

**AGENDA  
BOARD OF BUILDING STANDARDS/  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW  
SPECIAL REVIEW MEETING  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
AUDITORIUM  
OCTOBER 26, 2022  
5:30 P.M.**

1. **ROLL CALL**
2. **OPENING REMARKS**

**OLD BUSINESS  
ARCHITECTURAL BOARD OF REVIEW**

3. **Docket No. 07-41-22** **14519 Detroit Ave.**  
**Downtown Development**  
  
 Approve Griffin Caldwell  
 Deny CASTO  
 Defer 250 Civic Center Dr.  
Columbus, OH 43215

Applicant proposes a planned development. (Page 2)  
Note: Updated plans might be presented at the meeting.

4. **Docket No. 07-42-22** **14501-09 Detroit Ave.**  
**Curtis Block Building**  
  
 Approve Griffin Caldwell  
 Deny CASTO  
 Defer 250 Civic Center Dr.  
Columbus, OH 43215

Applicant seeks a Certificate of Appropriateness for alterations to the Curtis Block Building. (Page 68)  
Note: Updated plans might be presented at the meeting.

**ADJOURN**



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

12650 Detroit Avenue • (216) 529-6630 • FAX (216) 529-5907 • [www.lakewoodoh.gov](http://www.lakewoodoh.gov)

## **Application Cover Page**

**Docket No.: 07-41-22**

**Permit No.: BBS22-000045**

**Applicant Name: Griffin Caldwell, CASTO**

**Project Address: 14519 Detroit Ave.**

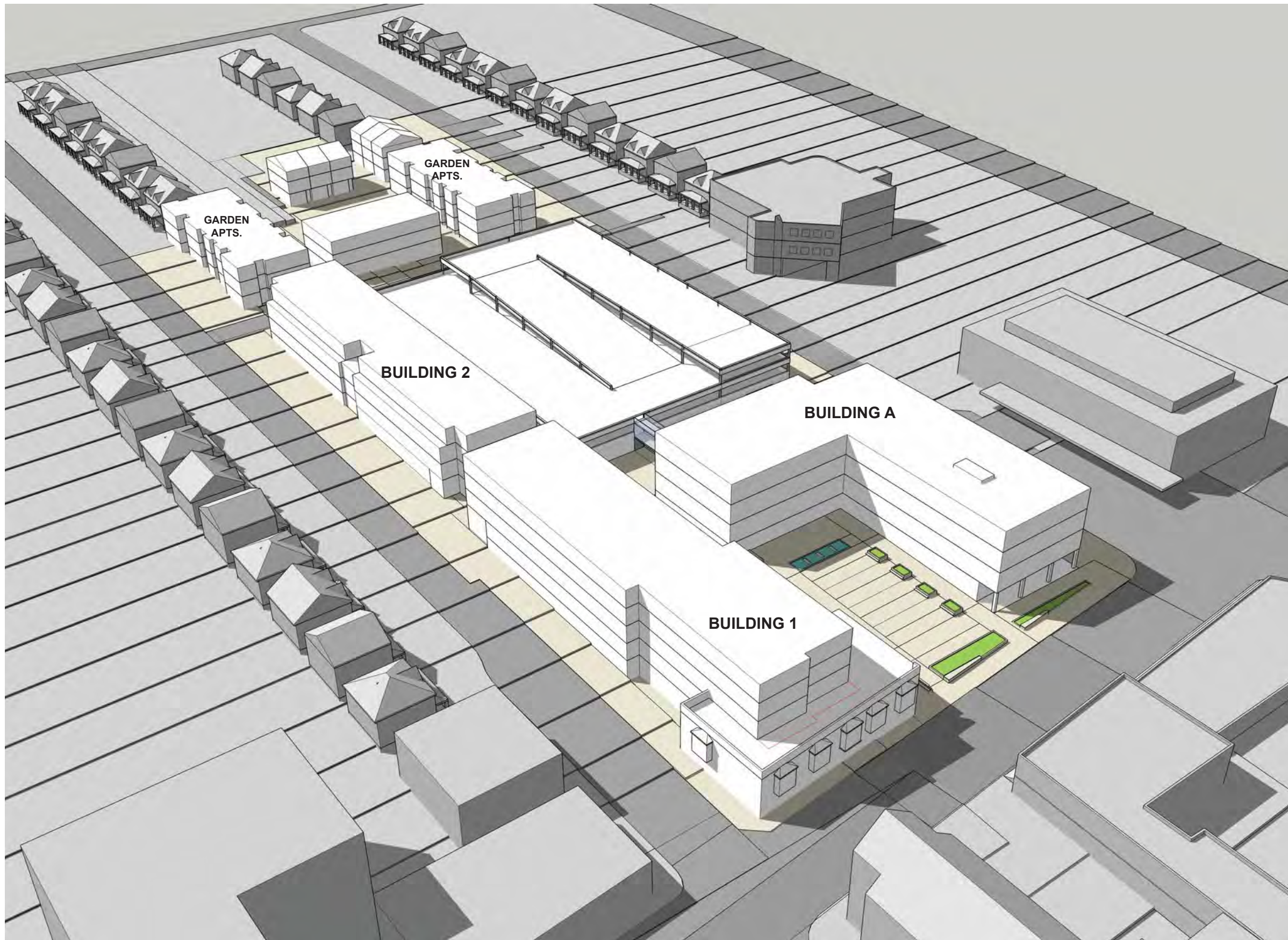
**Project Name: Downtown Development**

**Project: Applicant proposes a planned development.**



**Site Summary**

<b>Building A: Mixed Use Commercial Building</b>		<b>79,578 Total GSF</b>
Retail Space (lvl 1)		12,000 GSF
Office Lease Space (lvls 2-4)		65,504 GSF
<b>Building 1: Mixed Use Residential Building</b>	<b>82 Units</b>	<b>87,645 Total GSF</b>
Commercial Space (lvl 1)		17,000 GSF
Residential Apartments (lvl 2-5)		70,645 GSF
11 Studios, 64 1-Bed, 7 2-Bed		
<b>Building 2: 4 Story Apartment Building</b>	<b>78 Units</b>	<b>61,428 GSF</b>
Residential Apartments (lvl 1-4)		61,428 GSF
8 Studios, 56 1-Bed, 14 2-Bed		
<b>Garden Apartments (Rental Apartments)</b>	<b>68 Units</b>	<b>62,846 GSF</b>
0 Studios, 44 1-Bed, 24 2-Bed		
<b>Parking Garage: 3-1/2 Story</b>	<b>540 Spaces</b>	<b>172,900 GSF</b>
<b>Garage Liner Units: 2-3 Stories</b>	<b>5 Units</b>	<b>7,230 GSF</b>
2 2-Bed, 2 3-Bed		
<b>For Sale Single Family Townhomes:</b>	<b>7 Units +/-2000 GSF / Unit</b>	
<b>TOTAL APARTMENT / RENTAL RESIDENTIAL YIELD:</b>		<b>233 UNITS</b>
<b>TOTAL OFFICE LEASE SPACE:</b>		<b>65,504 GSF</b>
<b>TOTAL RETAIL LEASE SPACE:</b>		<b>12,000 GSF</b>
<b>COMMERCIAL LEASE SPACE:</b>		<b>17,400 GSF</b>
<b>Site Parking Summary</b>		
Structured Garage Parking:		540 Spaces
Street Parking:		56 Spaces
<b>Total Parking Spaces:</b>		<b>596 Spaces</b>



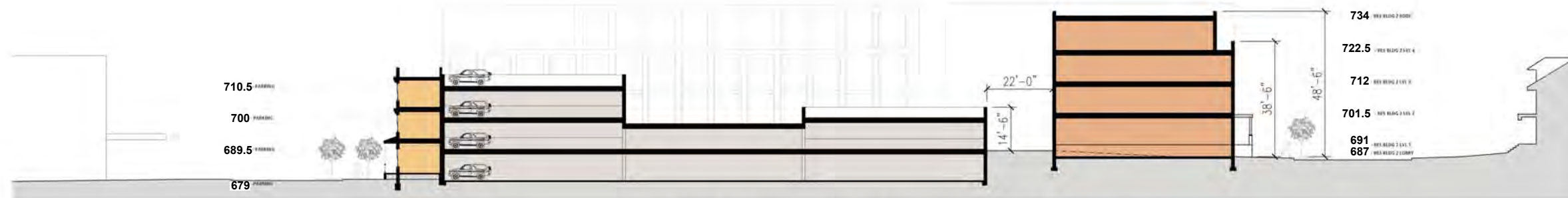
## SITE SUMMARY

- BUILDING A: 4 Story Office
  - BUILDING 1: 5 Story Mixed Use - 82 Units
  - BUILDING 2: 4 Story Residential - 78 Units
  - GARDEN APTS: 3 Story Residential - 68 Units
  - GARAGE LINER APTS: - 5 Units
  - 7 For Sale Townhomes
- TOTAL UNITS: +/- 239
- PARKING GARAGE: 3-1/2 Story, 540 Spaces





Site Section 4: East / West Looking North



Site Section 3: East / West Looking North

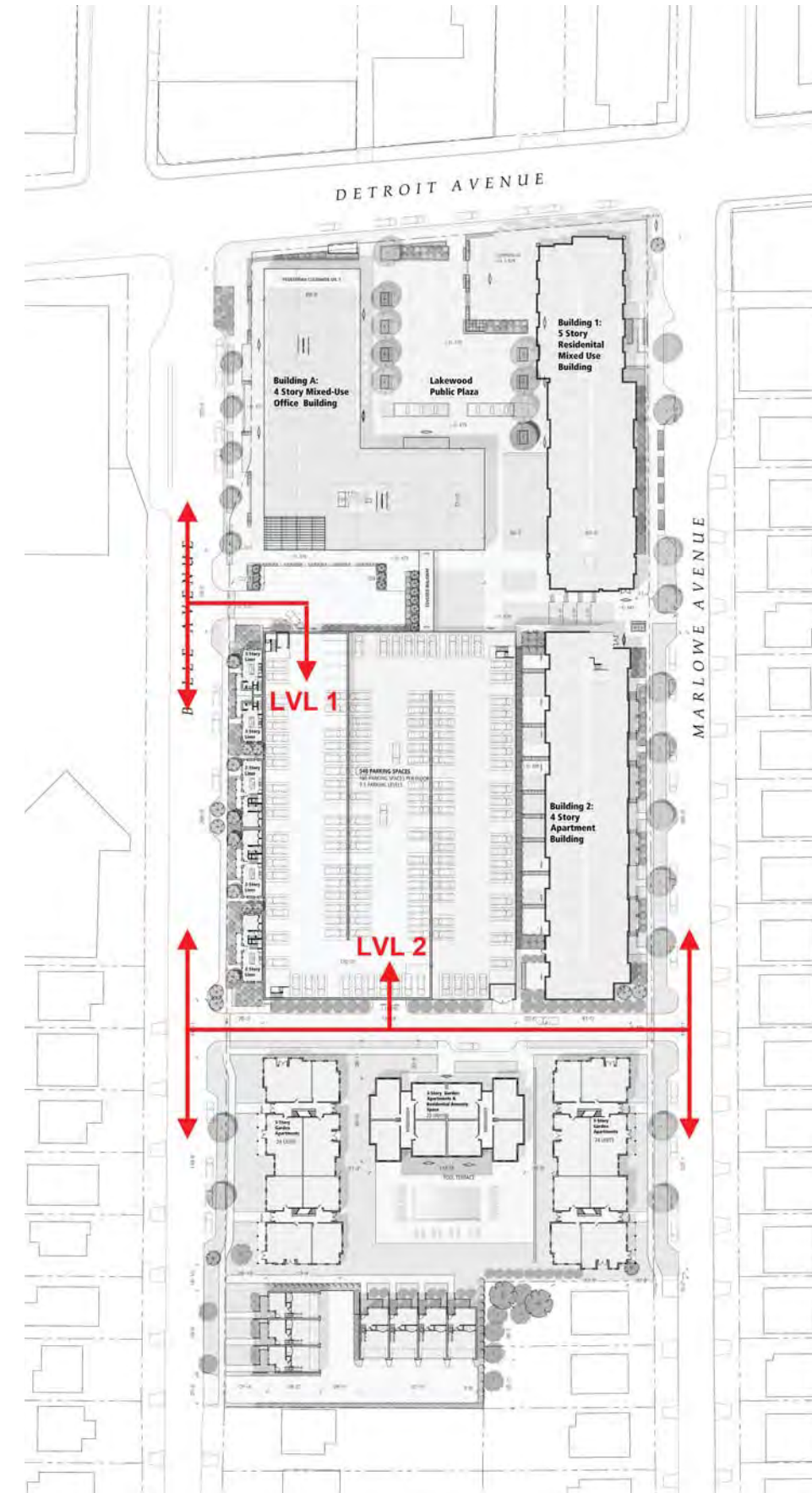
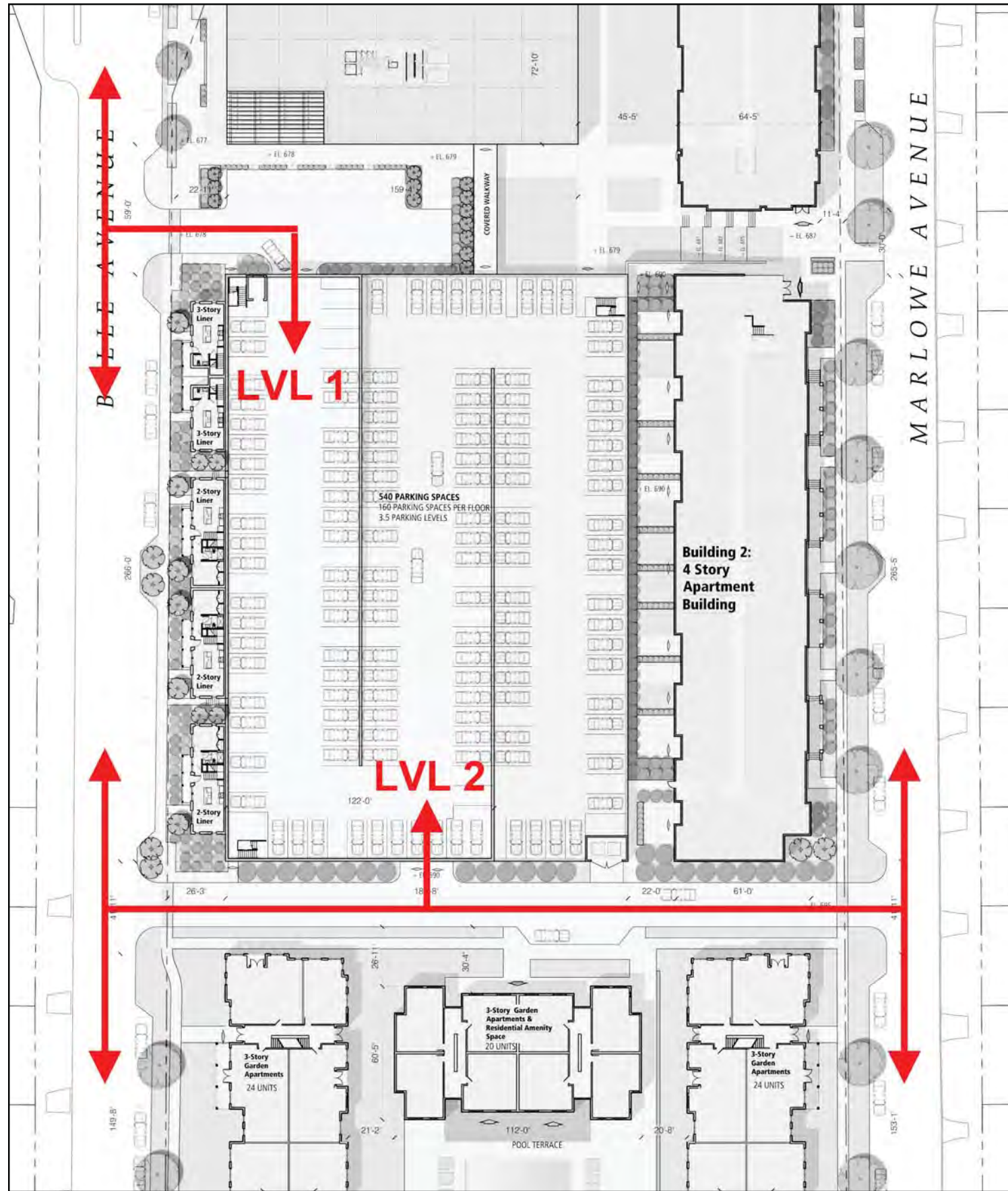


