


MINUTES
CITY OF LAKEWOOD
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
REVIEW MEETING
DECEMBER 9, 2021 at 5:30 P.M.
LAKWOOD CITY HALL
AUDITORIUM
MEETING RECORDED
<https://www.lakewoodoh.gov/videos-2/>

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

of **JAN 13 2022** meeting.


CHAIRMAN Signed on behalf
 of Chair, David Baas, Secretary
 to the Board.

1. **Roll Call**

Board Members

Rob Donaldson, Chair
 Brian Grambort
 David Maniet, Vice Chair
 John Waddell

Others

David Baas, Board Secretary, City Planner
 Shawn Leininger, Director, Planning & Development

Jeremy Smith was absent.

2. **Approve the minutes of the November 11, 2021 Meeting**

A motion was made by Mr. Donaldson, seconded by Mr. Maniet to **APPROVE** the November 11, 2021 meeting minutes. All the members voting yea, the motion passed.

3. **Opening Remarks**

Administrative staff ("staff") read the opening remarks into record.

OLD BUSINESS

REQUEST FOR MODIFICATIONS
ARCHITECTURAL BOARD OF REVIEW

4. **Docket No. 11-145-21*** **R** **1468 Riverside Dr.**

- () Approve
- () Deny
- () 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.**

Staff advised the members the item was tabled administratively; the applicant would return when ready.

ARCHITECTURAL BOARD OF REVIEW

5. **Docket No. 11-150-21** **C** **17801 Detroit Ave.**
Beck Center for the Arts

- () Approve
- () Deny

David Craun
 Bialosky Cleveland

() Defer

6115 Carnegie Ave.
Cleveland, OH 44103

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

David Craun, Bialosky Cleveland and Jayme Schwartzberg, DERU Landscape Architecture were present to explain the request. The members liked the plantings along the residential side, were enthusiastic about the project, said removal of the annex building was appropriate, asked if power would be provided for the stage, asked about pole lighting for the site and in the parking area. There were no further comments from the members. For the record, staff said there should be a review of section 1133.08 for demolition of commercial structures, and the proposed art piece/identity element would be reviewed as a communication; they were thanked for the investment into the community. Public comment was taken. The applicant said the ADA parking spaces were moved to the south of the building, one retained on Detroit Ave., others by the Armory. Letters of support were relayed to the members (made part of record).

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

- The art piece/identity element shall be provided for subsequent review.
- Renovations and new work for the building shall be submitted for subsequent review.

All the members voting yea, the motion passed.

NEW BUSINESS

SIGN REVIEW

6. Docket No. 12-152-21

**11906 Madison Ave.
Neighborhood Family Practice**

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

Shawn Warren
Erie Design Co. Inc.
1249 Virginia Ave.
Lakewood, OH 44107

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

Michael DiMichele, representative for Erie Design Co. Inc. was present to explain the request. Discussion ensued about materials, the durability of the pole banner sign, the green banner across the lower portion of the doors, and logo/hours on the doors. Staff said the proposal conformed to size restrictions, and the banner sign was acceptable per zoning. The members had no further comments. Public comment was closed as no one addressed the item.

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

- The pole banner signage must be maintained. If the material/print deteriorates, fades or is damaged, the City shall reserve the right to cite the property owner and require replacement.

All the members voting yea, the motion passed.

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)

Ben King, representative and Michael DiMichele, Erie Design Co. Inc were present to explain the request. There was discussion about white area. The members had no further comments. Public comment was closed as no one addressed the item.

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

- Use opaque sticker/graphic to block the white sign around the logo and name; to be approved administratively.

All the members voting yea, the motion passed.

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)

Jim Ptacek, Larsen Architects and Bruce Farkas, Signature Sign Co. were present to explain the requests. Signs A through I were discussed (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). The members suggested finding consistency with the business name, the branding palette needed to be tightened, liked a lot of the concept, found the directional Pizza blade sign to be confusing. Staff said the regulations were under 1329.09 – commercial regulations and to bring the Pizza and Wayfinding signage at a later meeting. Public comment was closed as no one addressed the item. The members discussed approving Sign A, deferring the balance of the submission, and said the Pizza and Wayfinding signage should be split and submitted later.

A motion was made by Mr. Donaldson, seconded by Mr. Grambort to **APPROVE** Sign A (FIELDHOUSE Blade Sign) and **DEFER** the remainder of the signage (B through I). All the members voting yea, the motion passed.

12. ADJOURN

A motion was made by Mr. Donaldson, seconded by Mr. Maniet to **ADJOURN** the meeting at 6:46 p.m. Mr. Waddell was thanked for his many years of service as a board member. All the members voting yea, the motion passed.

Signature

Date



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. Ben King
2. MICHAEL DI MICHELE
3. Jayne Schwartzberg
4. DAN CRANN
5. Jim Pirok
6. Bruce Farkas
7. _____
8. _____
9. _____
10. _____
11. _____

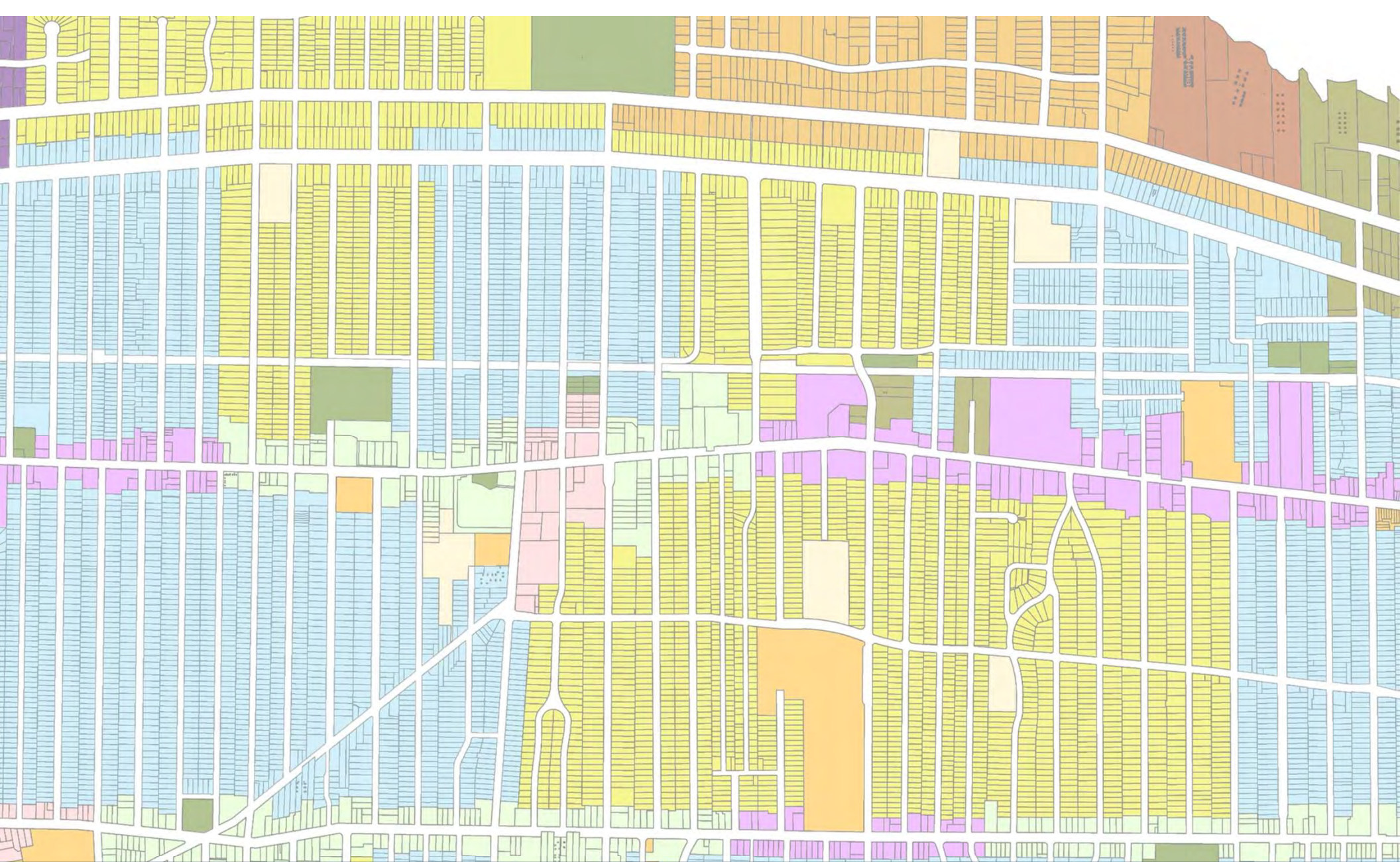
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Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ABR/BBS Citizens Advisory Civil Svc. Dangerous Dog Income Tax Appeals Loan Approval Nuisance Abatement Appeals Parking Planning Zoning Appeals Other:

Date of Proceeding: Thursday, December 9, 2021



Architectural Board of Review

December 2021



Architectural Board of Review

Pre-Review Meeting: 2 Dec, 4pm

Regular Meeting: 9 Dec, 5:30 pm

Members

Chair: Rob Donaldson

Vice Chair: David Maniet

Brian Grambort

Jeremy Smith

John Waddell

Staff

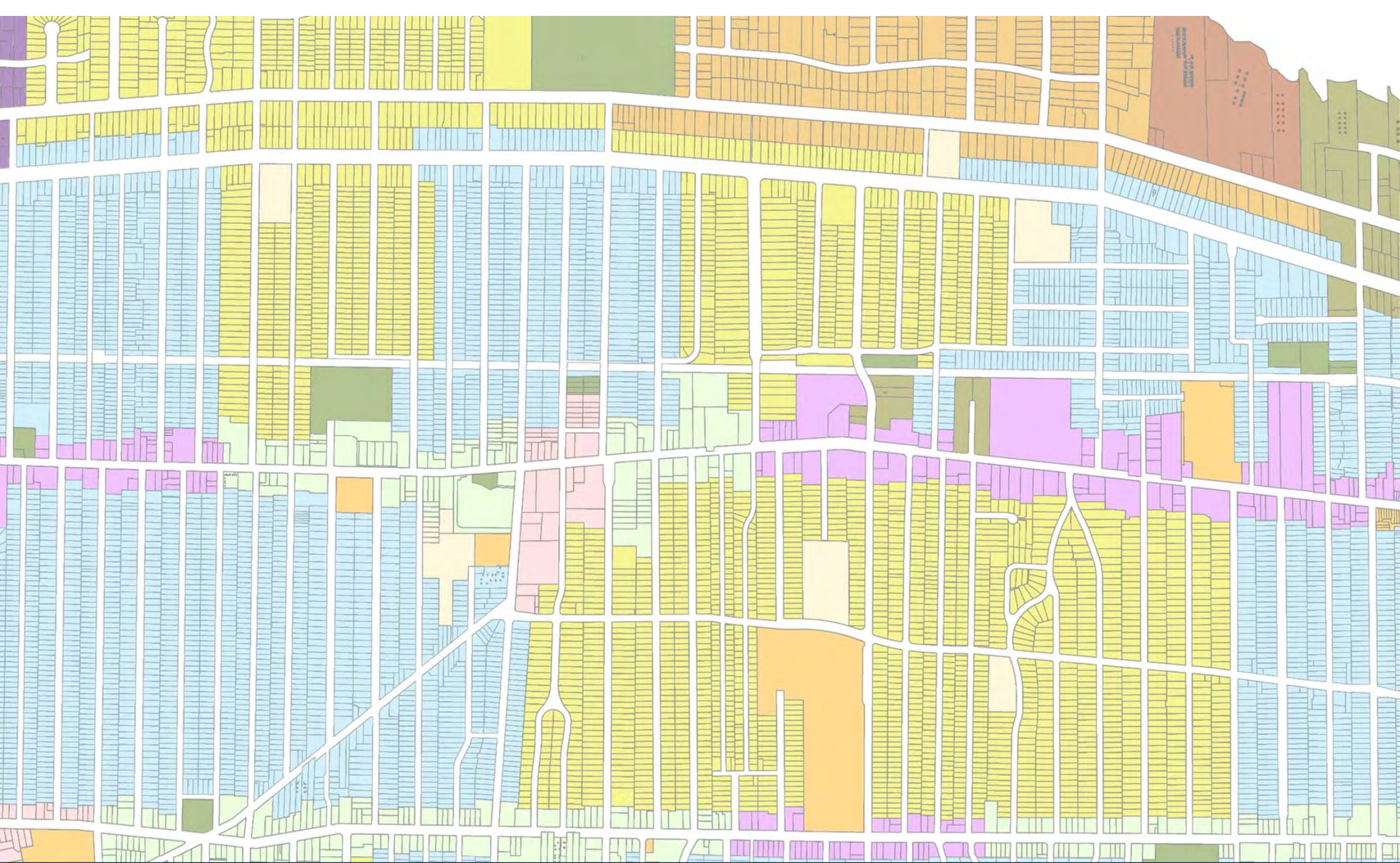
Board Secretary: David Baas

Building Commissioner: Chris Parmelee



Architectural Board of Review
December Agenda

1. Roll call
2. Approve minutes – November 2021
3. Opening Remarks
4. Old Business
5. New Business
6. Adjourn



Architectural Board of Review

Old Business – December 2021

Applicant proposes modification to a previously approved home renovation.

