

**MINUTES
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
JULY 14, 2016
5:30 P.M.
LAKEWOOD CITY HALL
AUDITORIUM**

1. Roll Call

Bryan Evans, Vice Chairman
Daniel Musson
David Robar, Chairman
Cynthia Stockman

Jason Russell, Planning and Development
Michael Molinski, City Architect

A motion was made by Mr. Robar, seconded by Mr. Evans to **EXCUSE** the absence of Amy Haney. All of the members voting yea, the motion passed.

2. Approve the minutes of the June 9, 2016 meeting.

A motion was made by Mr. Robar, seconded by Mr. Evans to **APPROVE** the minutes of the June 9, 2016 meeting. All of the members voting yea, the motion passed.

3. Opening Remarks

There were no opening remarks.

Mr. Russell read the following to the public prior to start of business:

Applicants and anyone wanting to make a statement are asked to come to the podium, print and sign your name on the oath sheet and slowly and clearly state your name and address. If you have a business card, please give one to the secretary. Anyone else wishing to address the board is asked to follow the same procedure. He added that public comment would be limited to three minutes for each member of the public who commented on an item.

**Items 15 and 18 were Summary Approved at the pre-review meeting on July 7, 2016.
Need a motion and a second for approval.**

**SUMMARY APPROVED
NEW BUSINESS
SIGN REVIEW**

15. Docket No. 07-79-16

**14321 Detroit Avenue
Bee My Baby Too**

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

Michele Warner
Bee My Baby Too
3541 Dellbank Drive
Rocky River, Ohio 44116

The applicant requests the review and approval of non-illuminated, double-sided replacement monument signage mounted on existing poles. (Page 85)

18. Docket No. 07-81-16

**15724 Detroit Avenue
Premier Physicians**

- () Approve

George Khuri

- () Deny
- () Defer

Premier Physicians
12108 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval to replace the face of a pole sign. (Page 102)

A motion was made by Mr. Robar, seconded by Ms. Stockman to **APPROVE** the Summary Approved. All of the members voting yea, the motion passed.

OLD BUSINESS

BOARD OF BUILDING STANDARDS

4. Docket No. 05-50-16 R 16615-17 Delaware Avenue

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

Steve and Anna Bozsa
13315-17 Delaware Avenue
Lakewood, Ohio 44107

The applicants request the review and approval of a variance to the Ohio building Code; the applicants do not want to add a third electrical panel. This item was deferred from the May and June meetings. (Page 6)

Mr. Russell stated the applicants were unable to attend the meeting. They were in the process of converting the two family into a single family home; therefore negating the need for a third panel. He then advised the Board that the City did not support the variance to the Ohio Building Code. He recommended a denial of the request.

A motion was made by Mr. Robar, seconded by Mr. Musson to **DENY** the request. All of the members voting yea, the motion passed.

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

5. Docket No. 07-71-16 R 1479 Rosewood Avenue

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

Jill Brandt
Brandt Architecture, LLC
19440 Riverwood Avenue
Rocky River, Ohio 44116

The applicant requests the review and approval of a third floor addition. (Page 10)

Jill Brandt, Brandt Architecture, LLC applicant was present to explain the request.

The Board asked about the band board, corner boards, trim board, number of windows, window trim.

Public comment was closed as there was no one to address the item. Mr. Russell suggested two conditions: trim is under the gable line of the roof, and the trim board is moved higher.

A motion was made by Mr. Robar, seconded by Ms. Stockman to **APPROVE** the request with the following stipulations:

- move the trim board up to below the windows,
- the corner board wraps around, and
- 4" gable trim board is installed under the roof line (front elevation only).

All of the members voting yea, the motion passed.

6. Docket No. 07-72-16 R 2155 Morrison Avenue

- () Approve

Maura George

A motion was made by Mr. Robar, seconded by Mr. Evans to **APPROVE** the request with the following stipulations:

- the vertical elements coordinate with the guidelines,
- the latticework is framed, and
- the wood is stained.

All of the members voting yea, the motion passed.

Items 13 and 19 are called together as they are the same address and applicant

ARCHITECTURAL BOARD OF REVIEW

13. Docket No. 07-82-16 - A

15301-05 Madison Avenue
La La Custom Cake

- Approve
- Deny
- Defer

Steven Foster
Neon City Signs
11500 Madison Avenue
Cleveland, Ohio 44102

The applicant requests the review and approval of an awning with signage for a new business. (Page 82)

SIGN REVIEW

19. Docket No. 07-82-16 - S

15301-05 Madison Avenue
La La Custom Cake

- Approve
- Deny
- Defer

Steven Foster
Neon City Signs
11500 Madison Avenue
Cleveland, Ohio 44102

The applicant requests the review and approval of projecting sign, vinyl window and door graphics. (Page 82)

Steven Foster, Neon City Signs was present to explain the requests.

The Board wanted to know if the projecting sign could be manufactured thinner than the proposed 12". Also they suggested an opaque black for the face with white lettering and white trim cap. They thought the awnings were designed beautifully.

Public comment was closed as there was no one to address the item. Mr. Molinski agreed with the Board.

A motion was made by Mr. Robar, seconded by Mr. Musson to **APPROVE** the requests with the following stipulations:

- the black and white colors on the sign are reversed,
- to narrow the sign thickness between 8" to 10"; 8" being the optimal (approved administratively), and
- the trim cap on the sign face is white.

All of the members voting yea, the motion passed.

Items 9 and 14 are called together as they are the same address and applicant

ARCHITECTURAL BOARD OF REVIEW

9. Docket No. 07-74-16 - A

C

11701 Clifton Boulevard
Shell Gas Station

- Approve
- Deny
- Defer

Linda Nichols
LAAD Sign & Lighting, Inc.
830 Moe Drive, #B
Akron, Ohio 44310

The applicant requests the review and approval for change of canopy fascia and monument sign at an existing business. (Page 41)

SIGN REVIEW

14. Docket No. 07-74-16 - S

11701 Clifton Boulevard
Shell Gas Station

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

Linda Nichols
LAAD Sign & Lighting, Inc.
830 Moe Drive, #B
Akron, Ohio 44310

The applicant requests the review and approval for the change of all signage at an existing business. (Page 41)

Linda Nichols, LAAD Sign & Lighting, Inc. was present to explain the requests.

The Board requested cut sheets for the yard lighting, a photometric spec plan. The Board asked that the canopy shell was no higher than the canopy, no pop-up. They discussed the sign, pole and canopy colors with the applicant.

Public comment was closed as there was no one to address the item. Mr. Russell said the Sherwin Williams color could be approved administratively (SW7527). He wanted some of the cabinet sign colors reversed to mimic the Pop Place canopy on the building, wanted the photometric, specs for assurance that the light did not bleed into the residential neighborhood, and for the shell not to extend above the canopy.

A motion was made by Mr. Robar, seconded by Ms. Stockman to **APPROVE** the requests with the following stipulations:

- poles are painted beige,
- the cabinet box is beige,
- the canopy fascia is beige,
- the canopy logo remains within the realm of the white, and
- to reverse the Pop Place on the cabinet sign to match the building awning.

All of the members voting yea, the motion passed.

Items 11 and 17 are called together as they are the same address and applicant

ARCHITECTURAL BOARD OF REVIEW

11. Docket No. 07-77-16 - A

C 12108 Madison Avenue
216 Urbano

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

Juan Vergara
216 Urbano
12108 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of a fenced patio at the front of a new business. (Page 68)

SIGN REVIEW

17. Docket No. 07-77-16 - S

12108 Madison Avenue
216 Urbano

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

Juan Vergara
216 Urbano
12108 Madison Avenue

The applicant requests the review and approval of wall mounted signage for new business. (Page 68)

Mr. Russell spoke with the applicant the day of the meeting. The applicant requested to withdraw the requests and would reapply in a couple of months. Not action was required from the Board.

ARCHITECTURAL BOARD OF REVIEW

12. Docket No. 07-78-16 C 12906 Madison Avenue Barroco

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

Juan Vergara
Barroco
12906 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of awnings, garage door, patio tables, fence and planters for sidewalk dining. (Page 75)

Juan Vergara was present to explain the request.

The Board's questions centered on safety; the bicycle rack's location in relationship to the fence, size and placement of the planters, and the fence not being visible to bicyclists.

Public comment was closed as there was no one to address the item. Mr. Russell said a larger opening on one side of the building in order to accommodate a sliding door created an imbalance aesthetically. He suggested the west window was enlarged. The Board found no problem with the mismatched sizes.

A motion was made by Mr. Robar, seconded by Mr. Evans to **APPROVE** the request with the following stipulations:

- the planter is placed on the west side of the patio railing, and
- the project receives approval from the Planning Commission for outdoor seasonal dining.

All of the members voting yea, the motion passed.

Items 10 and 16 are called together as they are the same address and applicant

ARCHITECTURAL BOARD OF REVIEW

10. Docket No. 07-75-16 C 14600 Detroit Avenue Lakewood Center North

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

Brad Kowit
Lakewood Center North, LLC
6009 Landerhaven Drive
Mayfield Heights, Ohio 44124

The applicant requests the review and approval of exterior renovation for the building's conversion into apartments. (Page 48)

SIGN REVIEW

16. Docket No. 07-80-16 14600 Detroit Avenue Lakewood Center North

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

Brad Kowit
Lakewood Center North, LLC
6009 Landerhaven Drive

The applicant requests the review and approval of vertical signage for new apartment complex. (Page 89)

Roberts Orovets, Then Design Architecture Inc. and Brad Kowitz, property owner were present to explain the requests.

The Board liked the idea of the vertical curtain wall but felt the punched opening for windows looked foreign. The sign lettering was halo-lit.

Public comment was closed as there was no one to address the item. Mr. Russell felt the third floor terracing and curtain walls were very creative; however, the punched windows were too exposed. Because the building's prominence in the city is great; it's the first building most travelers see.

A motion was made by Mr. Robar, seconded by Mr. Evans, to **DEFER** the requests **until the meeting of August 11, 2016**. All of the members voting yea, the motion passed.

OLD BUSINESS
ARCHITECTURAL BOARD OF REVIEW

20. Docket No. 05-51-16

**C 14601 Detroit Avenue and 1422 Belle Avenue
Lakewood Family Health Center**

- Approve
- Deny
- Defer

Bryan Wahl
Bostwick Design Partnership
2729 Prospect Avenue
Cleveland, Ohio 44115

The applicant requests the review and approval of a 62,000 sf, 3-story family health center with a 24 hour emergency department and new parking deck to the south. This item was deferred from the May and June meetings. (Page 105)

Robert Bostwick and Michael Zambo, both of Bostwick Design Partnership, and Rich Washington, Landscape Architect were present to explain the request.

Among some of the items that needed to be addressed the further, the Board discussed a cap along the top, public art, detail on the benches, corner tree, the pocket park, the metal columns should be pre-cast materials, the west and south elevations looked very different from the east and north; adding some features would provide a dimensional effect/shadowing, more landscaping materials were needed to soften the look, etc.

Public comment was taken. Mr. Robar commented there was diversity of building styles existing in Lakewood already, and this one would add to its eclectic architecture. Mr. Russell said a bus stop could be incorporated into the project. Access to the garage from St. Charles Avenue was being eliminated, therefore reducing traffic egress. The addition of a false fourth floor or higher parapet to mask the mechanicals had not been discussed previously. Mr. Molinski and Mr. Russell each commented the process had been a long and difficult one with many compromises along the way, and how the design had come a long way.

A motion was made by Mr. Robar, seconded by Mr. Evans to **APPROVE** the request with the following stipulations to be approved administratively:

- parking garage and how it connects to the building,
- envelope details; curtain wall and precast joinery,
- multiple screen walls (for mechanicals) and pocket park,
- bench details and details of urban room,
- accessibility to pocket park,
- public art at corner,
- landscaping,
- lighting (fixtures and lighting effect),

- signage, and
- pre-cast vs metal discussion on columns and first floor header/band.

All of the members voting yea, the motion passed (4 to 0).

ADJOURN

A motion was made by Mr. Robar, seconded by Mr. Musson **ADJOURN** the meeting at 8:21 p.m. All of the members voting yea, the motion passed.

David L. Robar.
Signature

8-11-16
Date

**SUMMARY APPROVED
PRE-REVIEW MEETING MINUTES
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW**

JULY 7, 2016

4:00 P.M.

LAKWOOD CITY HALL

PLANNING CONFERENCE ROOM

(FULL APPROVAL TO BE REQUESTED AT THE REVIEW MEETING ON JUNE 9, 2016)

SUMMARY APPROVED

NEW BUSINESS

SIGN REVIEW

15. Docket No. 07-79-16

14321 Detroit Avenue
Bee My Baby Too

- Approve
- Deny
- Defer

Michele Warner
Bee My Baby Too
3541 Dellbank Drive
Rocky River, Ohio 44116

The applicant requests the review and approval of non-illuminated, double-sided replacement monument signage mounted on existing poles. (Page 85)

The proposal was **APPROVED** with the following stipulations:

- there is no frame, and
- the sign is thinner.

18. Docket No. 07-81-16

15724 Detroit Avenue
Premier Physicians

- Approve
- Deny
- Defer

George Khuri
Premier Physicians
12108 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval to replace the face of a pole sign. (Page 102)

The proposal was **APPROVED** with the following stipulations:

- the background is light gray, and
- the lettering is white.



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. Jill Brandt
2. DAVID DIFFENDAL
3. Claudia Esposto
4. Steve Klobbach
5. Bavuneri
6. Steve Foster
7. Linda Nichols
8. JOAN VERGARA
9. ROBERT ORNETS
10. Michael Zamba
11. Robert L. Bostwick

1. [Signature]
2. [Signature]
3. [Signature]
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10. [Signature]
11. [Signature]

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, July 14, 2016



Oath

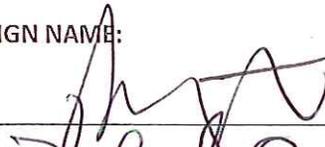
(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

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. Richard Washington
2. Bob Z-TEAM
3. Rocky Baker
4. _____
5. _____
6. _____
7. _____
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1. 
2. Robert P. Zupko
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Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

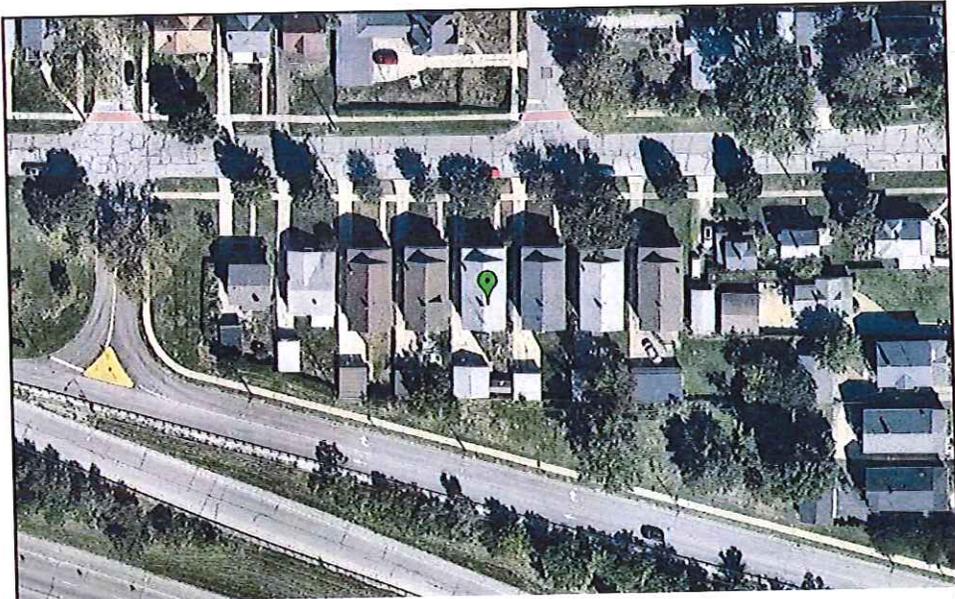
FOR CITY USE ONLY

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, July 14, 2016



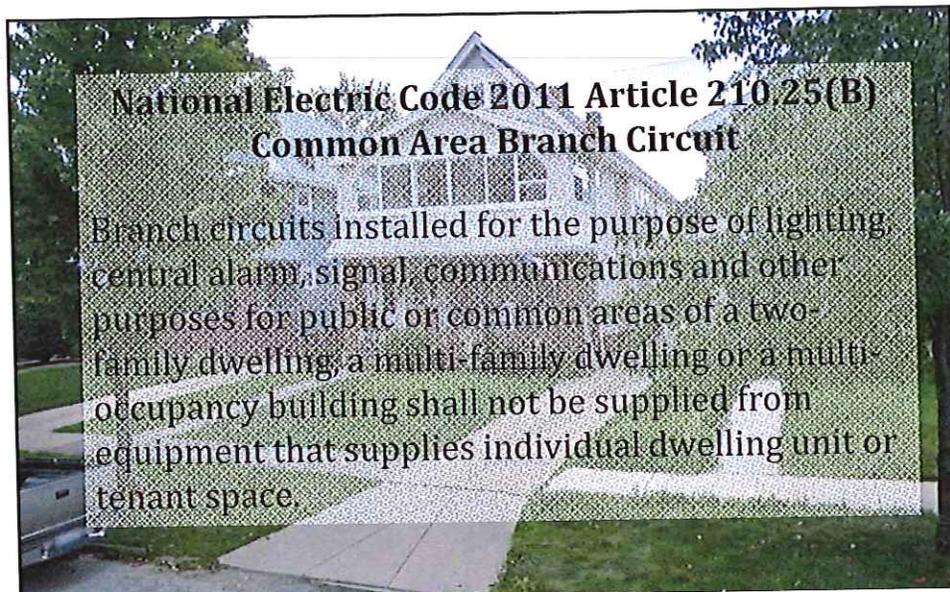
Architectural Board of Review
July 14, 2016



16615 Delaware



16615 Delaware



**National Electric Code 2011 Article 210.25(B)
Common Area Branch Circuit**

Branch circuits installed for the purpose of lighting, central alarm, signal, communications and other purposes for public or common areas of a two-family dwelling, a multi-family dwelling or a multi-occupancy building shall not be supplied from equipment that supplies individual dwelling unit or tenant space.