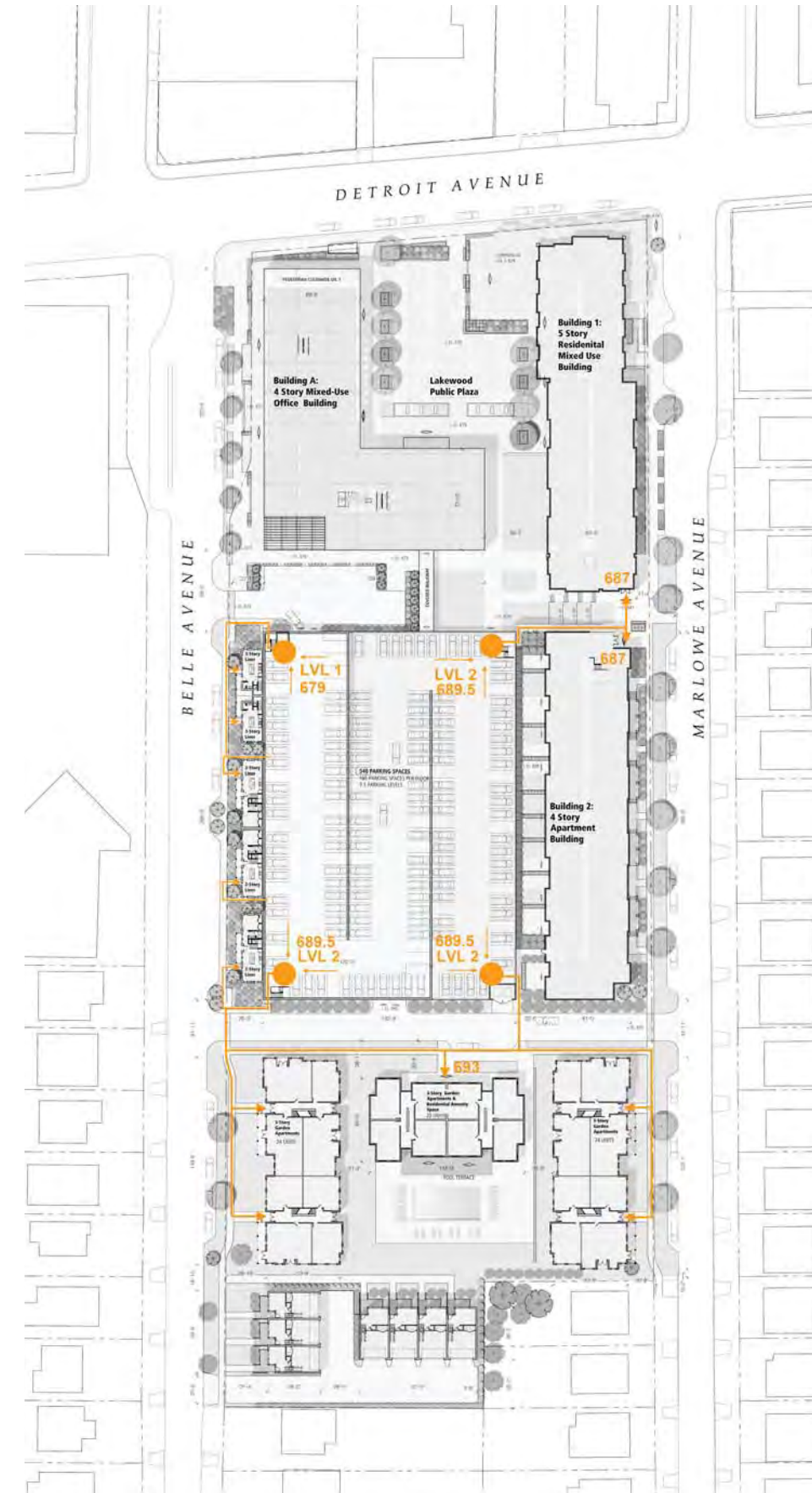
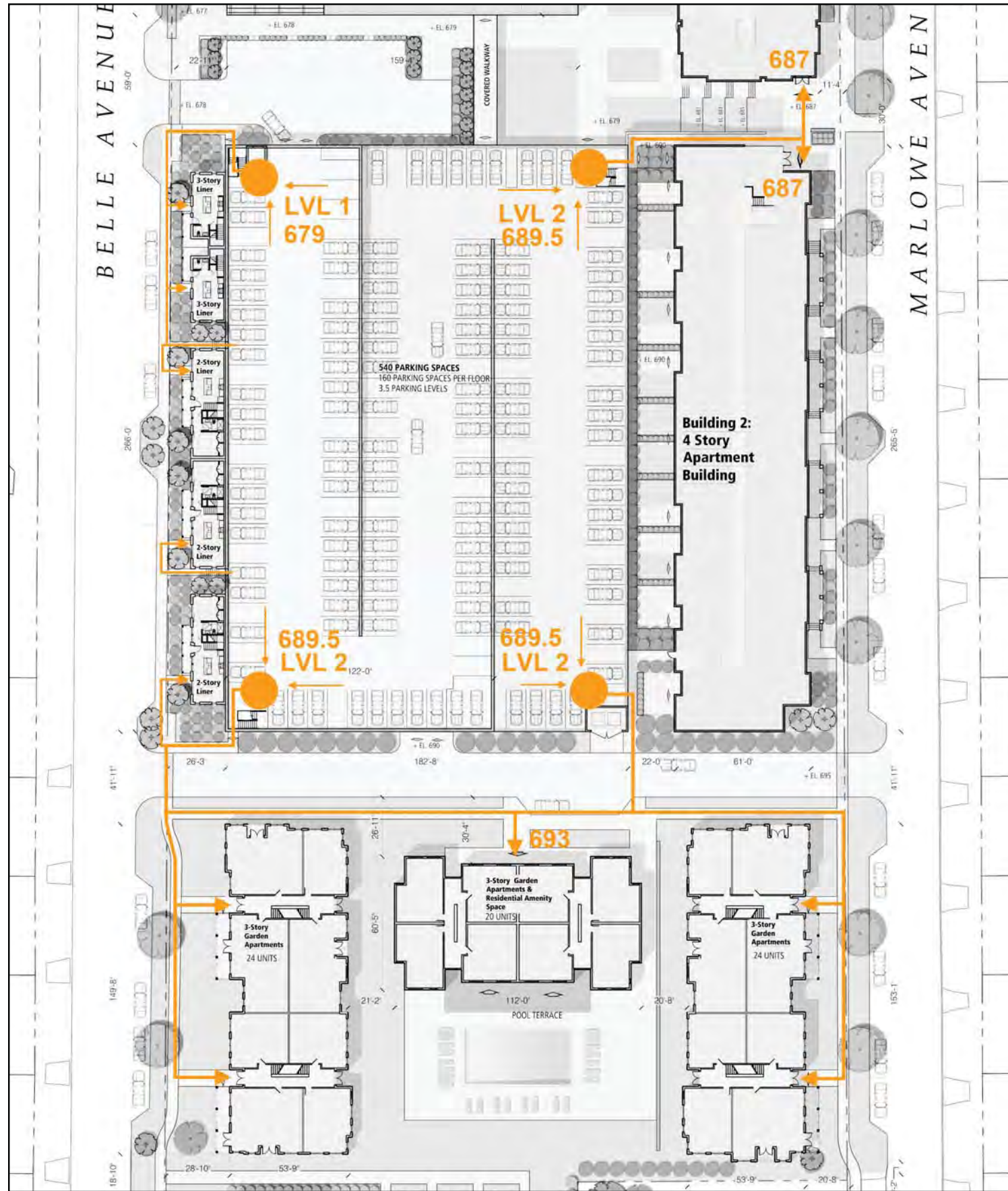
Site Section 2: East / West Looking North

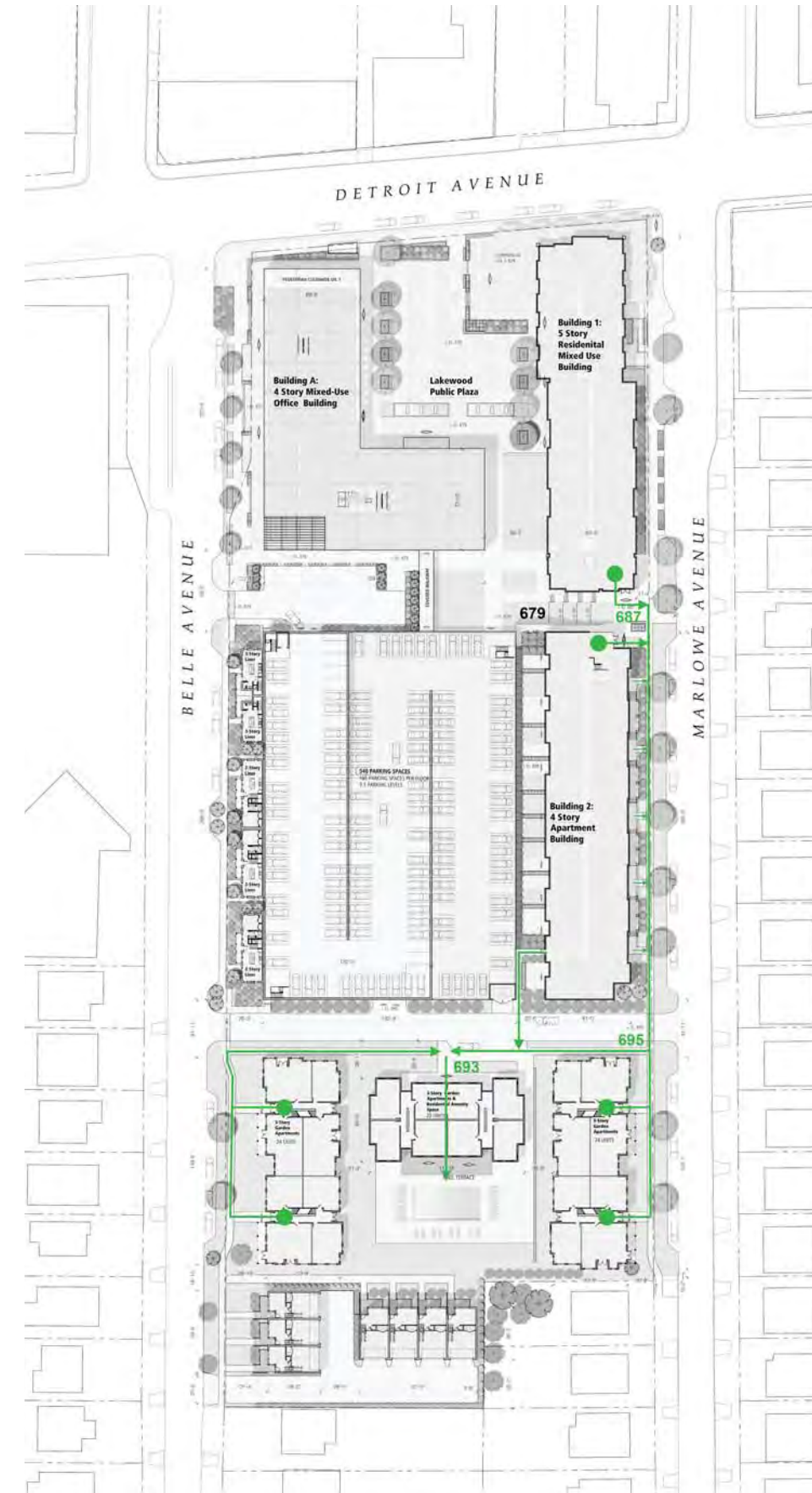
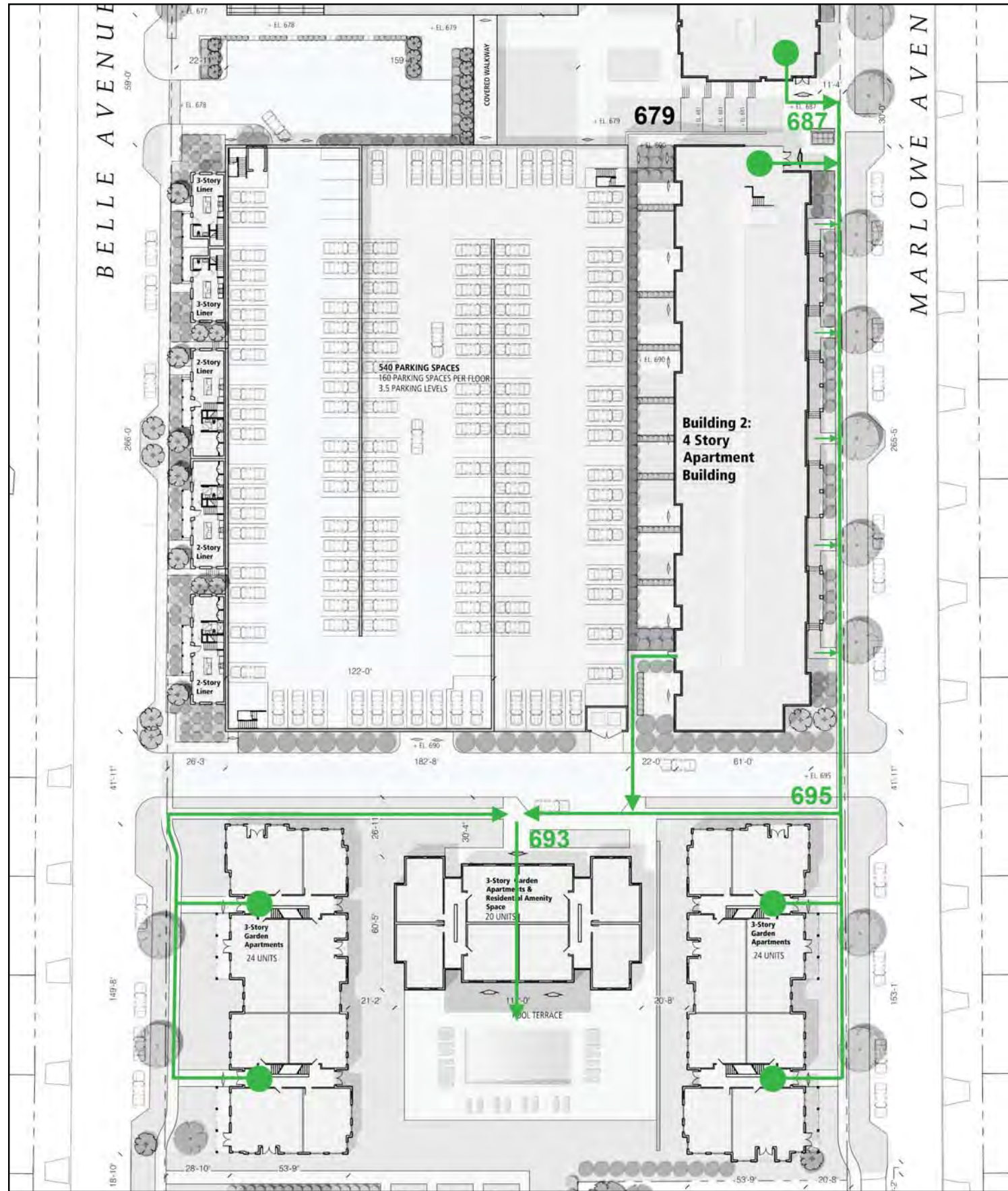


