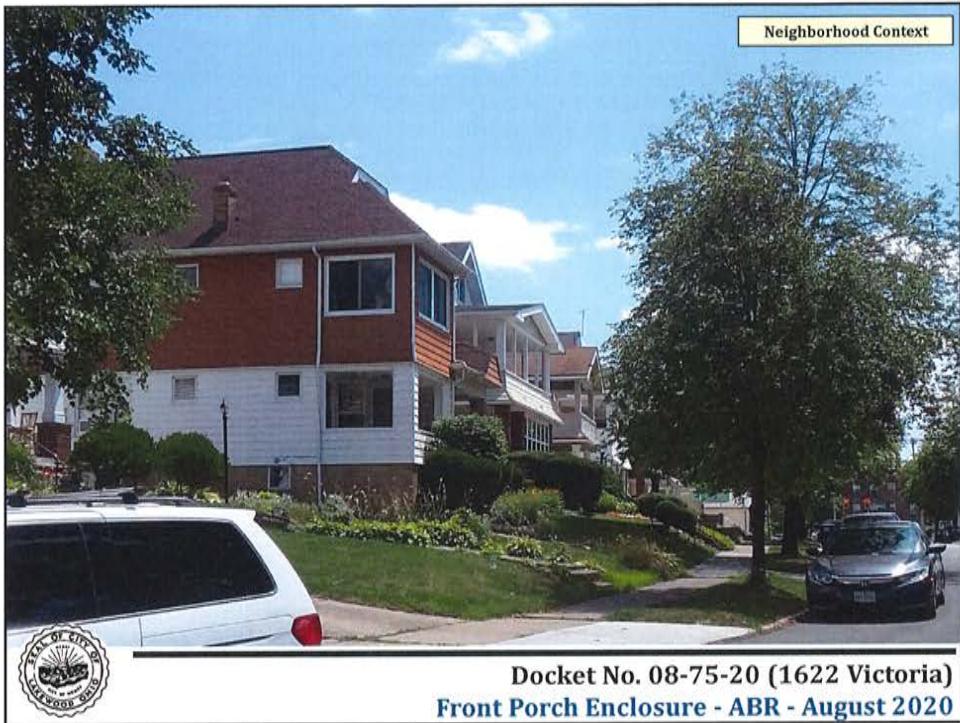
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103



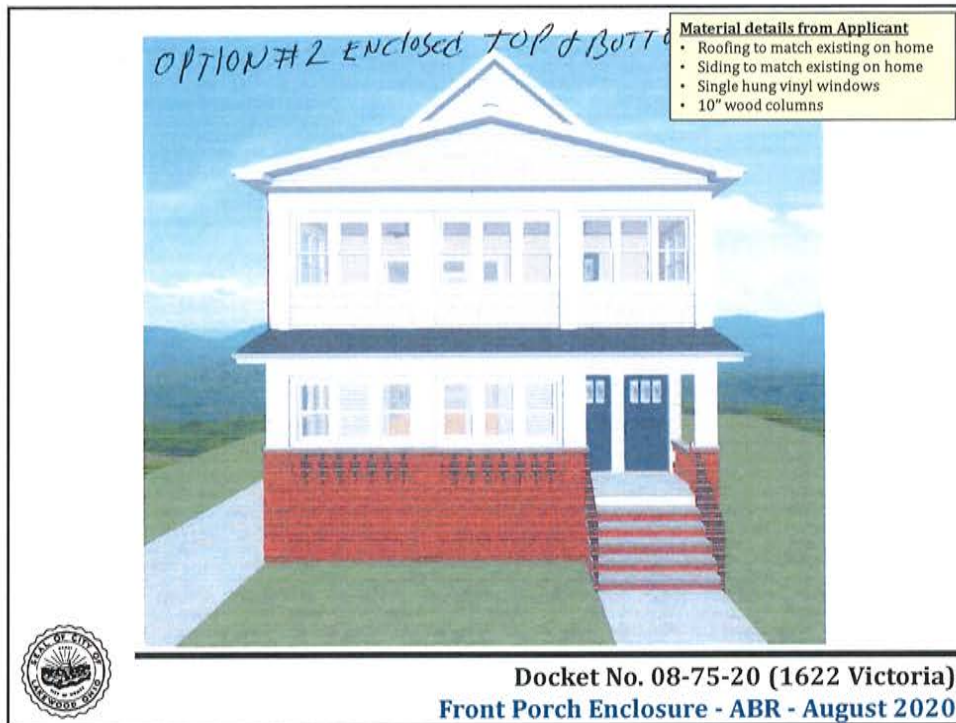
104



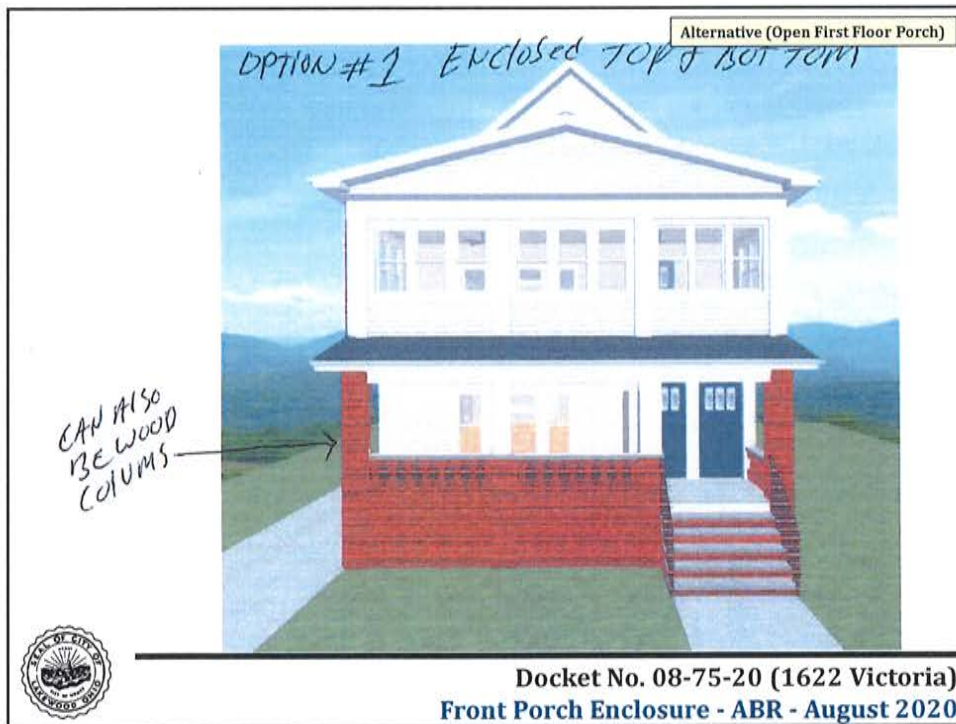
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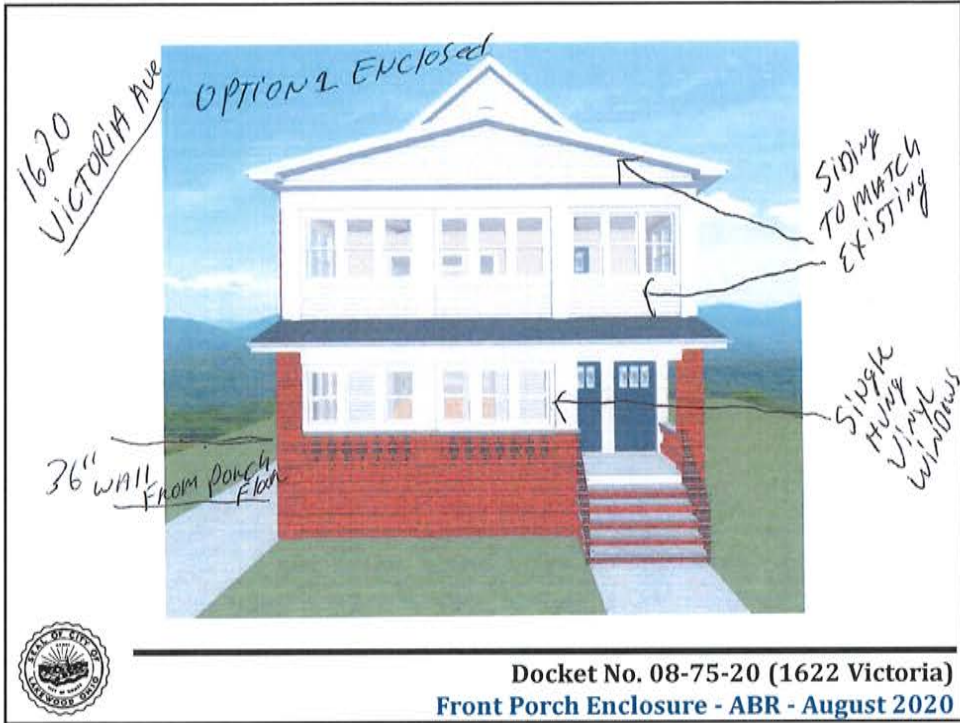
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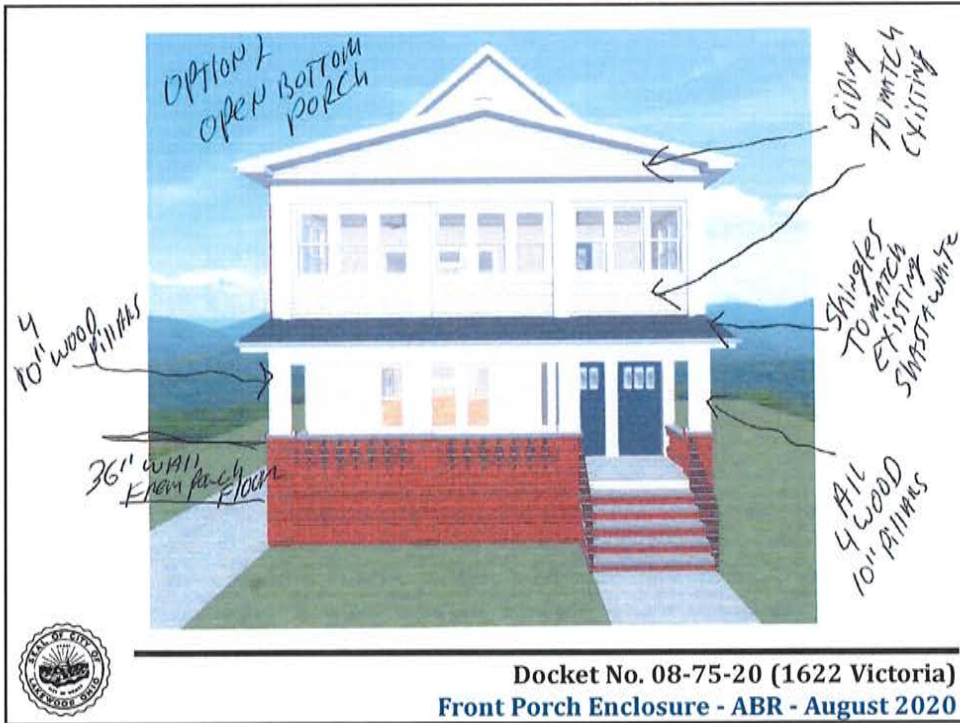
107