16615 Delaware



1479 Rosewood



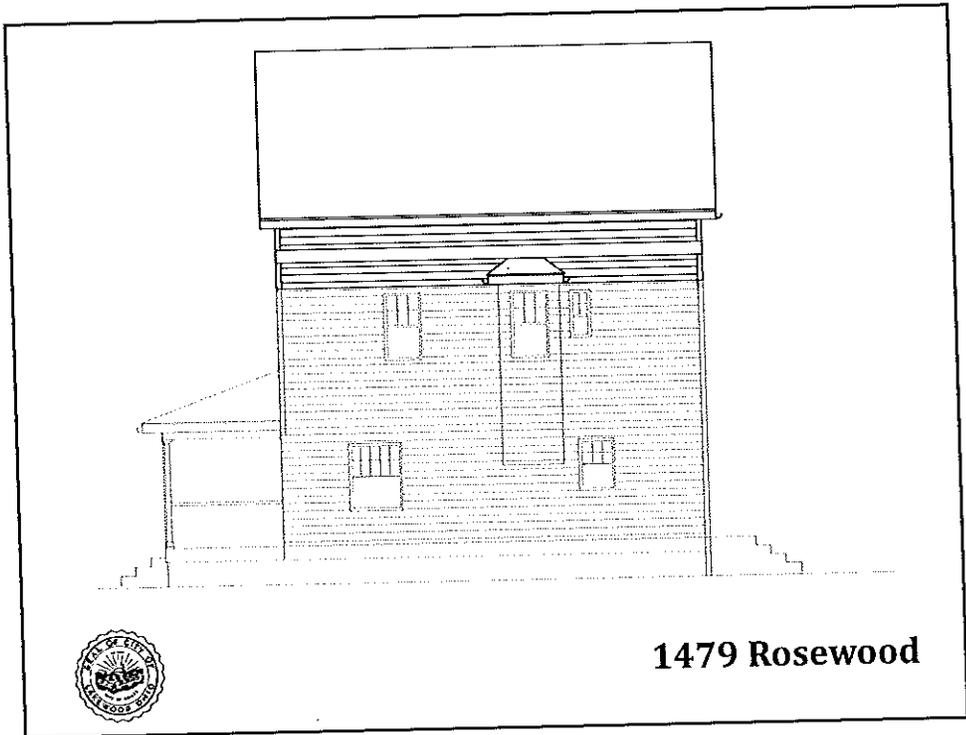
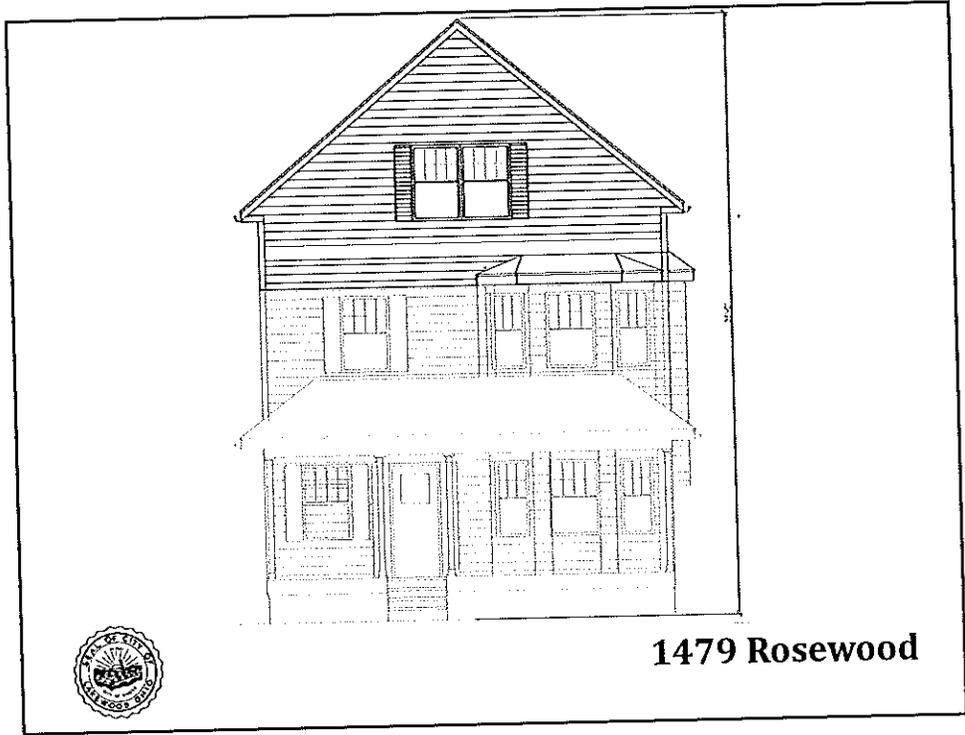
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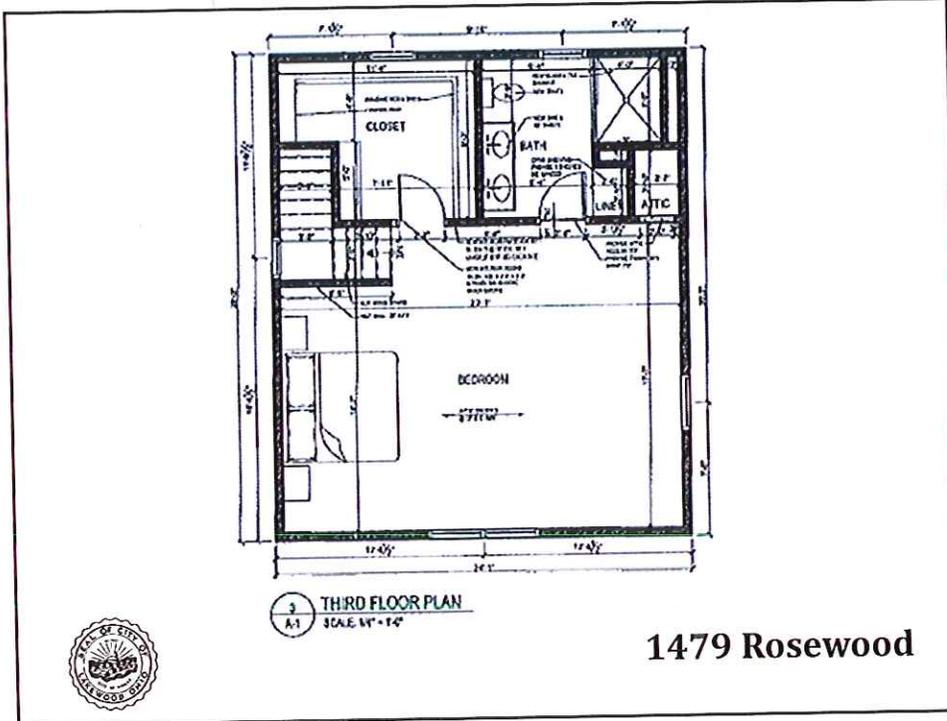


1479 Rosewood



1479 Rosewood





1479 Rosewood



2155 Morrison



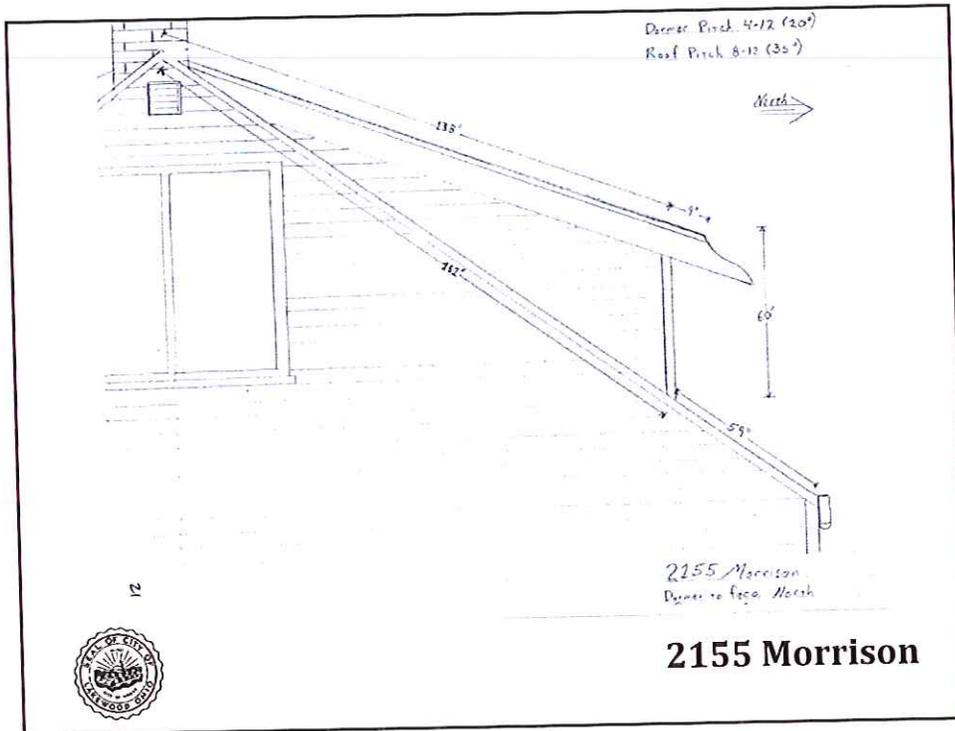
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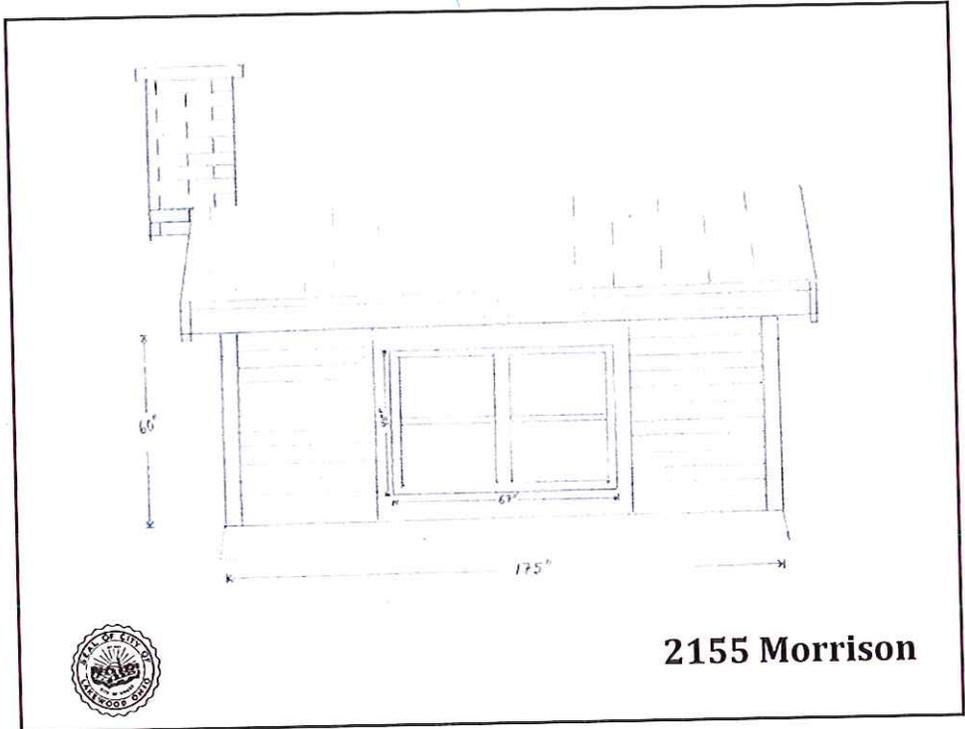
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2155 Morrison