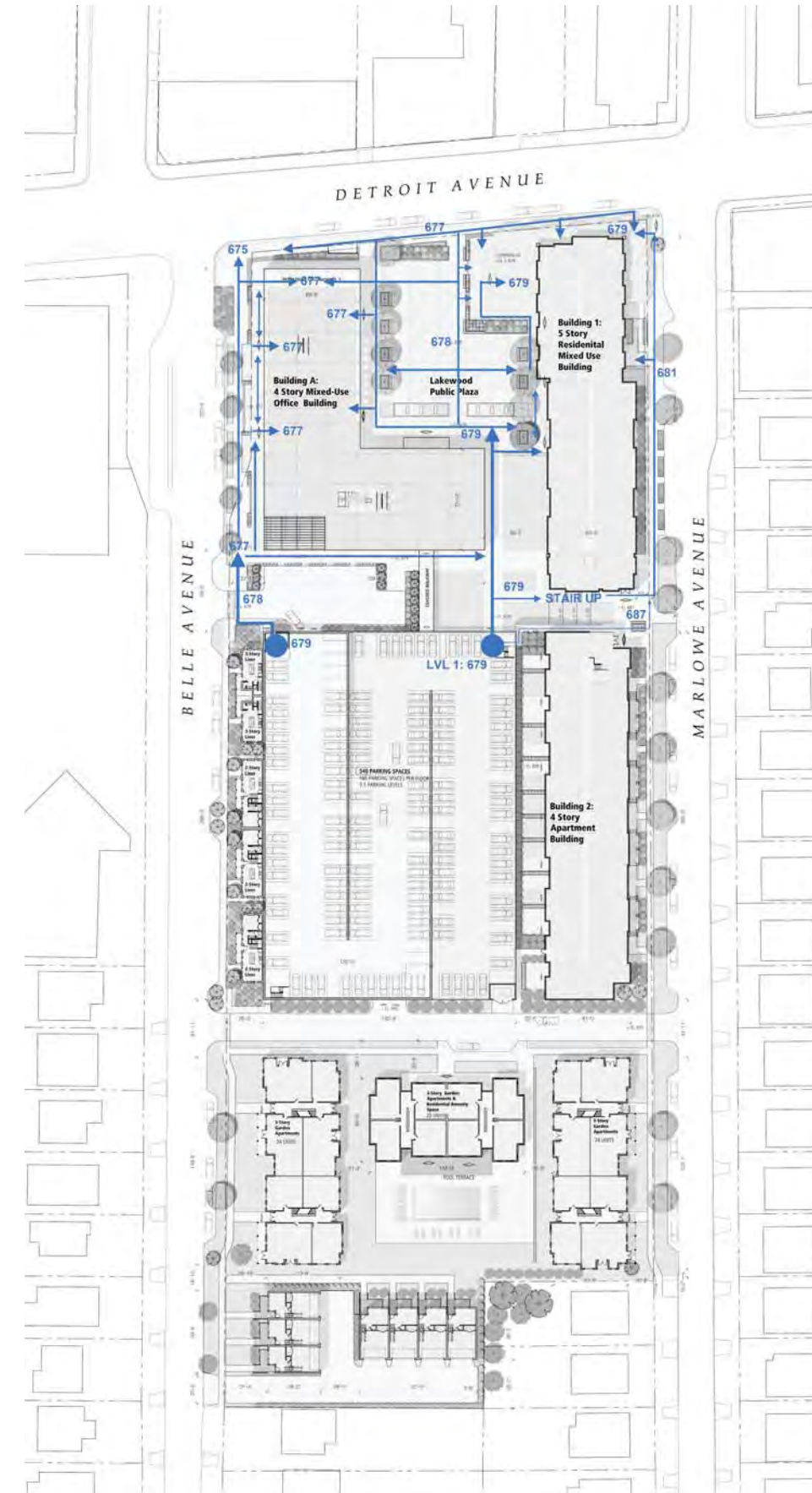
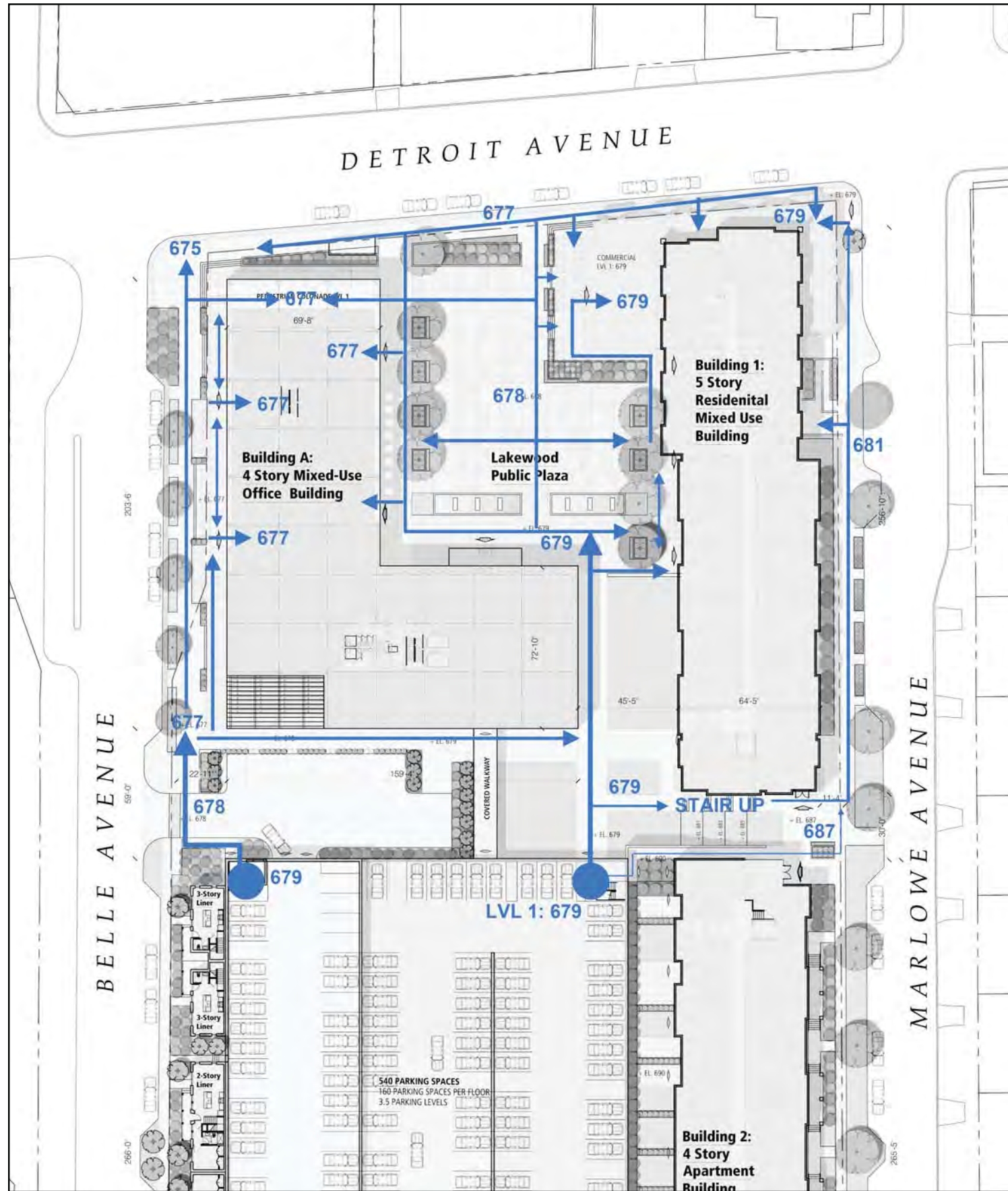
Site Section 1: North / South looking West  
Site Sections

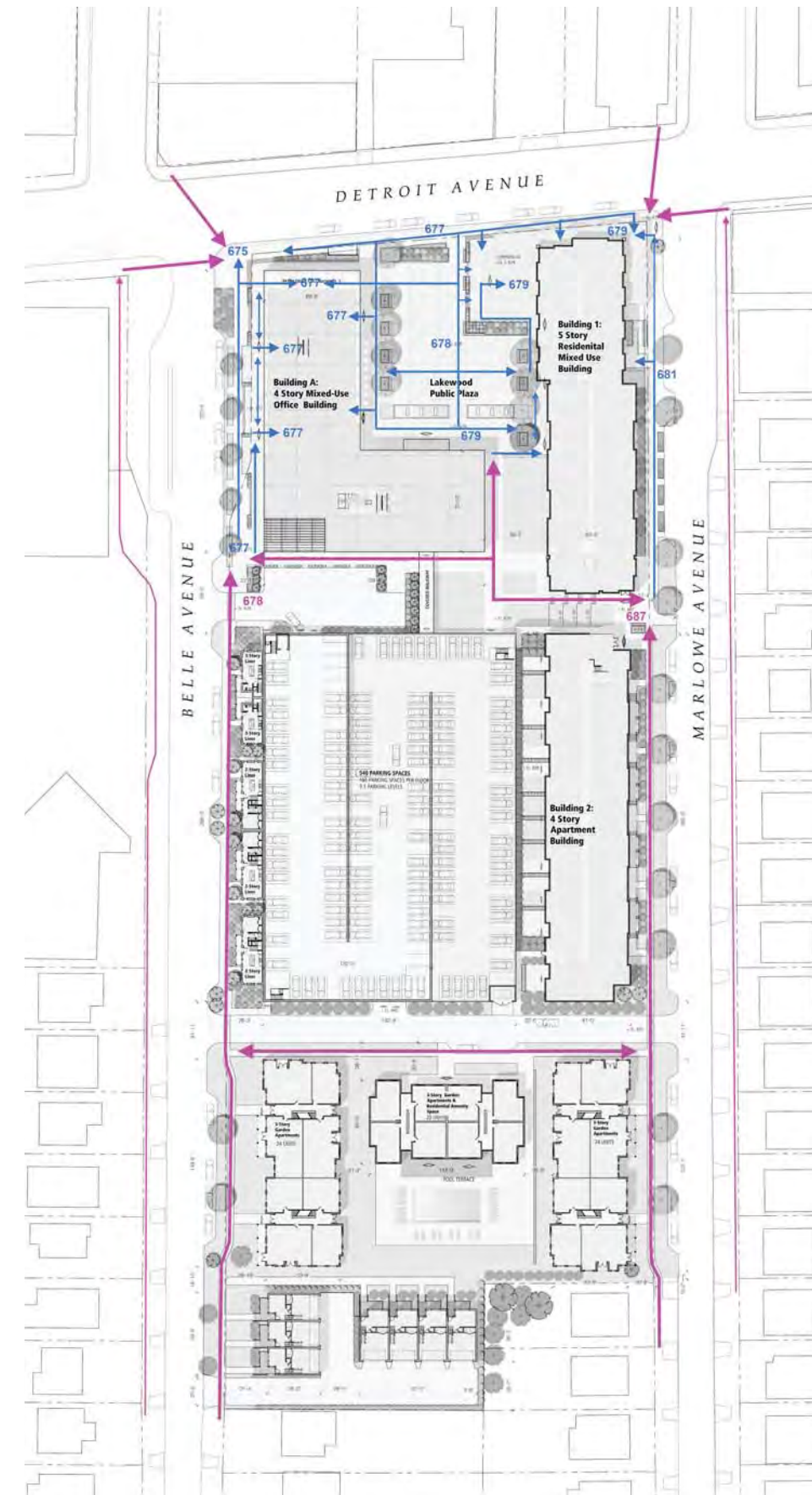
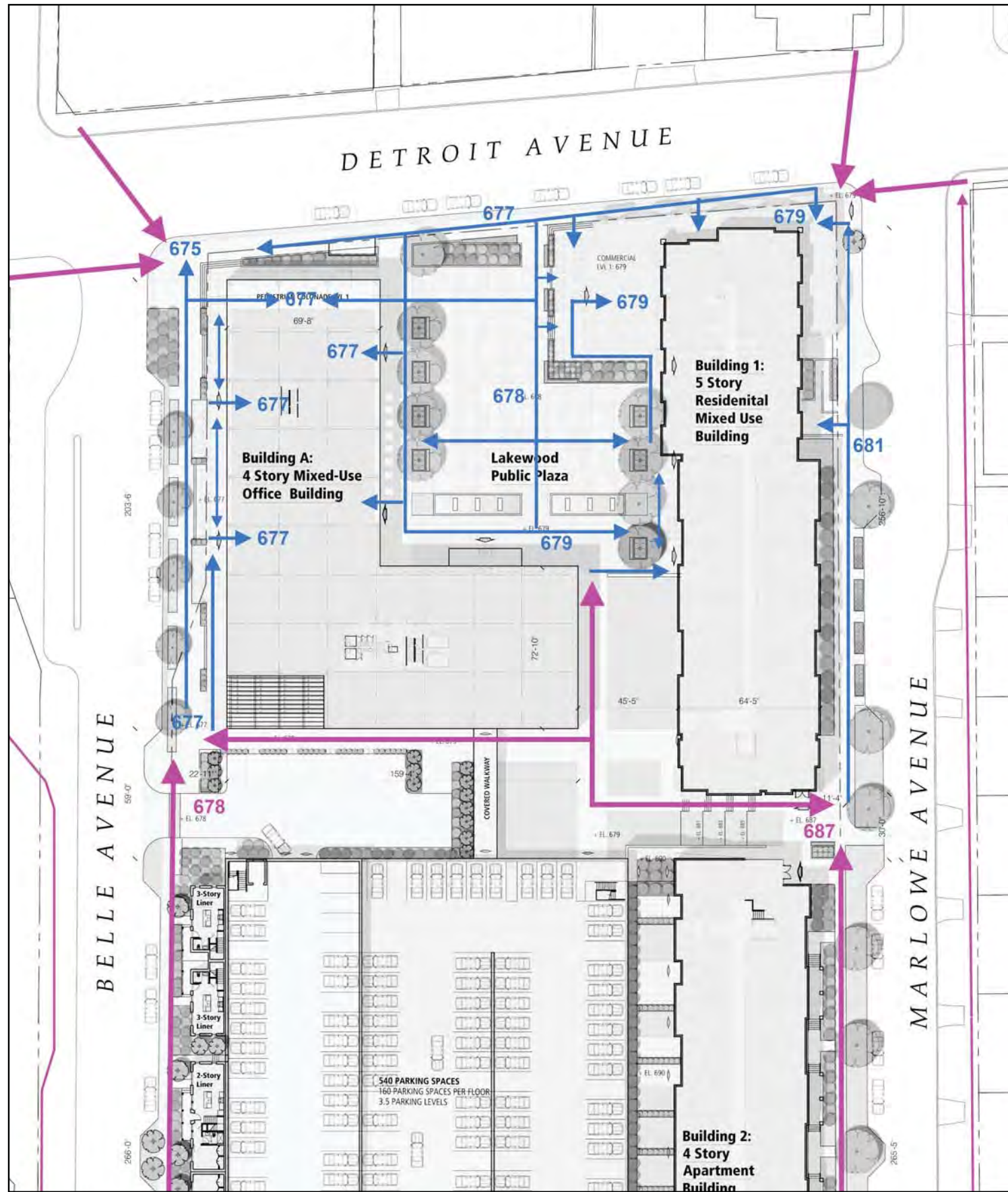