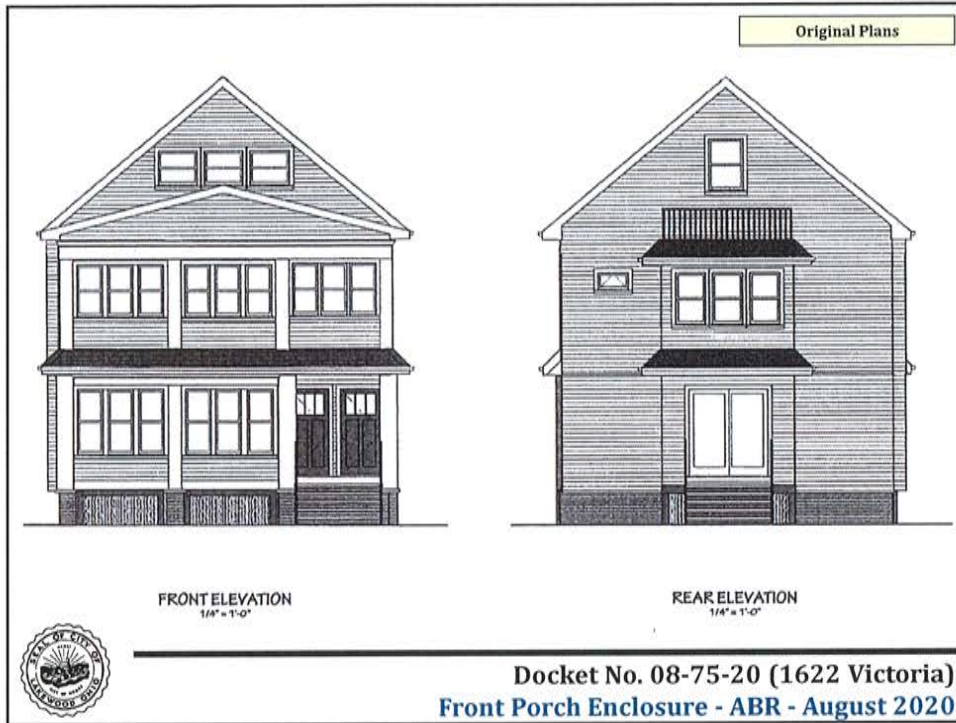
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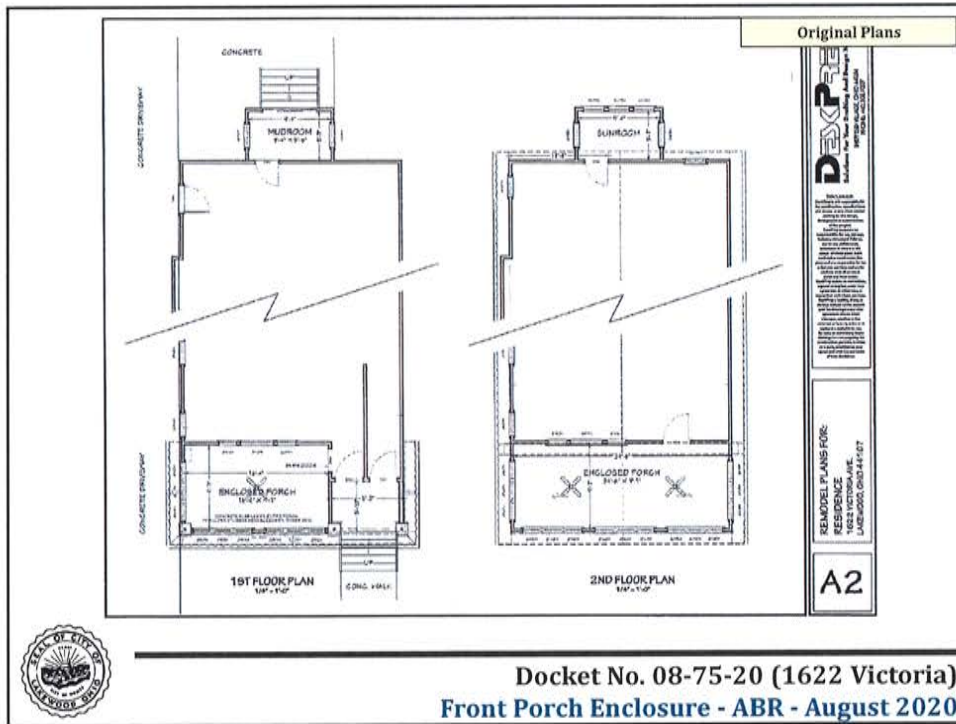
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110



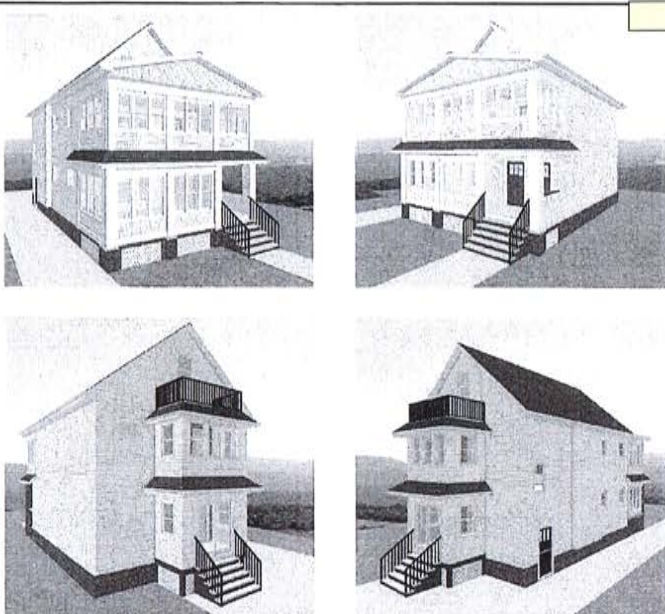
111



112



Original Plans



DEXPRE
Architectural Firm

REMODEL PLANS FOR:
 1622 VICTORIA AVE
 LAKEWOOD, CO 80404

A3

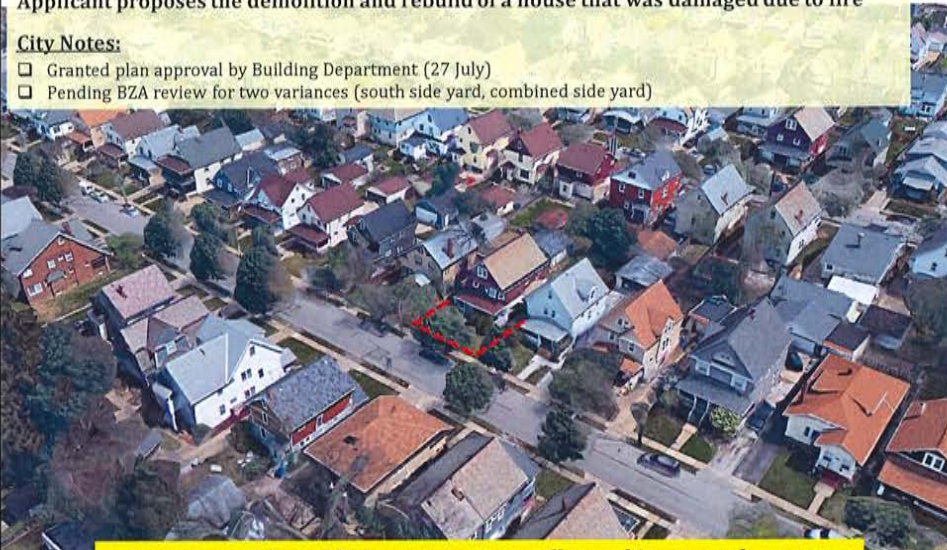
Docket No. 08-75-20 (1622 Victoria)
Front Porch Enclosure - ABR - August 2020

113

Applicant proposes the demolition and rebuild of a house that was damaged due to fire


City Notes:

- Granted plan approval by Building Department (27 July)
- Pending BZA review for two variances (south side yard, combined side yard)



If members of the public have comment to offer on this proposal – you are encouraged to use the chat feature if you are viewing through GoToMeeting

Docket No. 08-76-20 (1491 Spring Garden)
Home Rebuild - ABR - August 2020



114



115



116

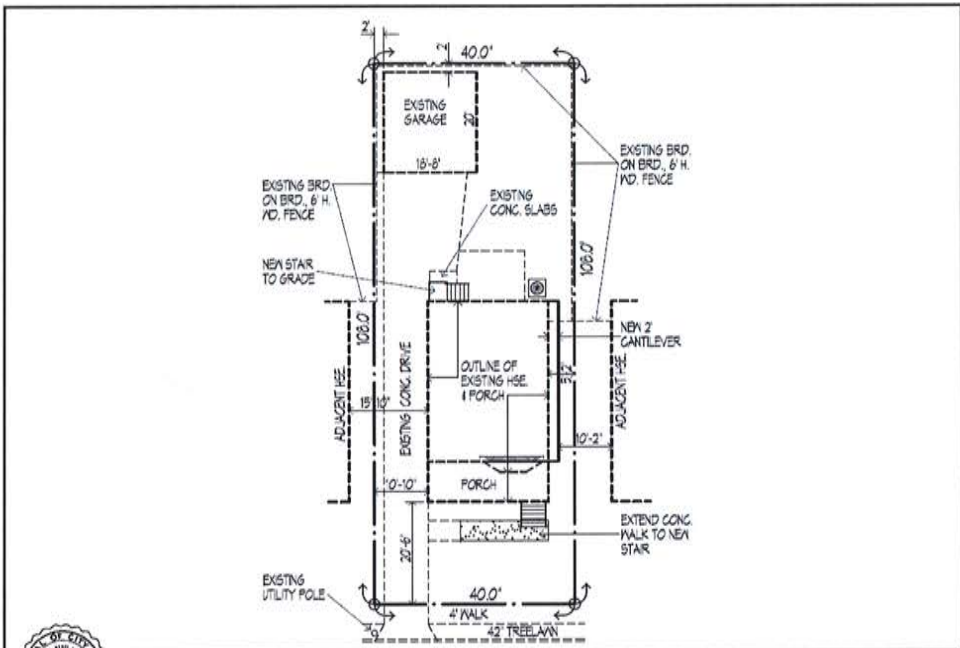


Existing Conditions



Docket No. 08-76-20 (1491 Spring Garden)
Home Rebuild - ABR - August 2020

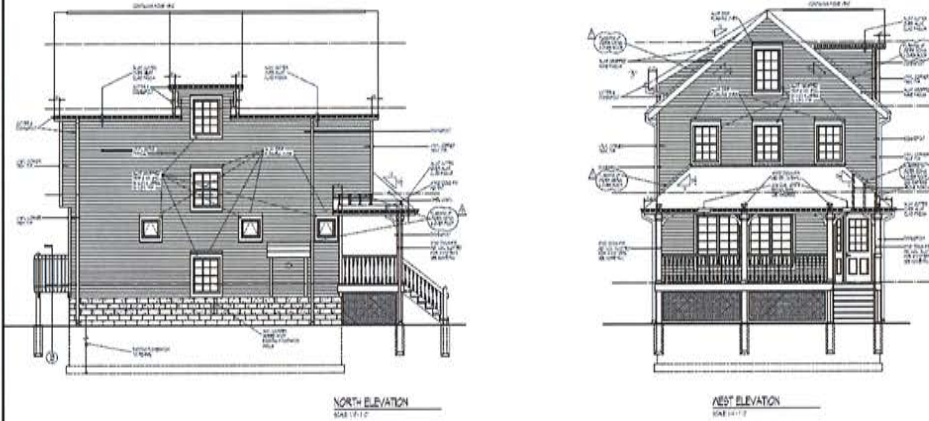
117



Docket No. 08-76-20 (1491 Spring Garden)
Home Rebuild - ABR - August 2020

118

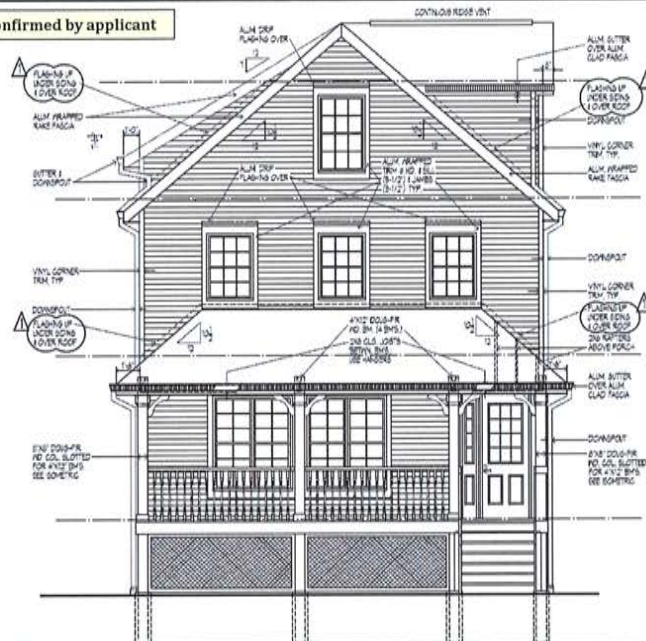
Height of 35' confirmed by applicant



Docket No. 08-76-20 (1491 Spring Garden)
Home Rebuild - ABR - August 2020

119

Height of 35' confirmed by applicant



Docket No. 08-76-20 (1491 Spring Garden)
Home Rebuild - ABR - August 2020

120

Material details from Applicant

- Siding: Medium Gray, Dbl. 4" Dutch lap to match existing Garage
- Windows: White, Vinyl
- Roof: Charcoal Gray
- Trim: White Vinyl
- Exposed Masonry Foundation: Painted White

Docket No. 08-76-20 (1491 Spring Garden)
Home Rebuild - ABR - August 2020

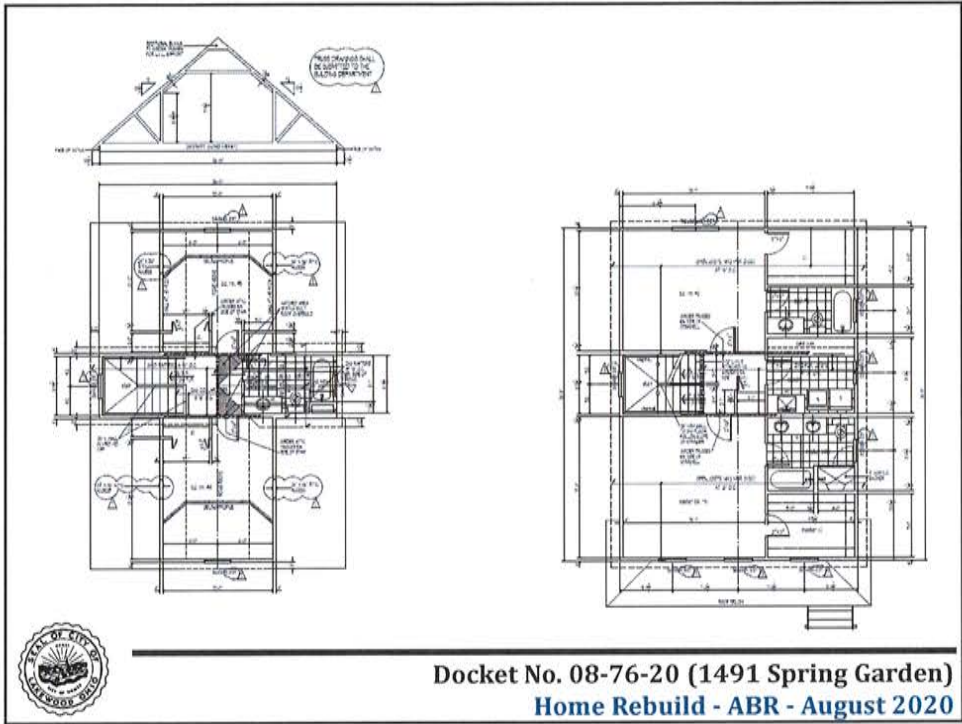
125

BASMENT PLAN & DECK FRAMING
 SCALE: 1/8" = 1'-0"