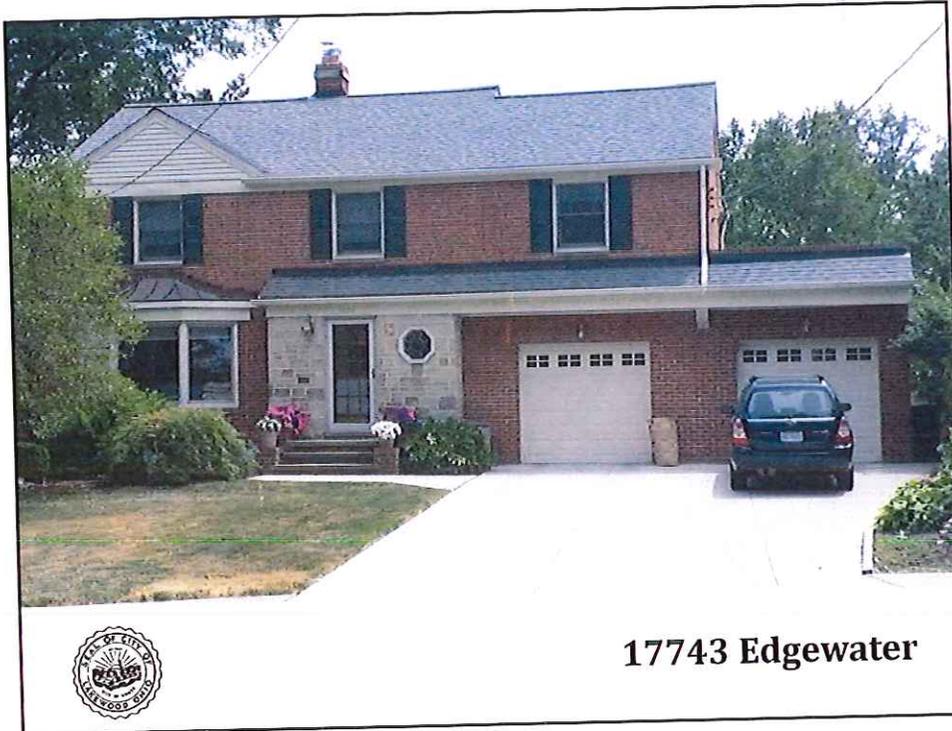
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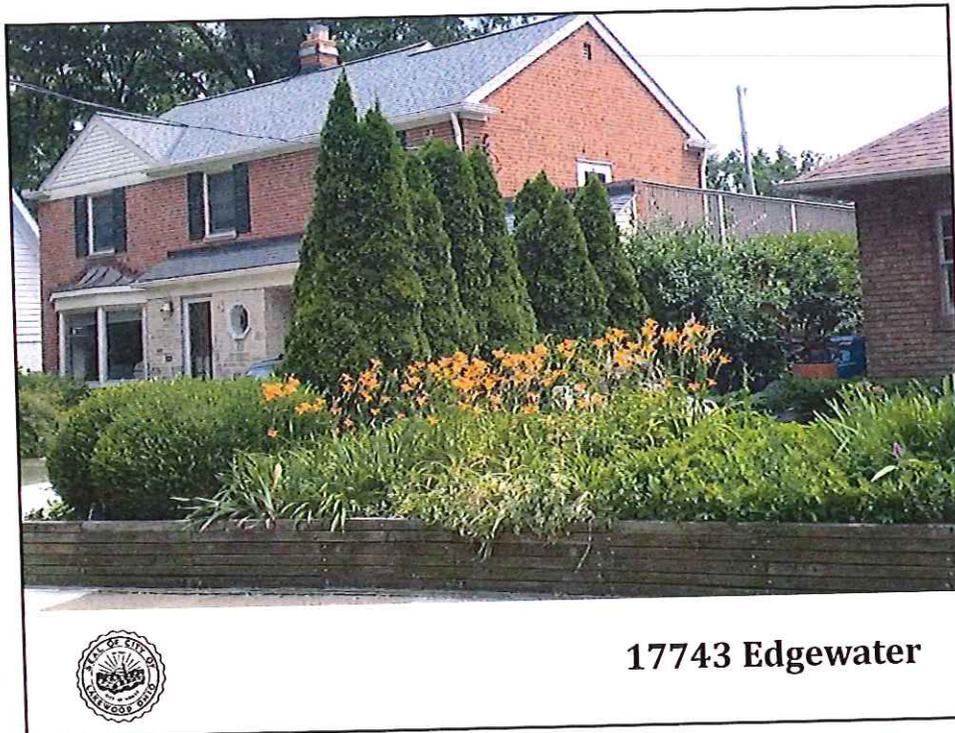
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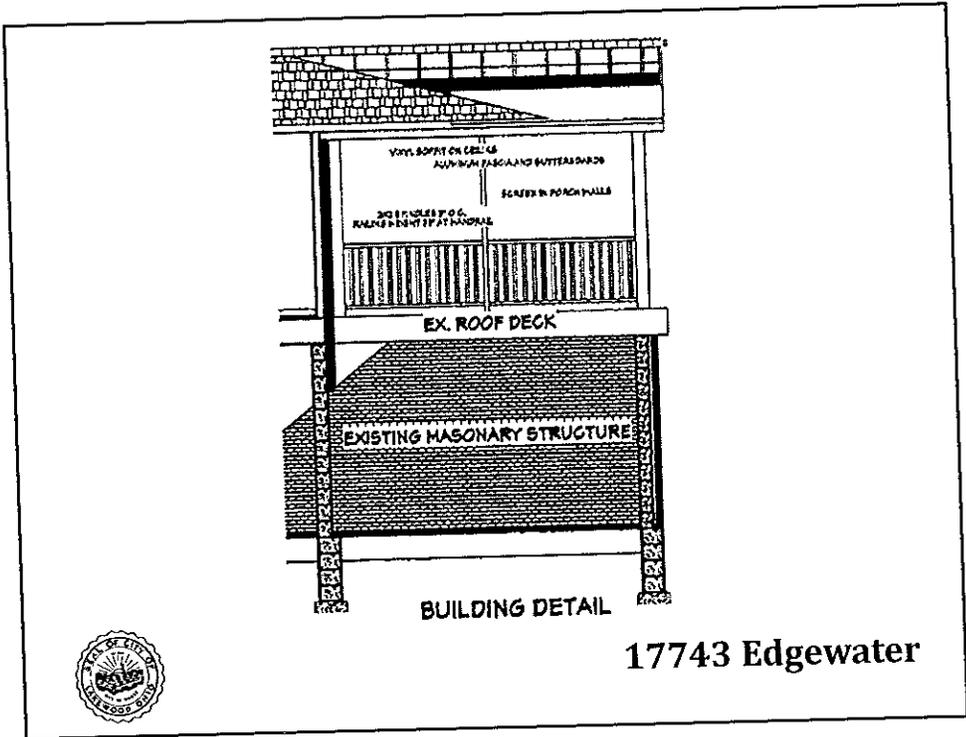
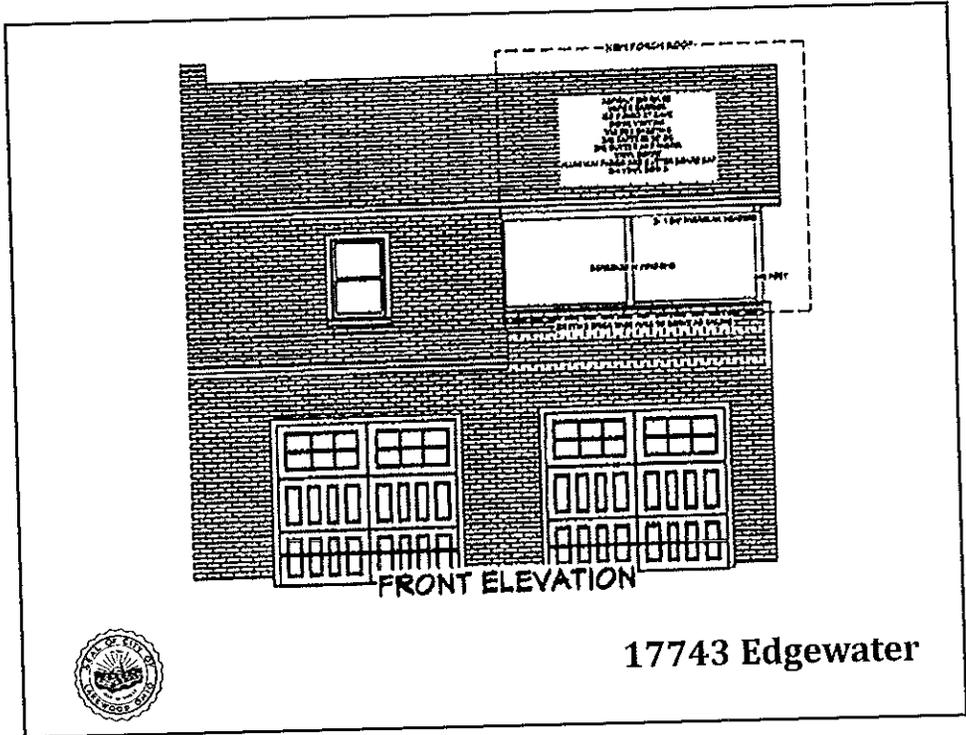
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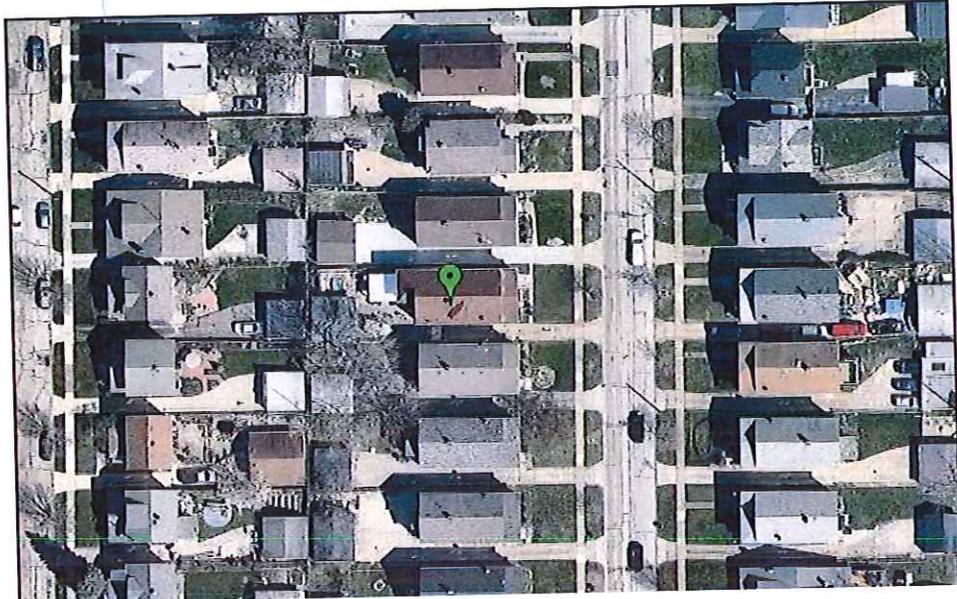


17743 Edgewater



17743 Edgewater





2066 Bunts



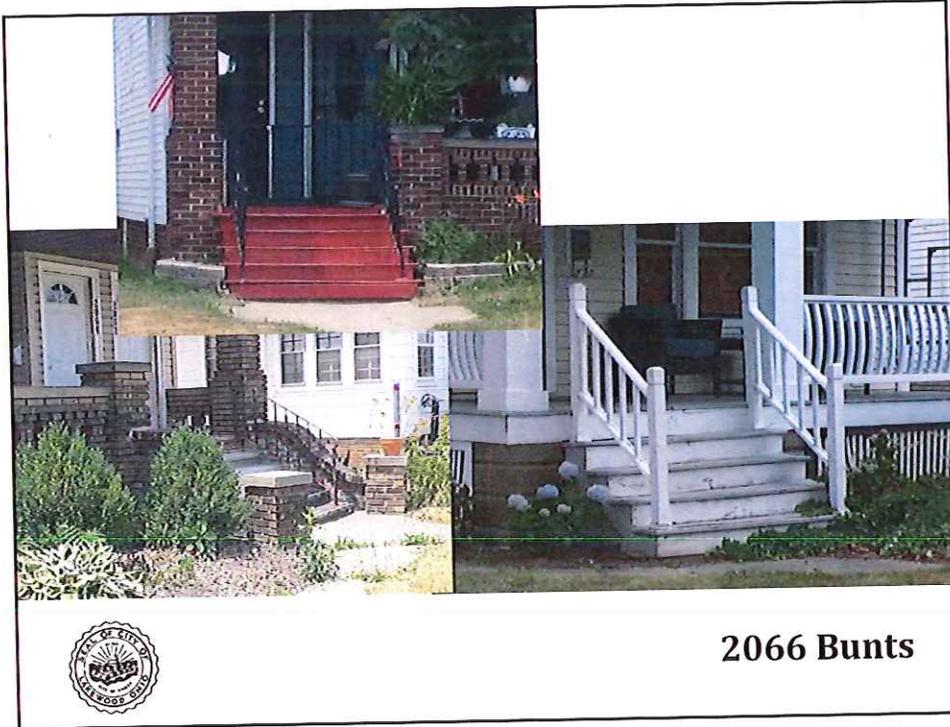
2066 Bunts



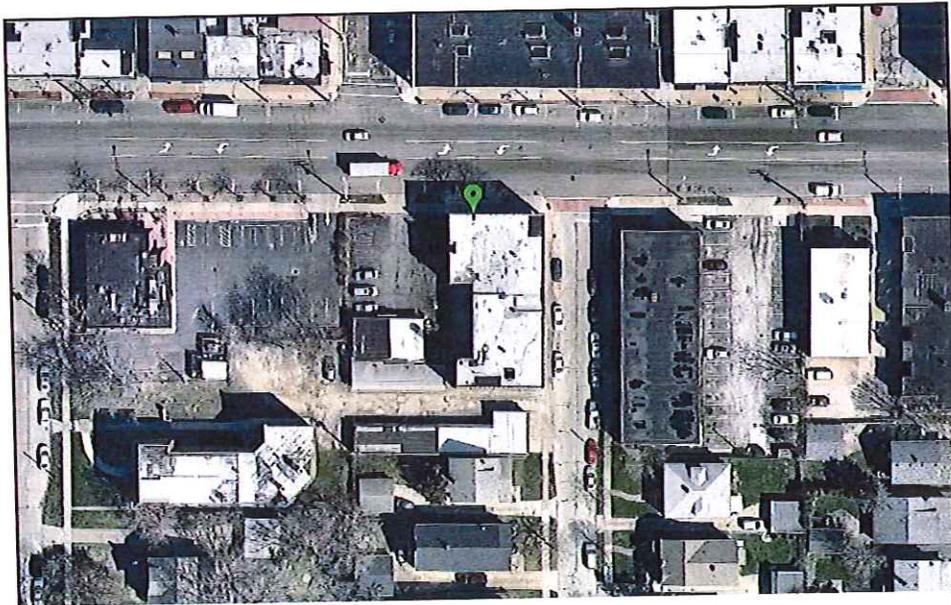
2066 Bunts



2066 Bunts



2066 Bunts



15301 Madison

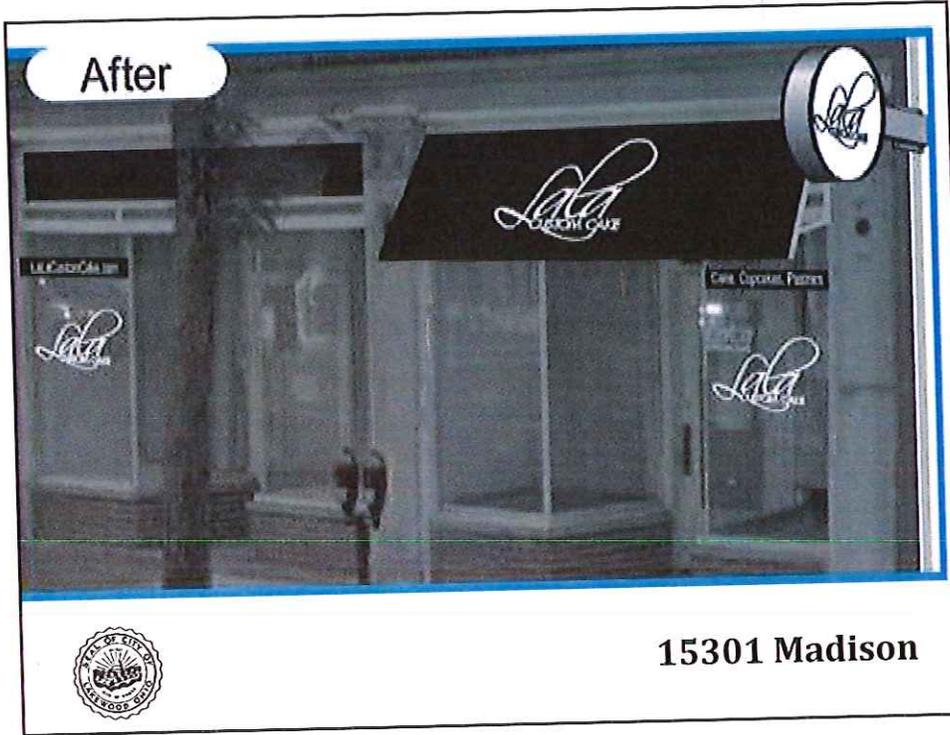


15301 Madison

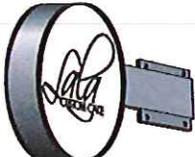


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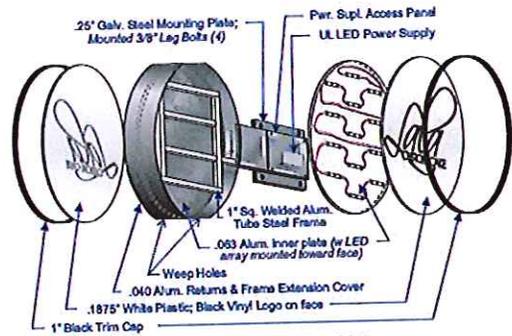
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15301 Madison