City Notes:

- Provided ABR conditional approval – January 2020
- Building Department –inspection process (Dec 20 – Jul 21) and correction notice (issued July 21)
- Administratively tabled until applicant is ready to return for review.**



Docket No. 11-145-21 (1468 Riverside)

Residential – Return for Modification
Dan Margulies

Applicant proposes the demolition of existing structure/replacement with new plaza/drive.

City Notes:

- ❑ Per 1133.08 (Demo of Commercial Structure); review of new development plans guided by:
 - Code (1129 - Commercial Districts, 1325 - ABR)
 - City Vision
 - SOI Standards of Rehabilitation
 - Commercial District Design Guidelines



Docket No. 11-150-21 (17801 Detroit)
Commercial – Demo/Replacement of Structure (Beck Center)
David Craun

1133.08 Demolition or Removal of Principal Structures on Commercial or Industrial Properties.

(a) Requirements Before Demolition or Removal of Principal Structures on Commercial or Industrial Properties. No demolition or removal of a principal structure in a C1 Office, C2 Retail, C3 General Business, C4 Public School District and the Industrial District shall be permitted unless and until one (1) of the following conditions is satisfied:

(1) The Safety Director of the City authorizes the Commissioner to grant a demolition or removal permit, based on causes such as fire or other source of property damage or loss, in order to remedy conditions immediately dangerous to life, health or property, or to remedy a nuisance, as jointly determined and recommended by the Commissioner, the Fire Chief, the City Engineer and the Director of the Division of Health; or

(2) The passage of 180 days following application to the Commissioner for a demolition permit or permit to move a principal structure, during which time the applicant has further made good faith application to all required boards and commissions of the City for approval of new development plans at the location of such property; or

(3) The proposed new building(s) and/or structure(s) 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, and by any other required boards and commissions of the City, in order to proceed with new development plans.** In addition, notwithstanding any other requirements, all approvals for such new development plans shall be based on the following factors:

A. The new development **plans are consistent with the Code, the Lakewood Community 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 new development **plans are consistent with any historic or aesthetic features of the commercial or industrial property being replaced and/or the nature and appearance of the surrounding neighborhood.**

C. The Secretary of all such required boards and commissions of the City shall immediately notify the Commissioner of compliance with the provisions of this sub-section by any applicant that would allow and provide for the issuance of a demolition permit or a removal permit by the Commissioner.



Docket No. 11-150-21 (17801 Detroit)
Commercial – Demo/Replacement of Structure (Beck Center)

“Standards for Rehabilitation” adopted by the U.S. Secretary of the Interior

The Standards will be applied taking into consideration the economic and technical feasibility of each project.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

(THE SECRETARY OF THE INTERIOR’S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING & RECONSTRUCTING HISTORIC BUILDINGS; 2017)



Docket No. 11-150-21 (17801 Detroit)
Commercial – Demo/Replacement of Structure (Beck Center)

Commercial District Design Guidelines (Revised March 2011)

The Commercial District Design Guidelines embody community values and offer direction to new development, rehabilitation, redevelopment and other improvements in Lakewood's commercial districts. The target audience is developers, designers, property owners, business owners, visitors and residents.

At the core of these guidelines are three fundamental goals that serve as the basis for the design principles. These goals are the vision and articulation of the characteristics that make for a vibrant downtown and commercial districts. The design principles are categories to describe the physical elements and manifestations of that vision.

The Prime Directive – Fundamental Goals for Design and Development:

- Create Places for People. Vibrant cities promote and develop places that always put people first. Lakewood's places must be safe, comfortable, varied, attractive and fun.
- Enhance Existing Assets. Vibrant cities require that development respond to and engage with its setting. Lakewood's existing qualities--its density, walkability, and historic streetcar-era building stock – should be enriched and preserved whenever possible.
- Create Connections. Vibrant cities make it easy for people to navigate and connect to, from and within them. Lakewood's connections will link its' attributes, amenities and public spaces physically, psychologically and visually.

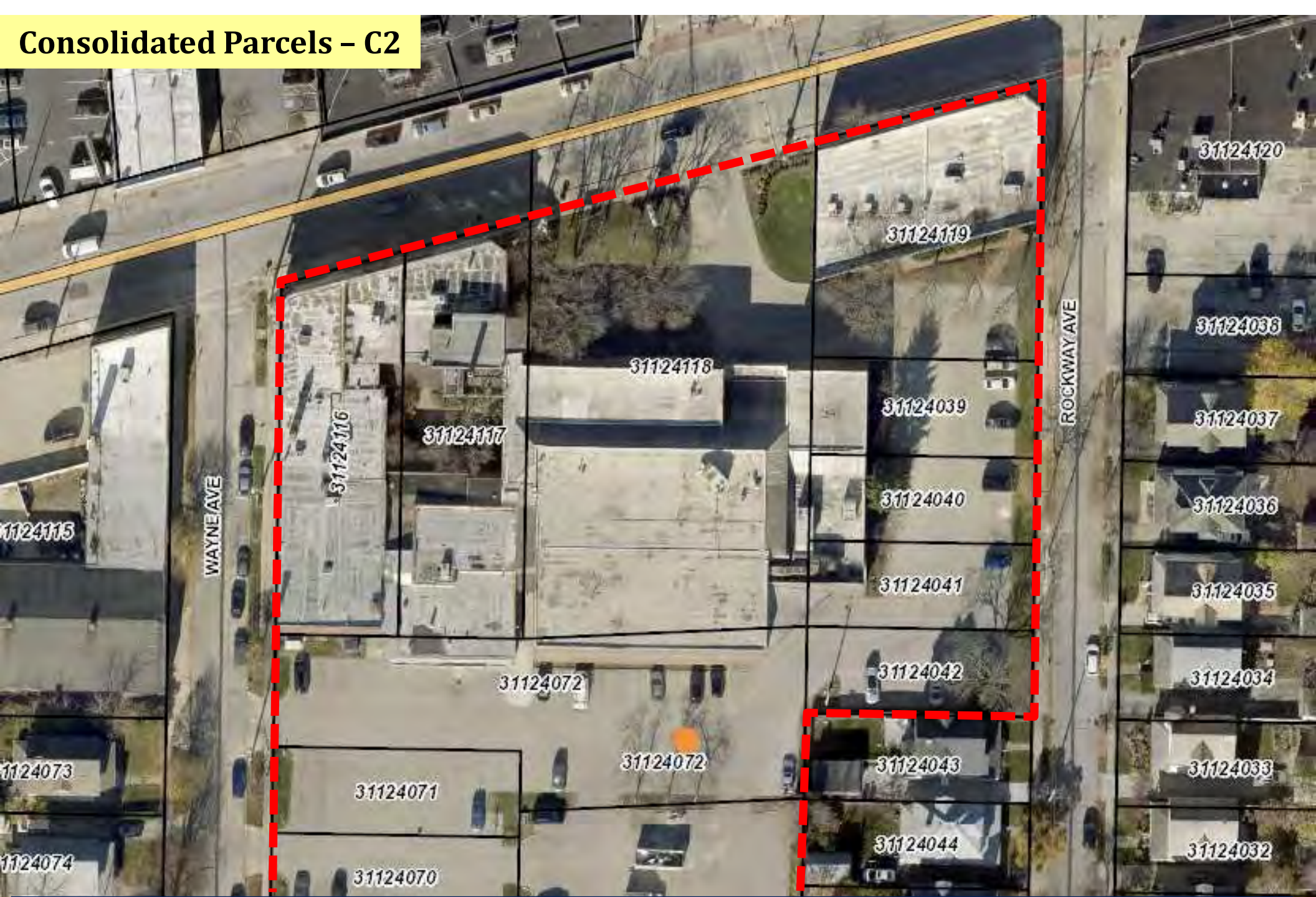
The Commercial Design Principles. The following five principles elaborate on the concepts, means and methods of development that will positively impact the physical realm of Lakewood's commercial districts.

- Think Pedestrian First
- Place Activity at the Street
- Minimize the Impact of Parking and Vehicles
- Compatibility with the Historic Context
- Quality of Design



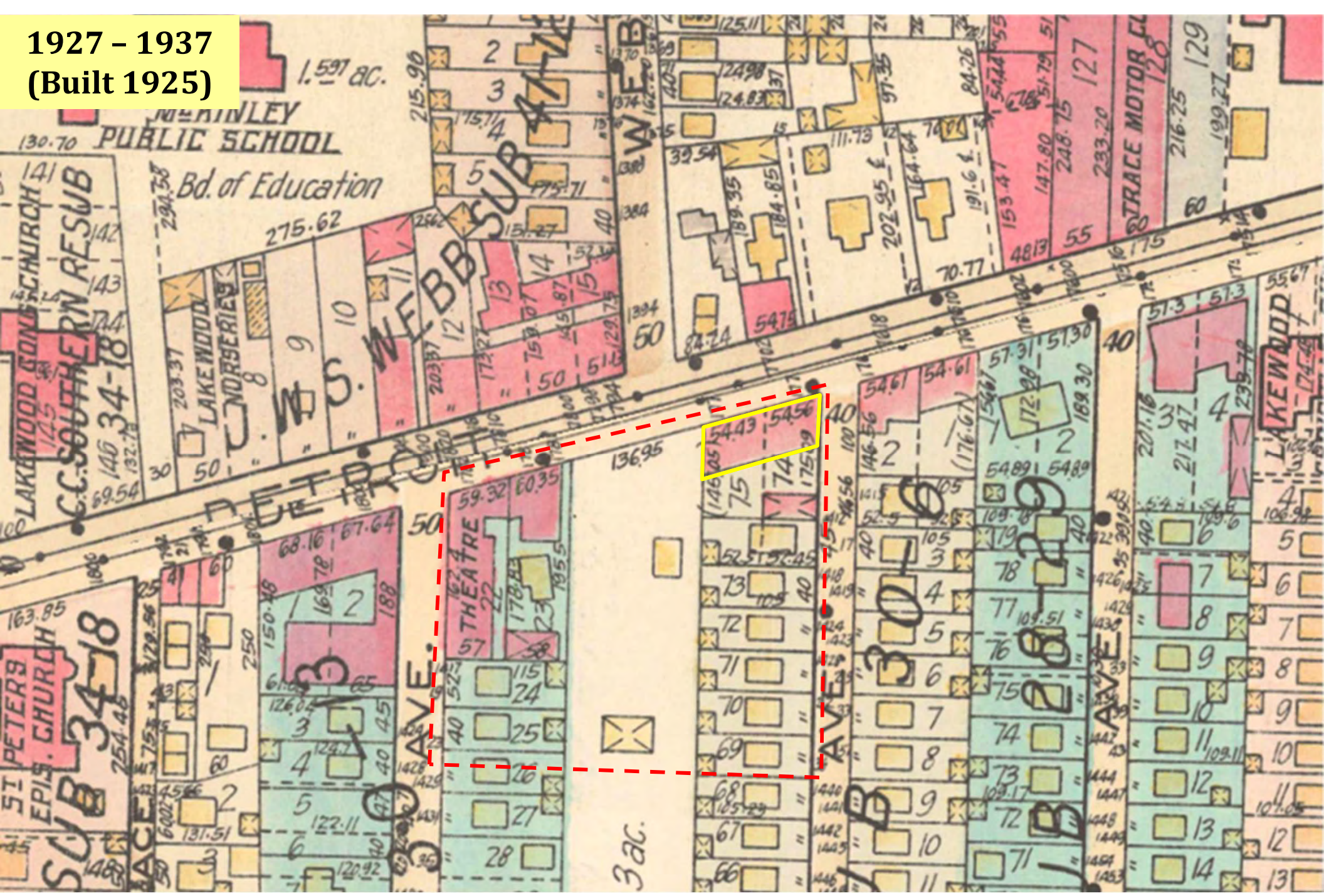
Docket No. 11-150-21 (17801 Detroit)
Commercial – Demo/Replacement of Structure (Beck Center)