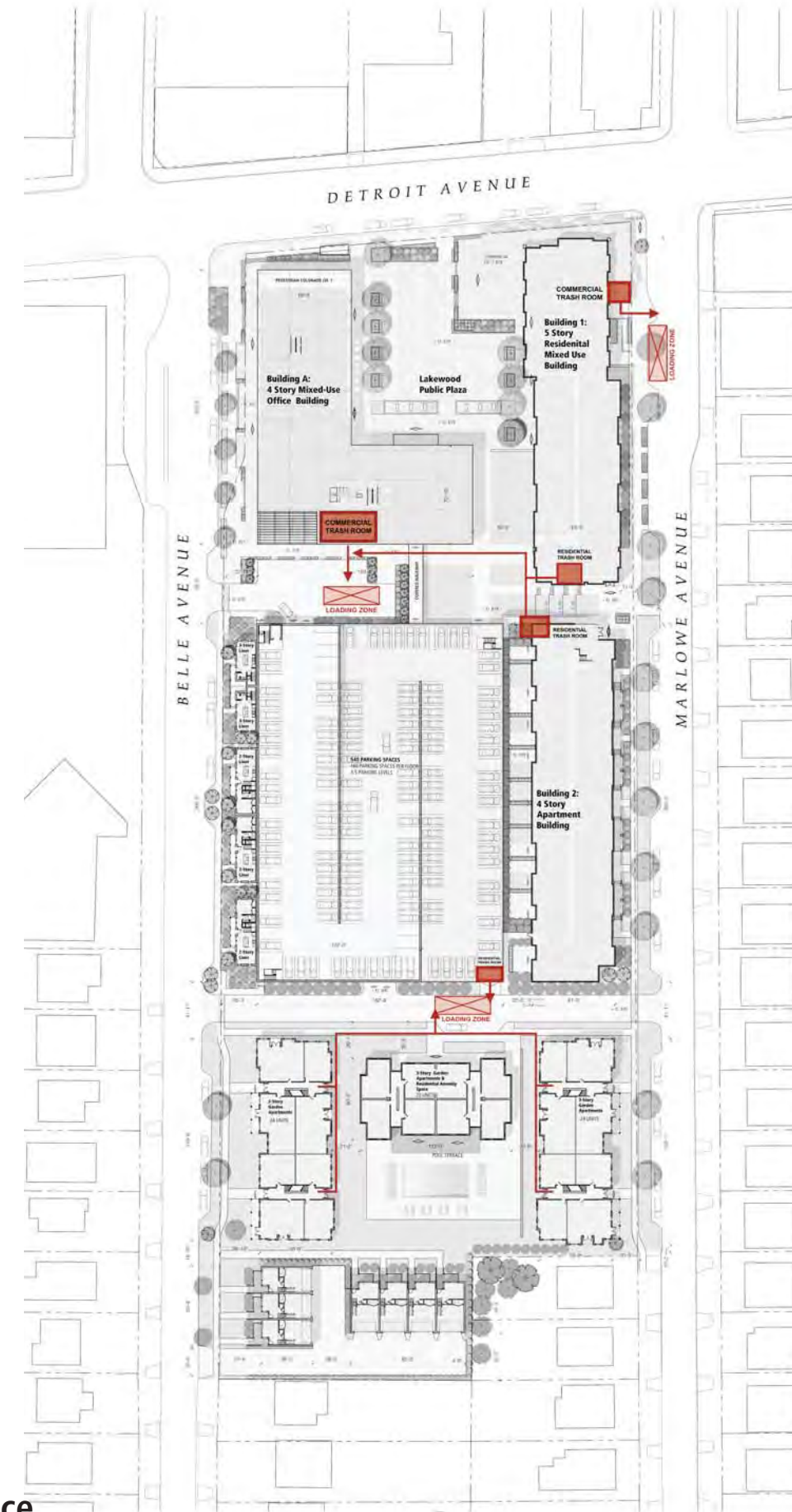
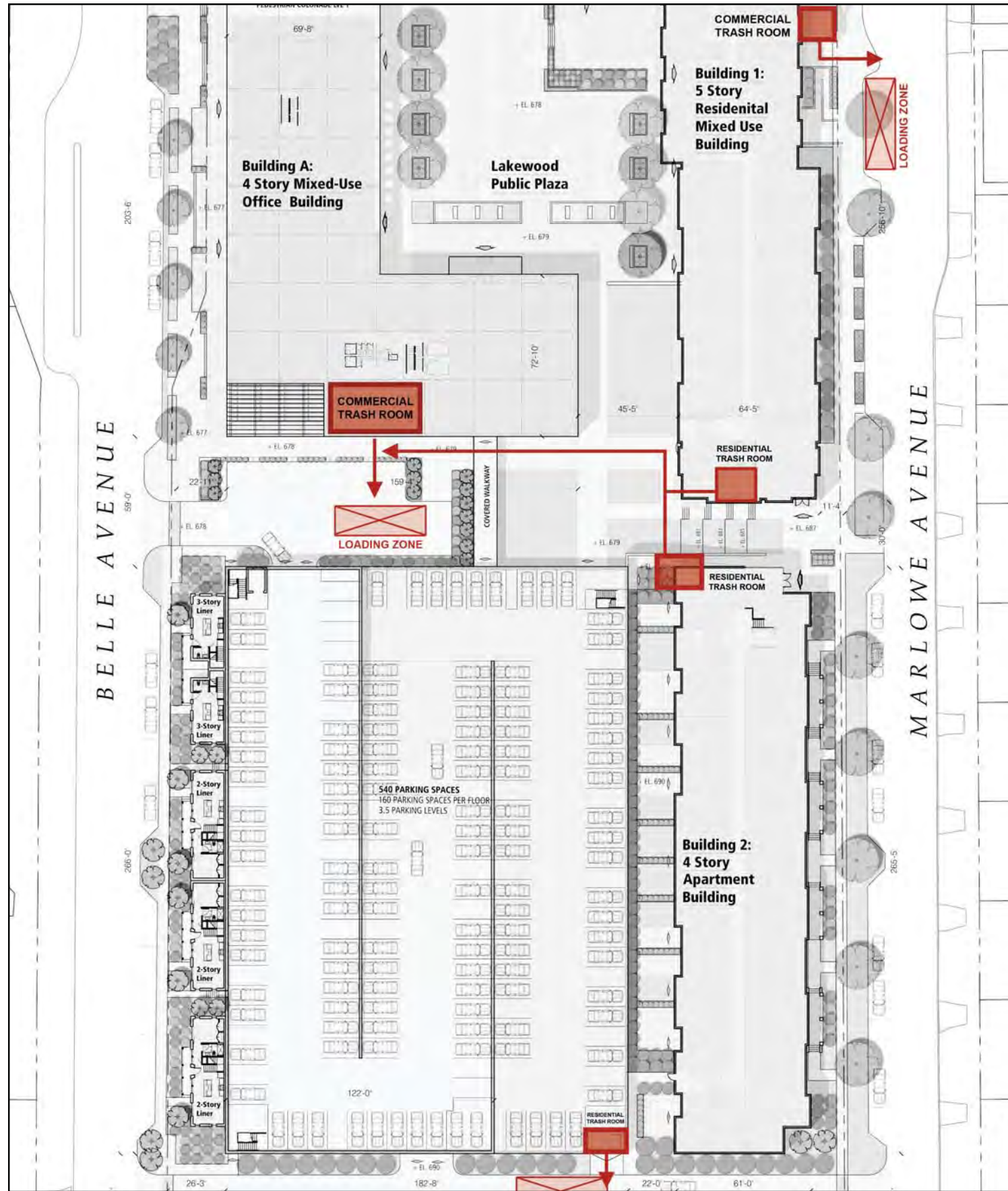