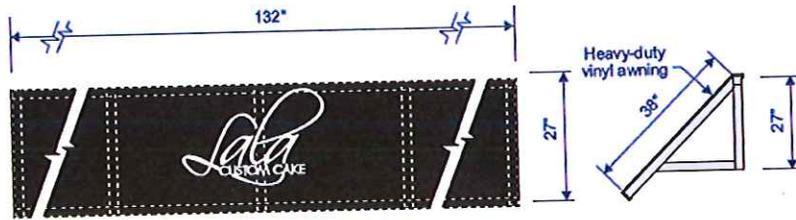
36" Rnd. LED Blade Sign



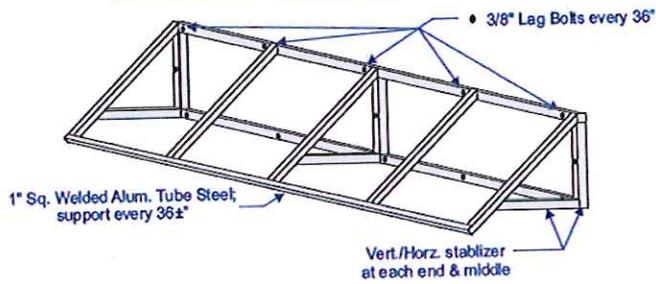
Blade Sign Exploded View



15301 Madison



Awning Front / Side View



15301 Madison



11701 Clifton



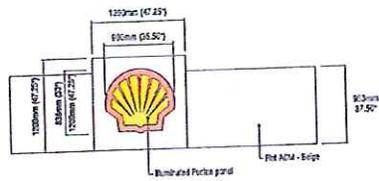
11701 Clifton



11701 Clifton



Existing



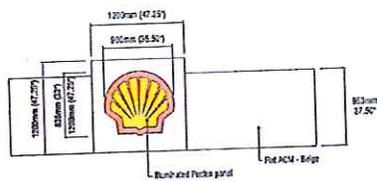
Proposed



11701 Clifton



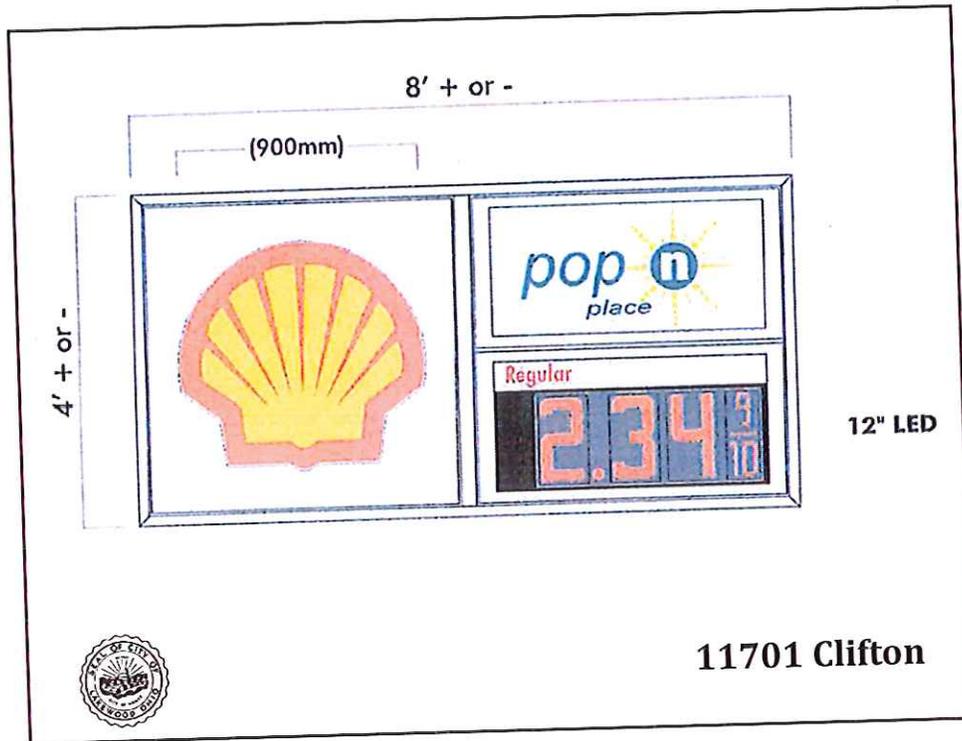
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Proposed



11701 Clifton

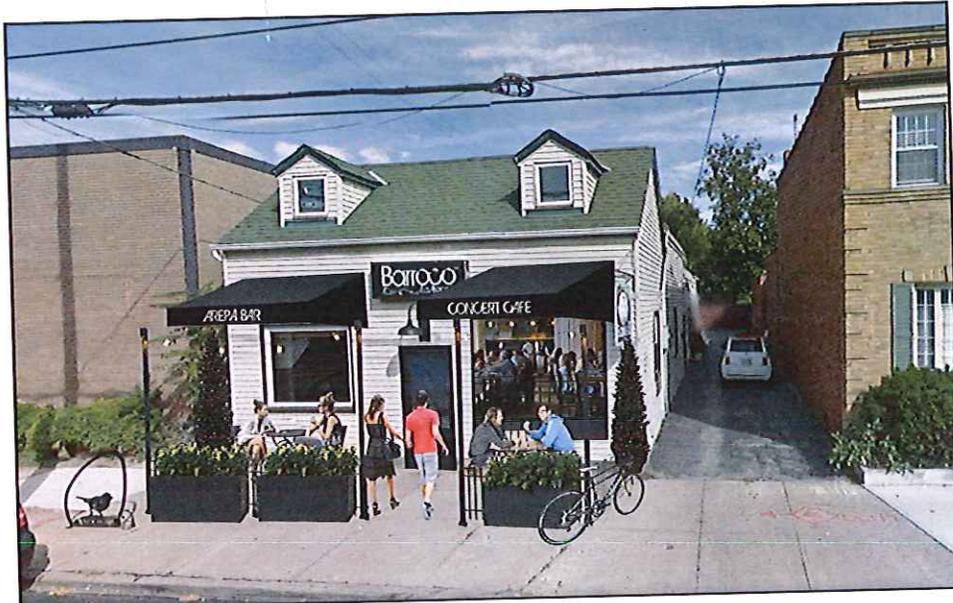




12906 Madison



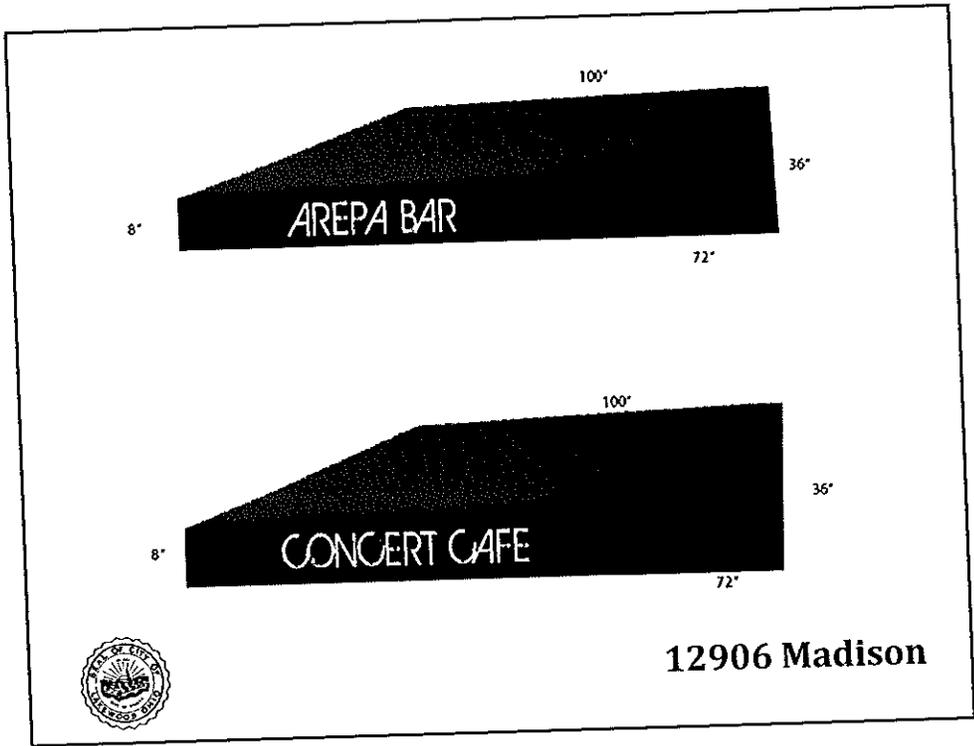
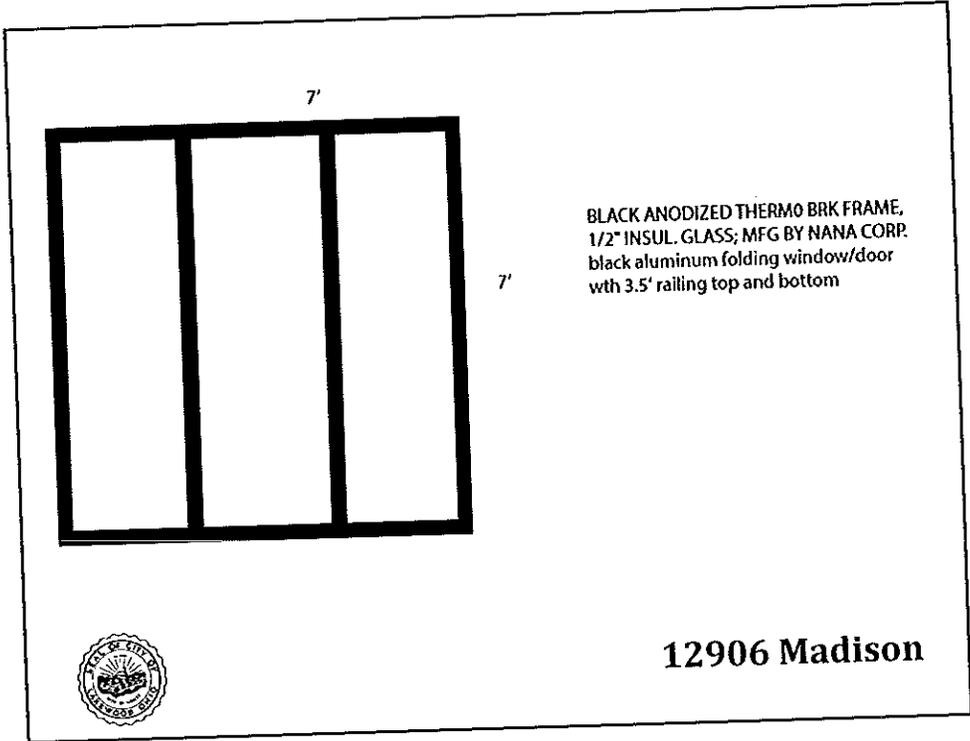
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12906 Madison



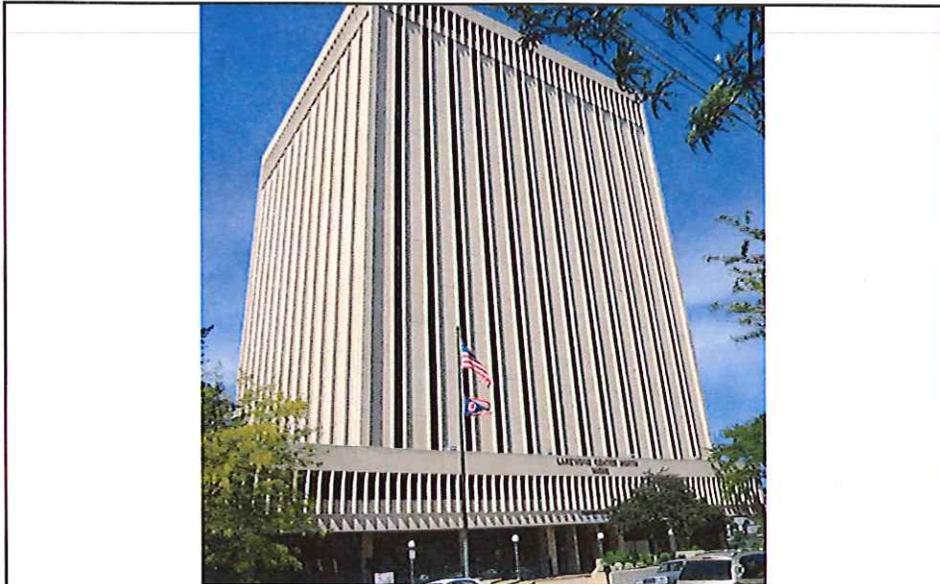
12906 Madison







14600 Detroit



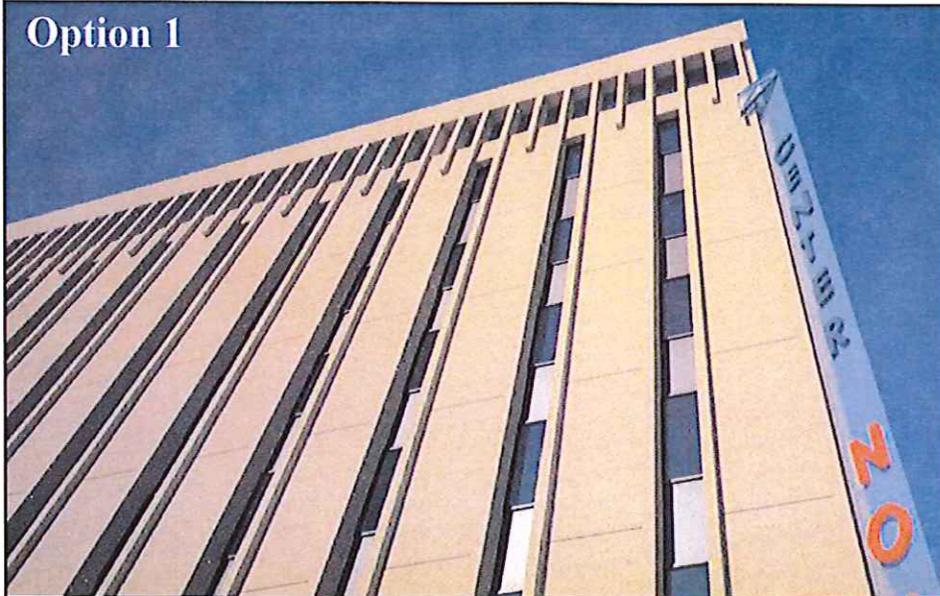
14600 Detroit

Option 1



14600 Detroit

Option 1



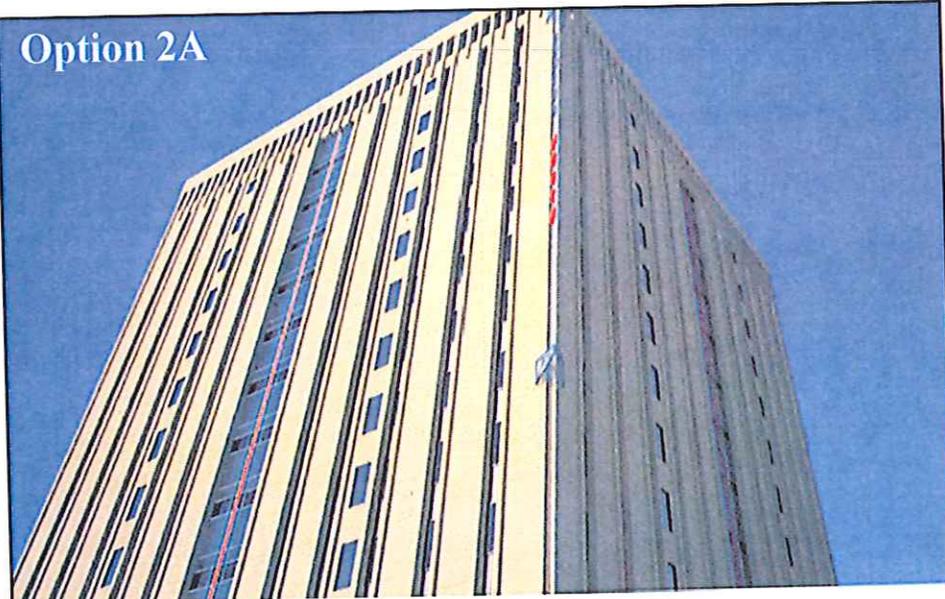
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Option 2A