Consolidated Parcels - C2



Docket No. 11-150-21 (17801 Detroit)
Commercial – Demo/Replacement of Structure (Beck Center)

1927 - 1937
(Built 1925)



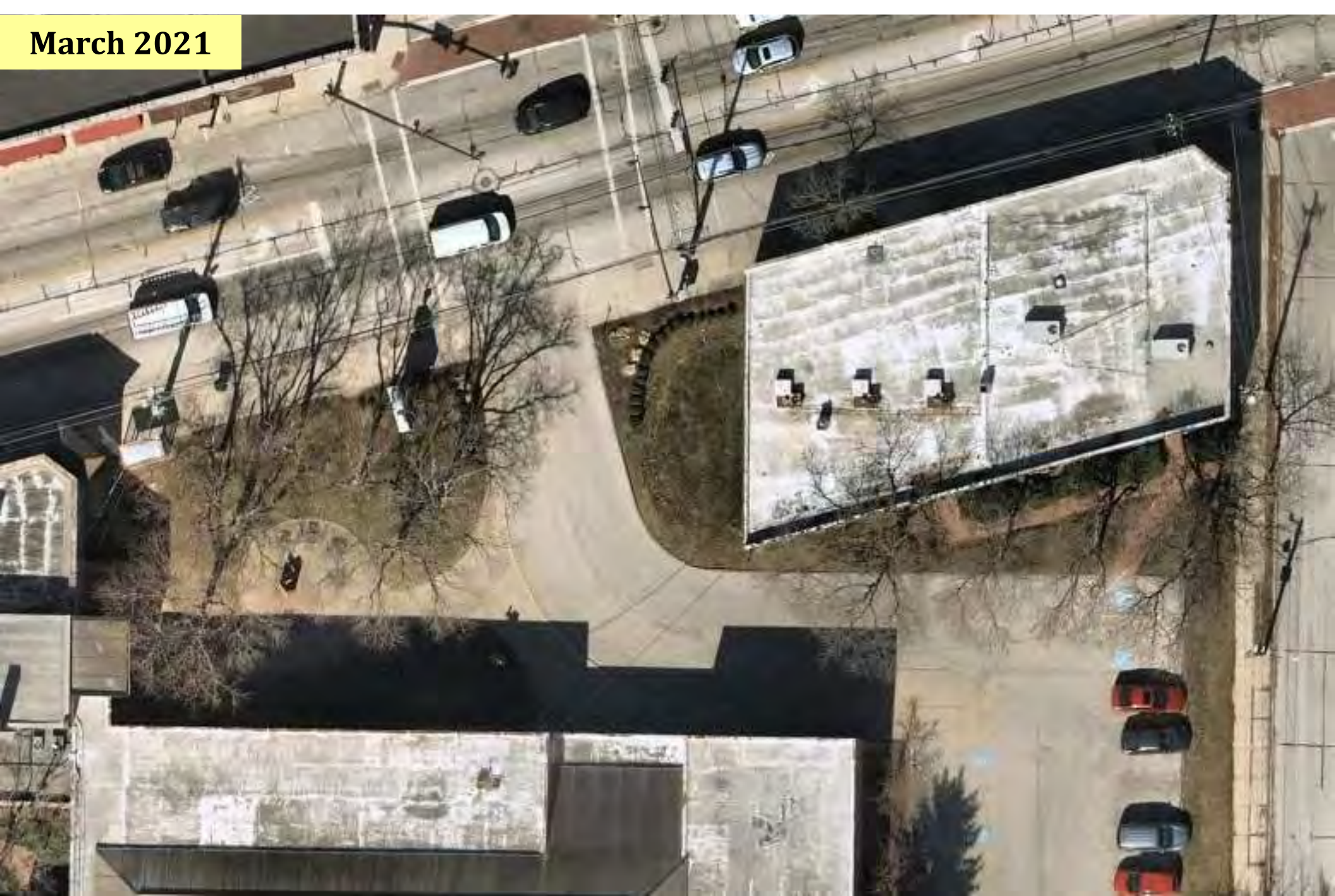
Docket No. 11-150-21 (17801 Detroit)
Commercial – Demo/Replacement of Structure (Beck Center)

March 2021



Docket No. 11-150-21 (17801 Detroit)
Commercial – Demo/Replacement of Structure (Beck Center)

March 2021



Docket No. 11-150-21 (17801 Detroit)
Commercial – Demo/Replacement of Structure (Beck Center)

July 2021



Docket No. 11-150-21 (17801 Detroit)
Commercial – Demo/Replacement of Structure (Beck Center)

Aug 2019



Docket No. 11-150-21 (17801 Detroit)
Commercial – Demo/Replacement of Structure (Beck Center)



**BECK CENTER FOR THE ARTS
NORTH EAST PLAZA**

**ARCHITECTURAL REVIEW
FINAL PRESENTATION**

DERU landscape
architecture
812 Huron Road E, #411 Cleveland, OH 44115 | 216.466.4355



BIALOSKY
CLEVELAND



Docket No. 11-150-21 (17801 Detroit)
Commercial – Demo/Replacement of Structure (Beck Center)



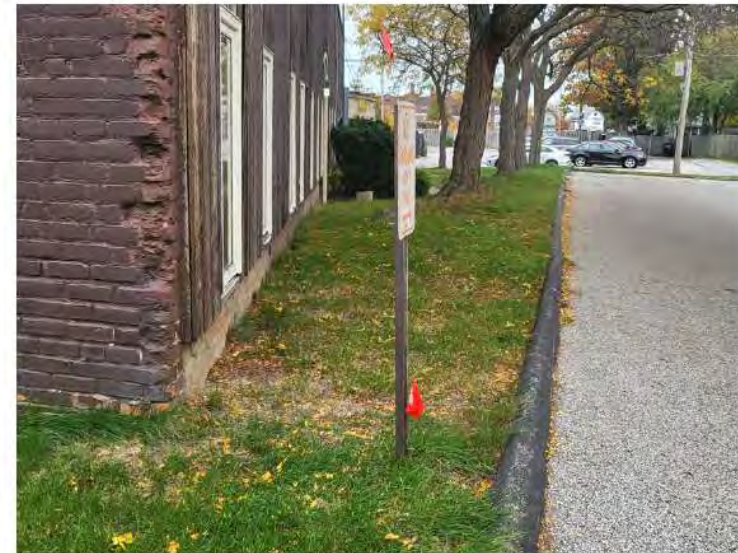
EXISTING BUILDING TO BE DEMOLISHED - VIEW FROM DETROIT AVENUE



SIDEWALK ALONG DETROIT AVENUE



REAR OF EXISTING BUILDING



SLOPE BEHIND EXISTING BUILDING

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EXISTING CONDITIONS ON SITE
BECK CENTER FOR THE ARTS | LAKEWOOD, OHIO



Docket No. 11-150-21 (17801 Detroit)

Commercial – Demo/Replacement of Structure (Beck Center)



EXISTING PLAZA SPACE WITH MOVABLE FURNITURE



CURRENT PLANTING BEDS



CURRENT PLANTING BEDS



MOVABLE TABLES AND CHAIRS



ART INSTALLATION ON BUS SHELTER



BIKE RACKS

RECENT IMPROVEMENTS ON SITE
BECK CENTER FOR THE ARTS | LAKEWOOD, OHIO

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Docket No. 11-150-21 (17801 Detroit)

Commercial – Demo/Replacement of Structure (Beck Center)



EXISTING GARDEN

NEW PLAZA AREA
(ENLARGEMENT ON NEXT PAGE)

REALIGN DRIVE

BUS DROP-OFF

EXISTING PLANTING

ADA AND ART DROP-OFF

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OVERALL SITE PLAN
BECK CENTER FOR THE ARTS | LAKEWOOD, OHIO



Docket No. 11-150-21 (17801 Detroit)

Commercial – Demo/Replacement of Structure (Beck Center)



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NEW PLAZA DETAIL AND SECTION
 BECK CENTER FOR THE ARTS | LAKEWOOD, OHIO



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BIRDSEYE VIEW

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CONCRETE GALET BENCHES FROM WAUSAU TILE (ZB.GL.01-06)