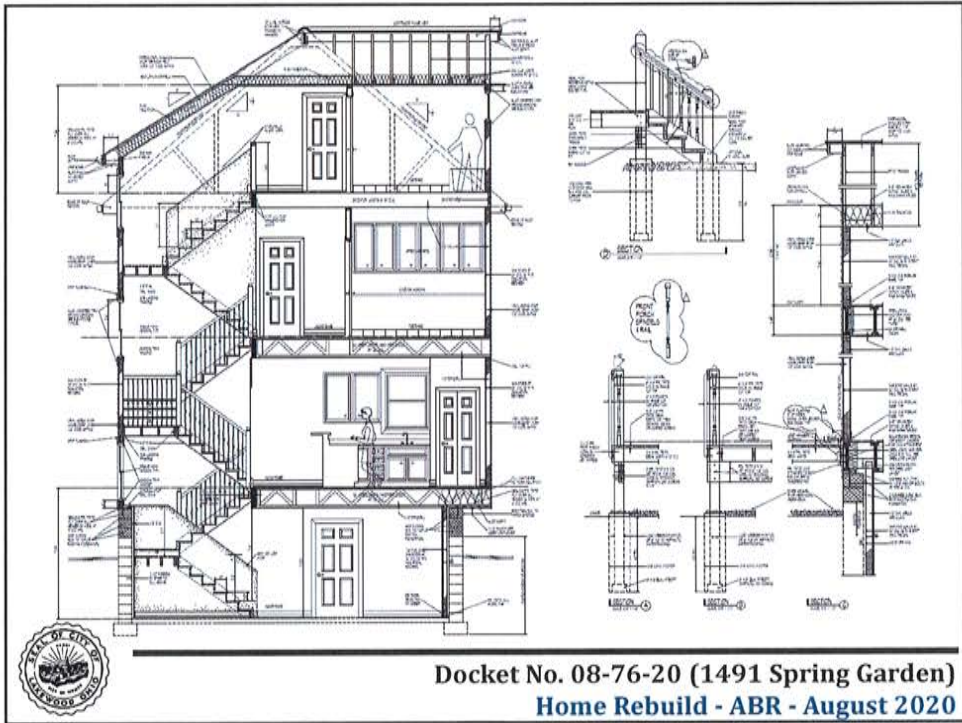
1ST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

Docket No. 08-76-20 (1491 Spring Garden)
Home Rebuild - ABR - August 2020

126



127



128

GENERAL ELECTRICAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE ILLINOIS ELECTRICAL CODE (IEC).
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LAKEWOOD ORDINANCES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LAKEWOOD SPECIFICATIONS.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LAKEWOOD STANDARDS.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LAKEWOOD REGULATIONS.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LAKEWOOD BYLAWS.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LAKEWOOD CHARTERS.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LAKEWOOD CONSTITUTION.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LAKEWOOD STATUTES.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LAKEWOOD ORDINANCES.

ELECTRICAL SYMBOL LEGEND

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE ILLINOIS ELECTRICAL CODE (IEC).
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LAKEWOOD ORDINANCES.
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LAKEWOOD SPECIFICATIONS.
- 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LAKEWOOD STANDARDS.
- 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LAKEWOOD REGULATIONS.
- 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LAKEWOOD BYLAWS.
- 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LAKEWOOD CHARTERS.
- 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LAKEWOOD CONSTITUTION.
- 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LAKEWOOD STATUTES.
- 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LAKEWOOD ORDINANCES.

BASEMENT ELECTRICAL PLAN
DATE: 08-11-20

1st FLOOR ELECTRICAL PLAN
DATE: 08-11-20

2nd FLOOR ELECTRICAL PLAN
DATE: 08-11-20

3rd FLOOR ELECTRICAL PLAN
DATE: 08-11-20

Docket No. 08-76-20 (1491 Spring Garden)
Home Rebuild - ABR - August 2020

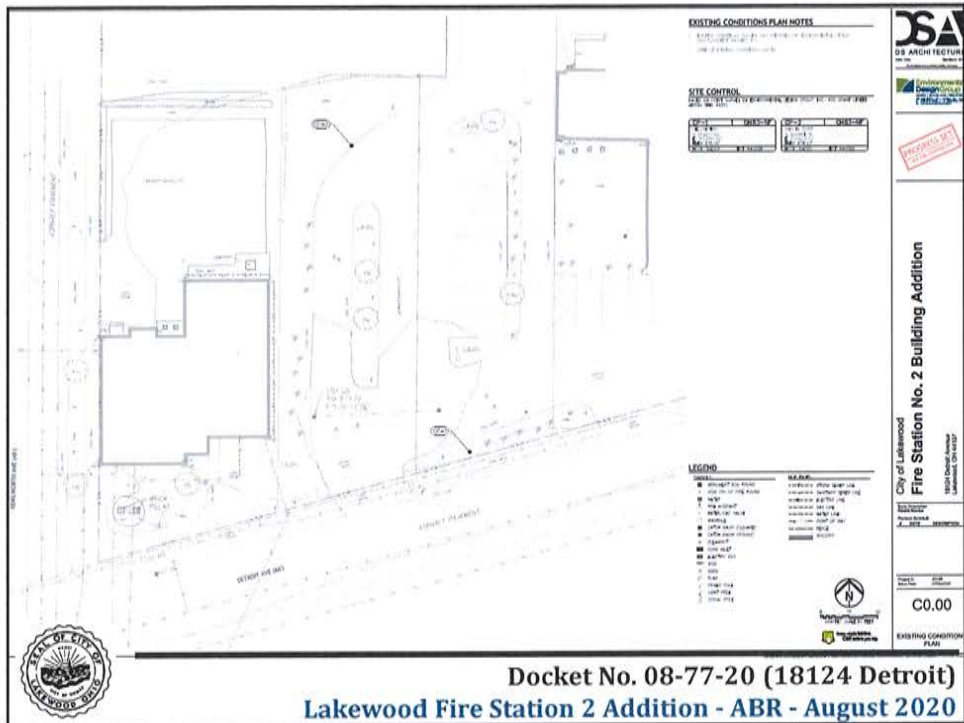
129

Applicant proposes addition to Lakewood Fire Station 2

If members of the public have comment to offer on this proposal – you are encouraged to use the chat feature if you are viewing through GoToMeeting

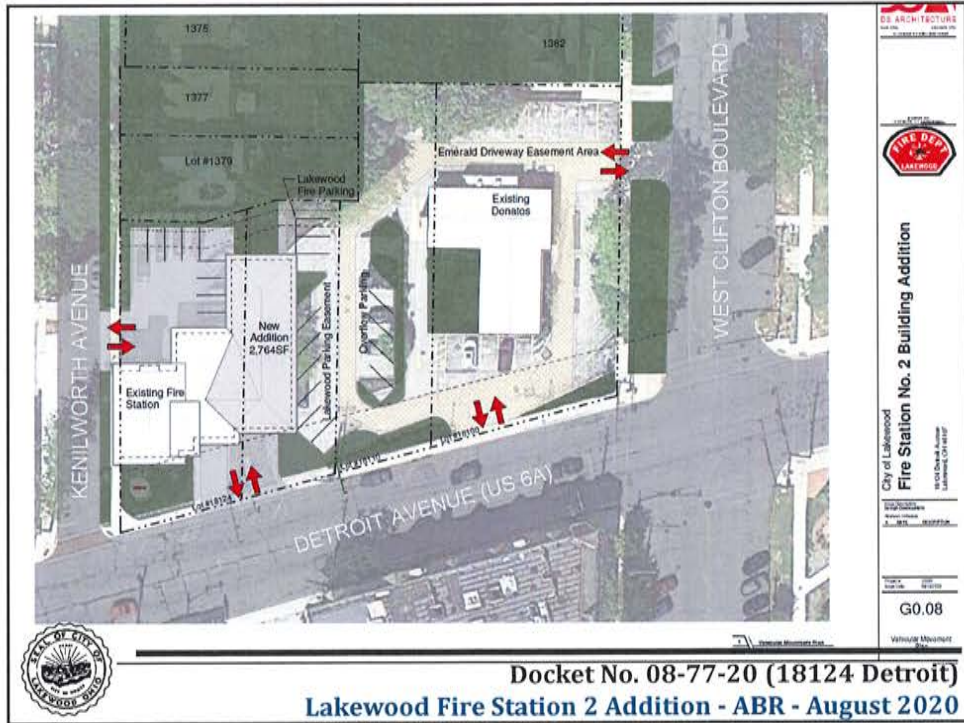
Docket No. 08-77-20 (18124 Detroit)
Lakewood Fire Station 2 Addition - ABR - August 2020

130



Docket No. 08-77-20 (18124 Detroit)
 Lakewood Fire Station 2 Addition - ABR - August 2020

131



Docket No. 08-77-20 (18124 Detroit)
 Lakewood Fire Station 2 Addition - ABR - August 2020

132

SKYLINE HONEYLOCUST
GLEDITSIA TRICANTHOS F. INERMIS

CORALBURST CRABAPPLE
MALUS CORALCOLE

ALL SUMMER BEAUTY HYDRANGEA
HYDRANGEA MACROPHYLLA ALL SUMMER BEAUTY

HAMELN FOUNTAIN GRASS
PENISTETUM ALPECUROIDES HAMELNY

WINTERGREEN BOXWOOD
BUXUS SINICA VARI. INSULARIS WINTERGREEN

Environmental Design Group
AKRON / CLEVELAND / COLUMBUS
100 210 GRAND ST. AKRON, OH 44301
P 330.275.3800 F 330.493.1800
WWW.ENVDESIGNGROUP.COM

Landscape Material Exhibit
Station #2 Addition
City of Lakewood Fire Department
August 2020

Docket No. 08-77-20 (18124 Detroit)
Lakewood Fire Station 2 Addition - ABR - August 2020

137

City of Lakewood
Fire Station No. 2 Building Addition
1802 Oak Avenue
Lakewood, OH 44127

G0.01

Exhibit Photograph
Exhibit #1

Docket No. 08-77-20 (18124 Detroit)
Lakewood Fire Station 2 Addition - ABR - August 2020

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City of Lakewood
Fire Station No. 2 Building Addition
Lakewood, Michigan
August 2020


Scale: 1/8" = 1'-0"
G0.02
Existing Photograph
08/18/2020




Docket No. 08-77-20 (18124 Detroit)
Lakewood Fire Station 2 Addition - ABR - August 2020

139








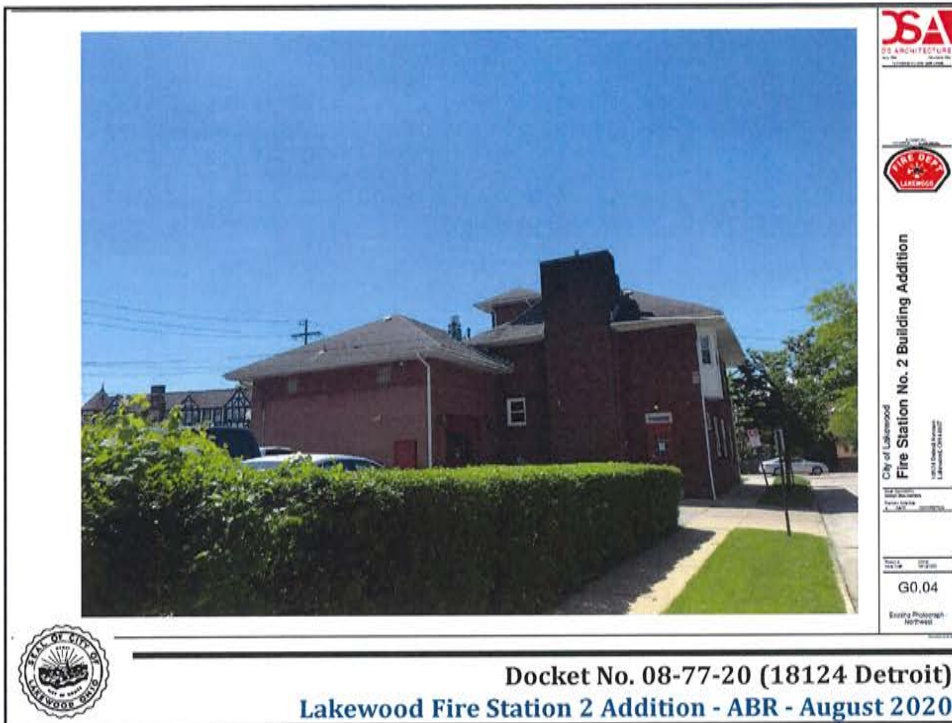
City of Lakewood
Fire Station No. 2 Building Addition
Lakewood, Michigan
August 2020