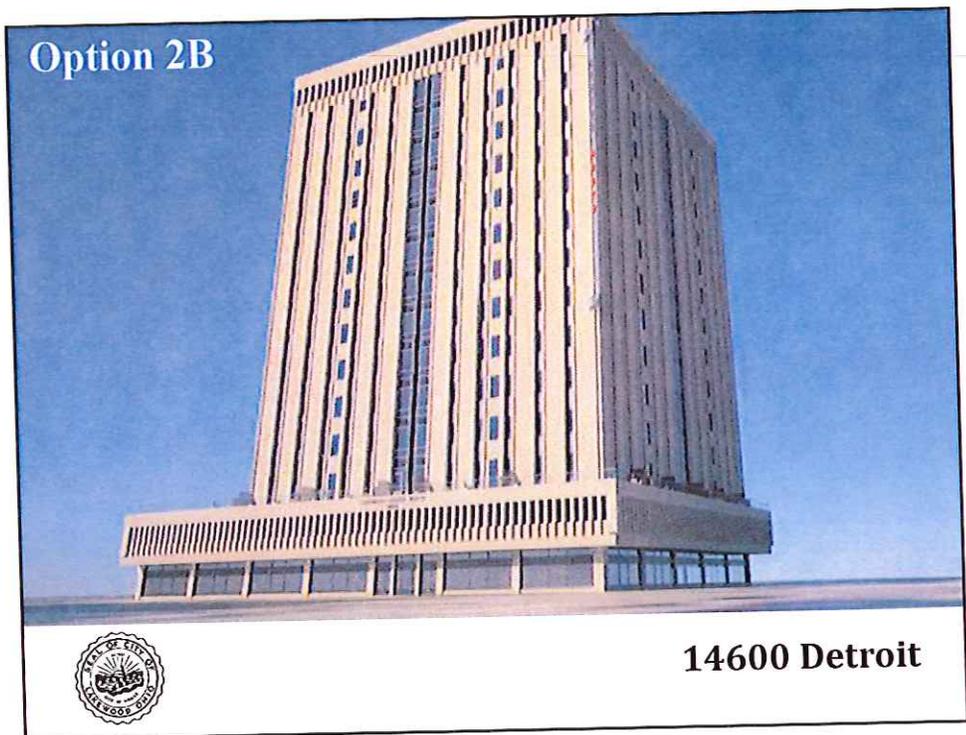
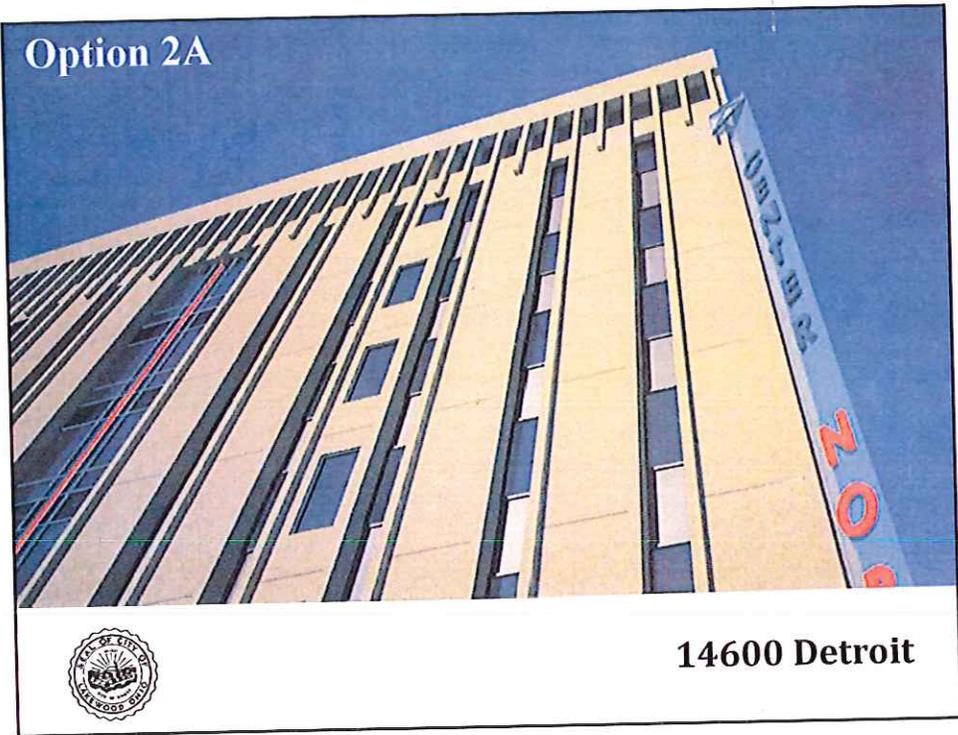


14600 Detroit

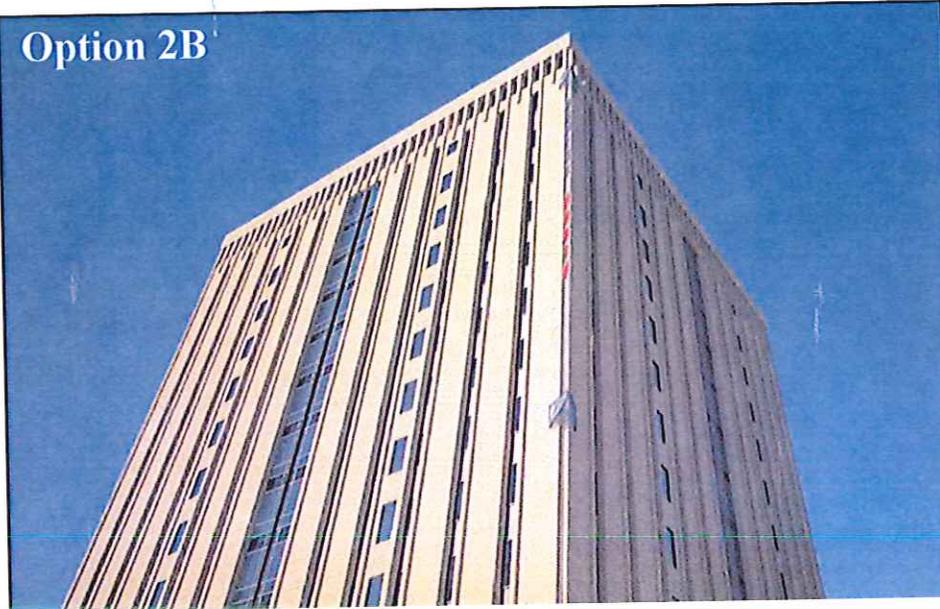
Option 2A



14600 Detroit

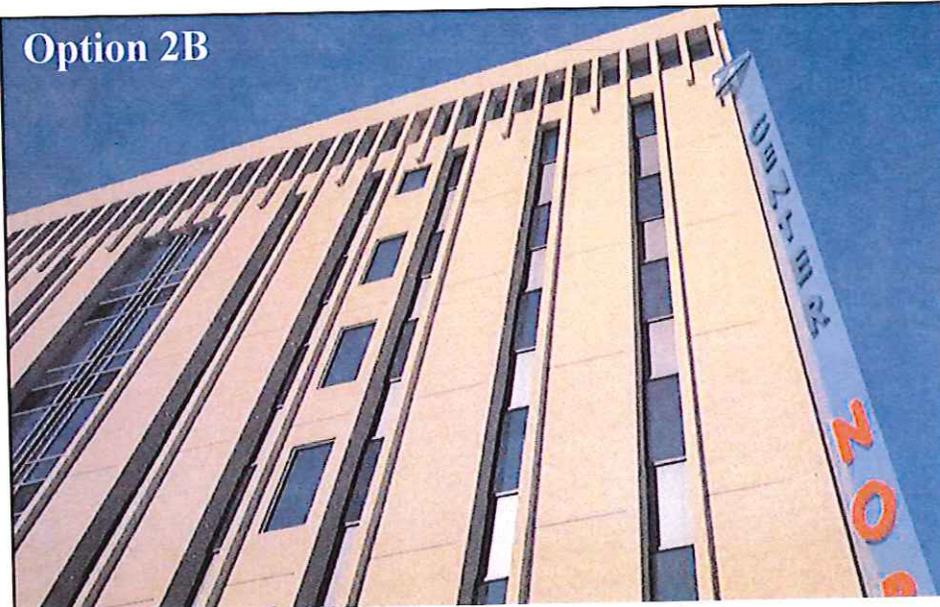


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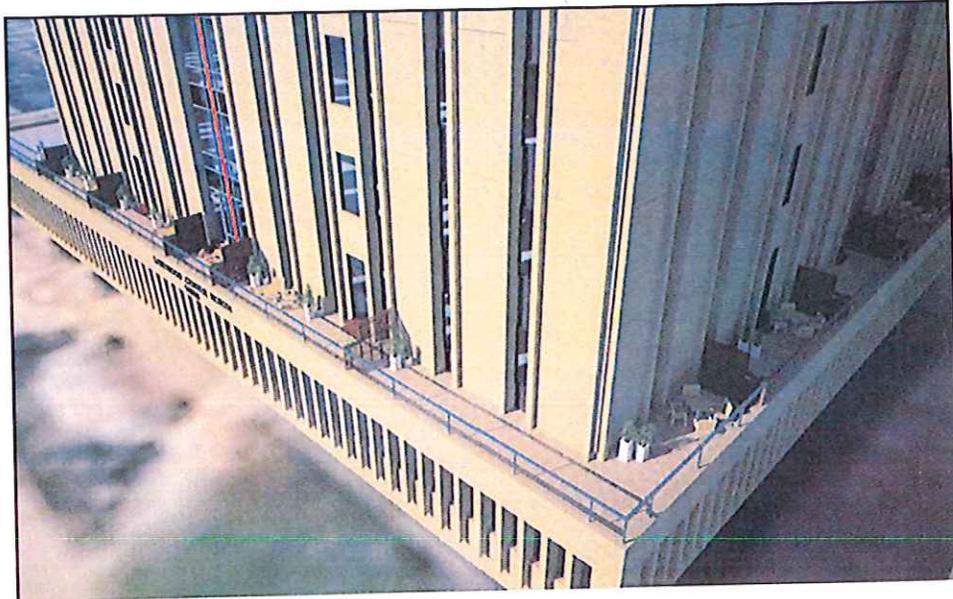