FLINDT BOLLARD AND LP XPERI FROM LOUIS POULSON



EXPANDED SPACE FOR MOVABLE TABLES AND CHAIRS



CURBSIDE DROP OFF WITH SERIES PAVERS FROM UNILOCK



LAWN GATHERING AREA



ELECTRICAL AMENITIES FOR PERFORMANCE

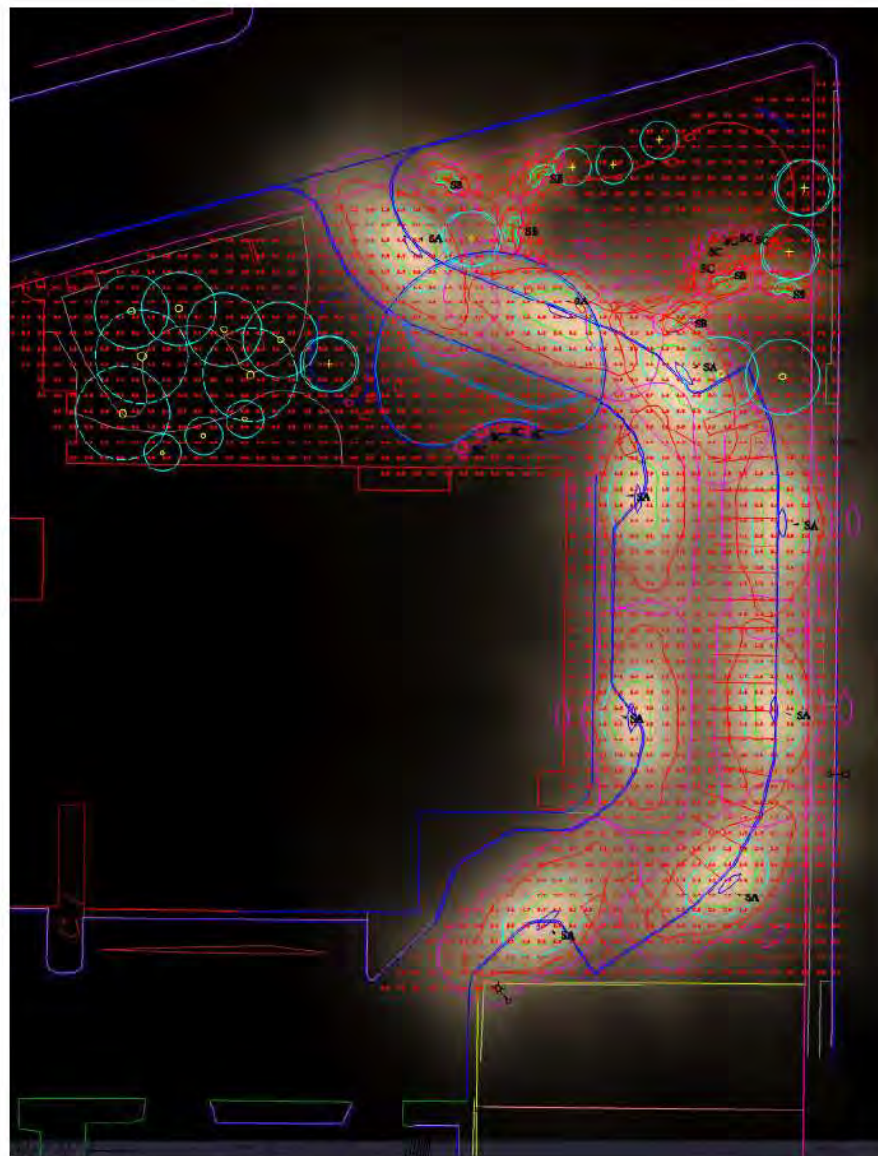
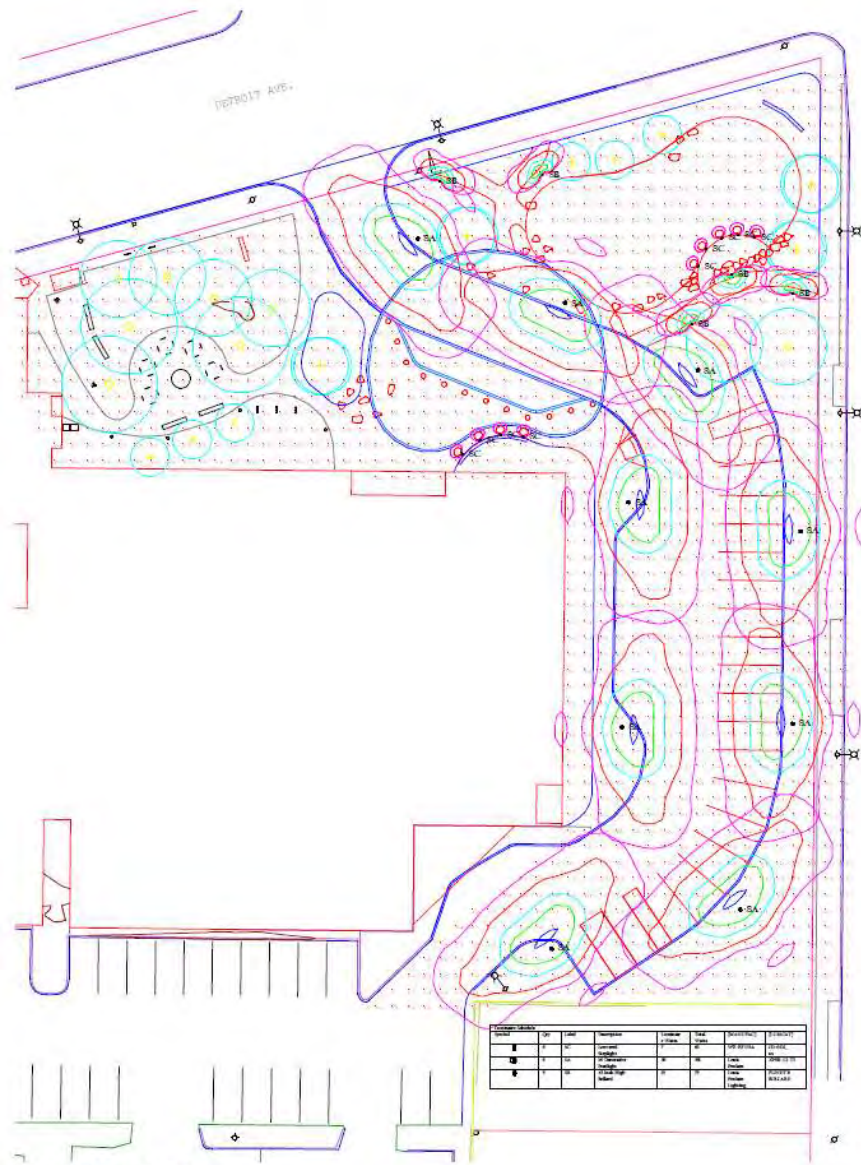
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INSPIRATION & MATERIALS
BECK CENTER FOR THE ARTS | LAKEWOOD, OHIO



Docket No. 11-150-21 (17801 Detroit)

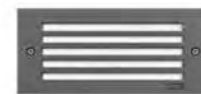
Commercial – Demo/Replacement of Structure (Beck Center)



FLINDT BOLLARD



LP XPERI POSTLIGHT



LOUVERED STEPLIGHT

LIGHTING PLAN

RENDERING

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LIGHTING
 BECK CENTER FOR THE ARTS | LAKEWOOD, OHIO



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SLATE CHALK WALL



ACCOMODATE LARGE AND SMALL PERFORMANCES



SHOWCASE STUDENT ART



INTERACTIVE COMMUNITY ART



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INSPIRATION & MATERIALS
BECK CENTER FOR THE ARTS | LAKEWOOD, OHIO



Docket No. 11-150-21 (17801 Detroit)

Commercial – Demo/Replacement of Structure (Beck Center)

Programming Through the Year

Winter:

- Snow Painting
- Pine Cone Bird Feeders
- Snowman Contest

Spring:

- Decorative Lighting throughout the space
- Super Saturdays @ Beck Center with expanded programming to include a variety of outdoor creative experiences

Summer:

- Periodic outdoor performances and classes
- Partner with schools, community groups or organizations, to have regular activities on one or both of the outdoor stages
- Pre-show gatherings for patrons
- Use of the tables and chairs by students, parents, patrons, and community members
- Super Saturdays @ Beck Center with expanded programming to include a variety of outdoor creative experiences
- Be creative with a Summer of Sidewalk Chalk – available all summer long
- Drum circles
- Music on the outdoor stages
- Art making experiences during select outdoor performances

Fall:

- Halloween and fall decorations
- Music on the outdoor stages
- Art making experiences during select outdoor performances
- Pre-show gatherings
- Super Saturdays @ Beck Center with expanded programming to include a variety of outdoor creative experiences.



Lakewood Community Vision

Economic Development:

- Creates a more welcoming streetscape on Detroit
- Would impact surrounding properties and make them more desirable to businesses

Community Wellness:

- Added green space for active and passive enjoyment
- Enhanced biodiversity
- Decreased stormwater runoff

Education and Culture:

- Showcases the Beck Center within the community
- Creates space for cultural events
- Demonstrates the Beck Center's longstanding community first approach

Commercial District Design Guidelines

Pedestrian First:

- Provides a more pleasant streetscape experience than the existing building
- Provides enhanced pedestrian connections to and from the Beck Center

Activity at the street:

- Creates visible park space rather than the existing opaque building
- Provides public seating
- Encourages public art

Minimize the Impact of Parking:

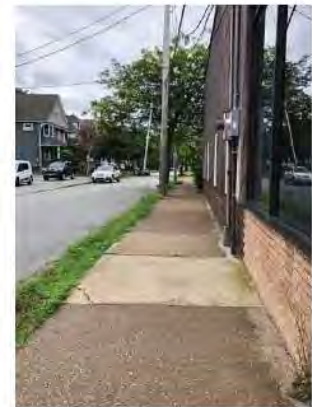
Parking is screened with landscape
Parking is located away from street frontage

Compatible with Historic Context:

Opens up corner condition for better views
Seasonal landscape interest

Quality of design:

- Planting and site furnishings appropriate for public spaces



Existing Sidewalk



Existing Conditions

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COMMUNITY GOALS

BECK CENTER FOR THE ARTS | LAKEWOOD, OHIO



Docket No. 11-150-21 (17801 Detroit)
Commercial – Demo/Replacement of Structure (Beck Center)

SCALE: 1" = 20'-0"
 0' 10' 20' 40'



EXISTING PLANTING TO REMAIN

PLANTING PLAN

BECK CENTER FOR THE ARTS | LAKEWOOD, OHIO

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Docket No. 11-150-21 (17801 Detroit)
 Commercial – Demo/Replacement of Structure (Beck Center)

TREES



AR - BOWHALL RED MAPLE

BN - RIVER BIRCH

CB - HORNBEAM

CV - WHITE FRINGETREE

GTI - HONEY LOCUST *

GRASSES



AND - RED OCTOBER BIG BLUESTEM

PAN - PRAIRIE SKY SWITCHGRASS

PVR - RED RAYS SWITCHGRASS



DE STIJL COLOR INSPIRATION

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* SPECIES IN EXISTING LANDSCAPE

PLANT PALETTE
BECK CENTER FOR THE ARTS | LAKEWOOD, OHIO



Docket No. 11-150-21 (17801 Detroit)
Commercial – Demo/Replacement of Structure (Beck Center)

SHRUBS



BPH - BUTTERFLY BUSH



CAF - ARCTIC FIRE DOGWOOD *



HS - ROSE OF SHARON



HY - LITTLE LIME HYDRANGEA



IC - BLACK BEAUTY HOLLY



IV & IVJD - WINTERBERRY



IT - LITTLE HENRY SWEETSPIRE *



JC - BLUE POINT JUNIPER



JGO - GREY OWL JUNIPER

PERENNIALS



ACG - CORONATION GOLD YARROW



AMP - PAPRIKA YARROW



AMS - THREADLEAF BLUESTAR



COR - COREOPSIS



GER - ROZANNE GERANIUM

* SPECIES IN EXISTING LANDSCAPE

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PLANT PALETTE
BECK CENTER FOR THE ARTS | LAKEWOOD, OHIO



Docket No. 11-150-21 (17801 Detroit)
Commercial – Demo/Replacement of Structure (Beck Center)



DERU landscape architecture
812 Huron Road E, #411 Cleveland, OH 44115 | 216.466.4355