Scale: 1/8" = 1'-0"
G0.03
Existing Photograph
08/18/2020



Docket No. 08-77-20 (18124 Detroit)
Lakewood Fire Station 2 Addition - ABR - August 2020

140



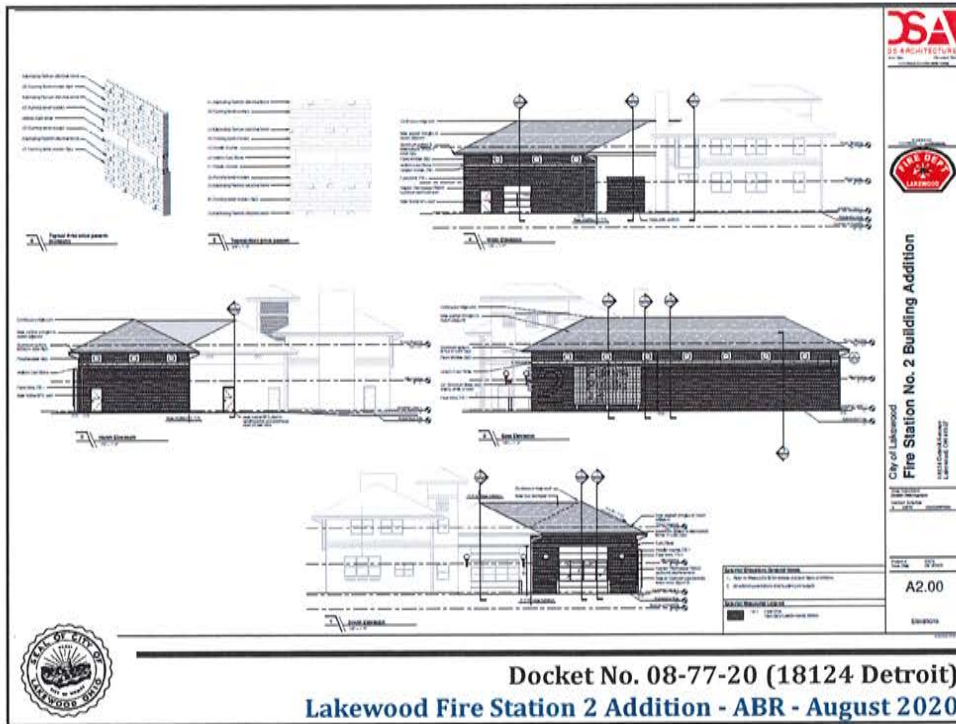
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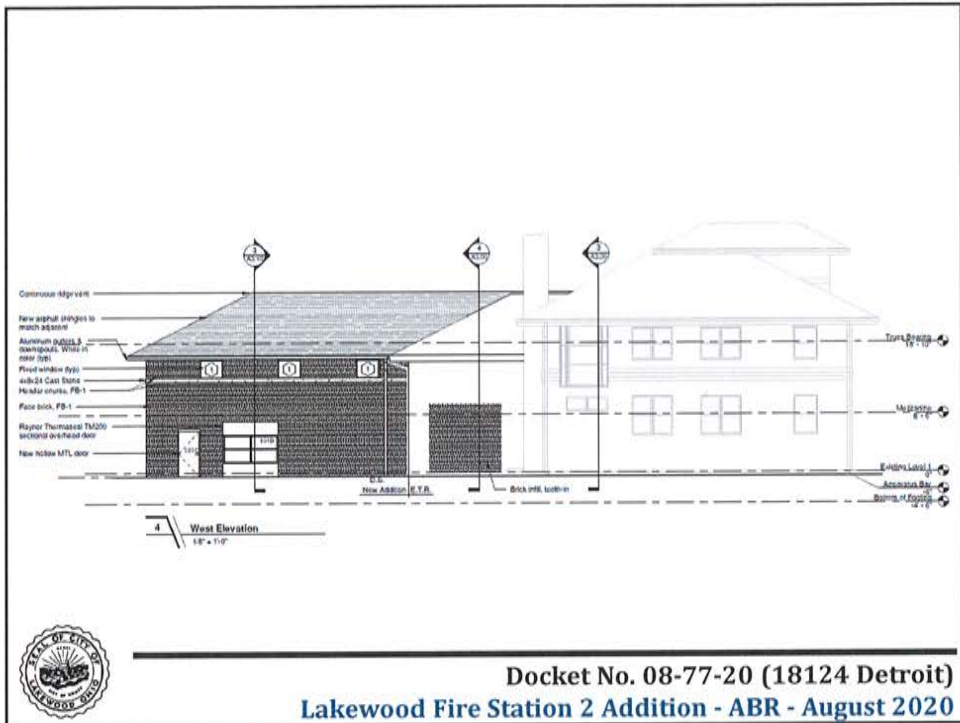
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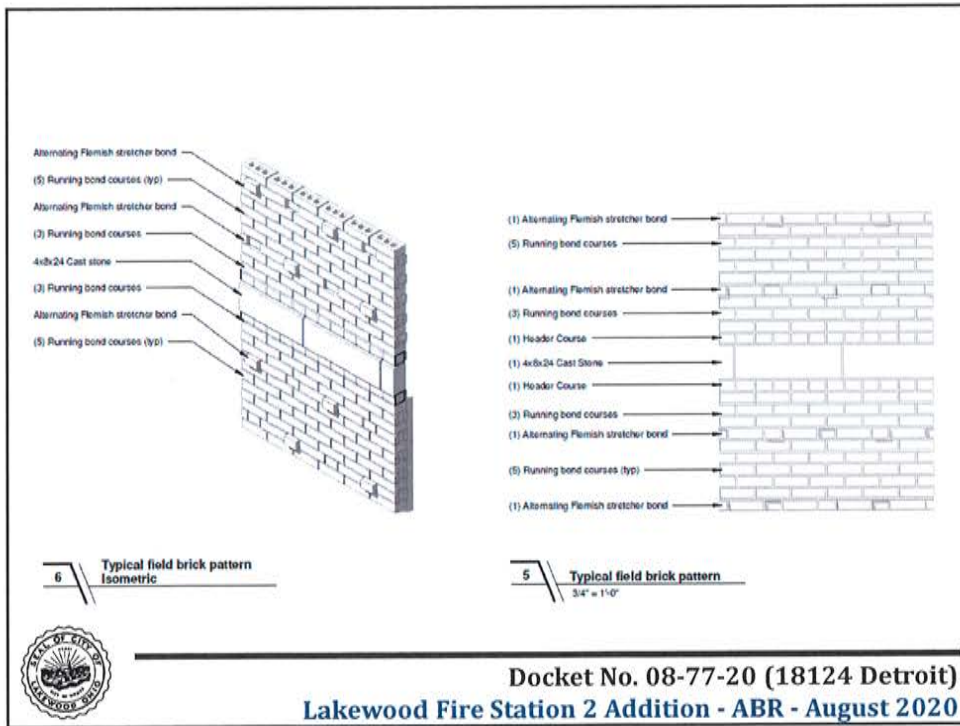
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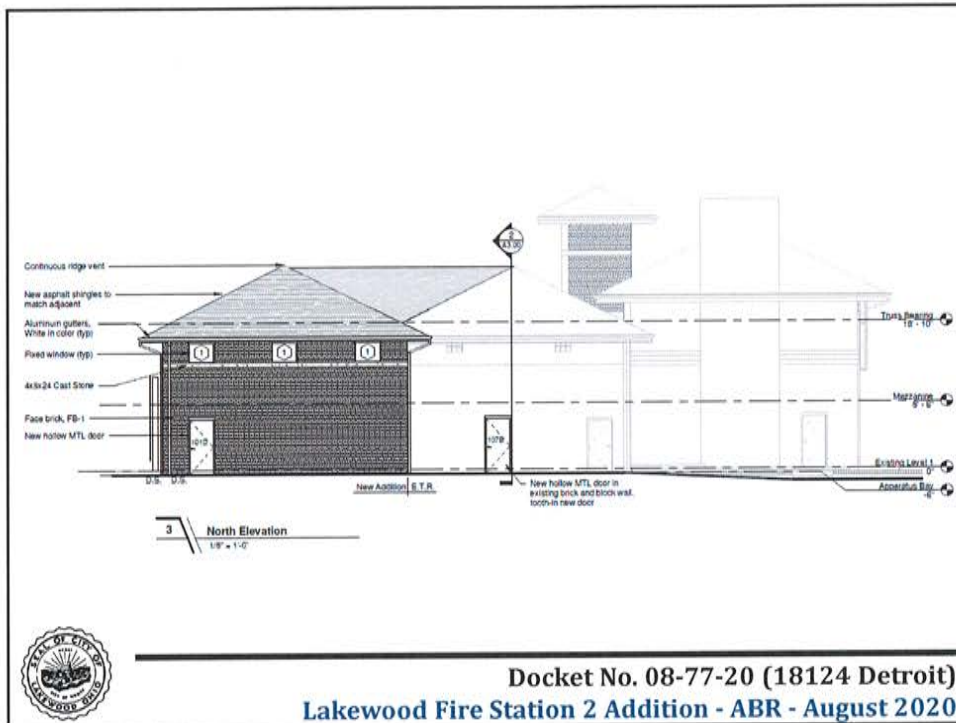
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145

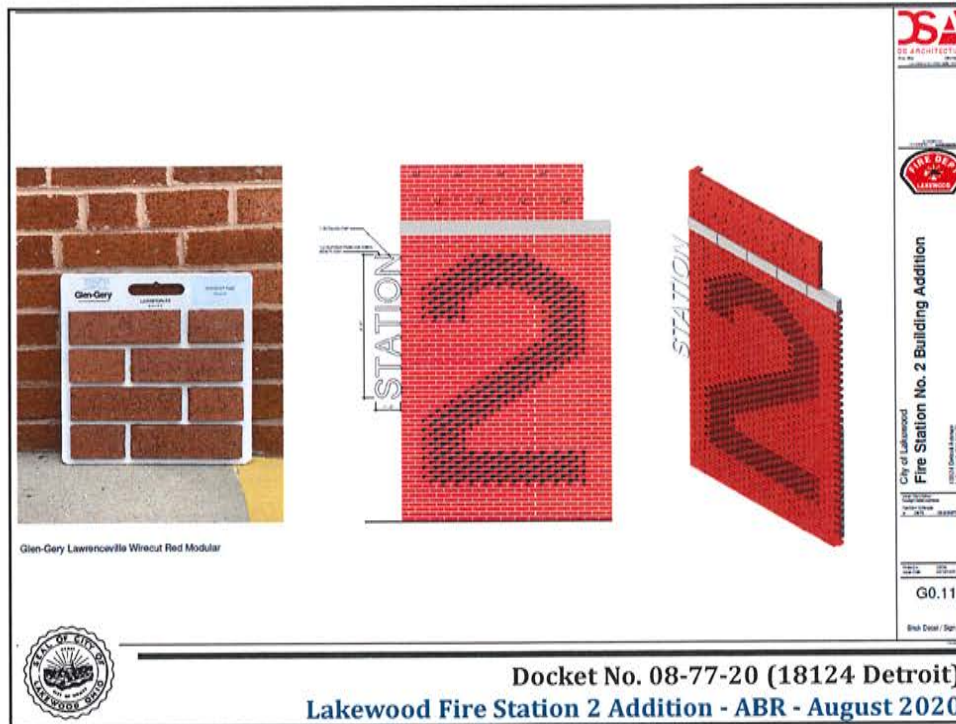


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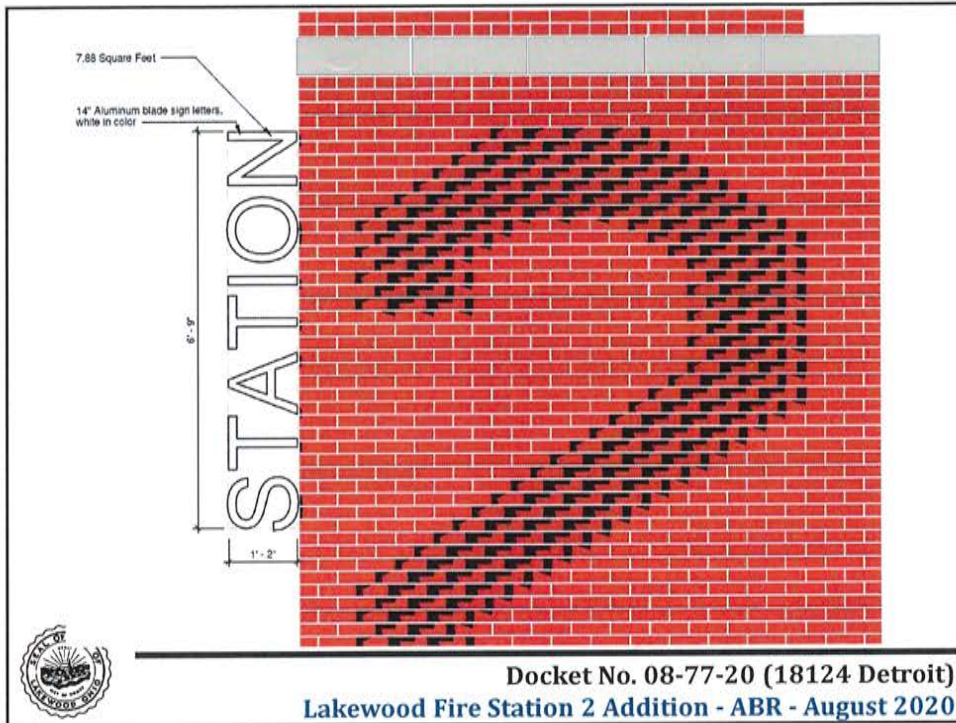
Docket No. 08-77-20 (18124 Detroit)
Lakewood Fire Station 2 Addition - ABR - August 2020