14600 Detroit

Option 2B



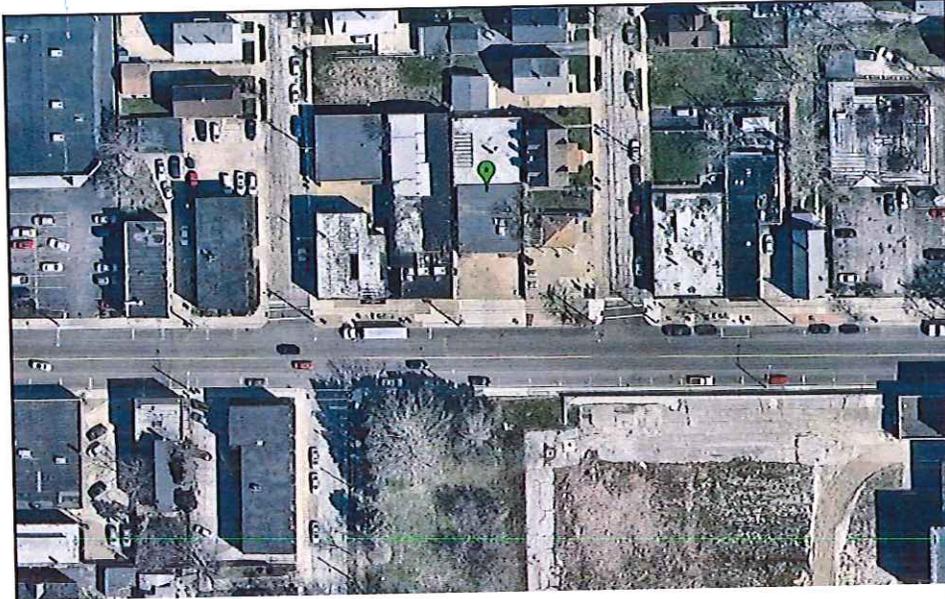
14600 Detroit



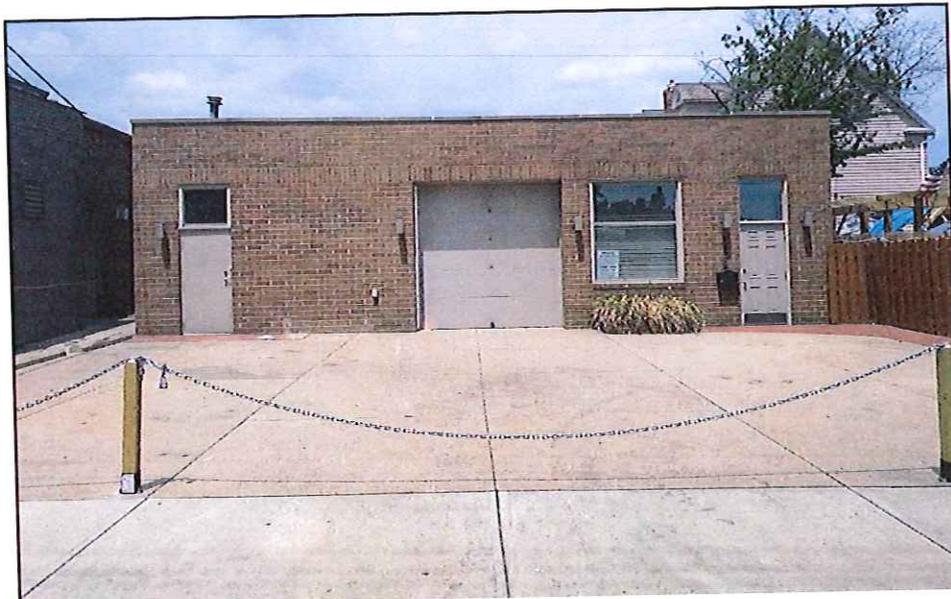
14600 Detroit



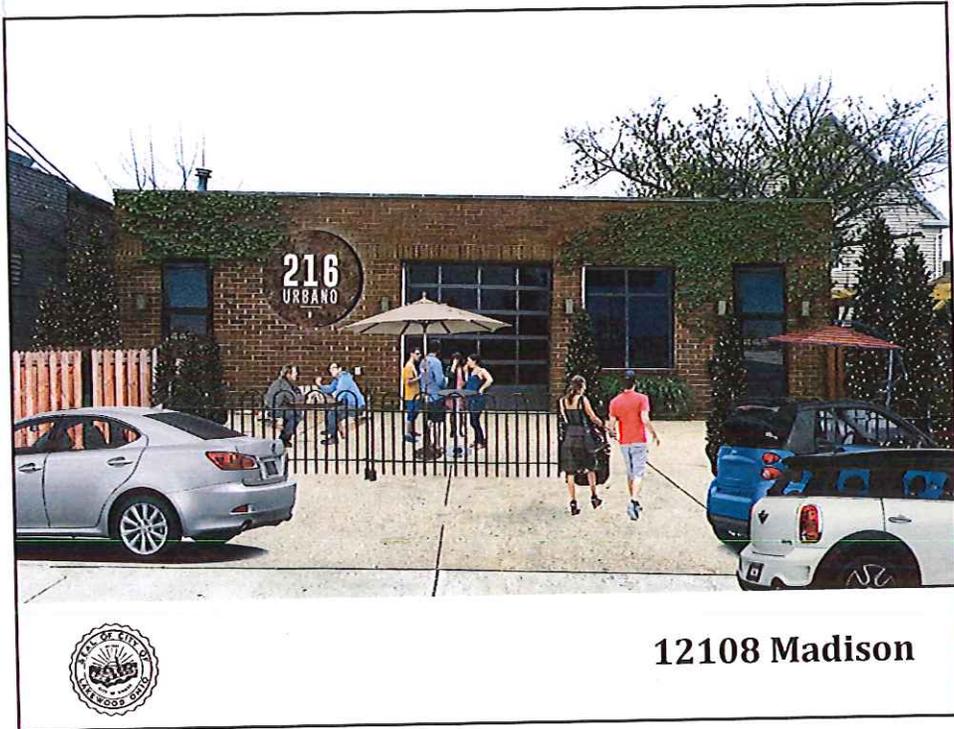
14600 Detroit



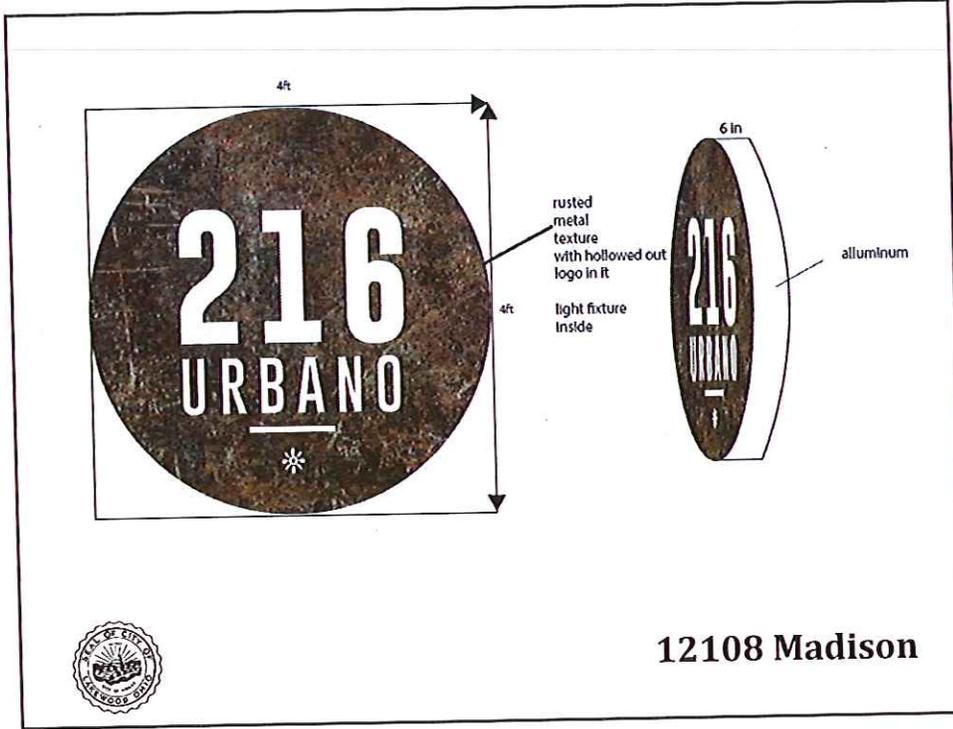
12108 Madison



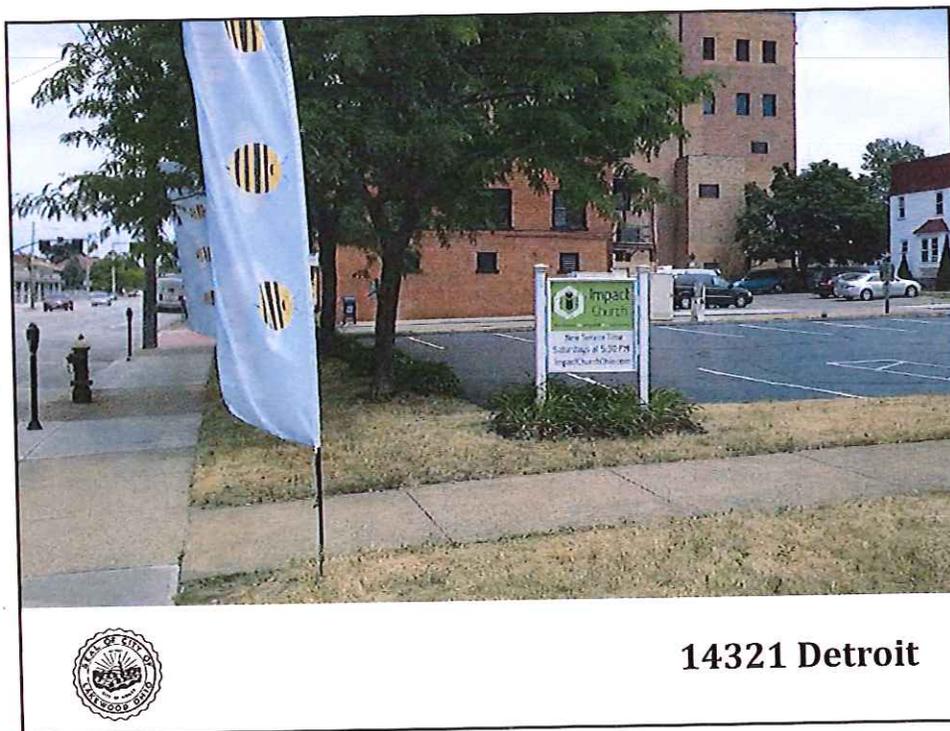
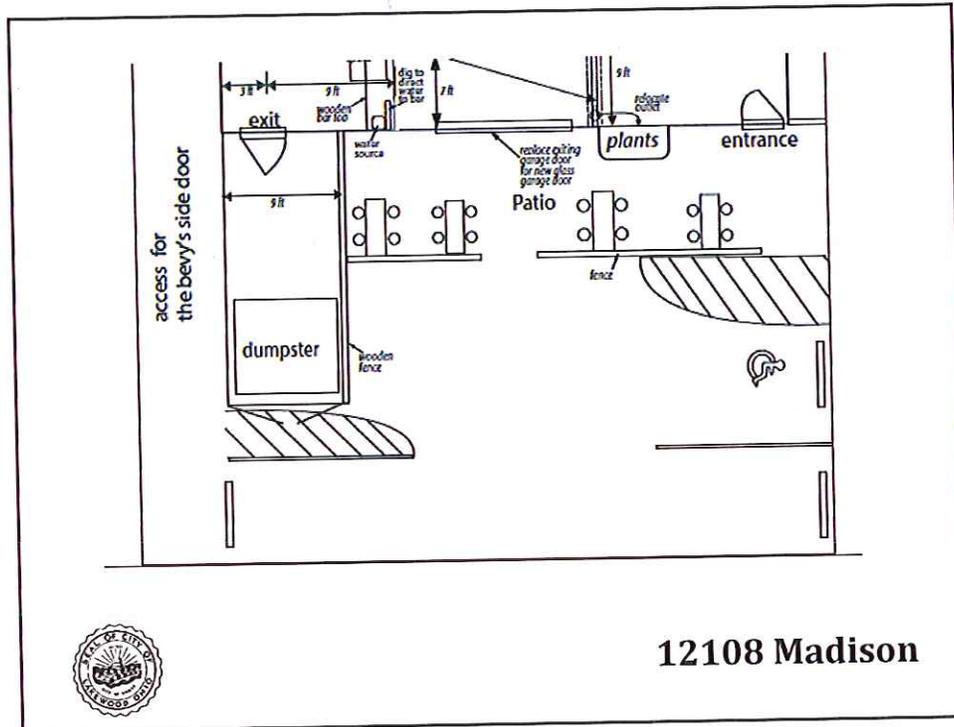
12108 Madison

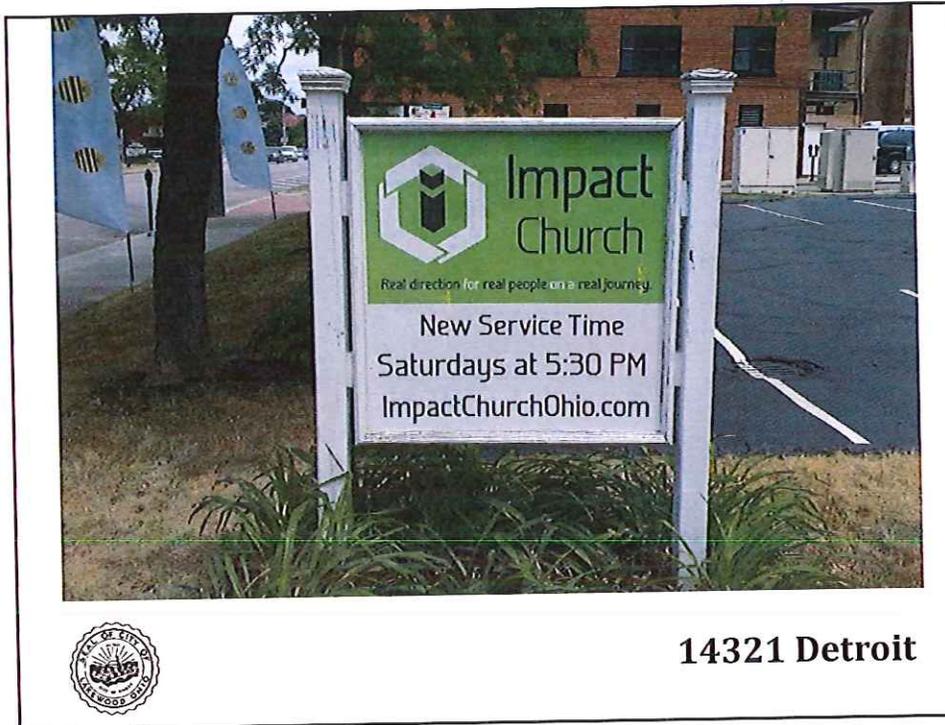


12108 Madison



12108 Madison





14321 Detroit



14321 Detroit

BEFORE



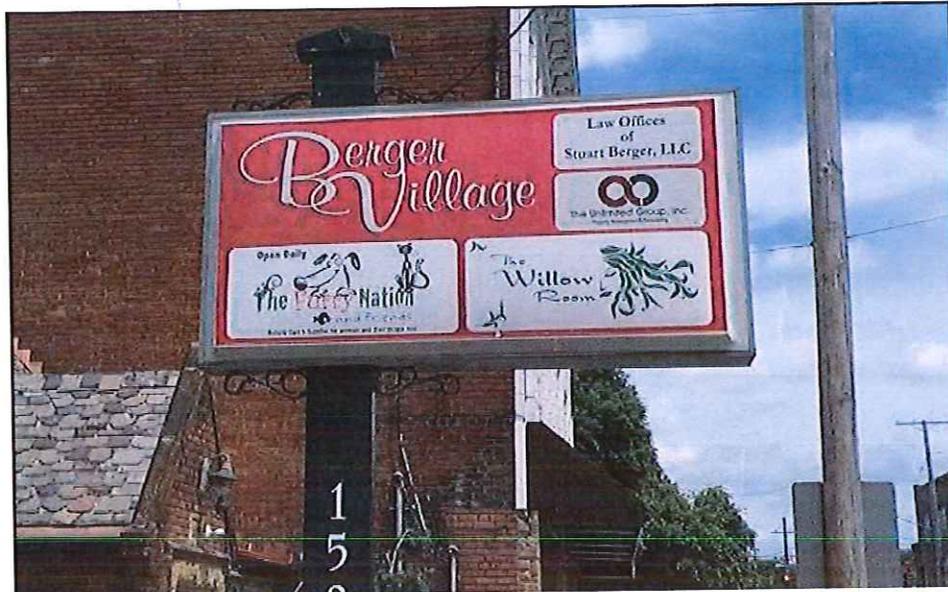
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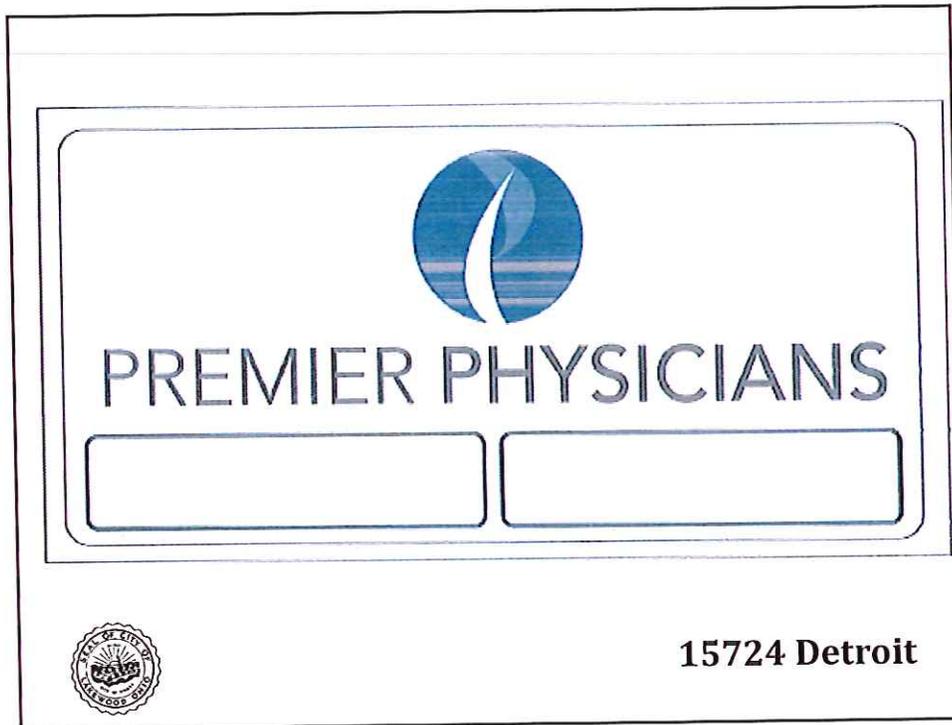
14321 Detroit



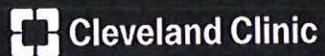
14321 Detroit



15724 Detroit



15724 Detroit



Lakewood Family Health Center

July 14, 2016

Bostwick
Design
Partnership

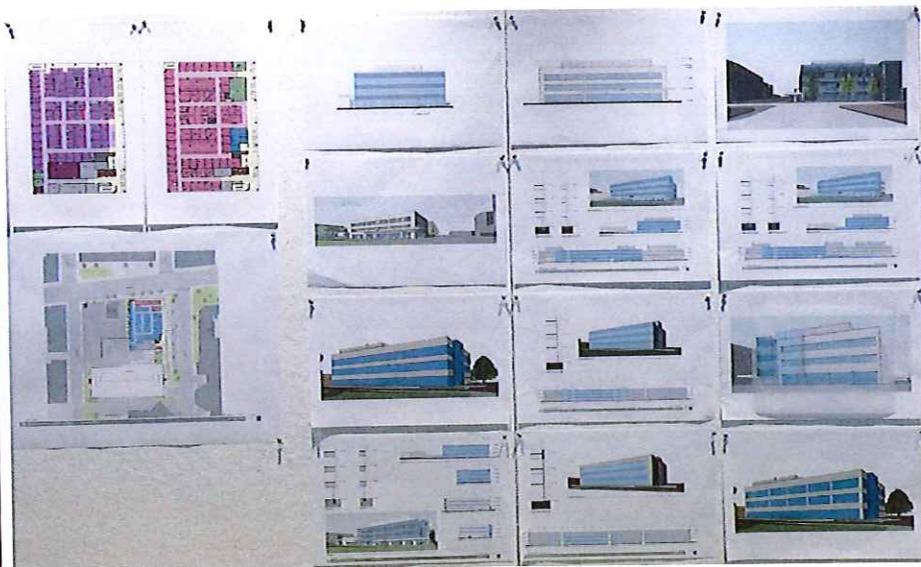
AGENDA

- Approval request
- Project design updates
- Discussion

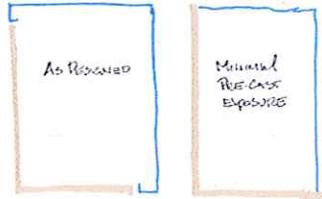
APPROVAL REQUEST

- Site plan
 - Drop off and entrance on Belle Ave
 - Island between drop-off aisle and Belle Ave
 - Building entrance
 - EMS and service entrance is on St. Charles Ave
- Building massing
- Building material family
 - Glass being dominant material on North and East facades
 - Precast being dominant material on South and West facades
- Urban room exists along Detroit Ave
- Landscape Concept

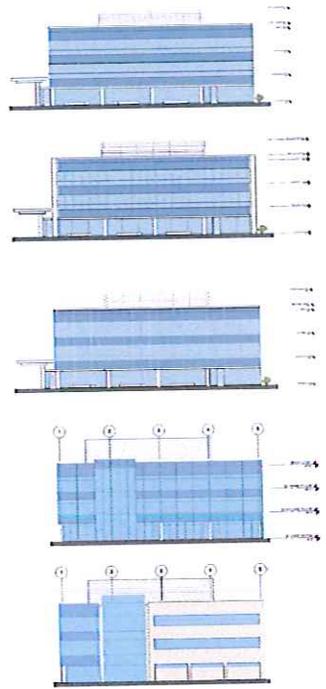
DESIGN EVOLUTION



DESIGN EVOLUTION

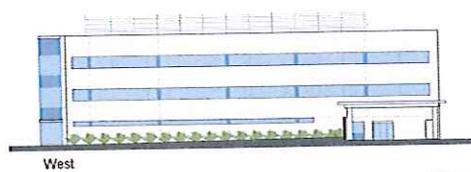
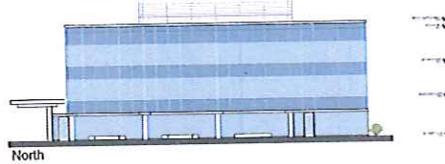
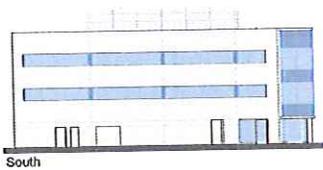
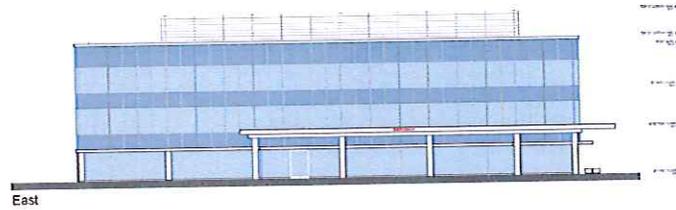