BECK CENTER FOR THE ARTS | LAKEWOOD, OHIO

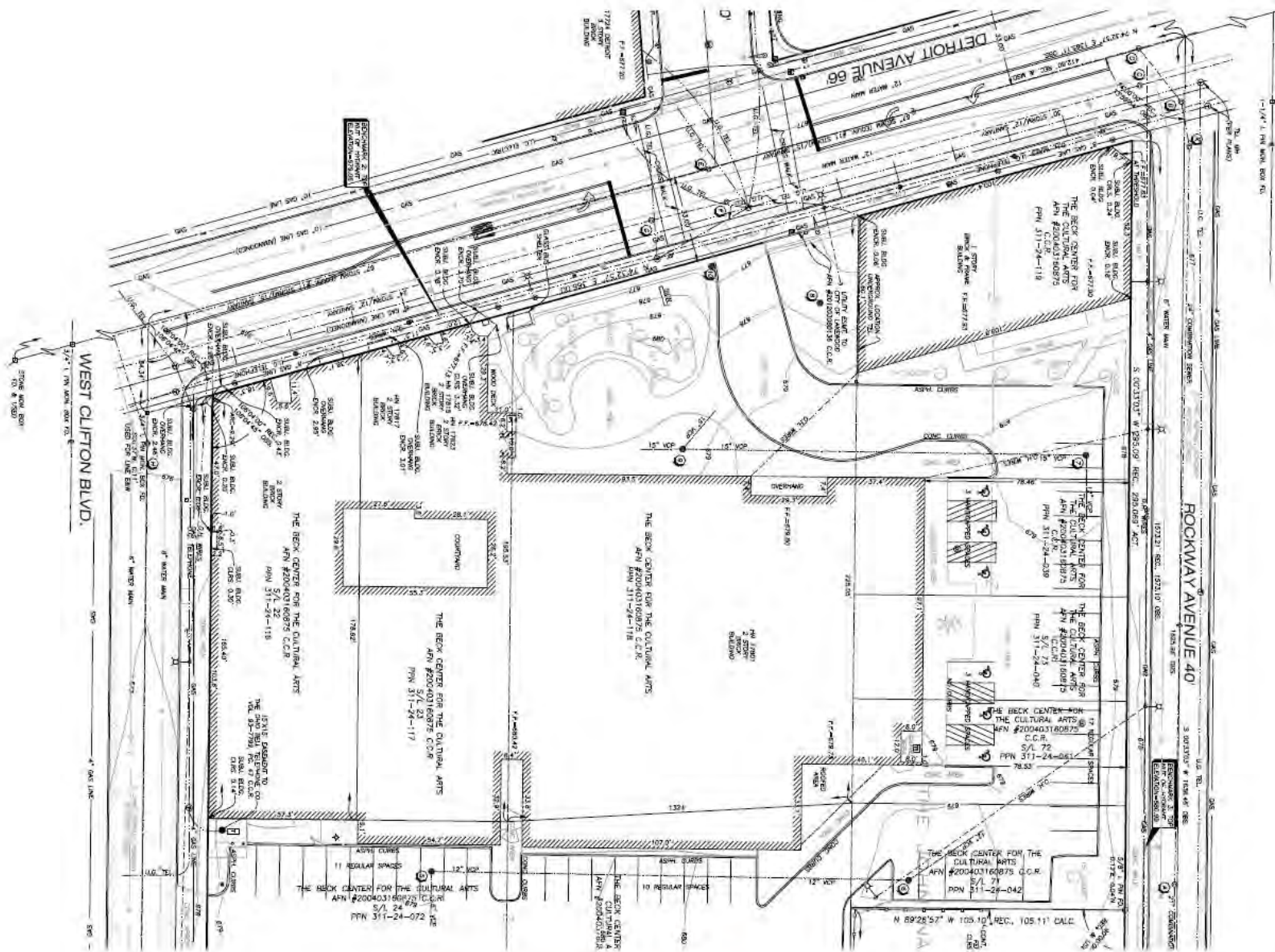


Docket No. 11-150-21 (17801 Detroit)
Commercial – Demo/Replacement of Structure (Beck Center)

1/4" = 1" HORIZ.
1/8" = 1" VERT.
PLANES
NOT TO SCALE

GRANGER AVE.

SPRING GARDEN AVENUE 40



Scale: 1"=40'-0"

Beck Center for the Arts

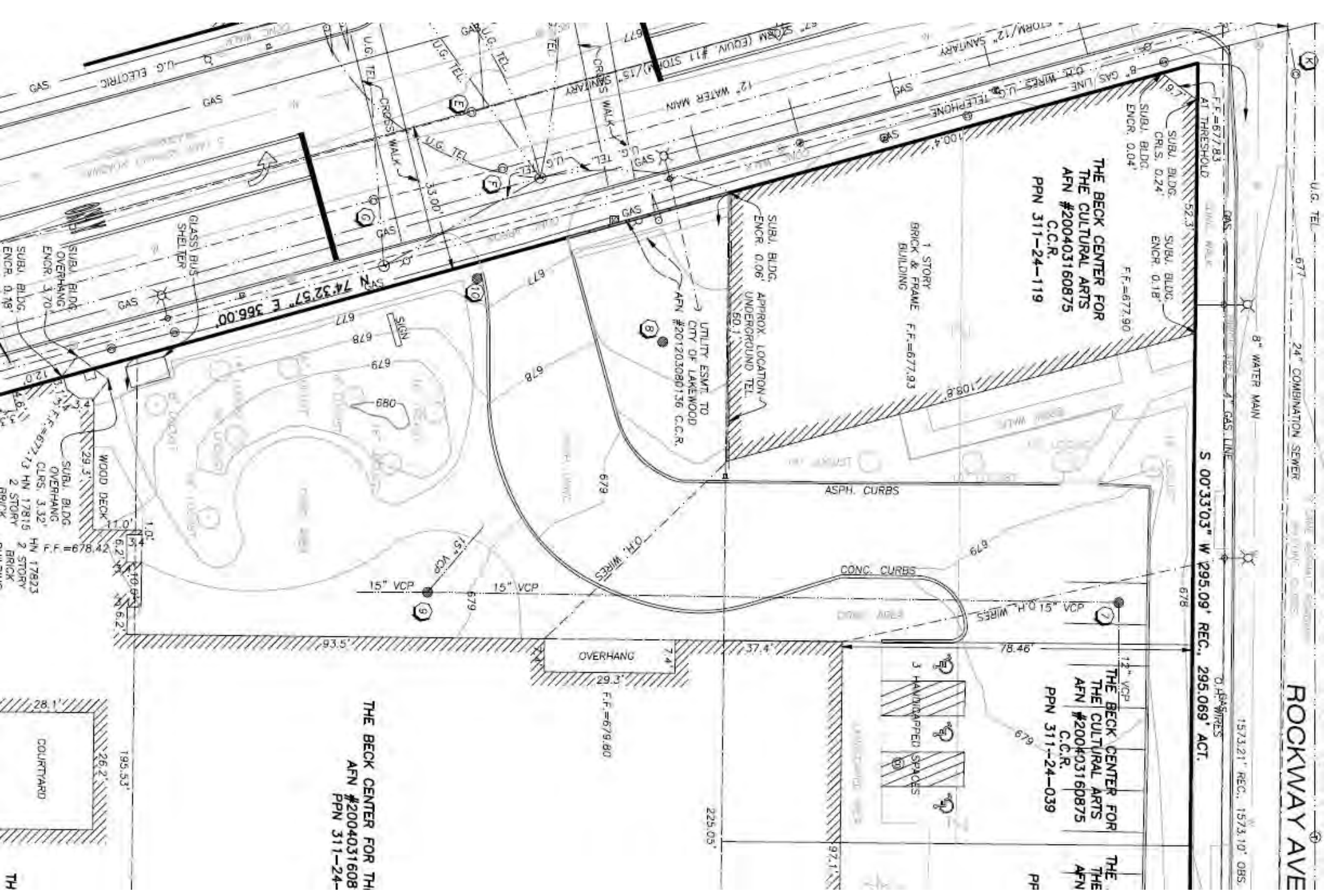
North East Plaza - Existing Conditions

Existing Conditions Survey

October 20, 2021

Docket No. 11-150-21 (17801 Detroit) Commercial – Demo/Replacement of Structure (Beck Center)





Docket No. 11-150-21 (17801 Detroit)
 Commercial – Demo/Replacement of Structure (Beck Center)



BIALOSKY
CLEVELAND

Beck Center for the Arts
North East Plaza - Existing Conditions

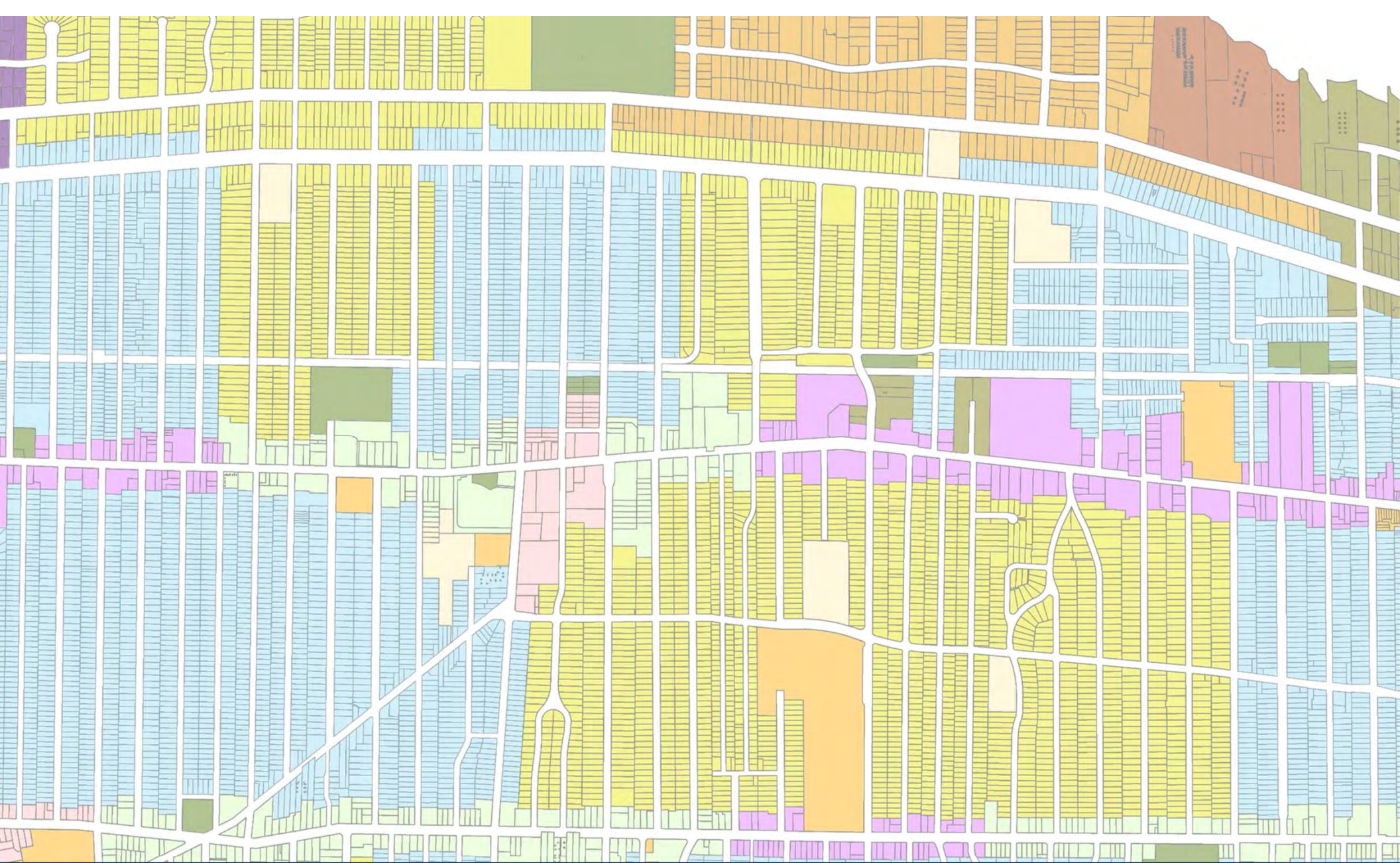
Existing Conditions Aerial
October 20, 2021