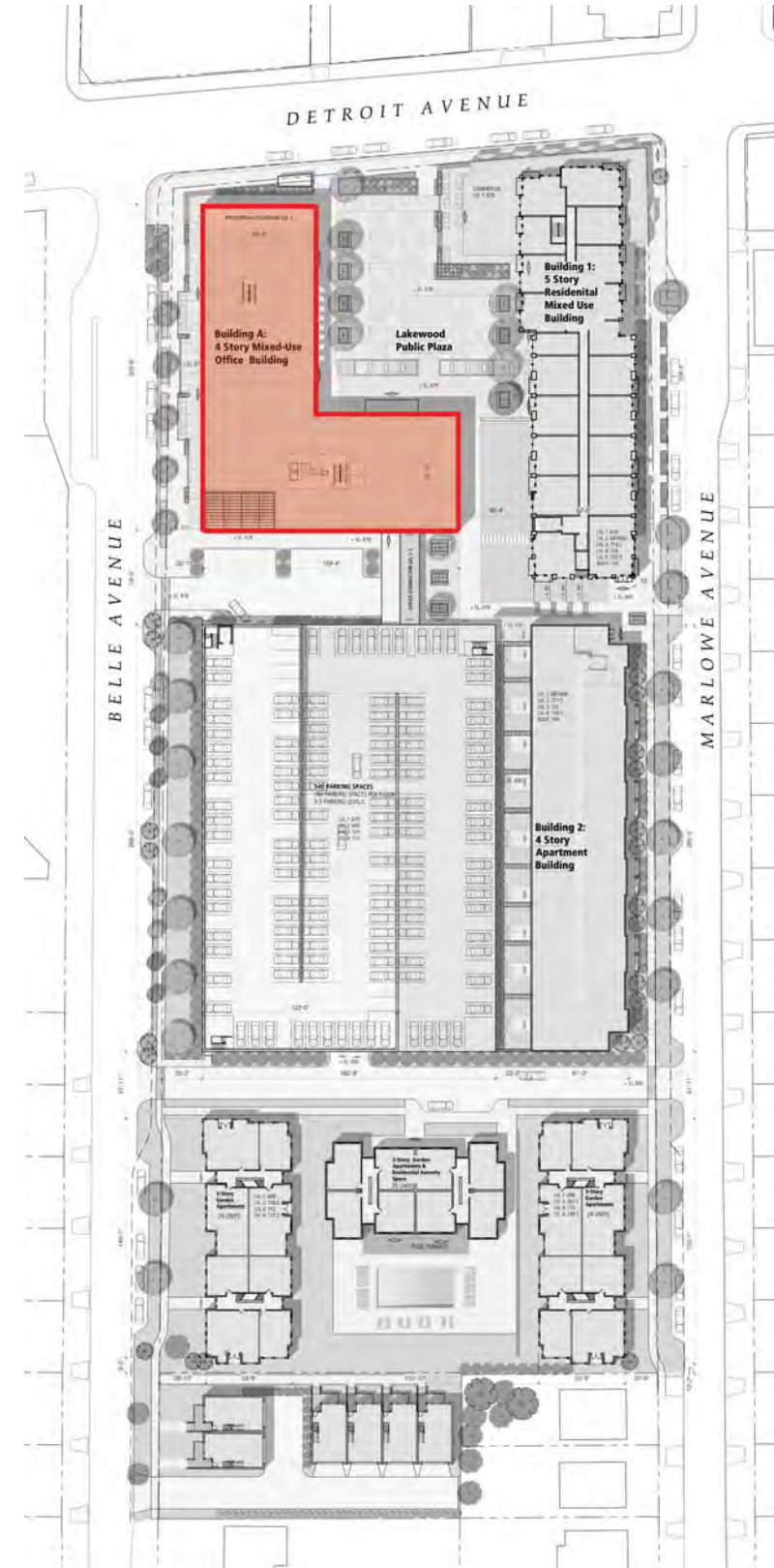


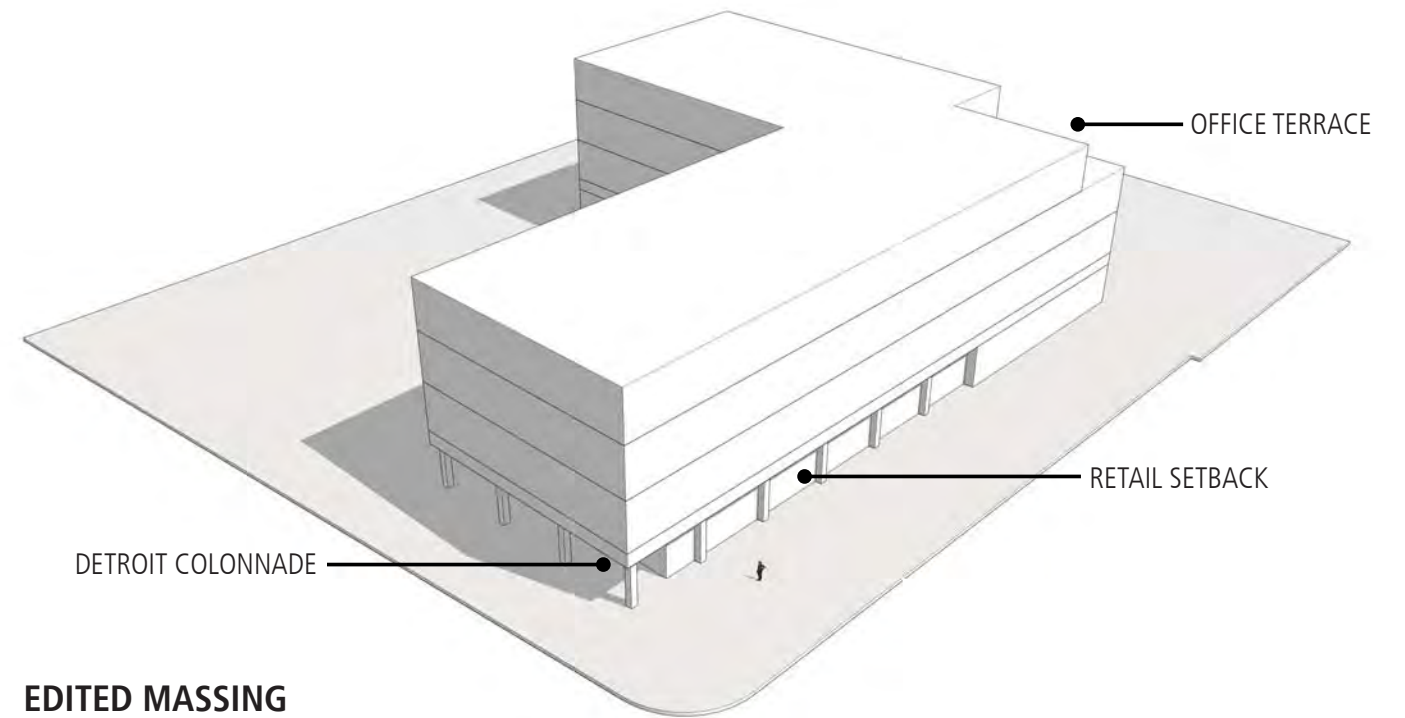


# BUILDING - A

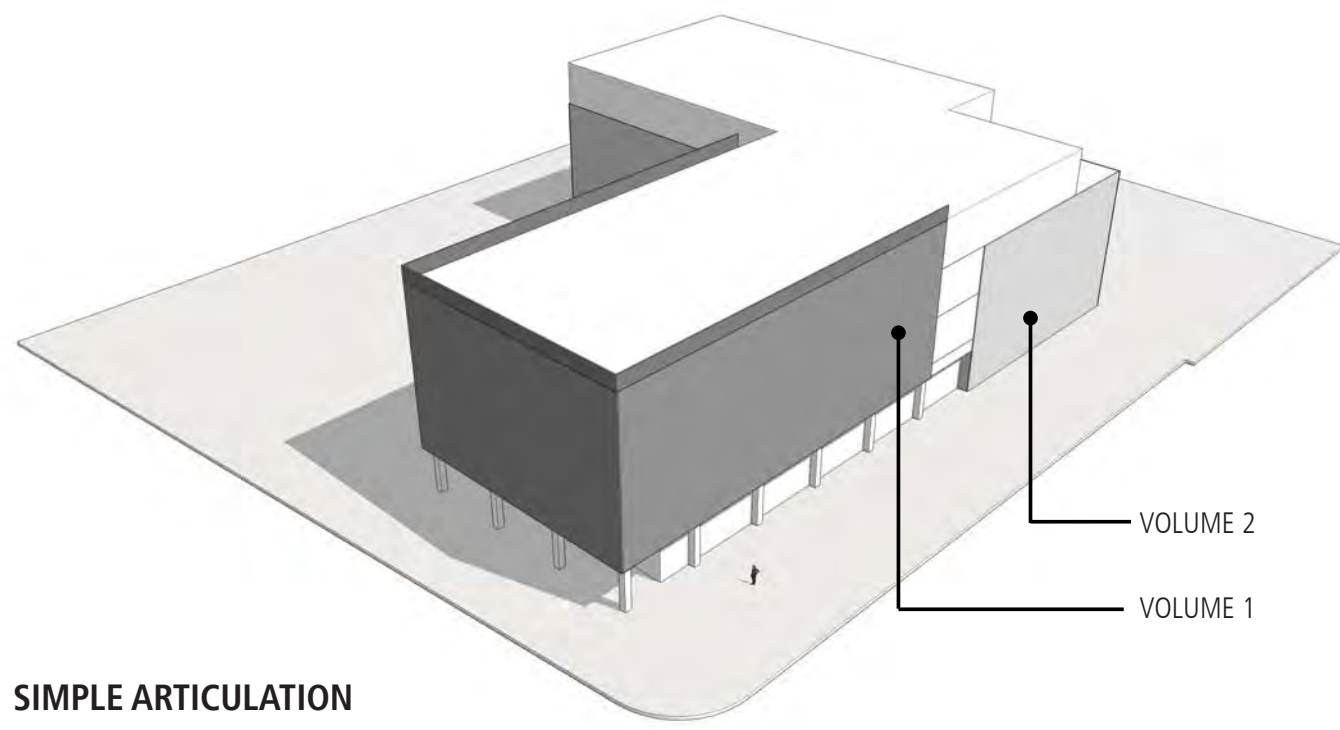
Mixed Use Commercial Building      79,578 Total GSF

Retail Space (lvl 1)                      12,000 GSF  
Office Lease Space (lvls 2-4)          65,504 GSF  
Building Height: 4 Stories / 60'-0"