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Docket No. 08-77-20 (18124 Detroit)
Lakewood Fire Station 2 Addition - ABR - August 2020

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152

HÄVER & BOECKER
DIE DRANTWERKER

Offene Fläche Open Area Surface ouvert Superficie abierta	- 75%	Gewicht Weight Peso	- 6,2 kg/m ²	Max. Breite Max. Width Largor max. Ancho maximo	- 3,0 m
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HÄVER & BOECKER Entwurfstr. 64 39003 OSELDE, Germany
Phone: +49 2522 20-684 Fax: +49 2522 20-767
E-Mail: arbeitskreis@haeverboecker.com Internet: www.wkb.org/structure.com

Docket No. 08-77-20 (18124 Detroit)
Lakewood Fire Station 2 Addition - ABR - August 2020

153

Applicant proposes the addition of a new storefront

If members of the public have comment to offer on this proposal – you are encouraged to use the chat feature if you are viewing through GoToMeeting

Docket No. 08-78-20 (13428 Madison)
Storefront Addition - ABR - August 2020

154

Existing Conditions



Docket No. 08-78-20 (13428 Madison)
Storefront Addition - ABR - August 2020

155

Existing Conditions



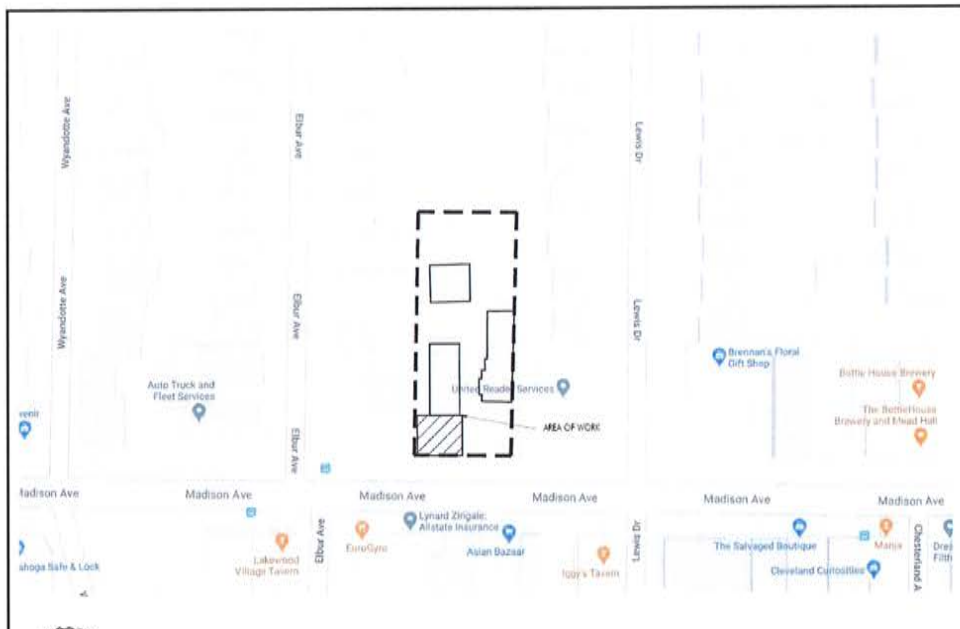
Docket No. 08-78-20 (13428 Madison)
Storefront Addition - ABR - August 2020

156



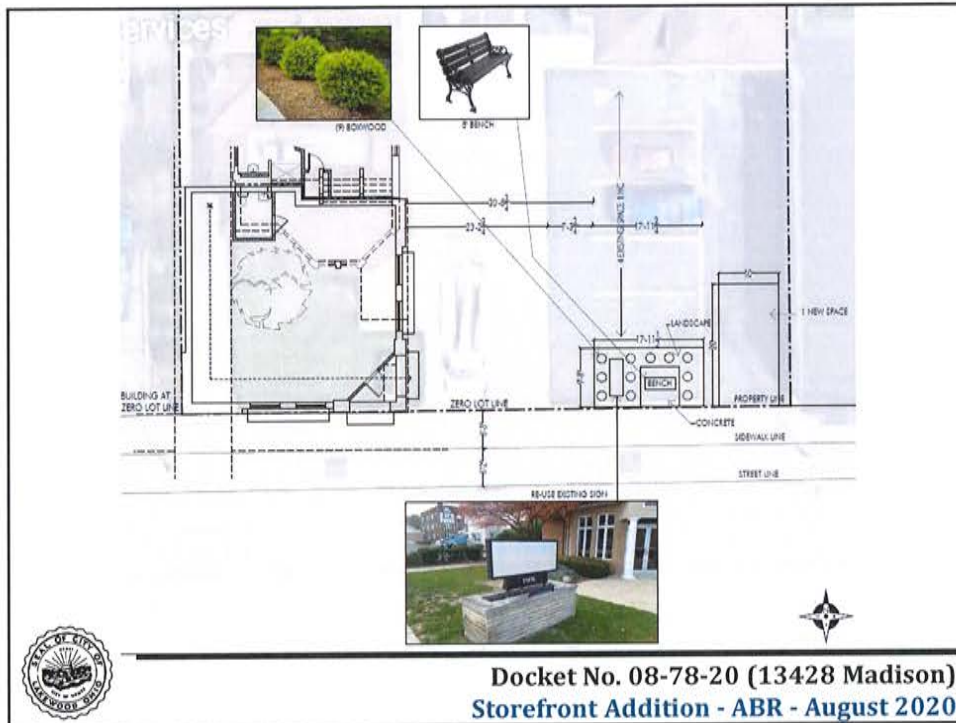
**Docket No. 08-78-20 (13428 Madison)
Storefront Addition - ABR - August 2020**