2



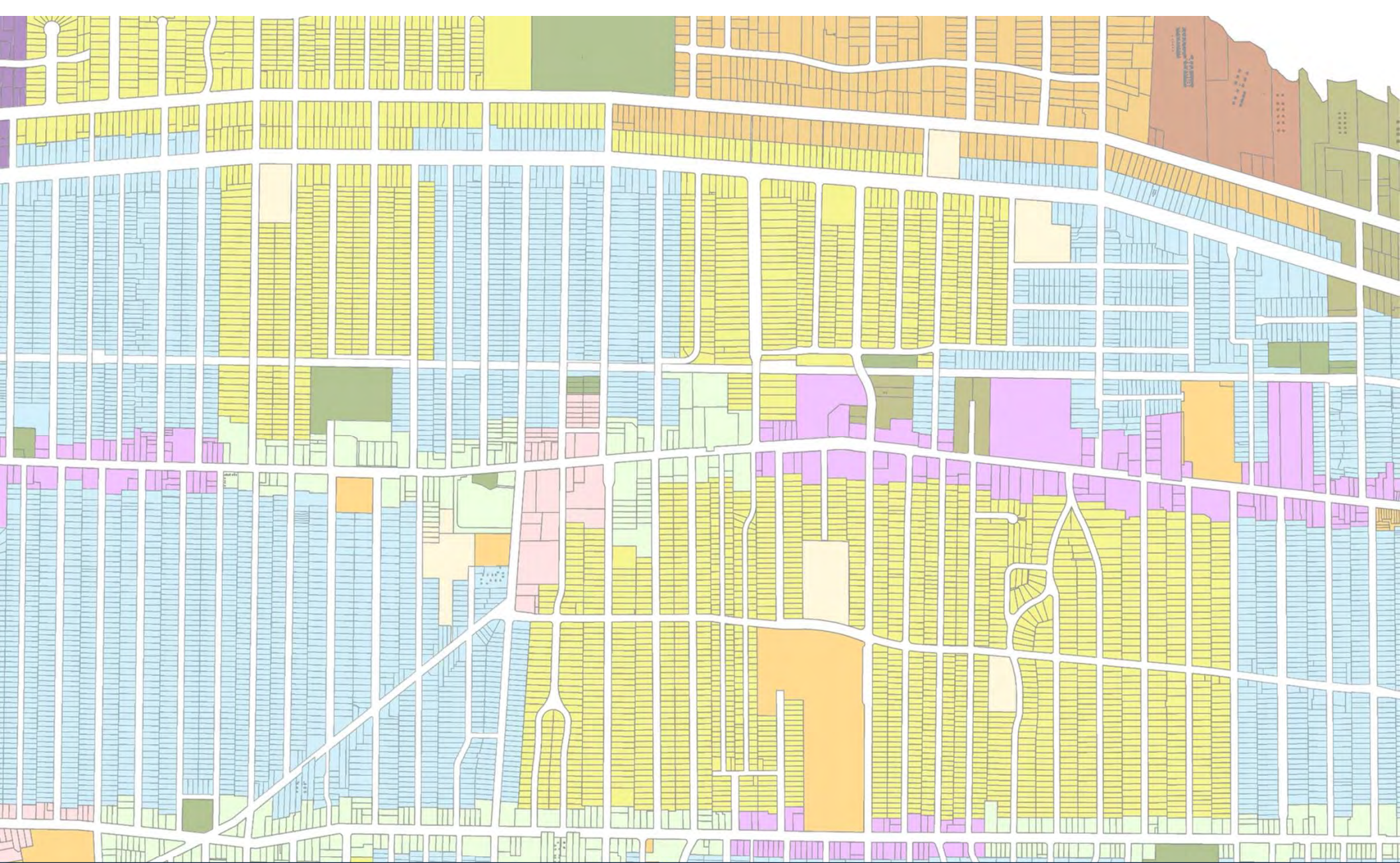
Docket No. 11-150-21 (17801 Detroit)
Commercial – Demo/Replacement of Structure (Beck Center)





Architectural Board of Review

New Business – December 2021



Architectural Board of Review

Sign Review – December 2021

Applicant proposes installation of new signage in C2 District.

City Notes:

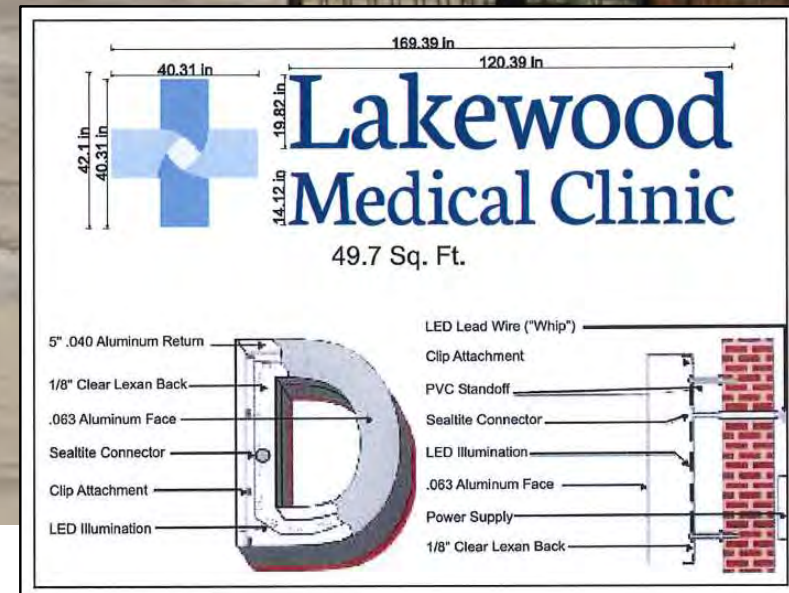
- ❑ Storefront ~80 ft...maximum allowable sign area of 100 ft²
- ❑ Proposal includes one wall sign (~84 ft²) for installation with supporting door panel graphics, pole banners.



Docket No. 12-152-21 (11906 Madison)

Sign – Neighborhood Family Practice
Shawn Warren/Erie Design

Approved Nov 2018



Docket No. 12-152-21 (11906 Madison)
Sign – Neighborhood Family Practice



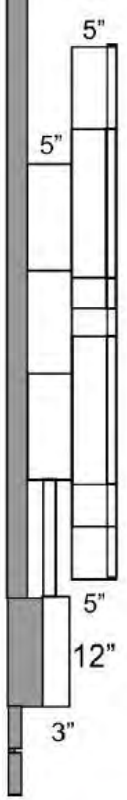
Remove existing wall sign and dispose.
Manufacture and install the following.



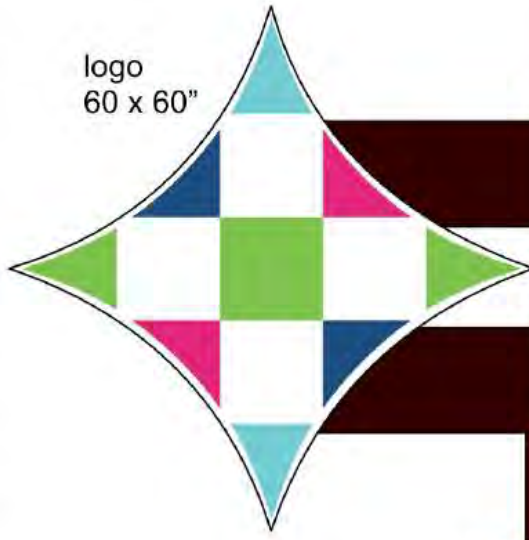
- A) 1 set of channel letters with plastic faces & 1' capsule sign below.
All mounted on a raceway
Painted to match fascia.
Letters white acrylic with white trim and return
Capsule blue with white lettering and blue trim.
Logo white with multi color face and white trim and return
- B) green mesh vinyl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



Docket No. 12-152-21 (11906 Madison) Sign – Neighborhood Family Practice



logo
60 x 60"



22'x 145" - 3" stroke

Neighborhood
Family Practice

NORTH COAST COMMUNITY HEALTH CENTER

text 5.5"

112 SQ.FT

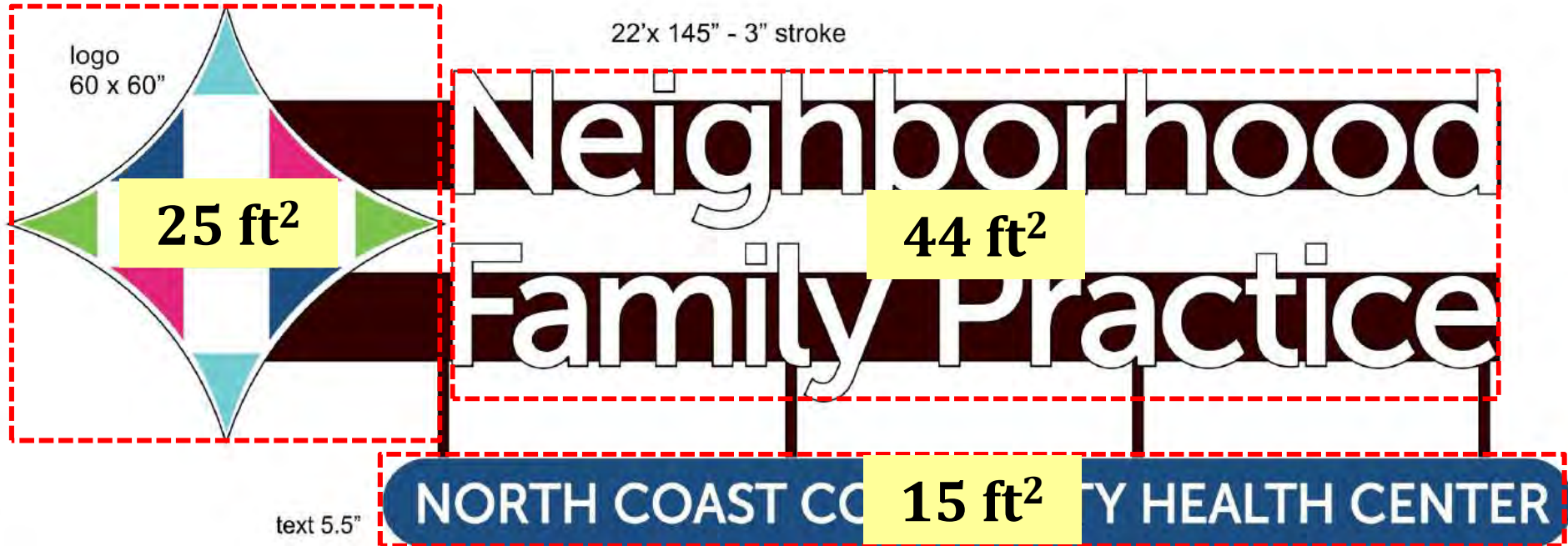
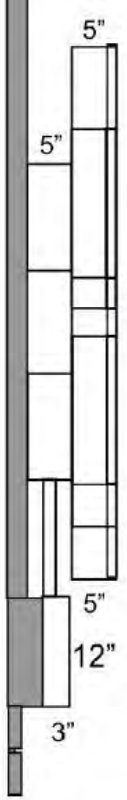
capsule text 12.5"h x 174" w

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



Docket No. 12-152-21 (11906 Madison)
Sign – Neighborhood Family Practice



11900 FT
Total = 84 ft²

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

capsule text 12.5"h x 174" w

- 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



Manufacture and install the following.



- 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



Docket No. 12-152-21 (11906 Madison)
Sign – Neighborhood Family Practice

Applicant proposes refacing of existing signage in C1 District.

City Notes:

N/A.



Docket No. 12-153-21 (16813 Madison)

**Sign – Karen King Catering
Benjamin King**



Sign 2

Sign 1



Docket No. 12-153-21 (16813 Madison)
Sign – Karen King Catering



Docket No. 12-153-21 (16813 Madison)
Sign – Karen King Catering

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



Docket No. 12-153-21 (16813 Madison)
Sign – Karen King Catering

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



Docket No. 12-153-21 (16813 Madison)
Sign – Karen King Catering



Docket No. 12-153-21 (16813 Madison)
Sign – Karen King Catering



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



Docket No. 12-153-21 (16813 Madison)
Sign – Karen King Catering

Applicant proposes sign plan for development in C3 District.