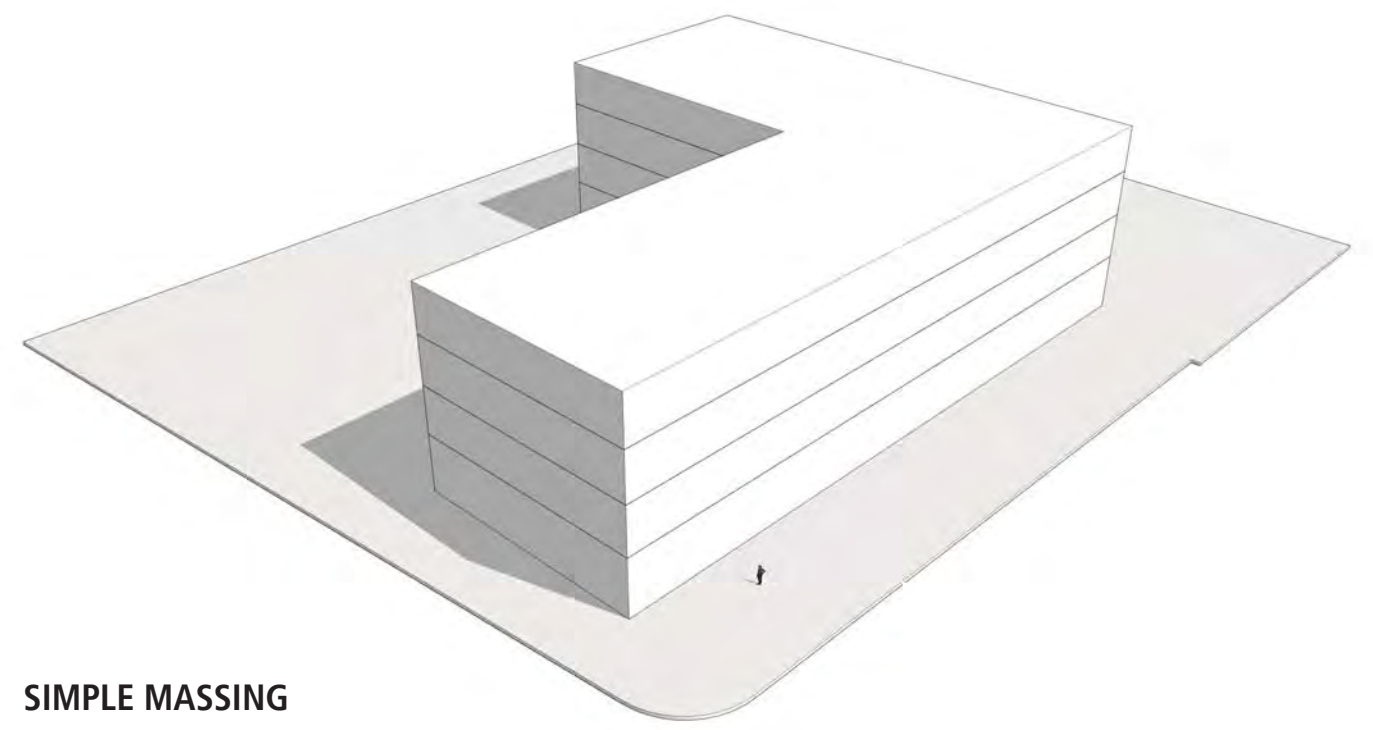




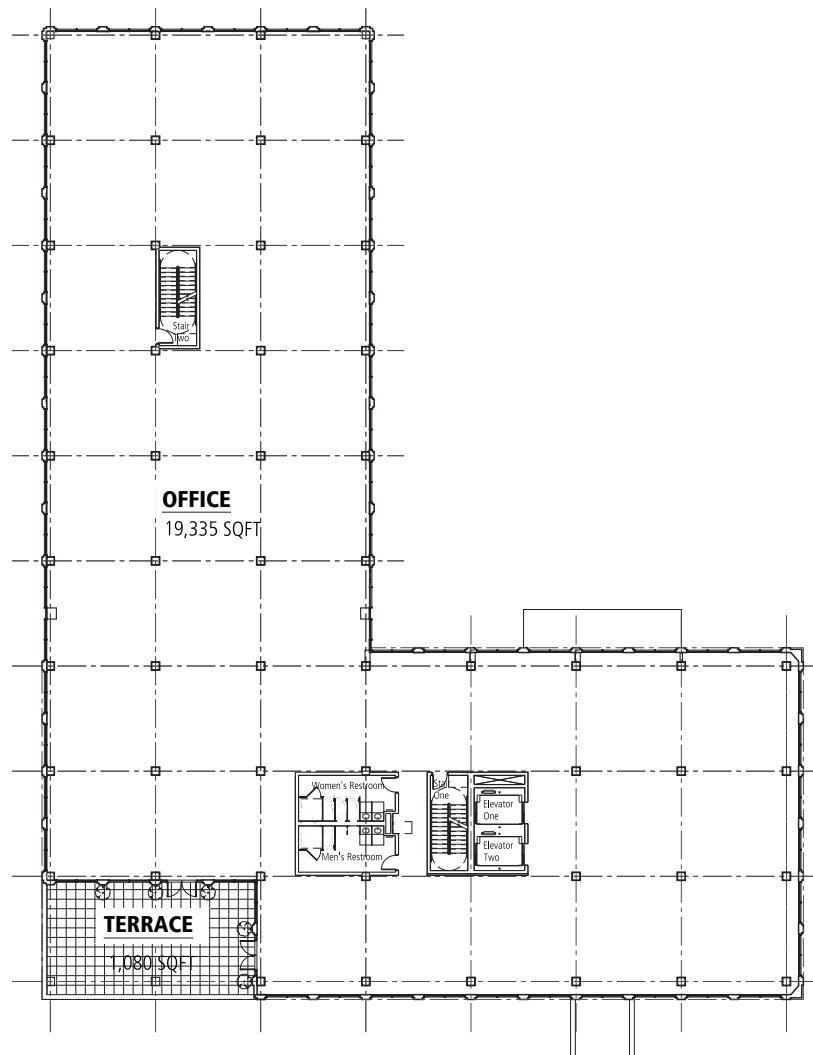
**EDITED MASSING**



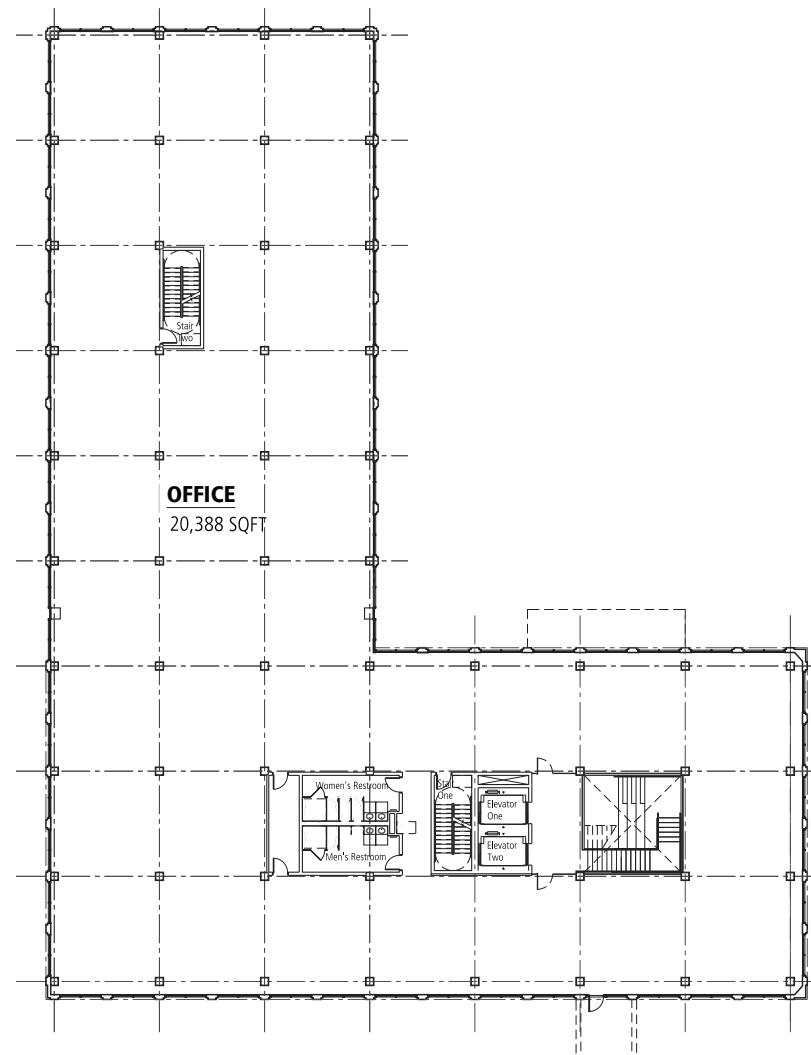
**SIMPLE ARTICULATION**



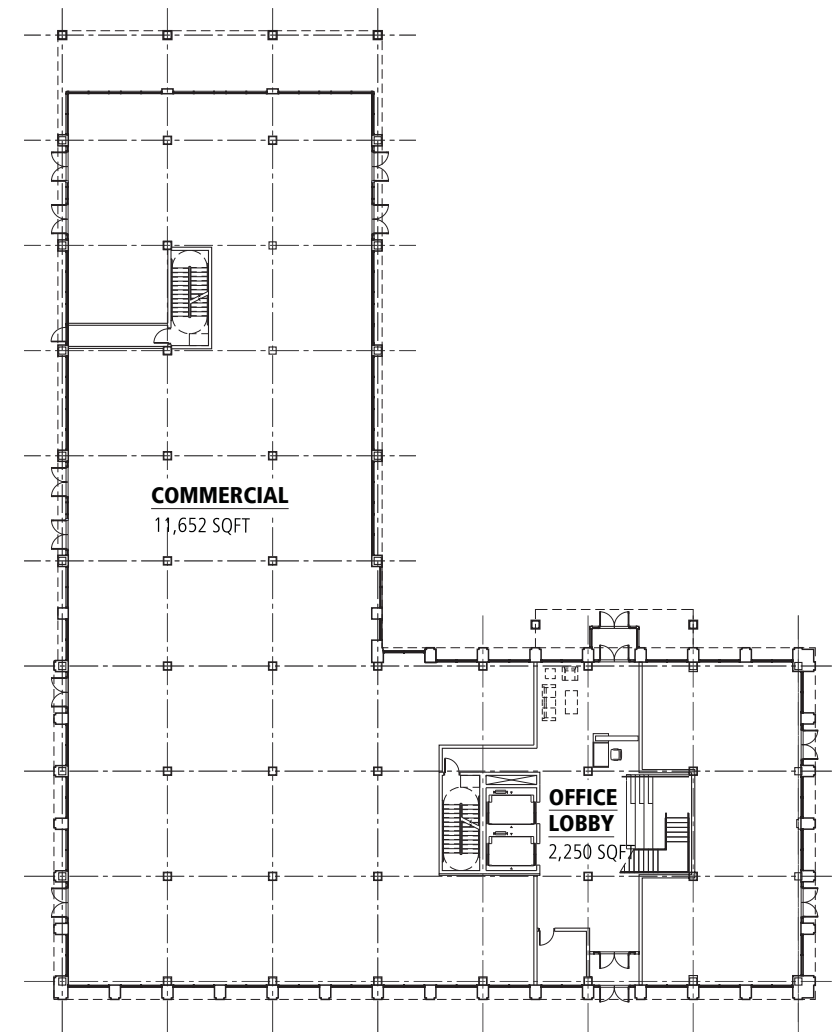
**SIMPLE MASSING**



Level 04

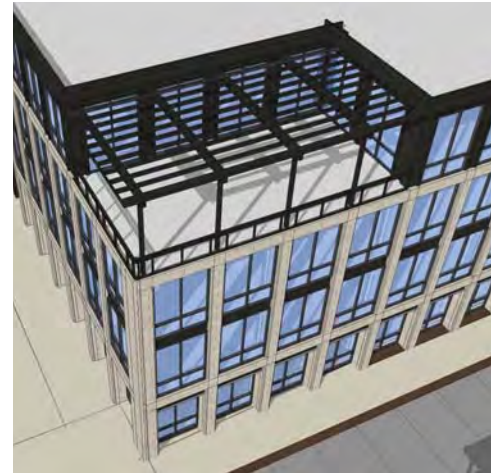


Level 02-03

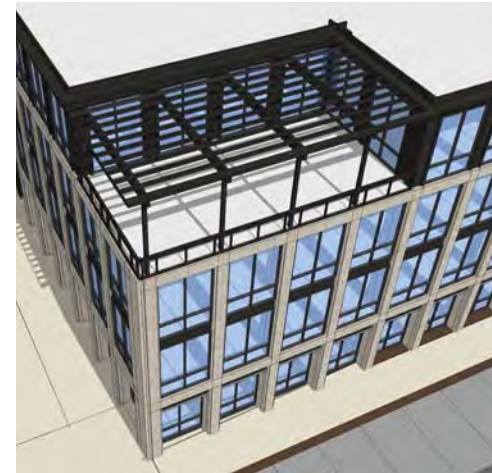


Level 01

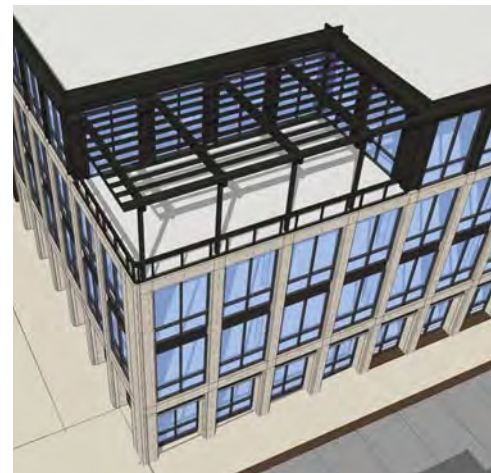
**Terrace Sun Study**



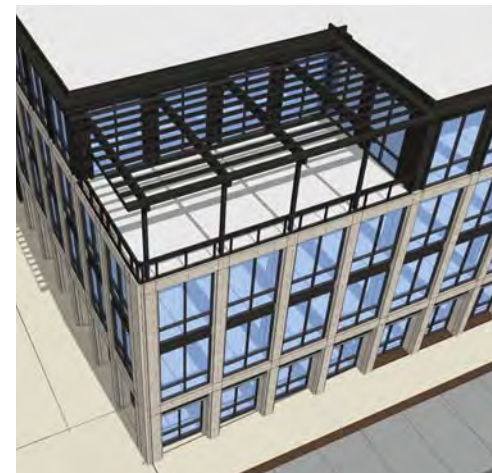
4 pm - Equinox



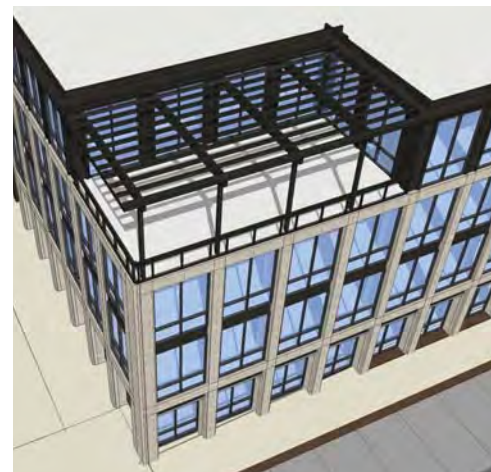
1 pm - Equinox



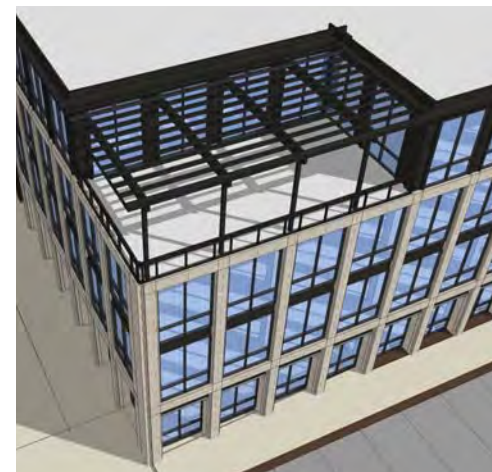
3 pm - Equinox



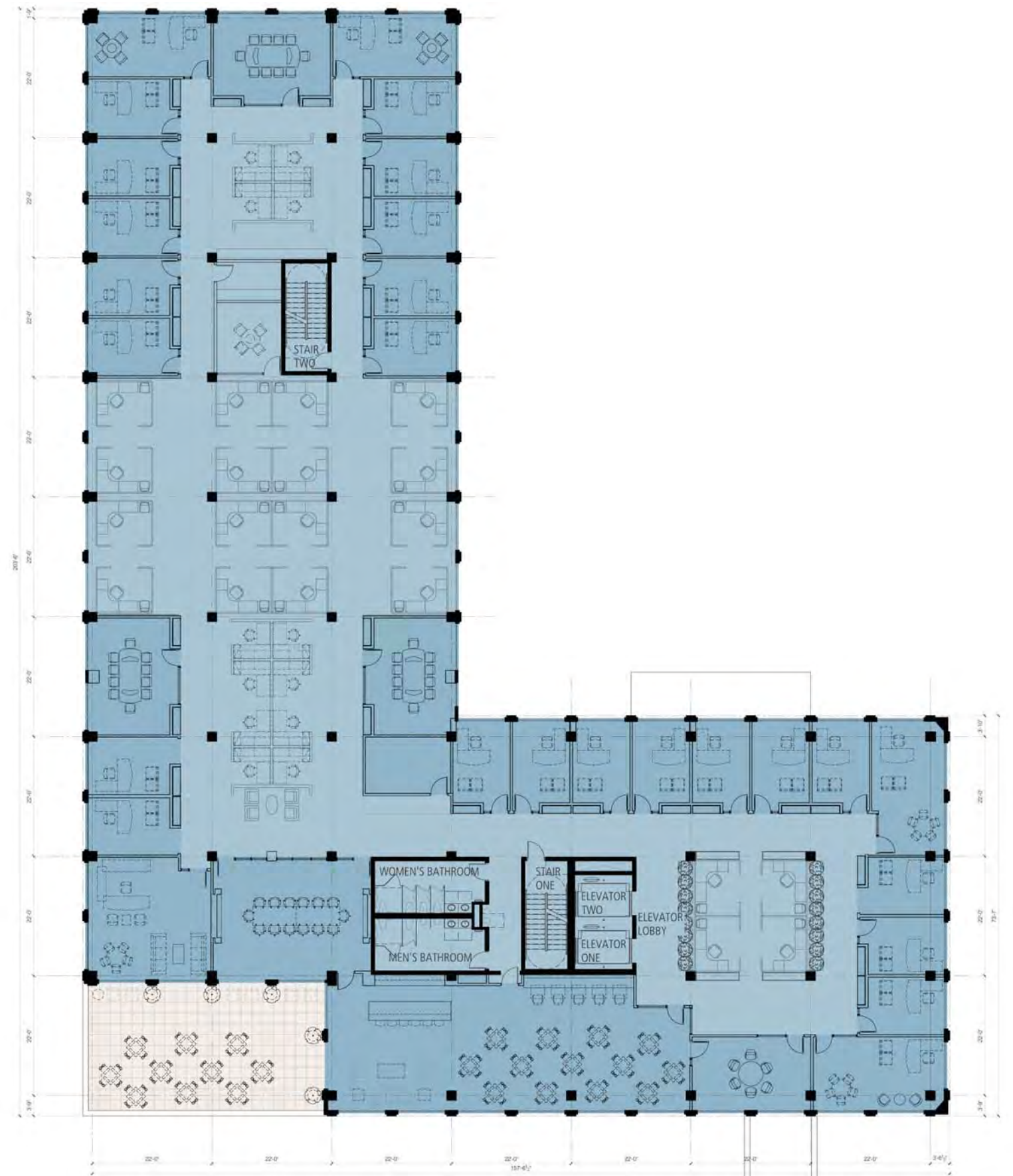
12 pm - Equinox



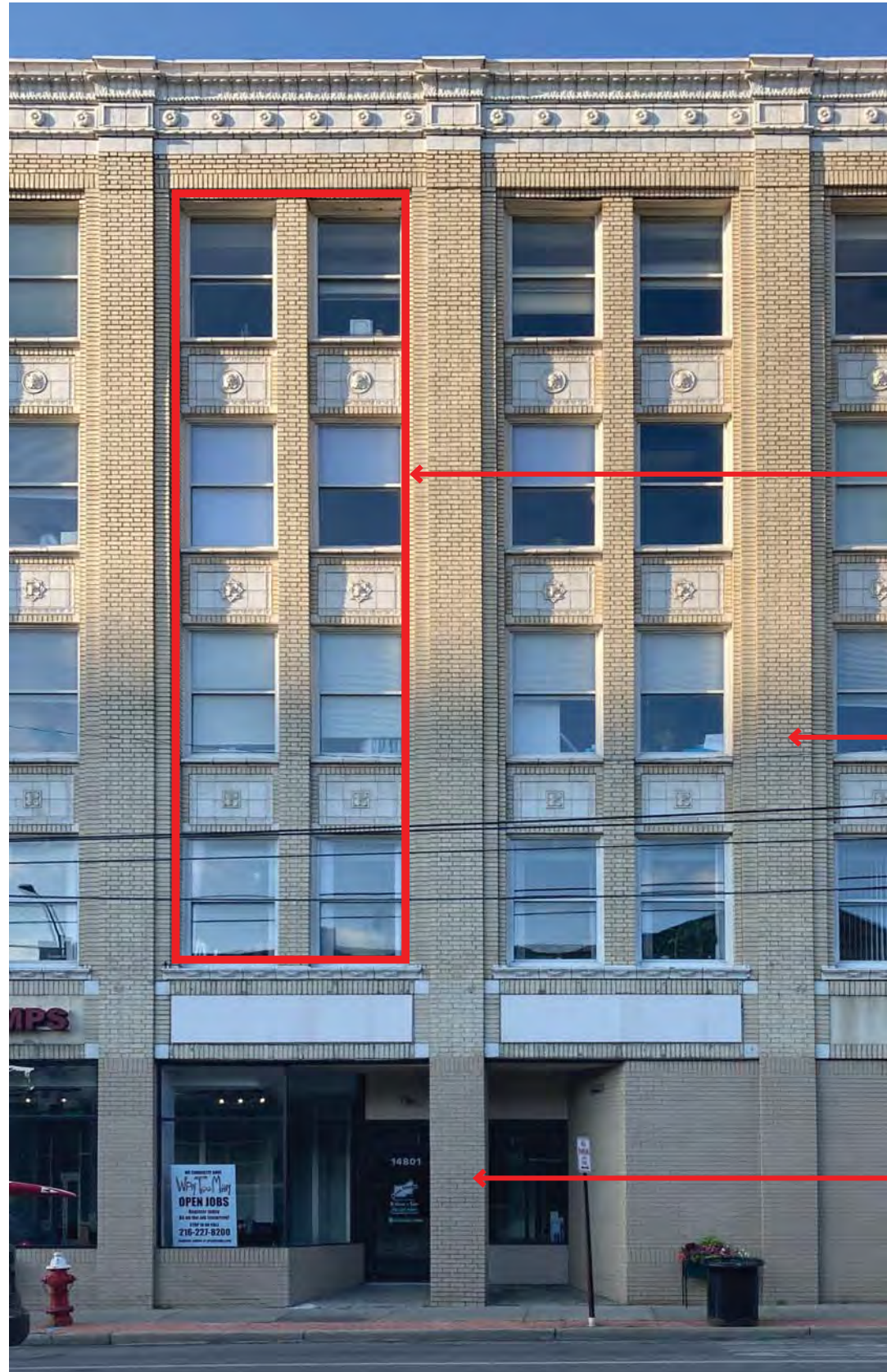
2 pm - Equinox



11 am - Equinox



**BUILDING-A: Office - Conceptual lvl 4 Fit-plan**



CORNICE

VERTICAL GROUPING

BRICK PILASTERS

PIANO NOBILE



ROUNDSTONE



Building A - Belle Facade

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

Concept Rendering:



Detroit and Belle

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

Concept Rendering:





Corner of Belle & Detroit - Building A - Colonnade looking east

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

Concept Rendering:



Piazza - Building A - Colonnade looking west

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

Concept Rendering:





Corner of Belle & Detroit - Building A - Colonnade looking east

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

Concept Rendering:





Piazza - Building A - Colonnade looking west

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

Concept Rendering:



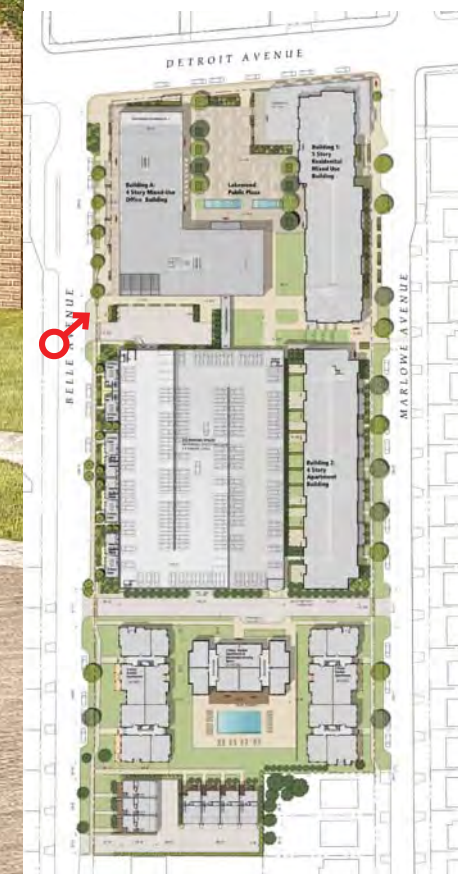


Piazza - Building A

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

Concept Rendering:





Piazza - Building A - Colonnade looking west

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

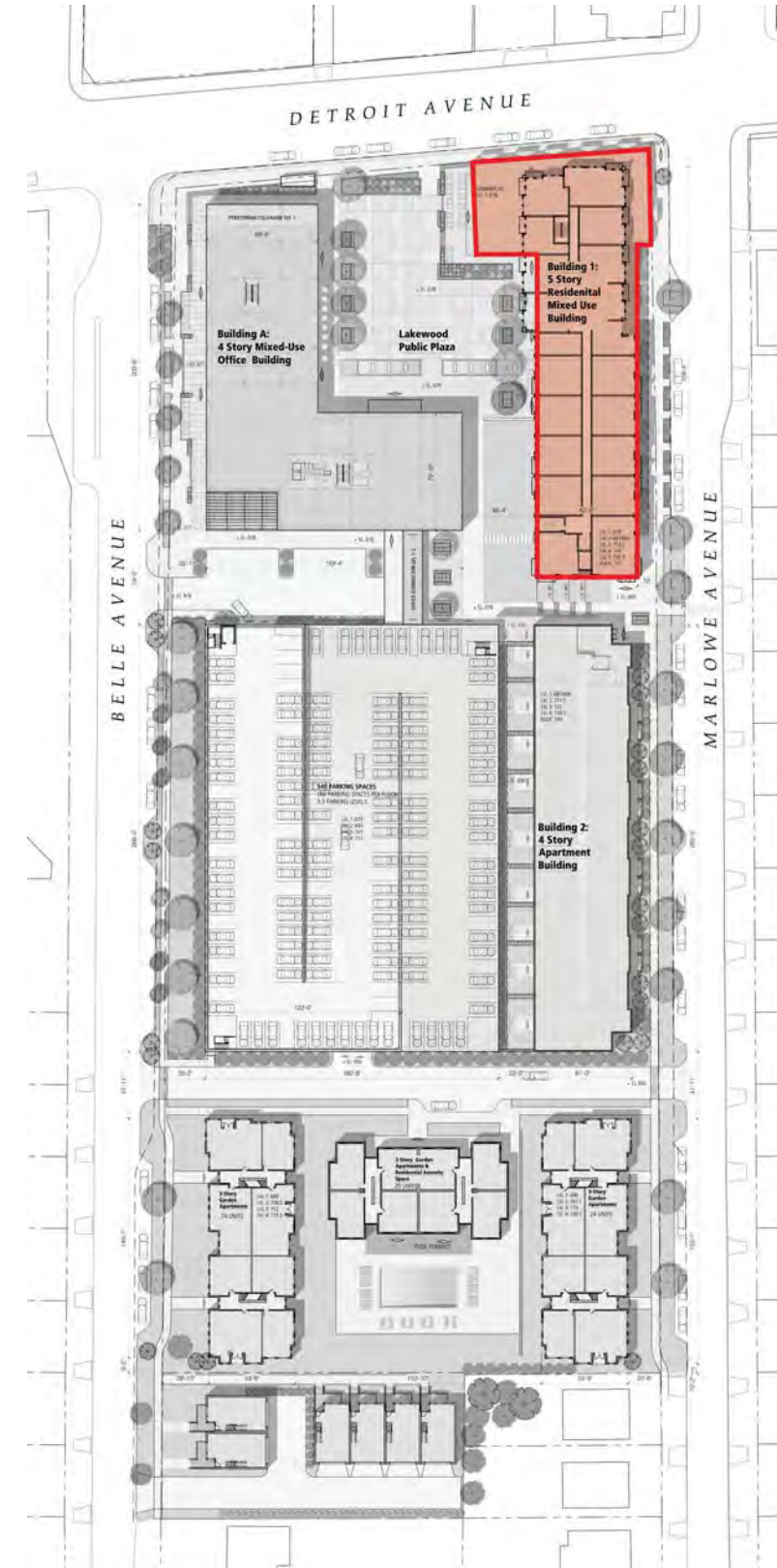
Concept Rendering:

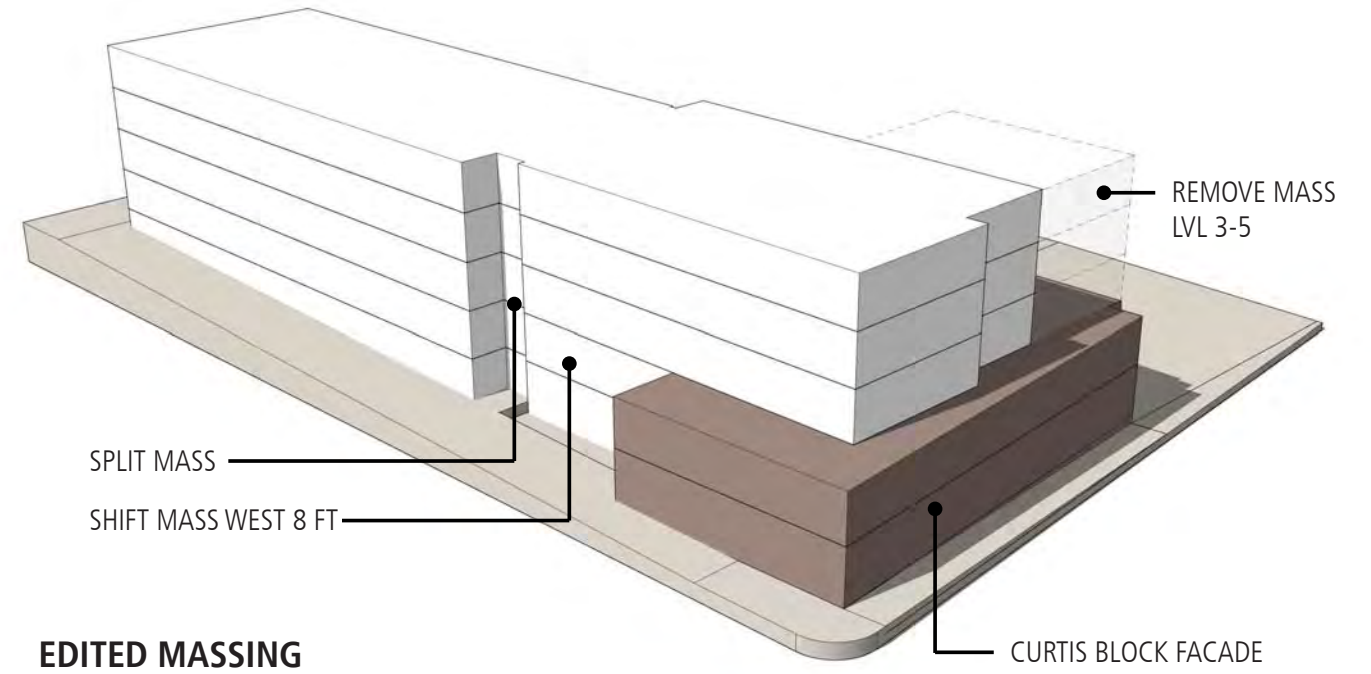


# BUILDING - 1

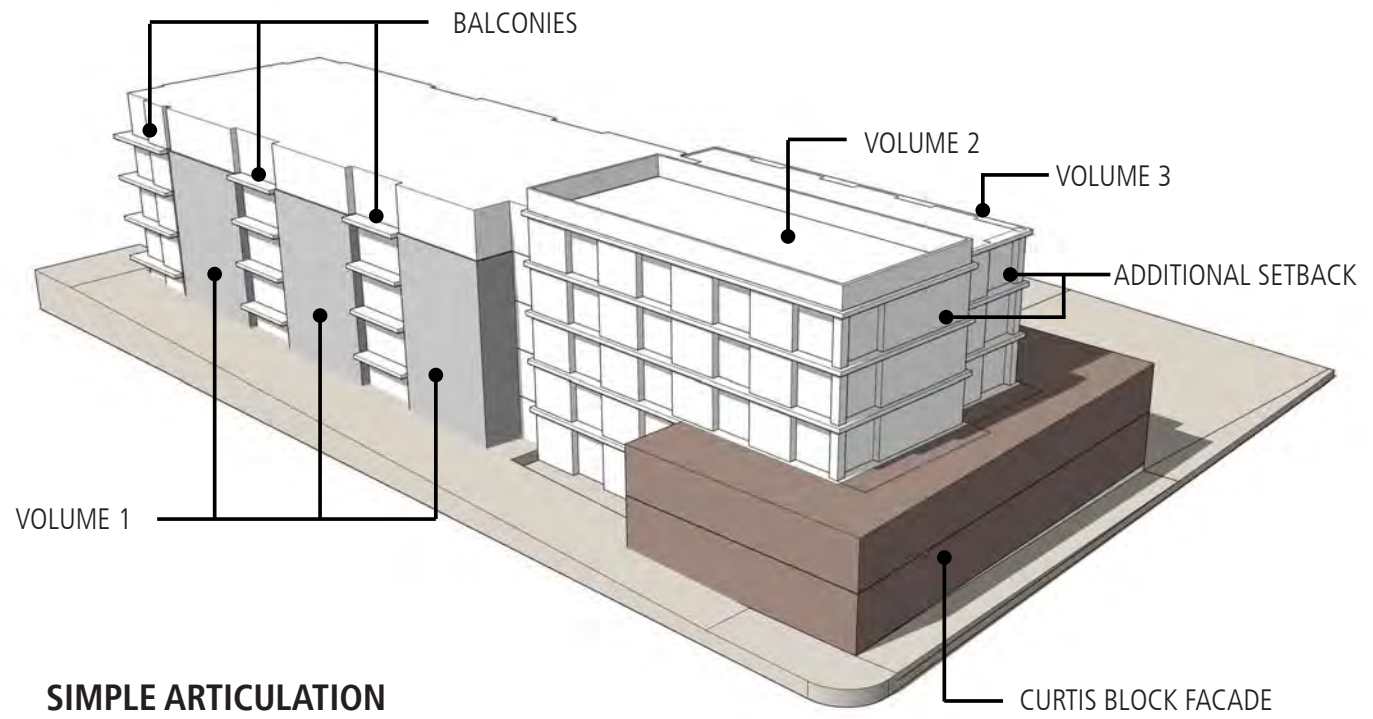
Mixed Use Residential Building 82 Units 86,445 Total GSF

Commercial Space (lvl 1) 17,350 GSF  
Residential Apartments (lvl 2-5) 69,095 GSF  
Building Height: 5 Stories / 59'-0"