157

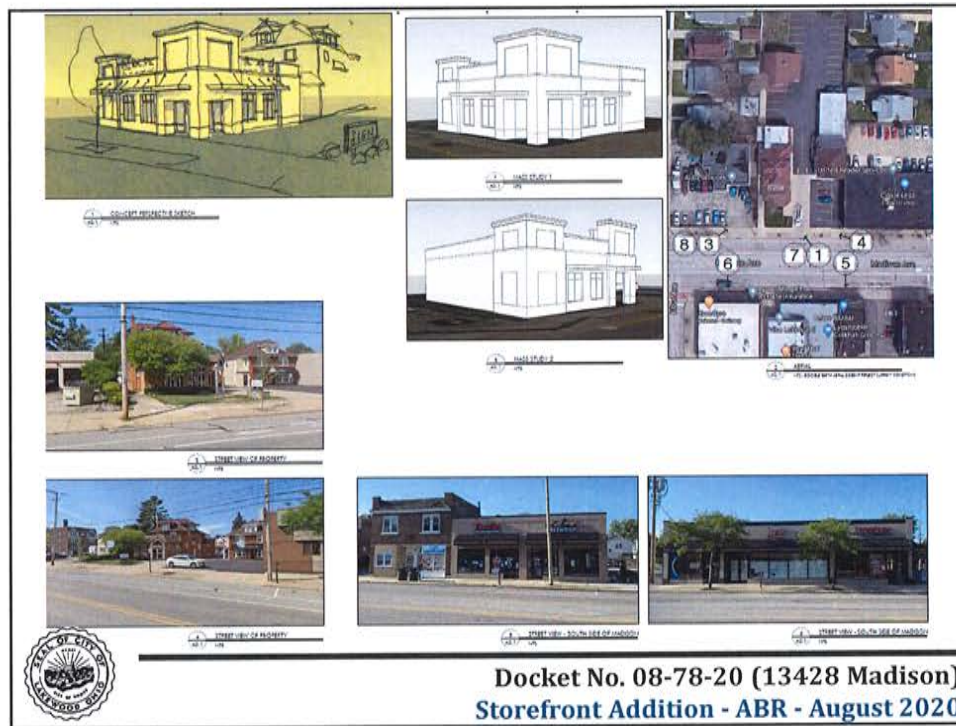


**Docket No. 08-78-20 (13428 Madison)
Storefront Addition - ABR - August 2020**

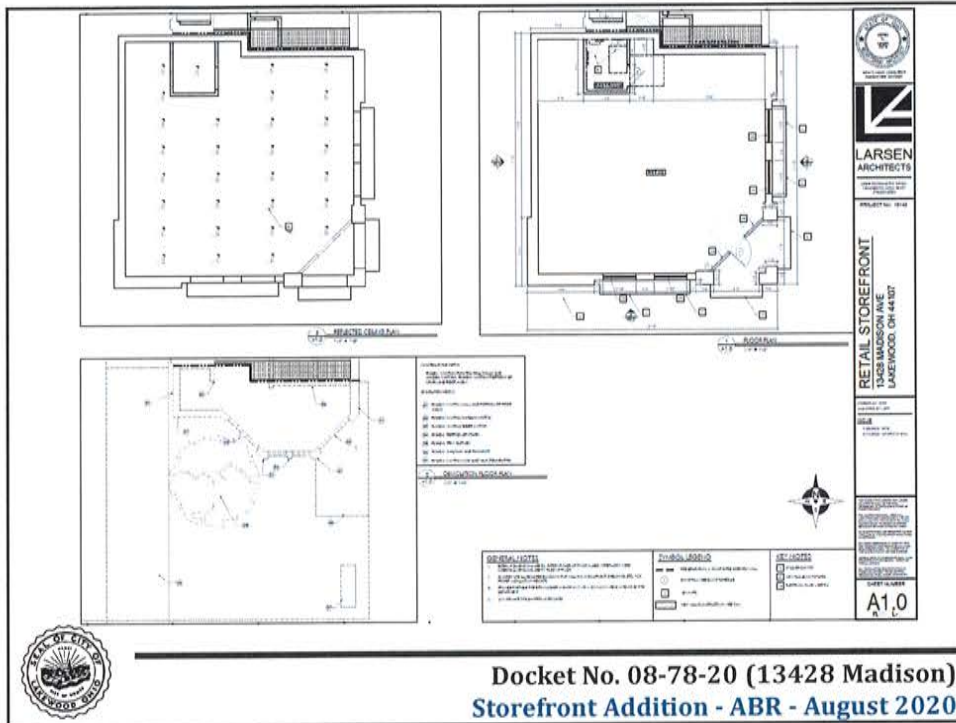
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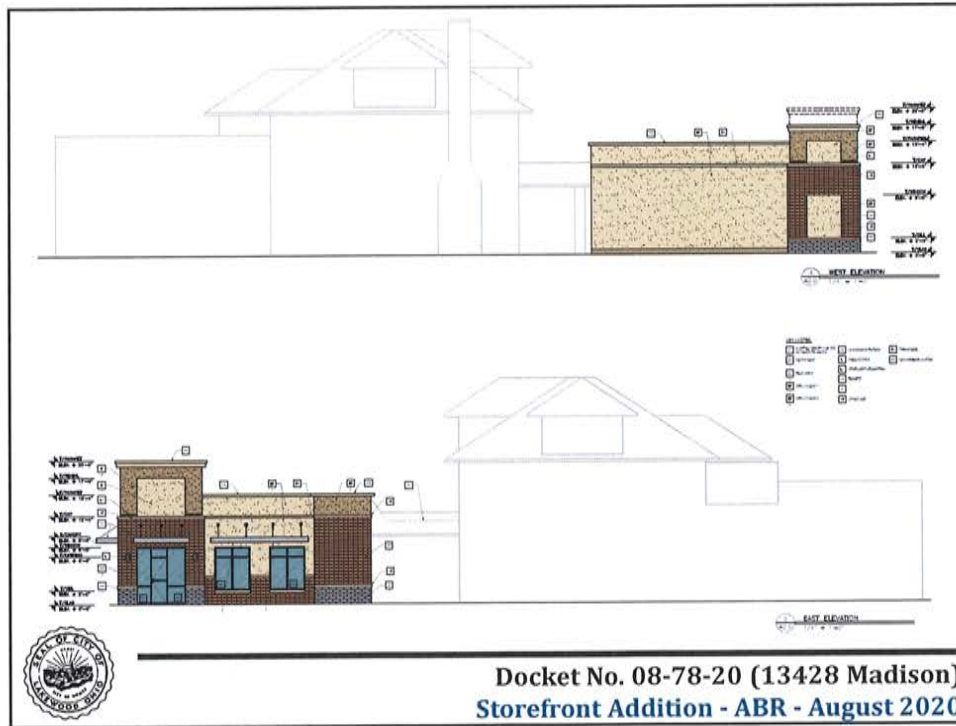
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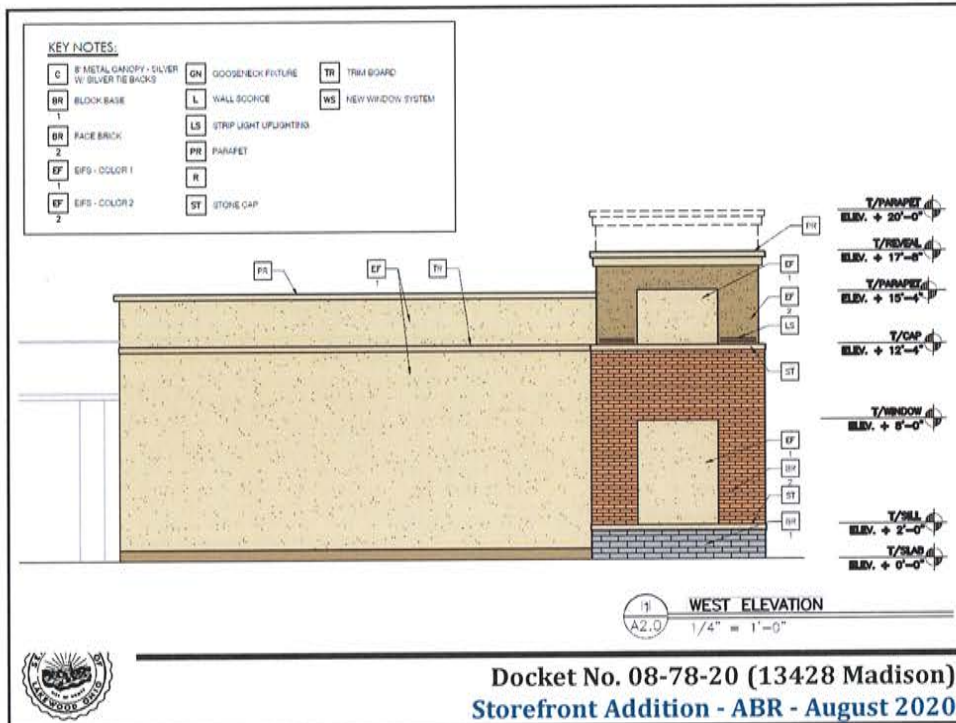
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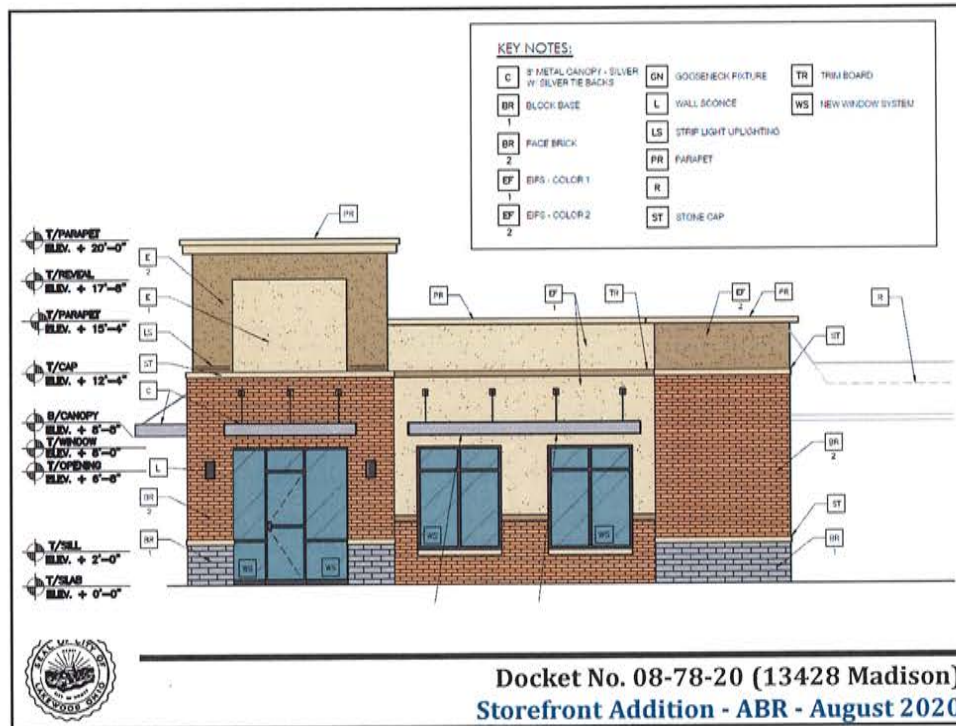
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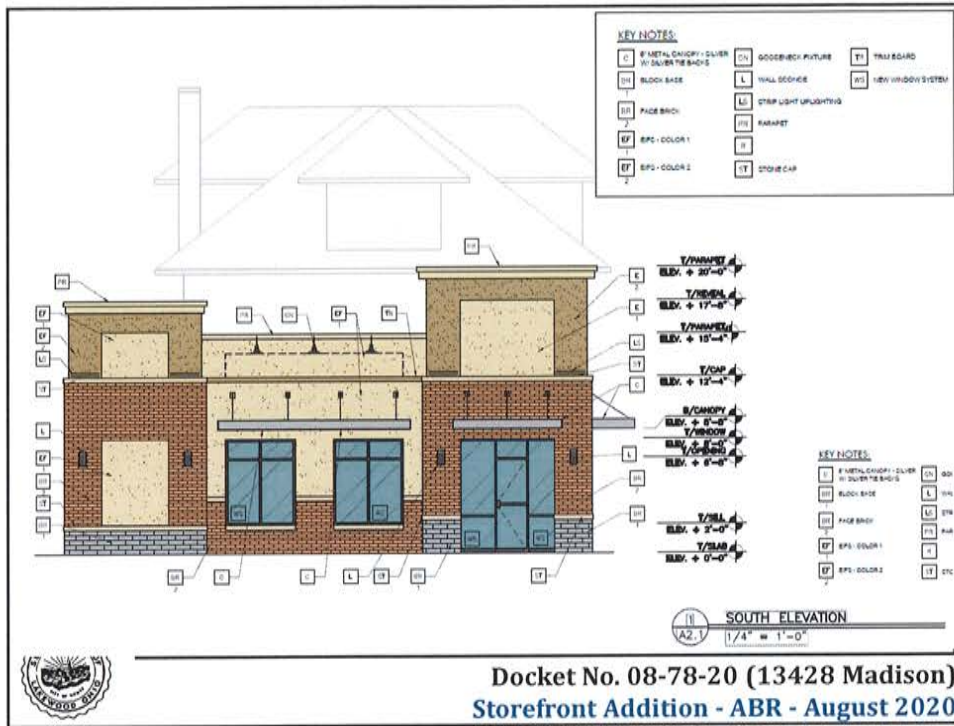
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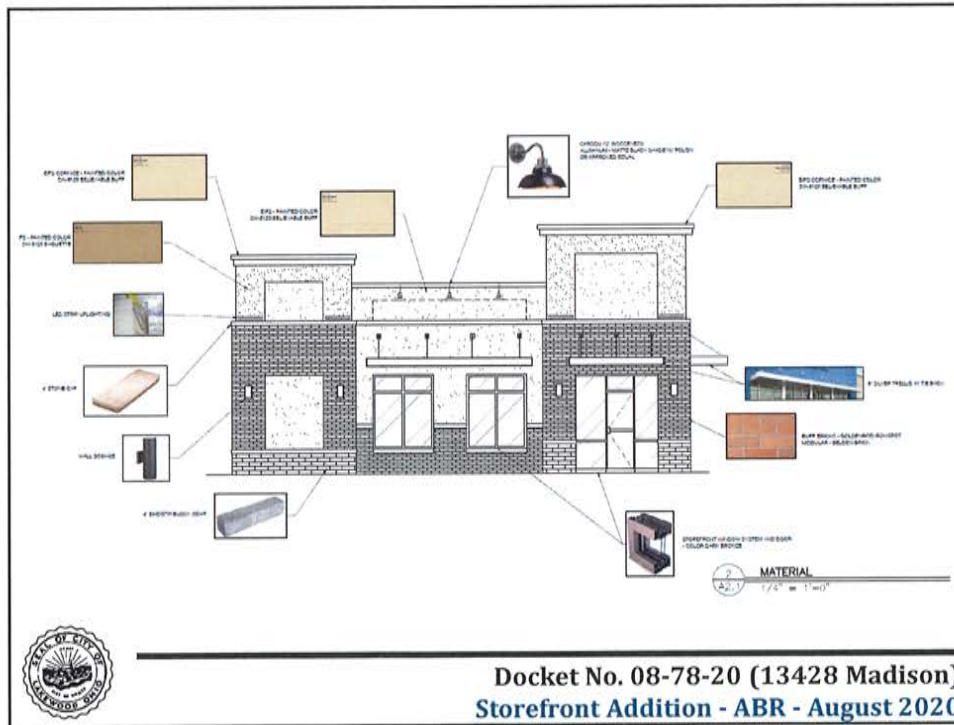
163



164



165



166



Source: <https://www.studio-baltimore.com/city-of-madison-ohio>



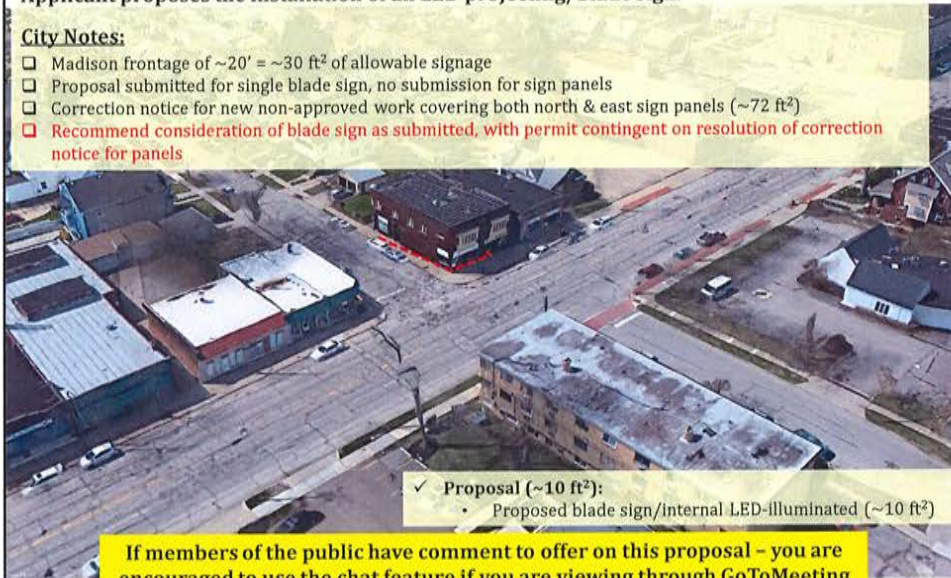
Architectural Board of Review Sign Review - August 2020

167

Applicant proposes the installation of an LED projecting/blade sign.

City Notes:

- Madison frontage of ~20' = ~30 ft² of allowable signage
- Proposal submitted for single blade sign, no submission for sign panels
- Correction notice for new non-approved work covering both north & east sign panels (~72 ft²)
- Recommend consideration of blade sign as submitted, with permit contingent on resolution of correction notice for panels**



- ✓ Proposal (~10 ft²):
 - Proposed blade sign/internal LED-illuminated (~10 ft²)

If members of the public have comment to offer on this proposal – you are encouraged to use the chat feature if you are viewing through GoToMeeting



Docket No. 08-79-20 (14203 Madison)
Primoz Pizza - Sign Review - August 2020

168



Docket No. 08-79-20 (14203 Madison)
Primoz Pizza - Sign Review - August 2020

169



Docket No. 08-79-20 (14203 Madison)
Primoz Pizza - Sign Review - August 2020

170



Existing Conditions



Docket No. 08-79-20 (14203 Madison)
Primoz Pizza - Sign Review - August 2020

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Existing Conditions



Docket No. 08-79-20 (14203 Madison)
Primoz Pizza - Sign Review - August 2020

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Docket No. 08-79-20 (14203 Madison)
 Primoz Pizza - Sign Review - August 2020

173

CONCEPT DRAWING

D/S PROJECTING SIGN
 3/16" WHITE POLYCARBONATE PANELS
 DIGITAL PRINT GRAPHIC ON THRU-SUPPORT
 1/2" WHITE ACRYLIC PUSH THRU LETTERS
 LETTERS BACKED w/ CLEAR PLASTIC
 1" BLACK TRIMCAP / 7/8" BLACK RETURNS
 WHITE LOGO
 4" SQUARE HORIZONTAL SUPPORTS

NIGHT VIEW

SF: 16
ELEVATION: 10'
FRONTAGE: 20'

THIS DRAWING IS NOT SUITABLE FOR PRODUCTION PURPOSES

SIDE 1
 54 in
 48 in
 22 in
 48 in
 29 in
 48 in

SIDE 2
 4" x 4" SQUARE SUPPORTS
 PUSH THRU LETTERS
 FLAT FACE w/ GRAPHICS

SIDE VIEW
 4" x 4" SQUARE TUBING
 4" x 4" SQUARE TUBING
 4" x 4" SQUARE TUBING
 4" x 4" SQUARE TUBING

BNEXT
 DIGITAL IMAGING
 INC. • GREENWOOD

1100 Club Ave.
 Greenwood, MS 38902
 662-216-6388, 1800
 bnextdesign.com

DESIGNED BY	RENDERED BY	PROJECT # & NAME	SALICPERSON: Also
AWD	AWD	PROJECTING SIGN	
PAGE:	DATE:	PROJ. MANAGER: Kelly	
1 of 1	8/20/20	JOB LOCATION: 14203 Madison Ave	

Docket No. 08-79-20 (14203 Madison)
 Primoz Pizza - Sign Review - August 2020

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CONCEPT DRAWING

SITE PLAN
14201 Madison Ave
Lakewood, OH

SIGN LOCATION

* THIS DRAWING IS NOT SUITABLE FOR PRODUCTION PURPOSES *

BNEXT
ARCHITECTURAL IMAGING
SIGNAGE • AIRBORNE • LIGHTING

0129 Clark Ave
Cleveland, Ohio 44122
Telephone: 216.688.1900
www.bnnextsign.com

REVISION	DATE	BY
1		

RENDERED BY:	PROJECT # / NAME	SALES PERSON:
JCS	PROTECTIVE SIGN	ASH

DATE	JOB LOCATION:
8/20/20	14201 Madison Ave Lakewood, OH

City of Lakewood

Docket No. 08-79-20 (14203 Madison)
Primoz Pizza - Sign Review - August 2020

175

Applicant proposes new signage (updated logo) for an exiting business.