City Notes:

- ❑ Recommend review under 1329.05 (q) – Comprehensive Sign Plan...*rehabilitation or redevelopment of a commercially zoned site or building, the Board...may approve special sign standards.*
- ❑ Total proposed signage area (~204 ft²), applied via 12 signs across three sides of building/site.
- ❑ All proposed types (wall, mural, projection/blade) are permitted under 1329.09 (Commercial Regulations)
- ❑ Planning Commission approvals (2020 & 2021) included condition that “*Applicant will apply for wayfinding signage approval from ABR to ensure patrons can utilize the approved parking plan.*”



Docket No. 12-154-21 (1384 Hird)

Sign – The Fieldhouse @ Studio West 117
Ken Esry

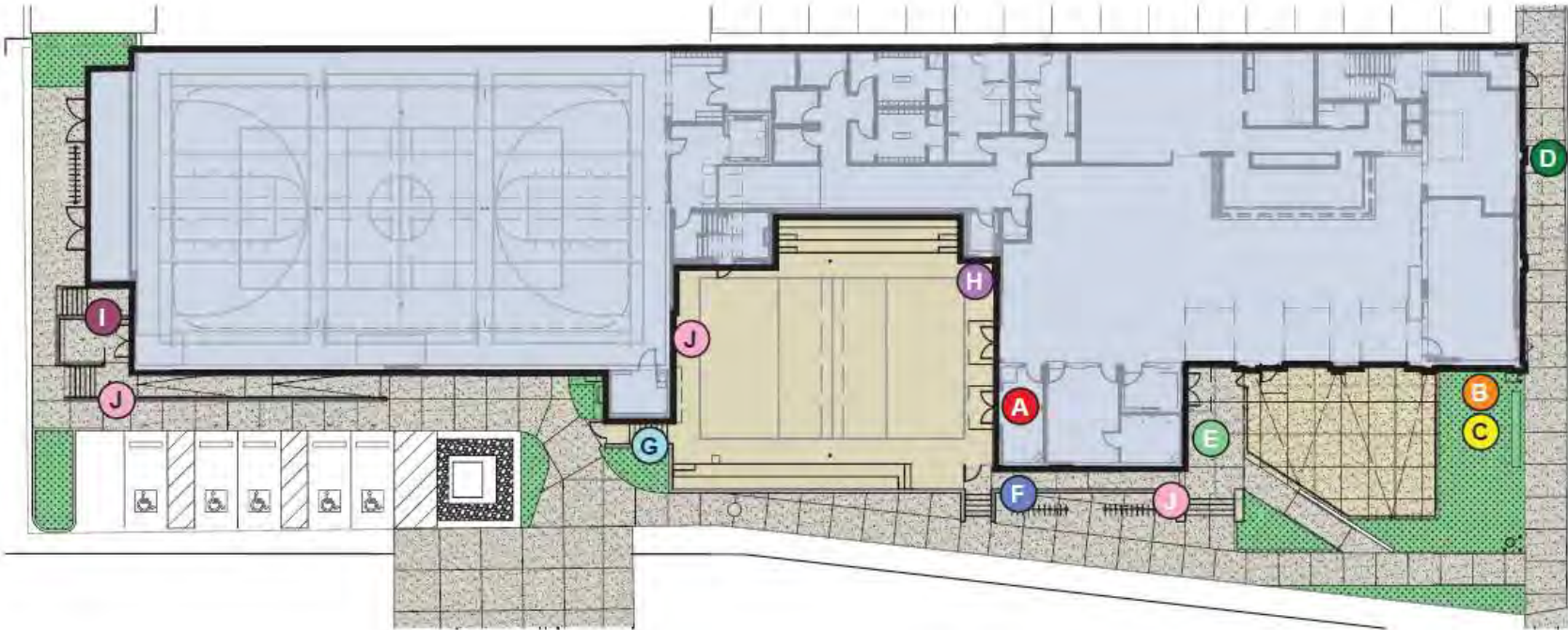
1329.05 (q) Comprehensive Sign Plan. As part of a comprehensive rehabilitation or redevelopment of a commercially zoned site or building, the Board of Building Standards may approve special sign standards for a property as follows:

- 1) The proposed sign program applies to all current and future building tenants and standardizes the location, size and type of all wall, door and window signs.
- 2) The proposed sign program requires high quality materials, innovative design and uses little or no internally illuminated signage.
- 3) The Board may increase the amount of signage permitted for the property, provided the condition of subsections (q)(1) and (2) hereof are met, and permit more than the standard square footage allowed per sign without requiring variances for each sign.
- 4) The proposed sign program approvals assign the sign criteria for the property. All tenants must conform to those requirements at all times.




Docket No. 12-154-21 (1384 Hird)
Sign – 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



Docket No. 12-154-21 (1384 Hird)
 Sign – The Fieldhouse @ Studio West 117

The Fieldhouse @ Studio West 117

ARB Signage Package- Primary Complex Blade Sign



The Fieldhouse @ Studio West 117

Scale: Not to scale



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 an 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



East Elevation

Scale: Not to scale



South Elevation

Scale: Not to scale



Docket No. 12-154-21 (1384 Hird)

Sign – The Fieldhouse @ Studio West 117

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

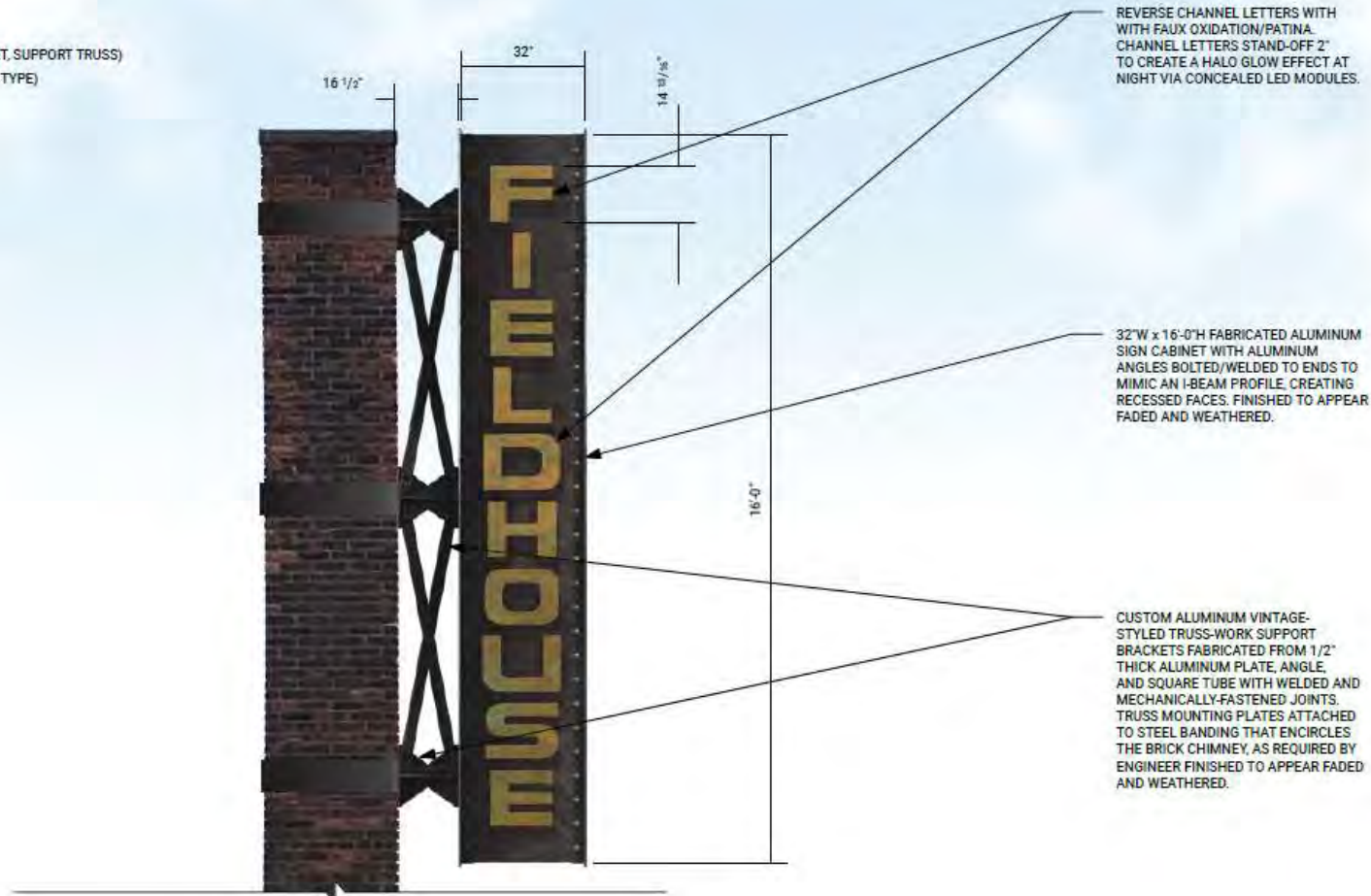
ONE (1) - 32"W x 16'-0"H DOUBLE-SIDED, FABRICATED, ALUMINUM PROJECTING SIGN WITH REVERSE CHANNEL LETTERS WITH FAUX PATINA FINISH. CABINET AND ARMATURES FEATURE A FADED AND WEATHERED BLACK FINISH.

QTY: 1

SCALE: 3/8" = 1'

PRIMARY PALETTE:

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



REVERSE CHANNEL LETTERS WITH WITH FAUX OXIDATION/PATINA. CHANNEL LETTERS STAND-OFF 2" TO CREATE A HALO GLOW EFFECT AT NIGHT VIA CONCEALED LED MODULES.

32"W x 16'-0"H FABRICATED ALUMINUM SIGN CABINET WITH ALUMINUM ANGLES BOLTED/WELDED TO ENDS TO MIMIC AN I-BEAM PROFILE, CREATING RECESSED FACES. FINISHED TO APPEAR FADED AND WEATHERED.

CUSTOM ALUMINUM VINTAGE-STYLED TRUSS-WORK SUPPORT BRACKETS FABRICATED FROM 1/2" THICK ALUMINUM PLATE, ANGLE, AND SQUARE TUBE WITH WELDED AND MECHANICALLY-FASTENED JOINTS. TRUSS MOUNTING PLATES ATTACHED TO STEEL BANDING THAT ENCIRCLES THE BRICK CHIMNEY, AS REQUIRED BY ENGINEER FINISHED TO APPEAR FADED AND WEATHERED.