PRECAST 'PARTI' OPTIONS



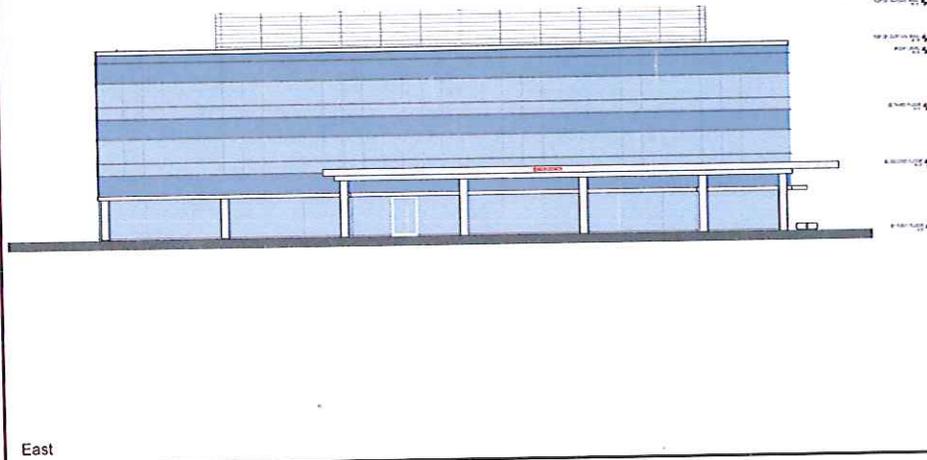
5

PRIOR BUILDING ELEVATIONS

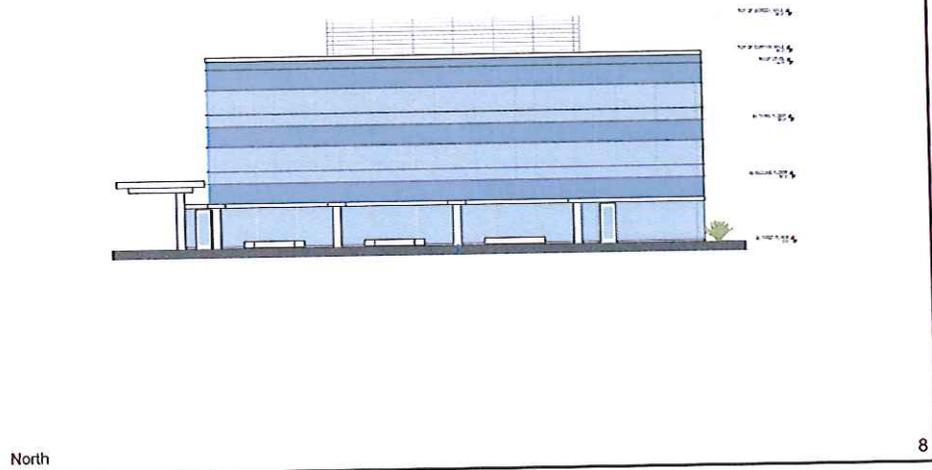


6

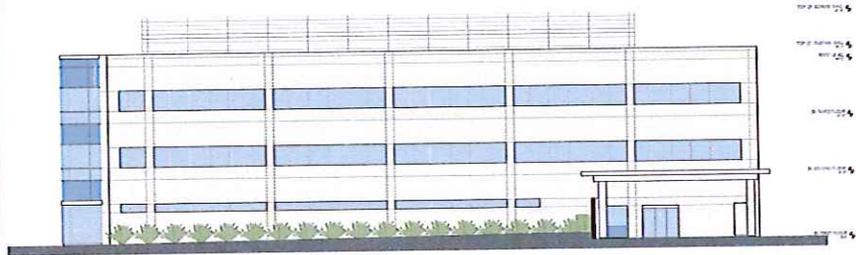
BUILDING ELEVATIONS



BUILDING ELEVATIONS



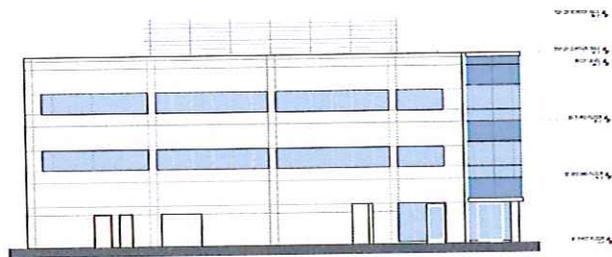
BUILDING ELEVATIONS



West

9

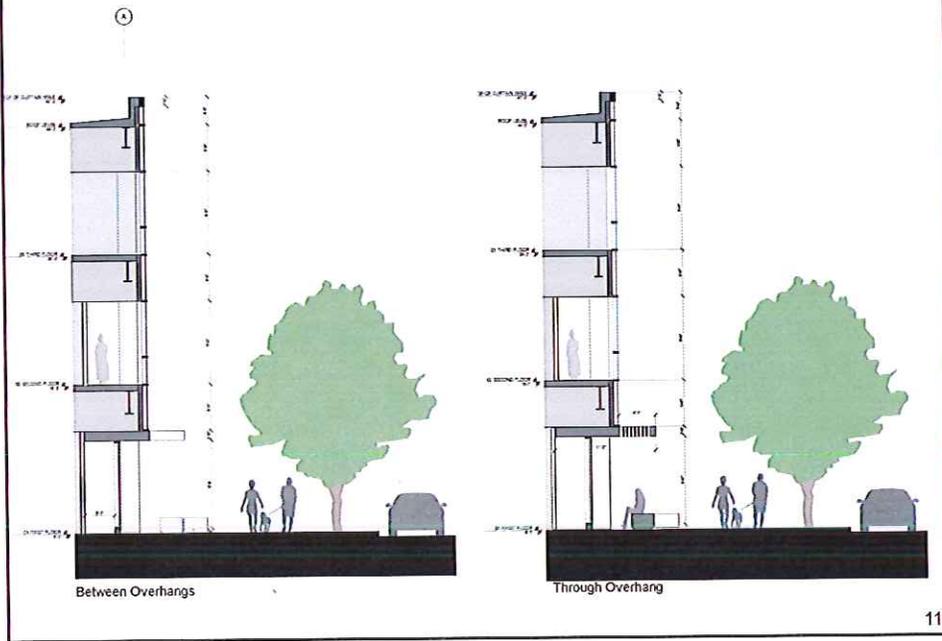
BUILDING ELEVATIONS



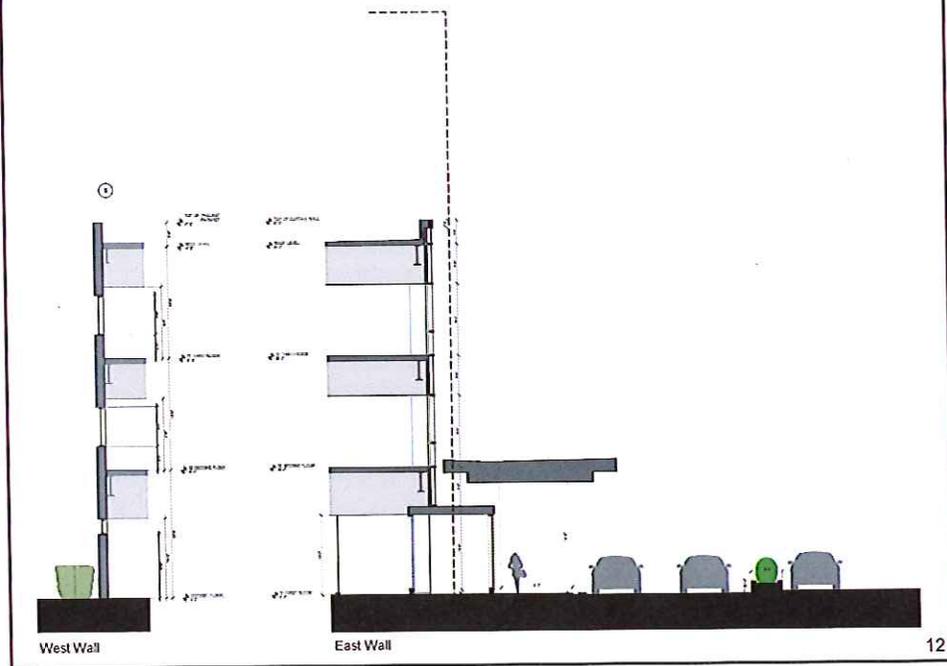
South

10

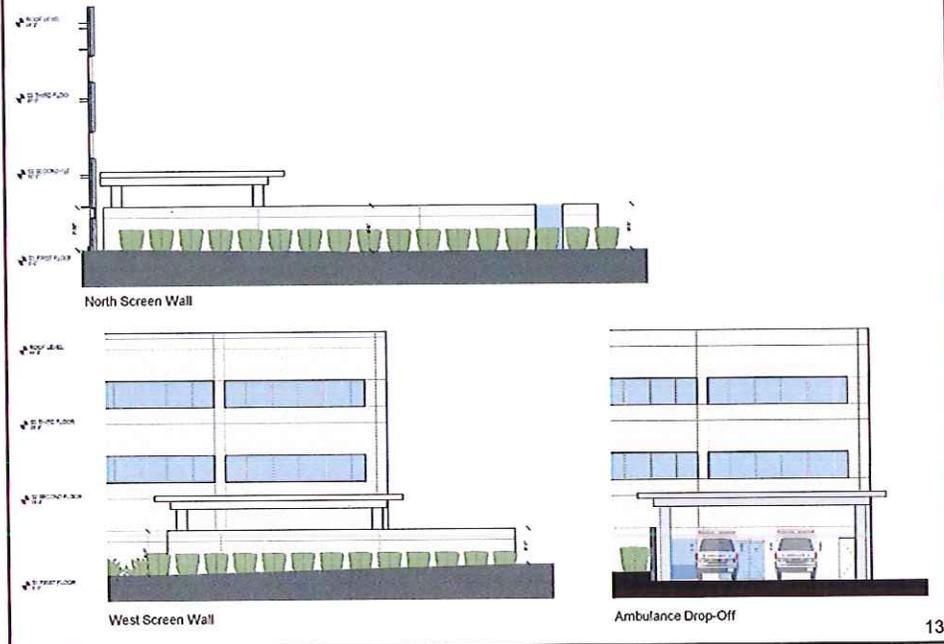
STREET SECTION - DETROIT



SECTION - WEST/BELLE



AMBULANCE DROP-OFF



PEDESTRIAN VIEWS



PEDESTRIAN VIEWS



Northeast Corner of Detroit and Belle – Looking South

15

PEDESTRIAN VIEWS



Northeast Corner of Detroit and Belle – Looking West

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PEDESTRIAN VIEWS



Detroit - Looking East

17

PEDESTRIAN VIEWS



St Charles - Looking East

18

PEDESTRIAN VIEWS



Looking East

19

PEDESTRIAN VIEWS



Vision Glass

Aluminum

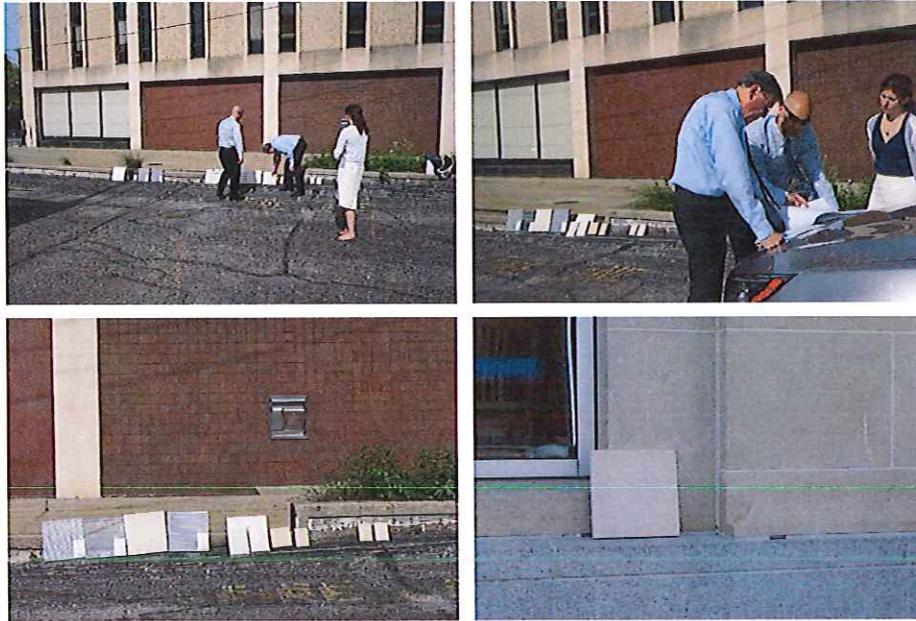
Spandrel
Glass

Fritted Vision
Glass

Pre-cast

20

MATERIALS



21

PEDESTRIAN VIEWS



Belle - Looking North

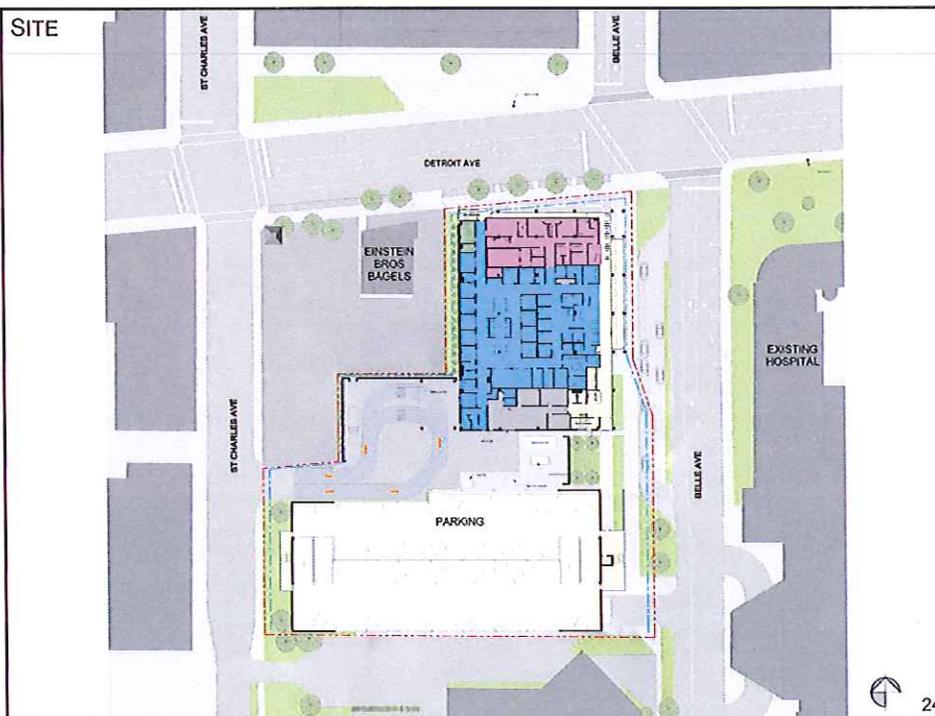
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PEDESTRIAN VIEWS