City Notes:

Replacement/update for all existing sign locations across four sides of business (updated logo)

If members of the public have comment to offer on this proposal – you are encouraged to use the chat feature if you are viewing through GoToMeeting

City of Lakewood

Docket No. 08-82-20 (14806 Detroit)
First Federal Lakewood - Sign Review - August 2020

176

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

Brilliant Electric Sign Co., Ltd.
4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

COUNTY NAME	First Federal Lakewood	DATE	7-18-20	CREATED	820-188
LOCATION	14806 Detroit Ave., Lakewood, Ohio	SCALE	2'-0"-0"	COMMIT TO	2020
		DESIGNED	DIM	NTS	

Docket No. 08-82-20 (14806 Detroit)
First Federal Lakewood - Sign Review - August 2020

177

NOTE: Individual non-illuminated, flat cut out 3/8" PVC letters and logo.
Logo to be painted white with applied dark emerald green 2630-124 trunk / branches and holly green 2630-76 leaves.
Letters to be painted white.

Brilliant Electric Sign Co., Ltd.
4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

COUNTY NAME	First Federal Lakewood	DATE	2-9-20	CREATED	820-191
LOCATION	14806 Detroit Ave., Lakewood, Ohio	SCALE	1/2" = 1'-0"	COMMIT TO	2020
		DESIGNED	DIM	1/2" = 1'-0"	

Docket No. 08-82-20 (14806 Detroit)
First Federal Lakewood - Sign Review - August 2020

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First Federal Lakewood

2

NOTES:
*Individual non-illuminated, flat cut out 3/8" PVC letters and logo.
 Logo to be painted white with applied dark emerald green 3630-128 trunk / branches and holly green 3630-76 leaves.
 Letters to be painted black.*

RES Brilliant Electric Sign Co., Ltd.
 4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

COMPANY NAME	First Federal Lakewood	DESIGN NO.	208-190
LOCATION	14806 Detroit Ave., Lakewood, Ohio	DATE	2-9-20
		DESIGNER	JM
		DATE	3-4-20
		PROJECT NO.	DAI
		COMMENTS	2020
		FILE NAME	08-82-20-14806-Detroit

Docket No. 08-82-20 (14806 Detroit)
First Federal Lakewood - Sign Review - August 2020

179

R

RES Brilliant Electric Sign Co., Ltd.
 4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

COMPANY NAME	First Federal Lakewood	DESIGN NO.	208-196
LOCATION	14806 Detroit Ave., Lakewood, Ohio	DATE	2-9-20
		DESIGNER	JM
		DATE	3-4-20
		PROJECT NO.	DAI
		COMMENTS	2020
		FILE NAME	08-82-20-14806-Detroit

NOTES:
Remove and strap only - one (1) set individual reverse-channel letters and logo.

Docket No. 08-82-20 (14806 Detroit)
First Federal Lakewood - Sign Review - August 2020

180

3

broken line represents existing fascia bond

NOTES:
 Individual non-illuminated, flat cut out 3/8" PVC letters and logo.
 Logo to be painted white with applied dark emerald green 3630-126 trunk / branches and holly green 3630-74 leaves.
 Letters to be painted white.

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

Brilliant Electric Sign Co., Ltd.
 4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

COMPANY NAME	First Federal Lakewood
LOCATION	14806 Detroit Ave., Lakewood, Ohio
DATE	2-2-20
SCALE	1/4" = 1'-0"
DESIGNER	JM
REVISION	DM
SECTION NO.	200-192
COMMITTEE	2020
FILE NAME	08-82-20-14806-1881.dwg

CITY OF LAKWOOD

Docket No. 08-82-20 (14806 Detroit)
First Federal Lakewood - Sign Review - August 2020

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NOTES:
 Individual non-illuminated, flat cut out 3/8" PVC letters and logo, mounted on redwood C-channel roll.
 Logo to be painted white with applied dark emerald green 3630-126 trunk / branches and holly green 3630-74 leaves.
 Letters to be painted white.
 Roll to be painted green PMS #347C.

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

Brilliant Electric Sign Co., Ltd.
 4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

COMPANY NAME	First Federal Lakewood
LOCATION	14806 Detroit Ave., Lakewood, Ohio
DATE	2-2-20
SCALE	1/4" = 1'-0"
DESIGNER	JM
REVISION	DM
SECTION NO.	200-192
COMMITTEE	2020
FILE NAME	08-82-20-14806-1881.dwg

CITY OF LAKWOOD

Docket No. 08-82-20 (14806 Detroit)
First Federal Lakewood - Sign Review - August 2020

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Brilliant Electric Sign Co., Ltd.
4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

DATE: 2-5-20
SCALE: 1" = 1'-0"

REVISION: NONE

PROJECT: First Federal Lakewood
LOCATION: 14806 Detroit Ave., Lakewood, Ohio

DESIGNER: BPS-195
CITY: CLEVELAND, OHIO

FILE NAME: B:\City\14806\14806.dwg

Docket No. 08-82-20 (14806 Detroit)
First Federal Lakewood - Sign Review - August 2020

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Brilliant Electric Sign Co., Ltd.
4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

DATE: 2-5-20
SCALE: 1/2" = 1'-0"

REVISION: NONE

PROJECT: First Federal Lakewood
LOCATION: 14806 Detroit Ave., Lakewood, Ohio

DESIGNER: BPS-195
CITY: CLEVELAND, OHIO

FILE NAME: B:\City\14806\14806.dwg

NOTES:
Individual LED channel letters and logo, with remote power supplies.
Logo face to be white #7328 acrylic, with first surface applied dark emerald green 3630-126 translucent vinyl for trunk/branches, and holly green 3630-76 for leaves.
Letter faces to be white #7328 acrylic.
All trim and returns to be painted black.

RATED 120 VOLTS

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First Federal Lakewood - Sign Review - August 2020

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Existing Sign

NOTES:
 Two (2) flat polycarbonate replacement faces for existing double-lux, internally illuminated directional sign.
 Faces to be white polycarbonate with applied vinyl graphics.
 Tree logo to have dark emerald green 3630-126 trunk / branches and holly green 3630-76 leaves.
 "First Federal Lakewood" copy to be black.
 Upper background to be white.
 Lower background to be holly green 3630-76 with copy reversed out, revealing white.

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

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COMPANY NAME	First Federal Lakewood
LOCATION	14806 Detroit Ave., Lakewood, Ohio
DATE	2-9-20
BY	JM
REVISION	1-17/2-1-20
SECTION NO.	200-188
COMMITTEE	2020
FILE NAME	08-82-20-14806 Detroit

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NOTES:
 Cut opening in header of existing walk up surround, removing existing graphics.
 Manufacture and install one (1) fabricated aluminum three-pane aluminum header cover with routed and pushed thru acrylic graphics.
 Logo to be 1/2" white plex with first surface applied dark emerald green 3630-146 translucent vinyl trunk / branches and holly green 3630-76 leaves.
 Copy to be 1/2" clear plex with first surface applied black vinyl.
 Sign box background to be painted Matthews Brushed Aluminum.

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

Docket No. 08-82-20 (14806 Detroit)
First Federal Lakewood - Sign Review - August 2020

COMPANY NAME	First Federal Lakewood
LOCATION	14806 Detroit Ave., Lakewood, Ohio
DATE	2-9-20
BY	JM
REVISION	1-17/2-1-20
SECTION NO.	200-188
COMMITTEE	2020
FILE NAME	08-82-20-14806 Detroit


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Brilliant Electric Sign Co., Ltd.
 4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

CONTRACT NO: 14806 Detroit Ave., Lakewood, Ohio
 DATE: 2-6-20
 ESTIMATOR: JIM
 CHECKED: DM
 PERMIT NO: 14806-1-17P-1-4F
 PERMIT EXPIRES: 2020
 CONTRACTOR: 2020
 FILE NAME: N:\City\14806\14806.dwg



NOTES:
 Cut opening in header of header of existing drive up surround, removing existing graphics.
 Manufacture and install one (1) fabricated aluminum shoe-box-type aluminum header cover with routed and pushed thru acrylic graphics.
 Logo to be 1/2" white plus with first surface applied dark emerald green 3630-146 translucent vinyl trunk / branches and holly green 3630-76 leaves.
 Copy to be 1/2" clear plus with first surface applied black vinyl.
 Shoe box background to be painted Matthews Brushed Aluminum.




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Applicant proposes installation of one wall sign and one projecting/blade sign.

City Notes:


- C3 District - 1329.03: "...the total in all cases shall not exceed 100 square feet"
- Existing signage pre-dates/exceeds code maximum
 - Ground sign (~40 ft²)
 - Electronic Reader Board (~40 ft²)
 - Entry/Panel Lettering (~60 ft²)
- Recommend proposed wall sign contingent on removal of existing entry/panel lettering
- Recommend reconsideration of blade sign
 - Exceeds code maximum...purpose, scale, position/location (visibility, far from entrance)



✓ **Proposal (~90 ft²):**

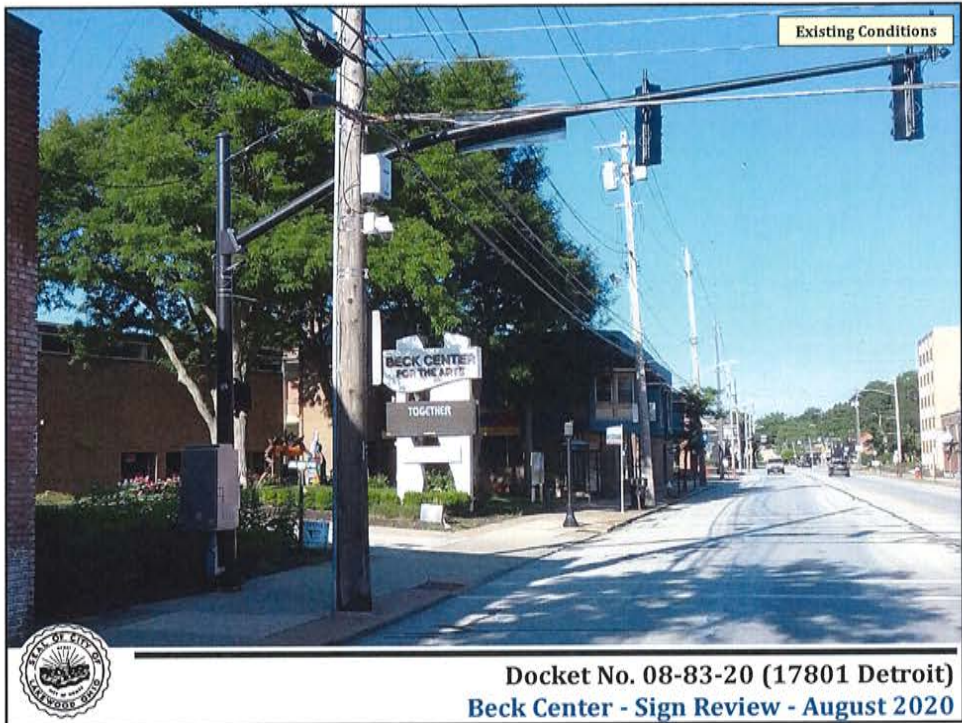
- Proposed internally-illuminated wall sign (~60 ft²)
- Proposed internally-illuminated blade sign (~30 ft²)

If members of the public have comment to offer on this proposal - you are encouraged to use the chat feature if you are viewing through GoToMeeting