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 —

1775 East 43rd Street
Cleveland, Ohio 44103
Phone: (216) 426-1234
www.signaturesigncompany.com

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DESIGN | MANUFACTURING | INSTALLATION | MAINTENANCE



Docket No. 12-154-21 (1384 Hird)

Sign – The Fieldhouse @ Studio West 117

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

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 CLEVELAND

1776 East 43rd Street
 Cleveland, Ohio 44103
 Phone: (216) 426-1234
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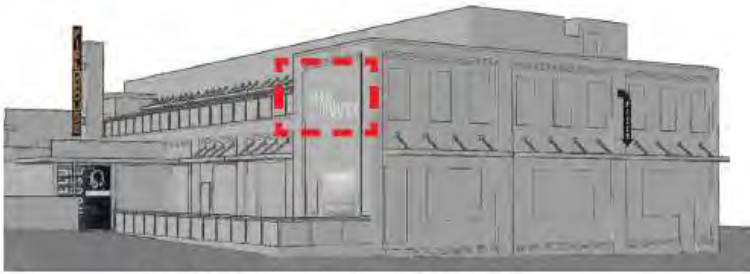
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DESIGN | MANUFACTURING | INSTALLATION | MAINTENANCE



Docket No. 12-154-21 (1384 Hird)
 Sign – The Fieldhouse @ Studio West 117

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

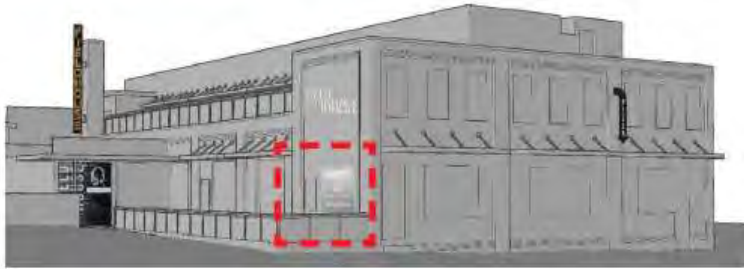


South Elevation
 Scale: Not to scale

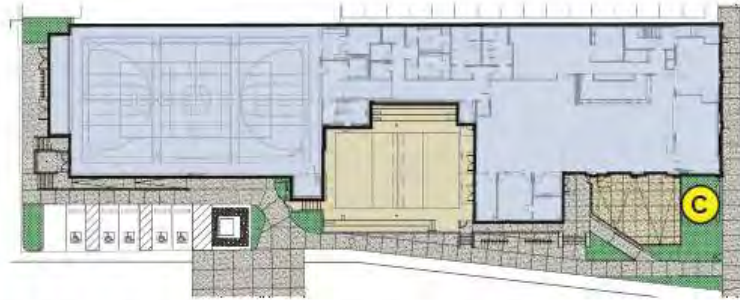


Docket No. 12-154-21 (1384 Hird)
 Sign – The Fieldhouse @ Studio West 117

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



The Fieldhouse @ Studio West 117
 Scale: Not to scale



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



Enlarged South Elevation
 Scale: Not to scale



South Elevation
 Scale: Not to scale



Docket No. 12-154-21 (1384 Hird)
 Sign – The Fieldhouse @ Studio West 117

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



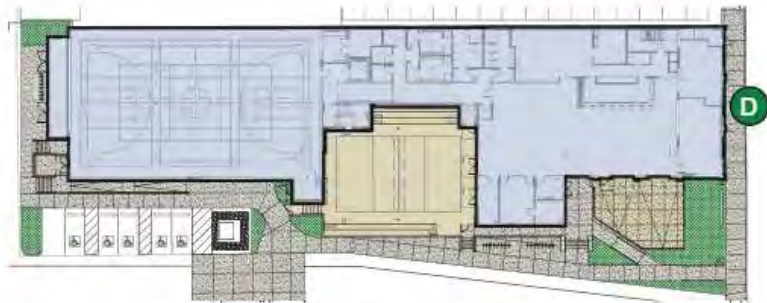
The Fieldhouse @ Studio West 117
 Scale: Not to scale



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

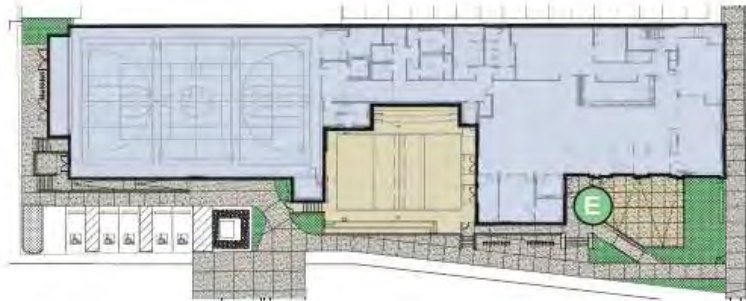


Docket No. 12-154-21 (1384 Hird)
 Sign – The Fieldhouse @ Studio West 117

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



LARSEN ARCHITECTS



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



Docket No. 12-154-21 (1384 Hird)
Sign – The Fieldhouse @ Studio West 117

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

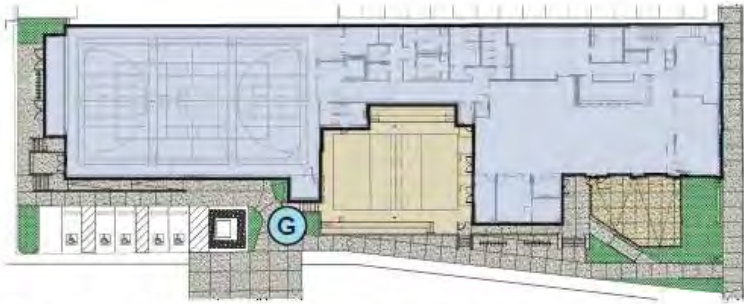


South Elevation
Scale: Not to scale



Docket No. 12-154-21 (1384 Hird)
Sign – The Fieldhouse @ Studio West 117

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

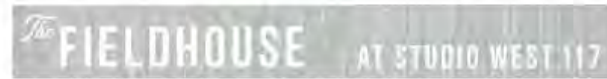


South Elevation
Scale: Not to scale

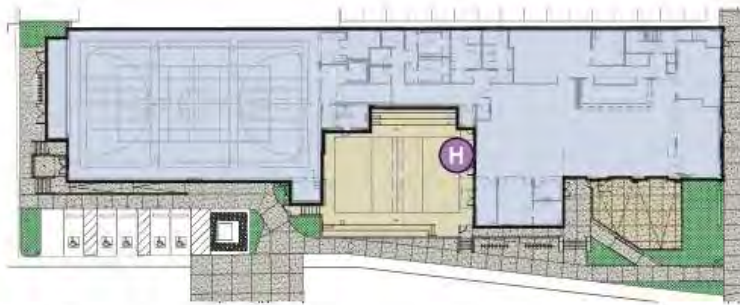



Docket No. 12-154-21 (1384 Hird)
Sign – The Fieldhouse @ Studio West 117

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




The Fieldhouse @ Studio West 117
Scale: Not to scale

Enlarged South Elevation
Scale: Not to scale



Enlarged South Elevation
Scale: Not to scale



South Elevation
Scale: Not to scale



Docket No. 12-154-21 (1384 Hird)
Sign – The Fieldhouse @ Studio West 117

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



 The Fieldhouse @ Studio West 117
Scale: Not to scale

 LARSEN ARCHITECTS



West Elevation
Scale: Not to scale

 STUDIO
-WEST-117-



Docket No. 12-154-21 (1384 Hird)
Sign – The Fieldhouse @ Studio West 117

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



Docket No. 12-154-21 (1384 Hird)
 Sign – The Fieldhouse @ Studio West 117

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



Primary Directory Sign

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



Pizza Blade Sign

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



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



Secondary Entrance Sign

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



Secondary Entrance Sign

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



Docket No. 12-154-21 (1384 Hird)
 Sign – The Fieldhouse @ Studio West 117

Approved Aug 2021 - Request to Shift



Docket No. 12-154-21 (1384 Hird)
Sign - The Fieldhouse @ Studio West 117

1329.05 DESIGN STANDARDS

...designed to be compatible in character and style with regard to materials, color and size of the building, other signs designed or located on the same building, and other signs adjoining buildings in order to produce an overall unified effect, and in accordance with the standards set forth in this section...

- Continuity. Signs shall be considered in relationship to their surrounding environment and, if seen in series, should have a continuity of design.
- Style and Color. The style of a sign shall be generally consistent throughout the particular building or block involved; the color of signs shall be a component of the color of the building facade and the total number of colors on a sign shall be limited to four unless otherwise permitted by the Board of Building Standards.
- Lettering. The lettering on a sign shall be large enough to be easily read, but not overly large or out of scale with the building upon which it is placed. An excessive amount of information on signs, where visual clutter could create a potential safety hazard to motorists or pedestrians, shall not be permitted.
- Materials. Signs shall be fabricated on and of materials which are of high quality, high durability and complementary to the building of which they become a part.

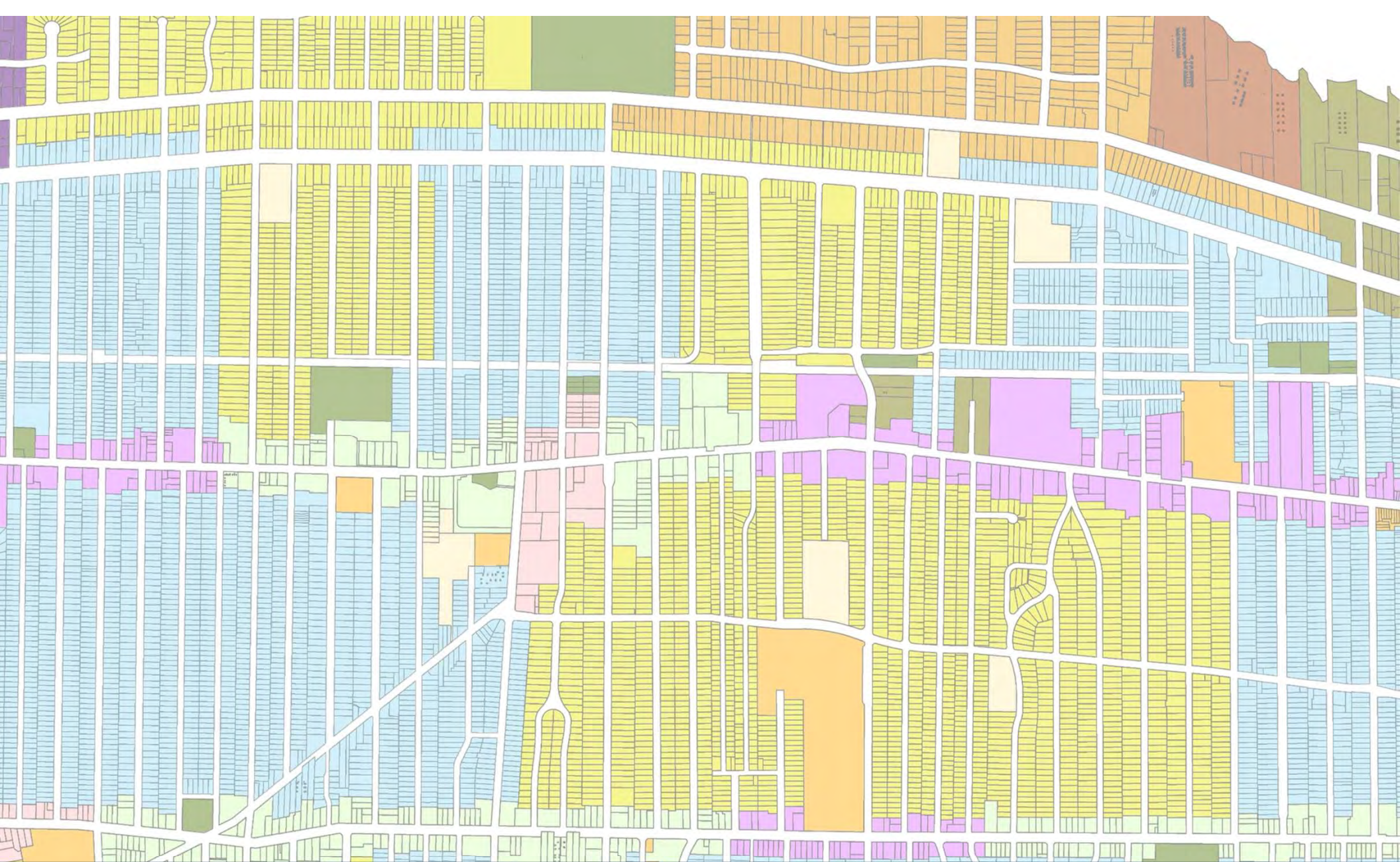
1329.06 ILLUMINATION OF SIGNS

...shall be shielded from all adjacent buildings and streets and shall not be of such brightness so as to cause glare hazardous to pedestrians or motorists or so as to cause reasonable objection from adjacent residential districts...

1329.09 SIGNS: COMMERCIAL

- Projecting signs. May be permitted in cases where innovative design is demonstrated and where no potential safety hazard to motorists or pedestrians is created...
- Window signs. ...shall be equal to or less than 15% of the total storefront window area square footage.
- Side and rear entrances. In cases where the office or business building has an entrance from the side street of a corner lot or has a back entrance from a parking lot open to the public, additional sign area equal to twenty-five percent (25%) of that permitted on the front of the building may be used over such entrance.





Architectural Board of Review

December 2021