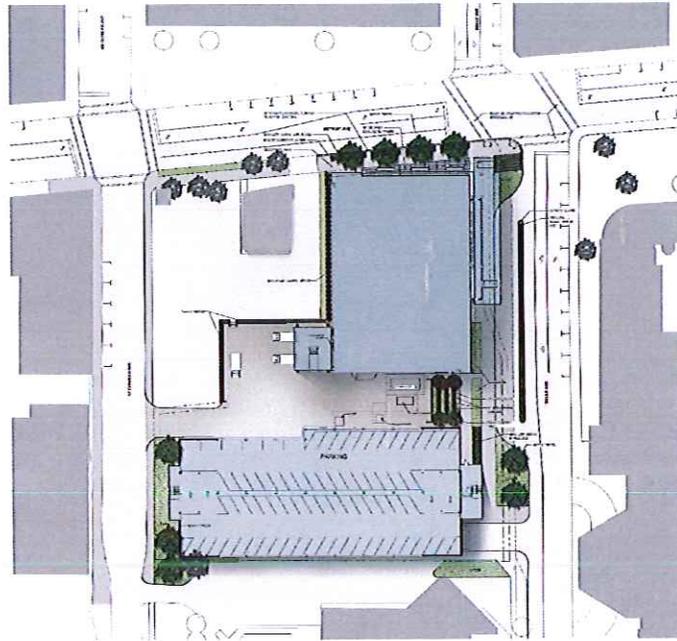


Belle - Looking North

SITE

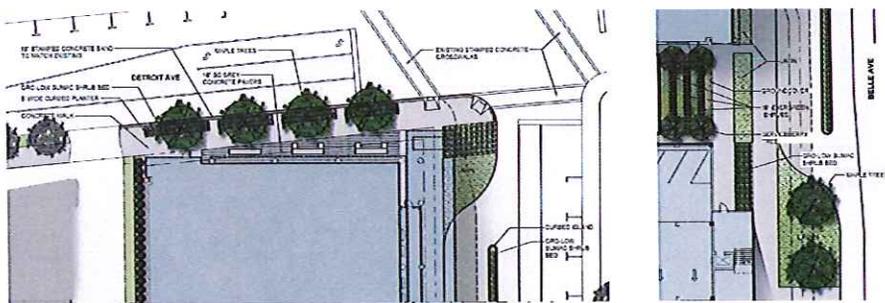


LANDSCAPE PLAN



25

LANDSCAPE DETAILS



Snowdrift Mountain Laurel



Low-Gro Sumac



Hicks Taxus



Red Maple



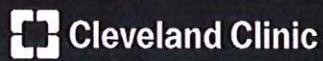
Autumn Brilliance Serviceberry

26

PEDESTRIAN VIEWS



Detroit - Looking East



Lakewood Family Health Center

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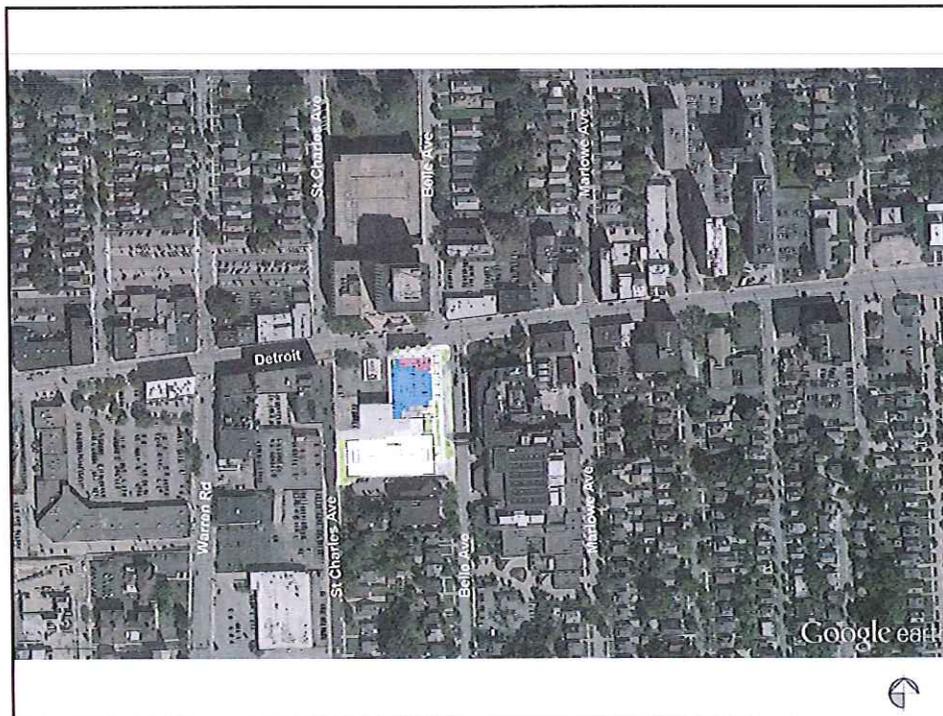
Bostwick
Design
Partnership

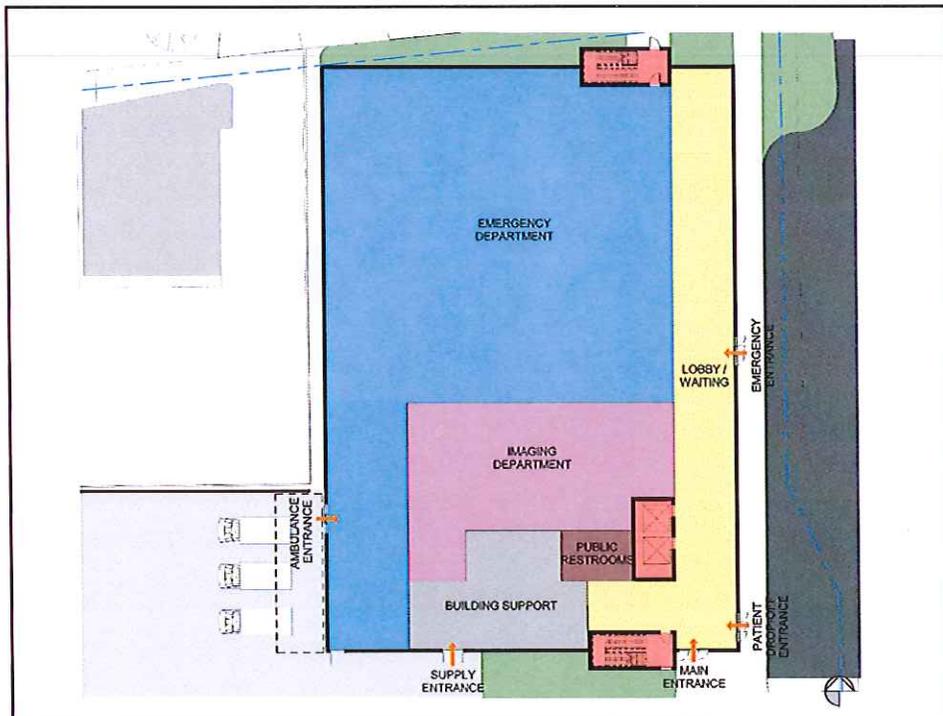
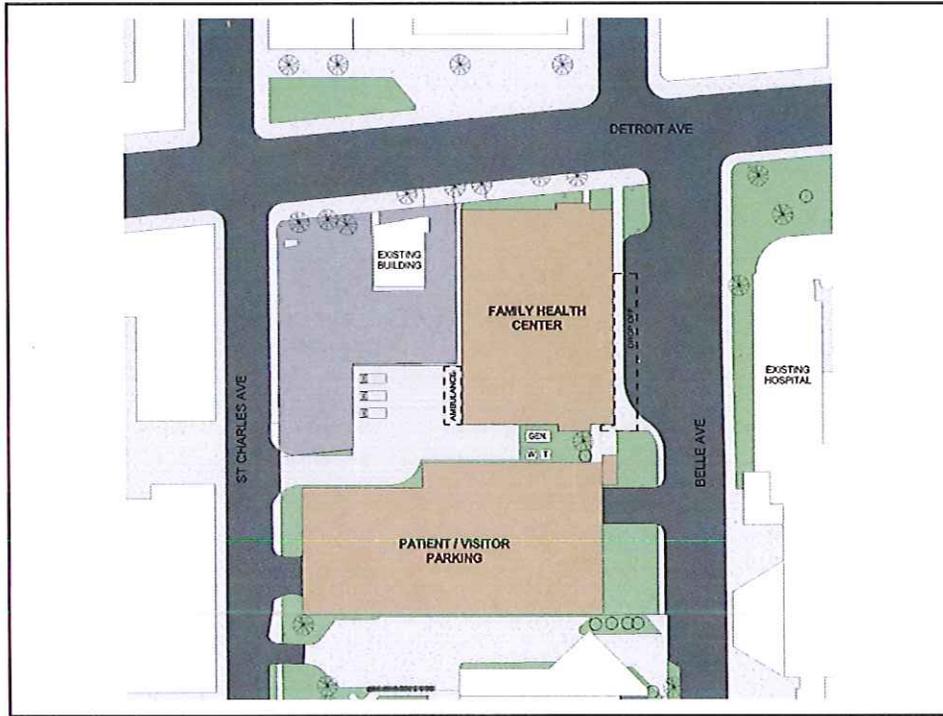
PEDESTRIAN VIEWS

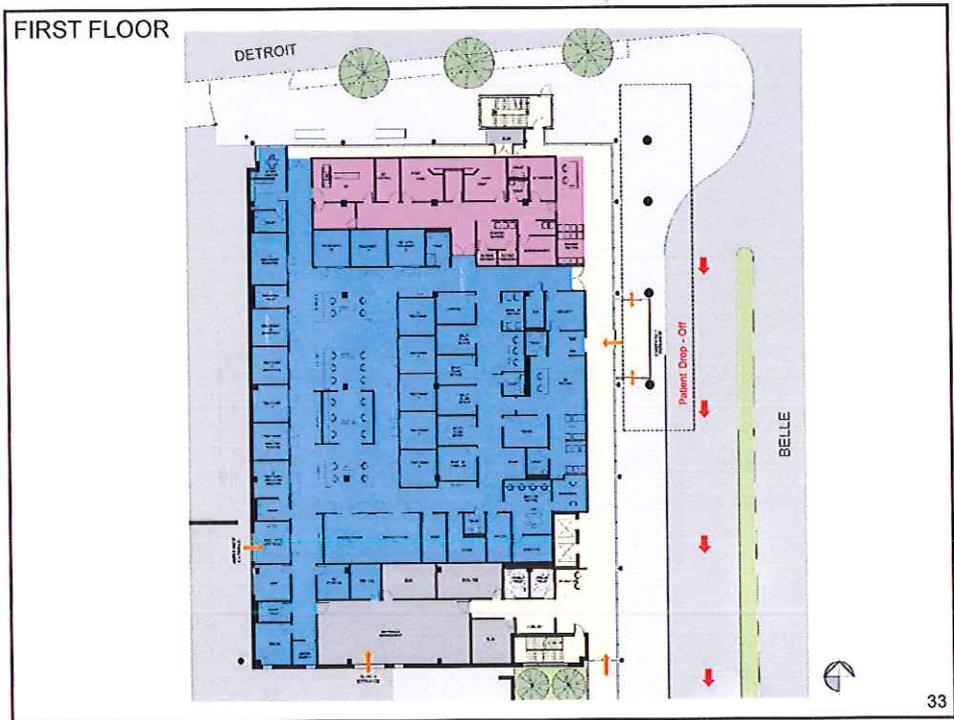


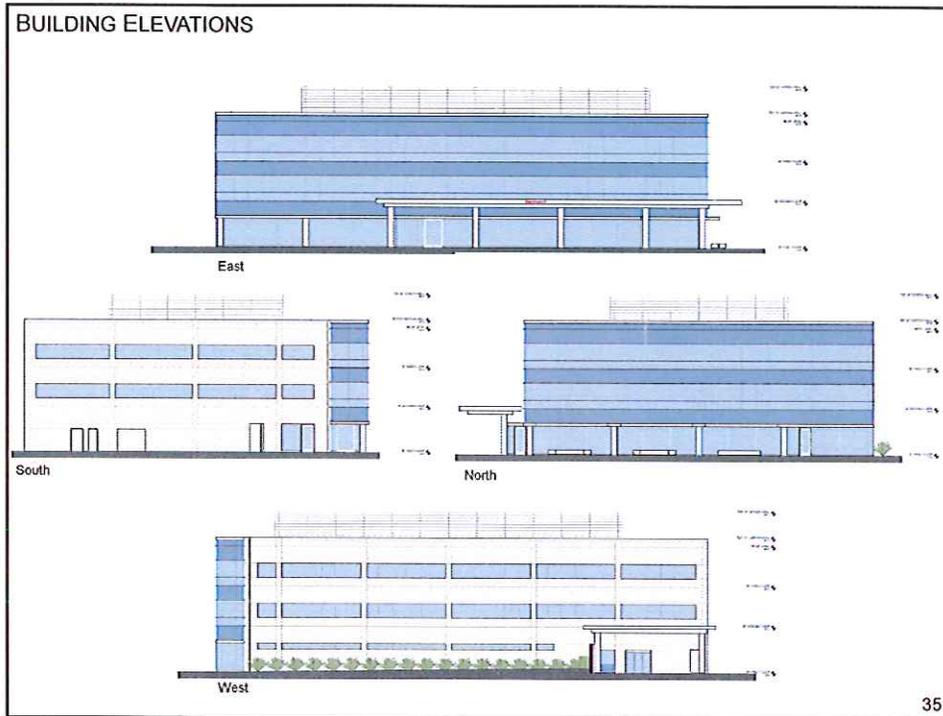
Looking East

29









COMMENTS FROM ABR

- The corner of Belle and Detroit needs to be an arrival/focal point, consider public art or gathering place rather than grass and trees.
- Urban room comes off as stoic or cold. Can it be more inviting? Different material? Color?
- Need more detail on public space materials (urban room surface, benches and drop-off area)
- Landscaping along west elevation and wall needs to be developed further. West elevation has room for more than a row of shrubs.

COMMENTS FROM ABR

- While the Board asked for the study of vertical mullions, there is universal consensus that this is not appropriate treatment given the scale of this building.
- Very little detail on the pre-cast material. Pre-cast should provide visual interest, texture and depth. (New Hilton Downtown was brought up several times as good example).
- Balance of material – While the board is comfortable with the chosen materials, the building is unbalanced as two elevations are very different from the other two. There should be integration of all materials on all sides to give the building cohesion.

37

COMMENTS FROM ABR

- Cap on the building is not necessary once vertical mullions are removed.
- Need more detail (Are the windows on the west elevation flush or inset? Section views?)
- Band of windows on west elevation needs to be broken up. Spandrel glass breaks do not accomplish this.

38

Existing CC Buildings



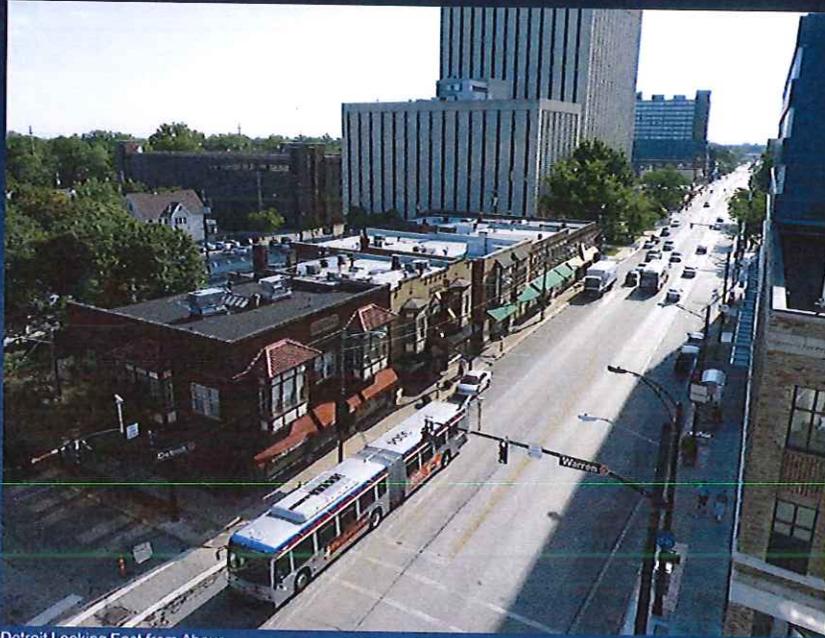
Gallery – Main Campus

Existing CC Buildings



Twinsburg - Family Health Center

CONTEXT



Detroit Looking East from Above

41

CONTEXT



Detroit Looking East

42