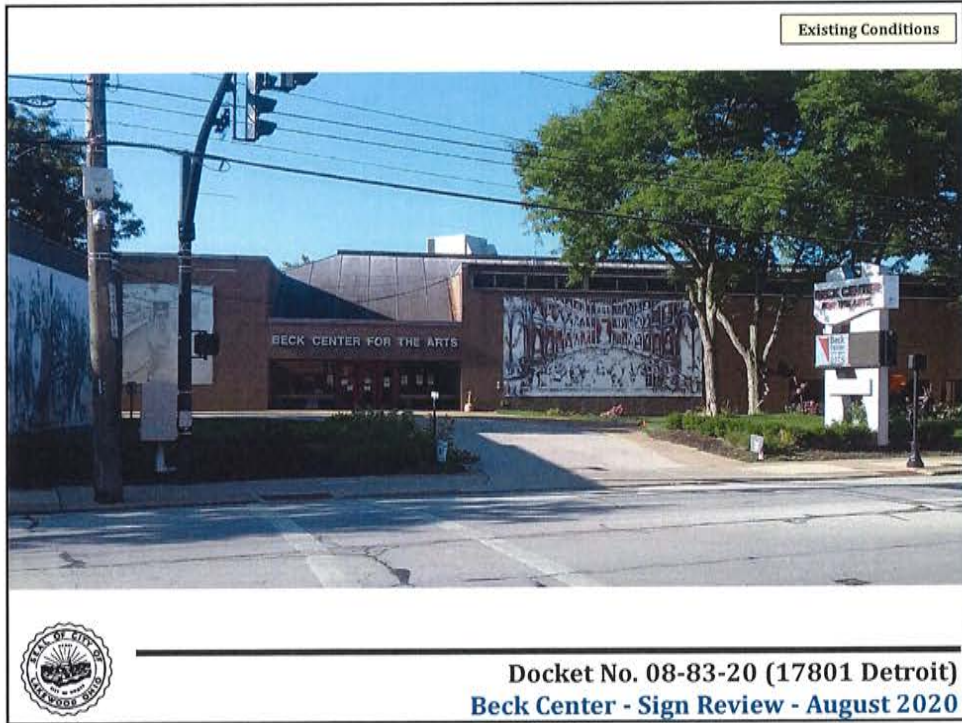


Docket No. 08-83-20 (17801 Detroit)
Beck Center - Sign Review - August 2020

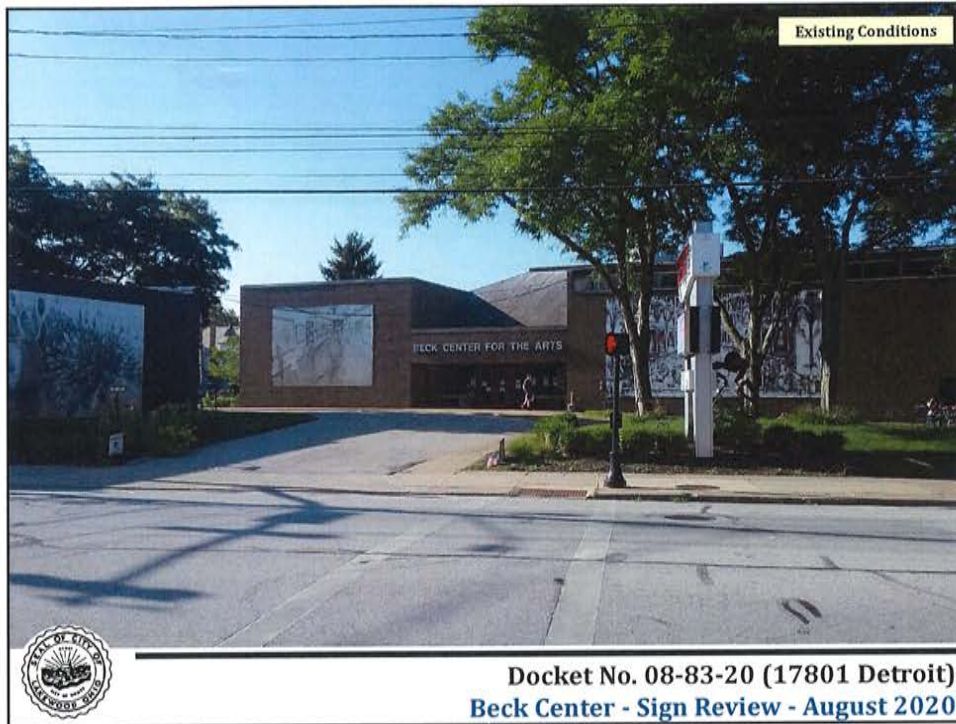
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Existing Conditions



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Beck Center - Sign Review - August 2020

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Brilliant Electric Sign Co., Ltd.
4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3900

Customer Name: Beck Center for the Arts
Address: 17801 Detroit Ave., Cleveland, OH

DATE: 03-15-2020
SCALE: 1/4" = 1'-0"

DESIGNER: JES
CHECKER: JES
DRAWN BY: JES

PROJECT NO.: 2020-001
JOB NO.: 2020-001
DATE PLOTTED: 08/11/2020 10:28 AM

NOTES:
Manufacture and install one (1) set of LED internally illuminated, wireless aluminum channel letters and logo, to be flush mounted to brick wall. Faces to be white plus. Logo to have a digitally printed graphic applied first surface with aluminum trim. Returns to be white, with remote power supplies.
RATED 120 VOLTS



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Beck Center - Sign Review - August 2020

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OPTION 1
SIGN ELEVATION: 3'4"=1'-0"

Notes
 Manufacture & install one (1) double face, aluminum, cabinet holding two (2) sets of internally illuminated, fabricated aluminum, reverse channel letters with routed out white, 1/4" thick, push thru acrylic; white sign to be mounted projecting from brick building; self contain power supplies
 - Background, cabinet, & trim to be painted red PMS 285C
 - Letters to be flush mounted to the faces of the cabinet to be painted white; circles to be routed out, push thru 1/4" thick acrylic; trim & returns to be painted white on the letters
 RATED 120 VOLTS

PHOTO RENDERING NTS

NOTE: Due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

Brilliant Electric Sign Co., Ltd.
 4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

Customer Name	BECK CENTER	Address	17801 DETROIT AVE., LAKEWOOD, OH
Estimate No.	2020	Section	CP
Project No.	2020	Drawn	JW
Scale	1"=10'-0"	Check	JW
Material	CP	Install	2/10/20
Color	CP	Finish	2/10/20
Comments	2020		

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OPTION 1 (10FT)
SIGN ELEVATION: 10'2"=1'-0"

Notes
 Manufacture & install one (1) double face, aluminum, cabinet holding two (2) sets of internally illuminated, fabricated aluminum, reverse channel letters with routed out white, 1/4" thick, push thru acrylic; white sign to be mounted projecting from brick building; self contain power supplies
 - Background, cabinet, & trim to be painted red PMS 285C
 - Letters to be flush mounted to the faces of the cabinet to be painted white; circles to be routed out, push thru 1/4" thick acrylic; trim & returns to be painted white on the letters
 RATED 120 VOLTS

PHOTO RENDERING NTS

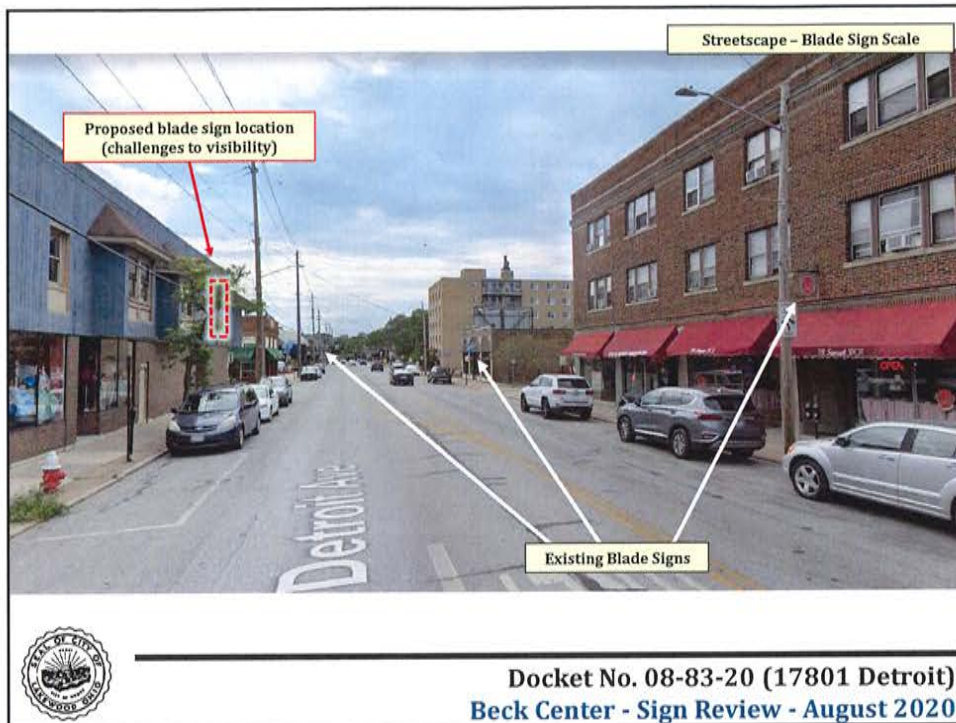
NOTE: Due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.

Brilliant Electric Sign Co., Ltd.
 4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

Customer Name	BECK CENTER	Address	17801 DETROIT AVE., LAKEWOOD, OH
Estimate No.	2020	Section	CP
Project No.	2020	Drawn	JW
Scale	1"=10'-0"	Check	JW
Material	CP	Install	8/12/20
Color	CP	Finish	8/28/20
Comments	2020		

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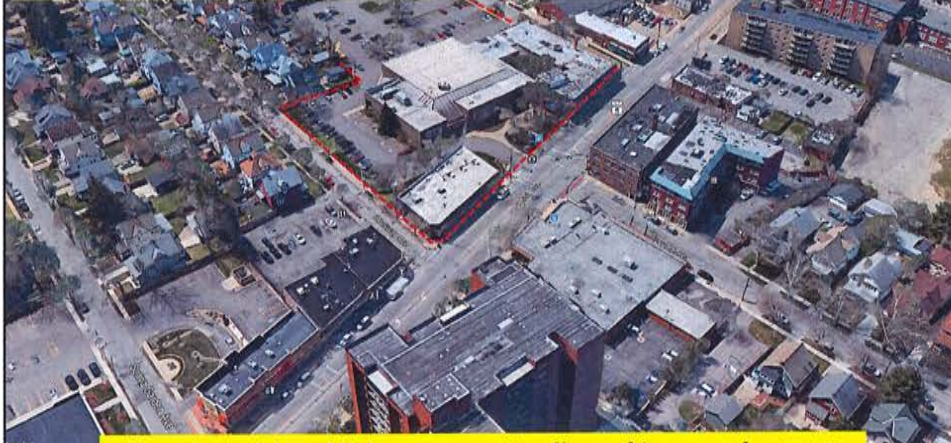


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Applicant proposes improvements to the existing west park along Detroit Avenue.

City Notes:

- Intend to shift from review to communication for park improvements only
- Any proposed improvements adjacent to building will require further consideration/review

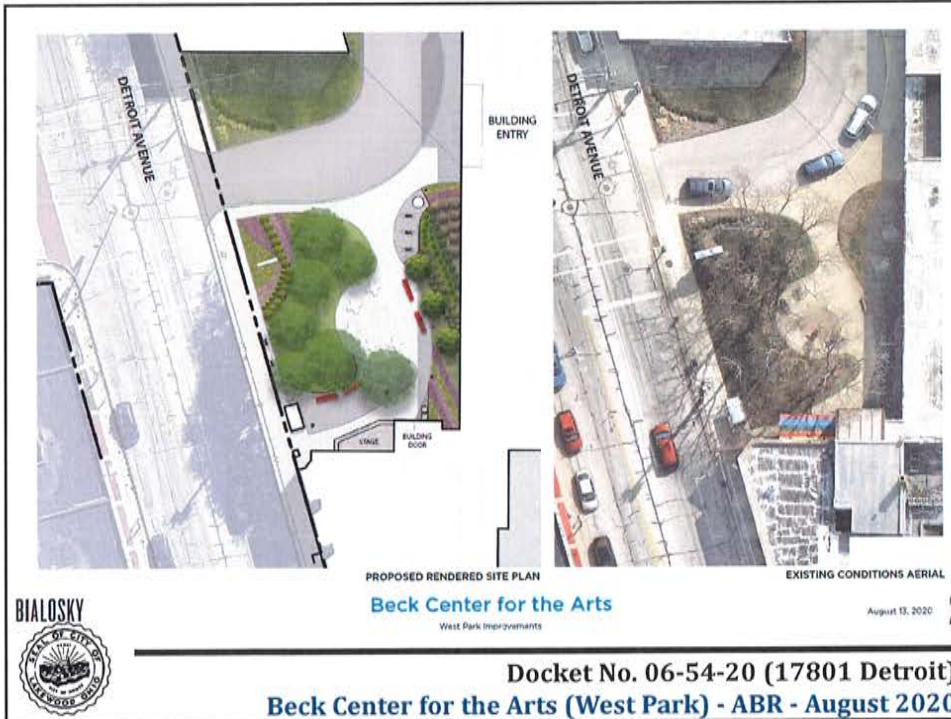


If members of the public have comment to offer on this proposal – you are encouraged to use the chat feature if you are viewing through GoToMeeting



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Beck Center for the Arts (West Park) - August 2020

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LANDSCAPE MATERIALS

SITE MATERIALS & ARTWORK

PROPOSED HARDSCAPE & SITE FURNITURE

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LIGHT FIXTURE LEGEND		
1	RECESSED CANOPY	RECESSED CANOPY
2	RECESSED CANOPY	RECESSED CANOPY
3	RECESSED CANOPY	RECESSED CANOPY
4	RECESSED CANOPY	RECESSED CANOPY
5	RECESSED CANOPY	RECESSED CANOPY
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100	RECESSED CANOPY	RECESSED CANOPY

PROPOSED FIXTURE TYPES

PROPOSED LIGHTING

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