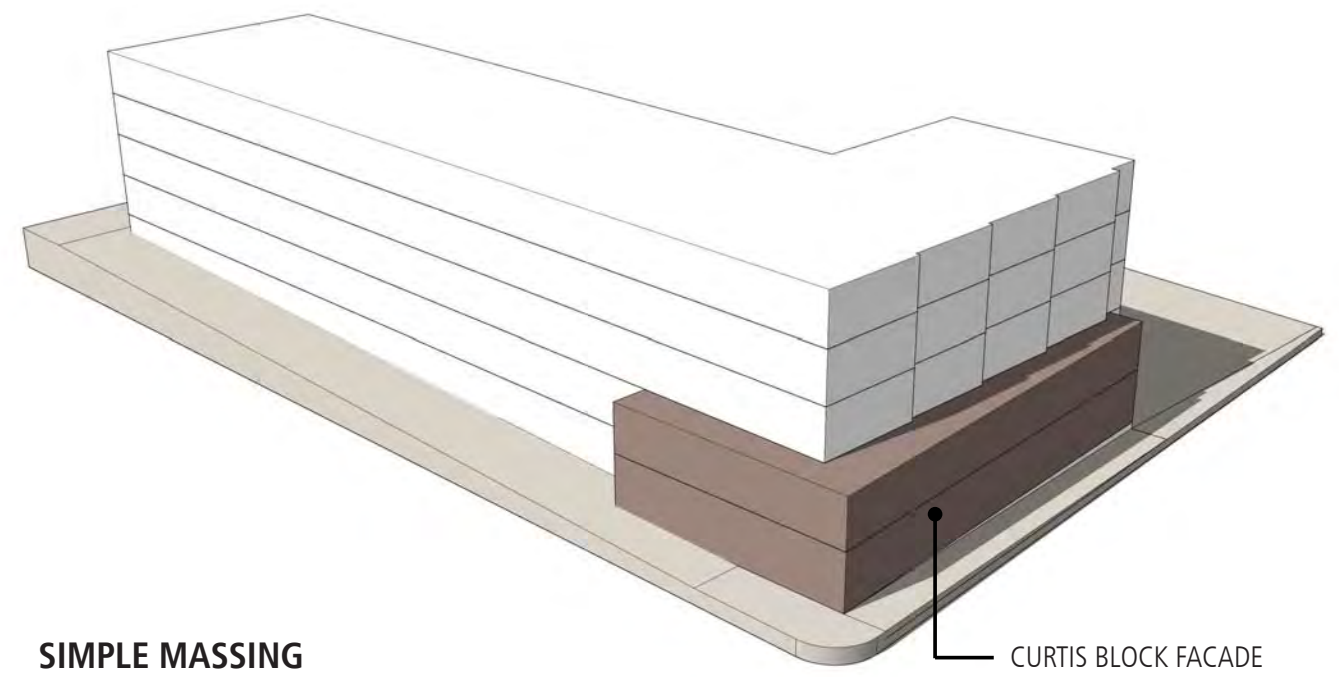




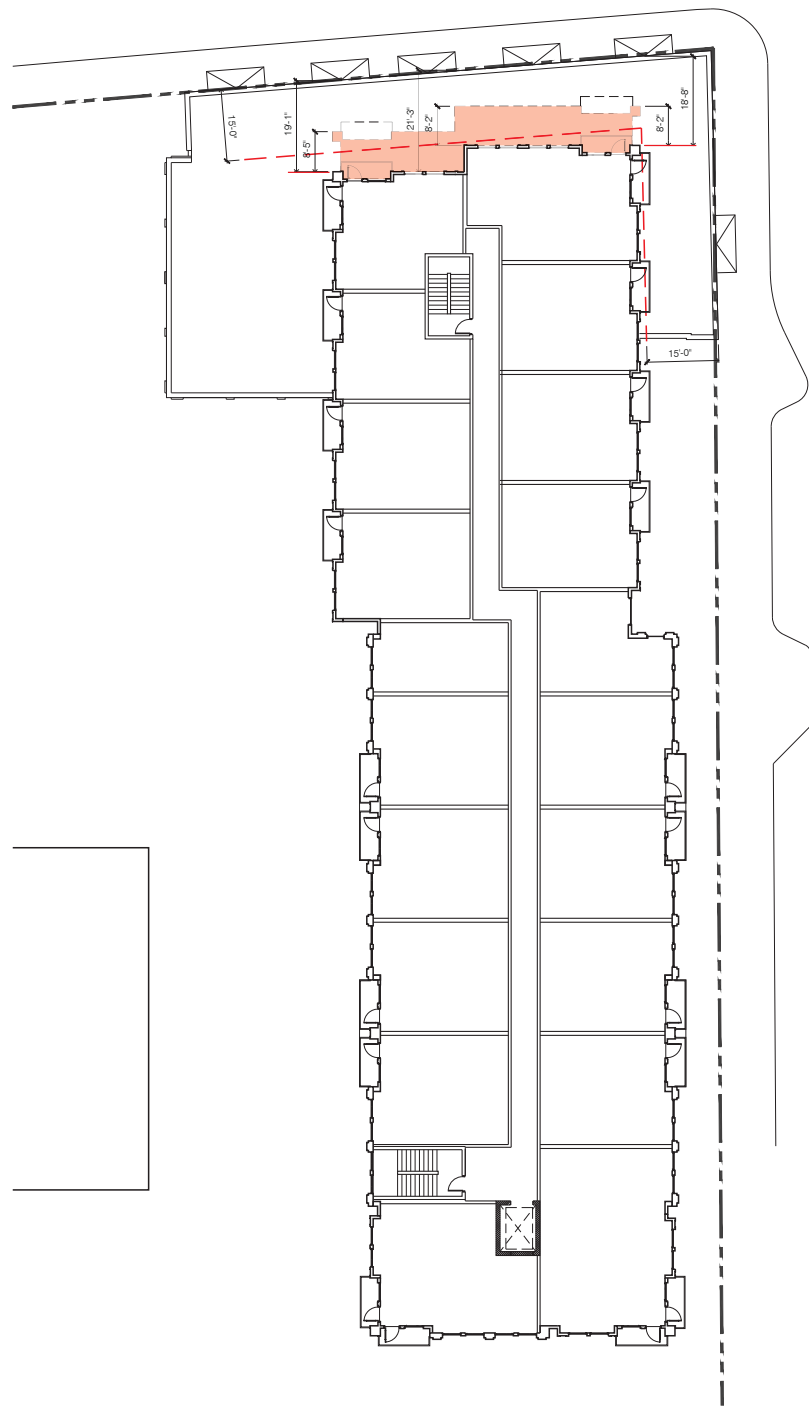
**EDITED MASSING**



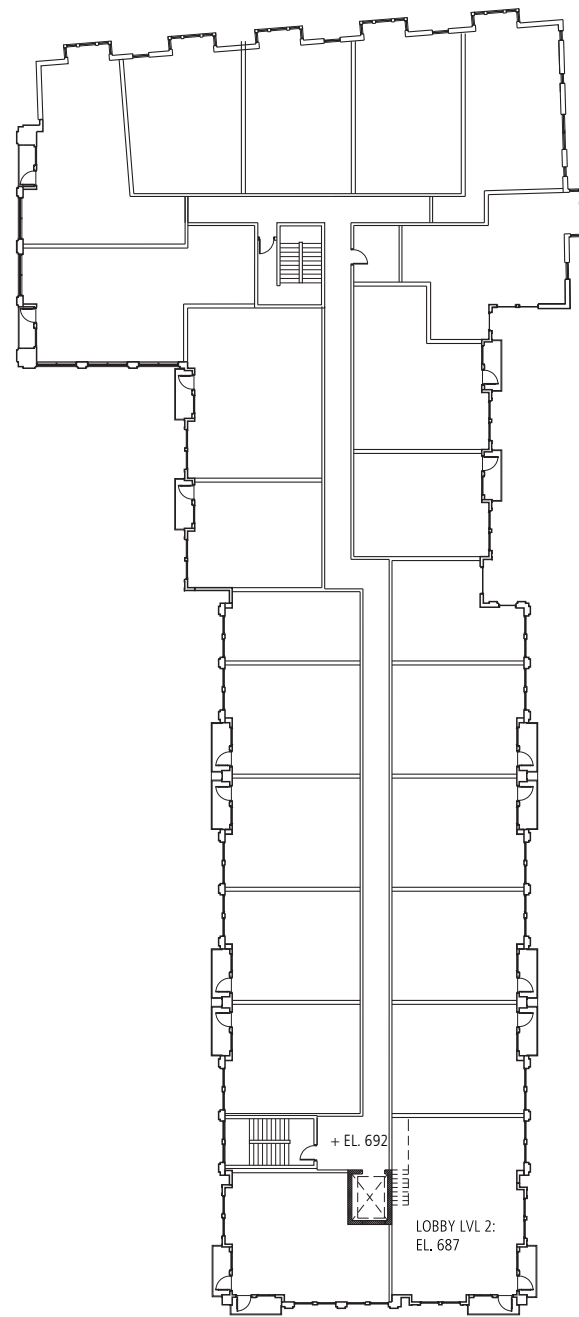
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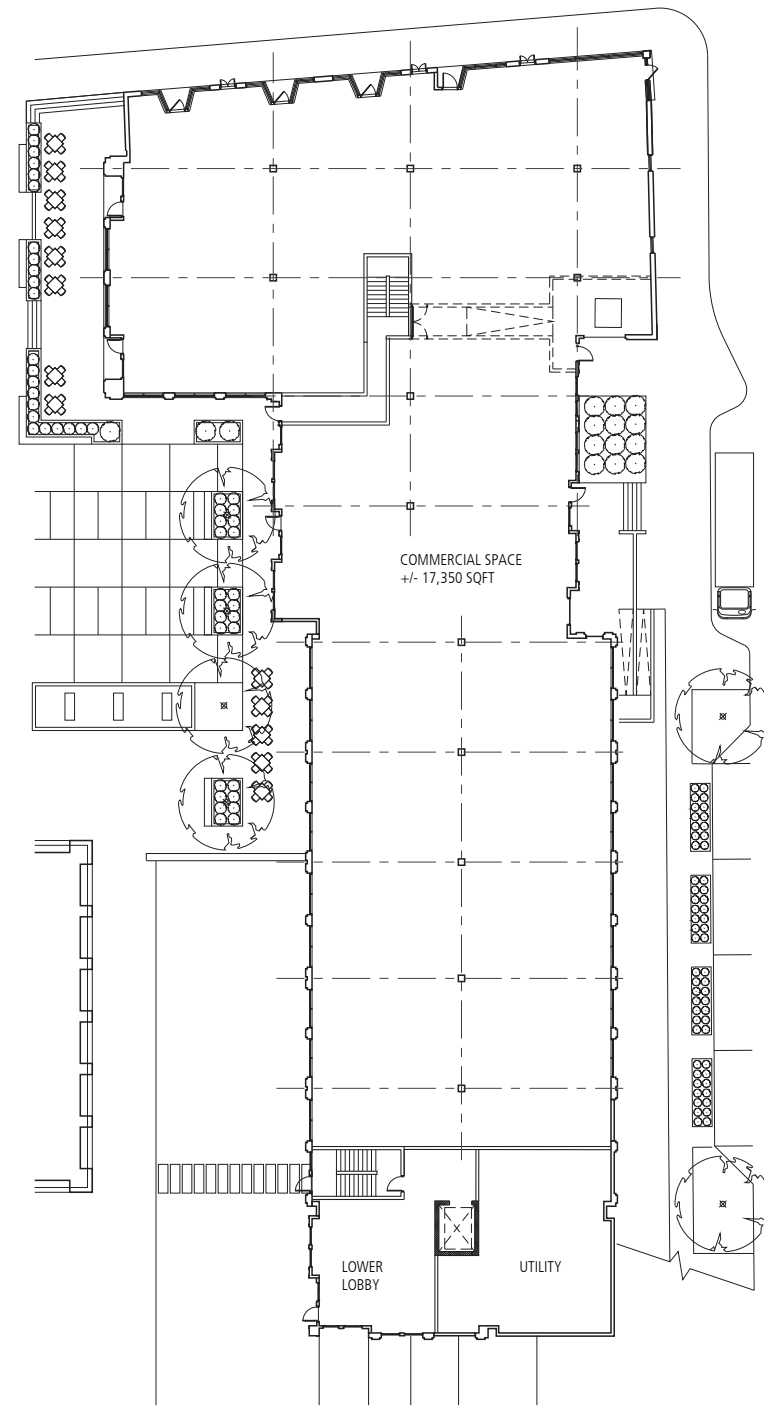
**SIMPLE MASSING**



Level 03-05



Level 02



Level 01



Detroit & Marlowe corner

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

**Concept Rendering: Pedestrian Experience**





Detroit Plaza Plaza - Building 1 & Buildnig A

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

**Concept Rendering:**





Piazza - Building A Colonnade looking west

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

**Concept Rendering: Pedestrian Experience**





Piazza - Building 1

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

Concept Rendering:





Marlowe Facade - Building 1

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

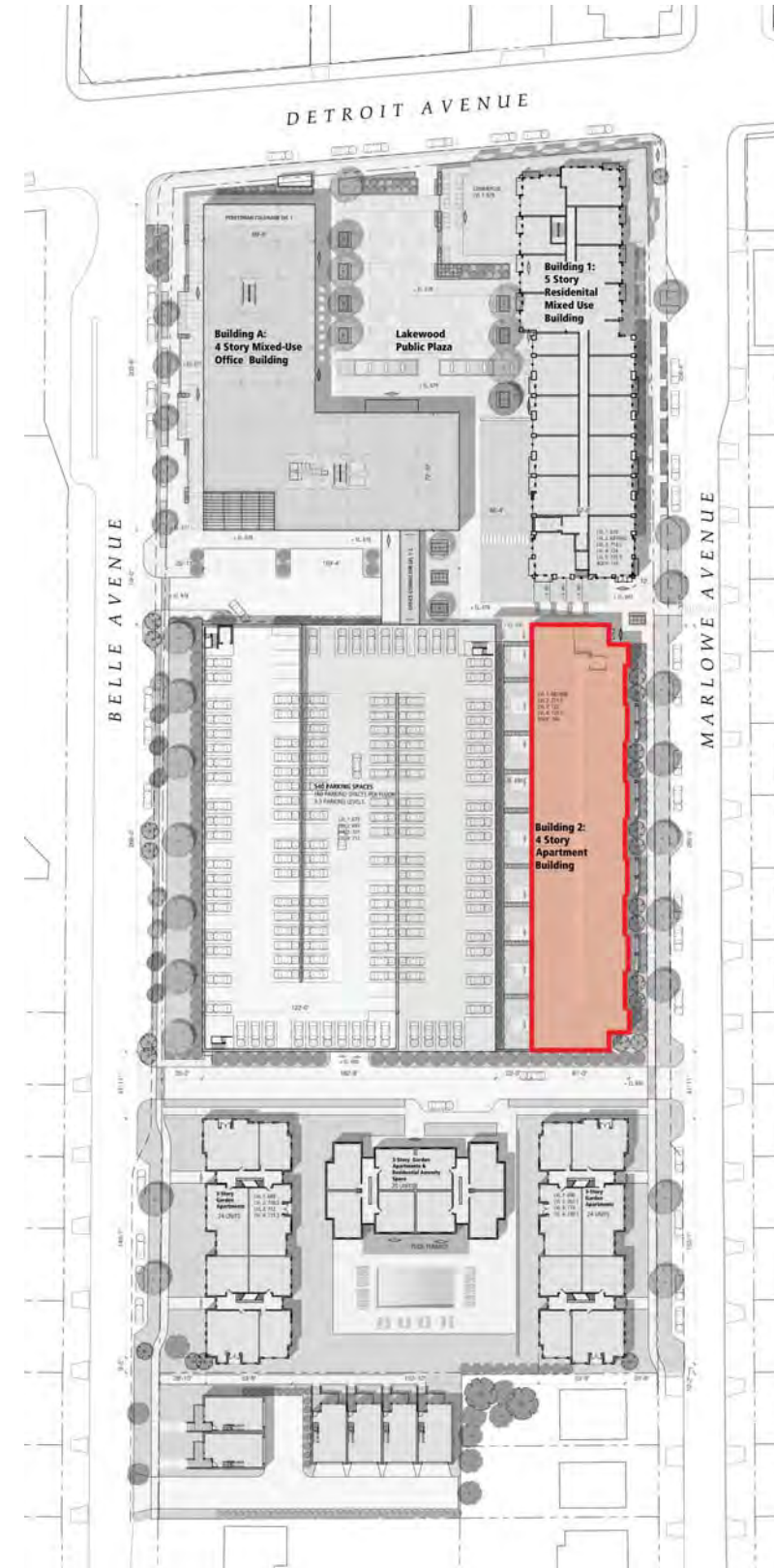
**Concept Rendering: Building 1**

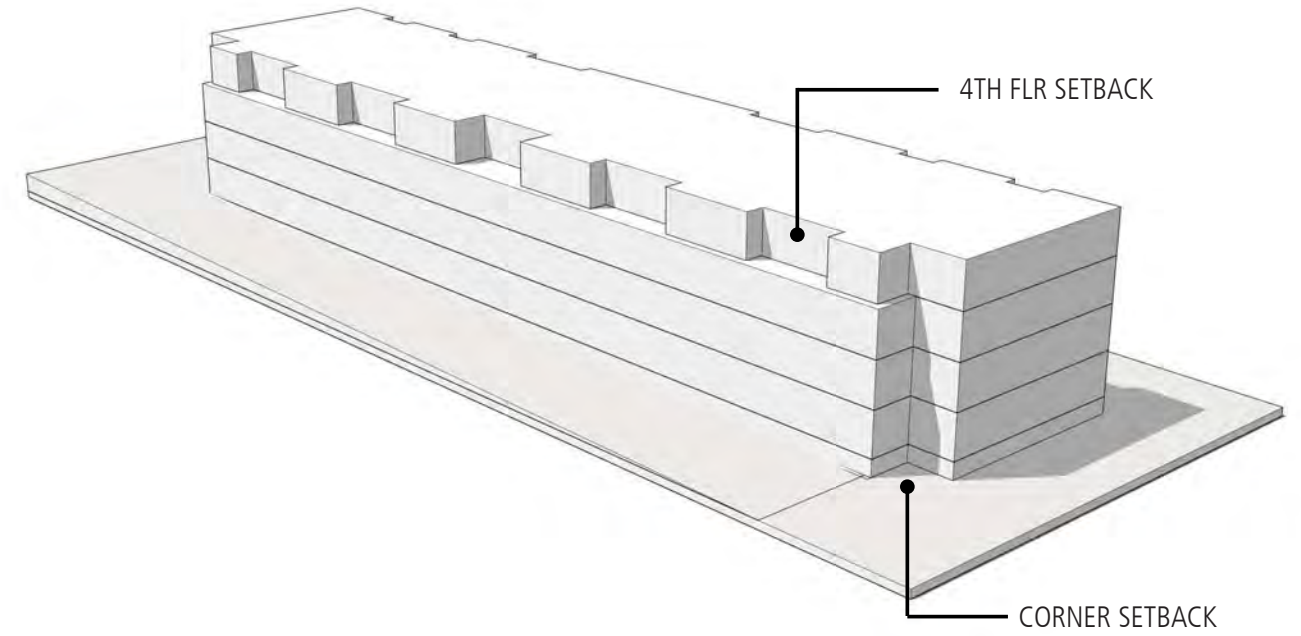


# BUILDING - 2

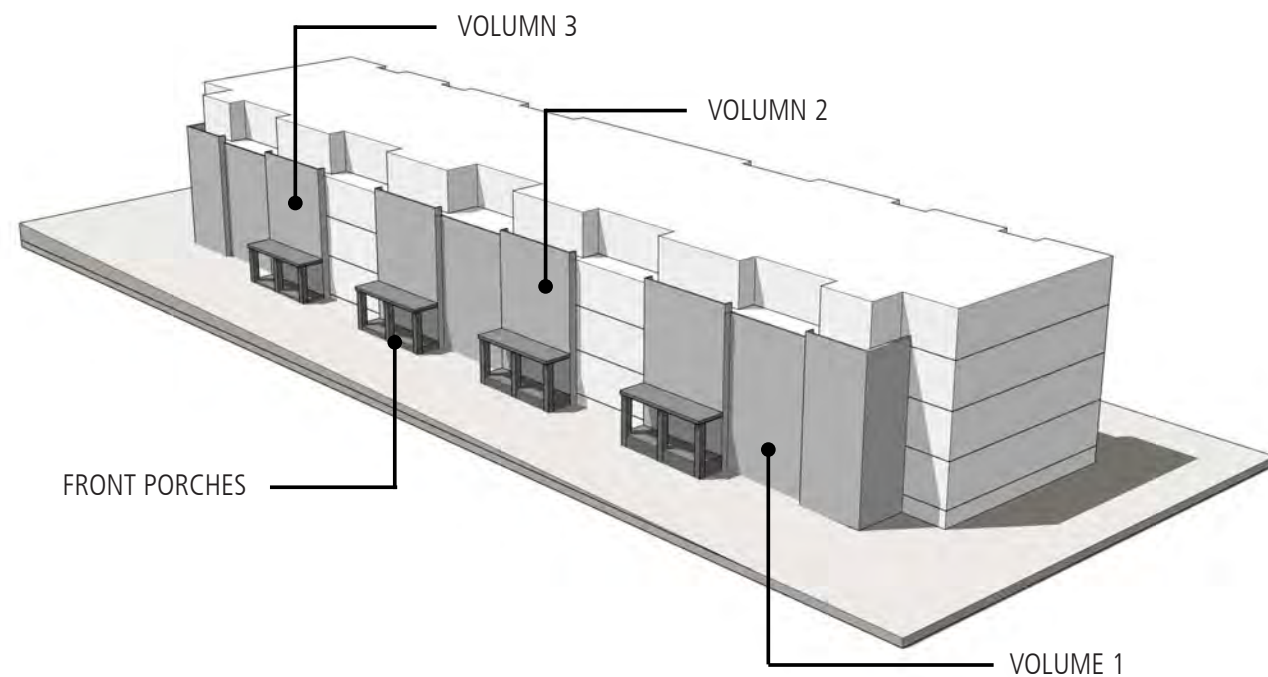
4 Story Apartment Building    78 Units    61,428 GSF

Residential Apartments (lvl 1-4)    61,428 GSF  
Building Height: 4 Stories / 43'-0" (47'-0" @ Lobby)

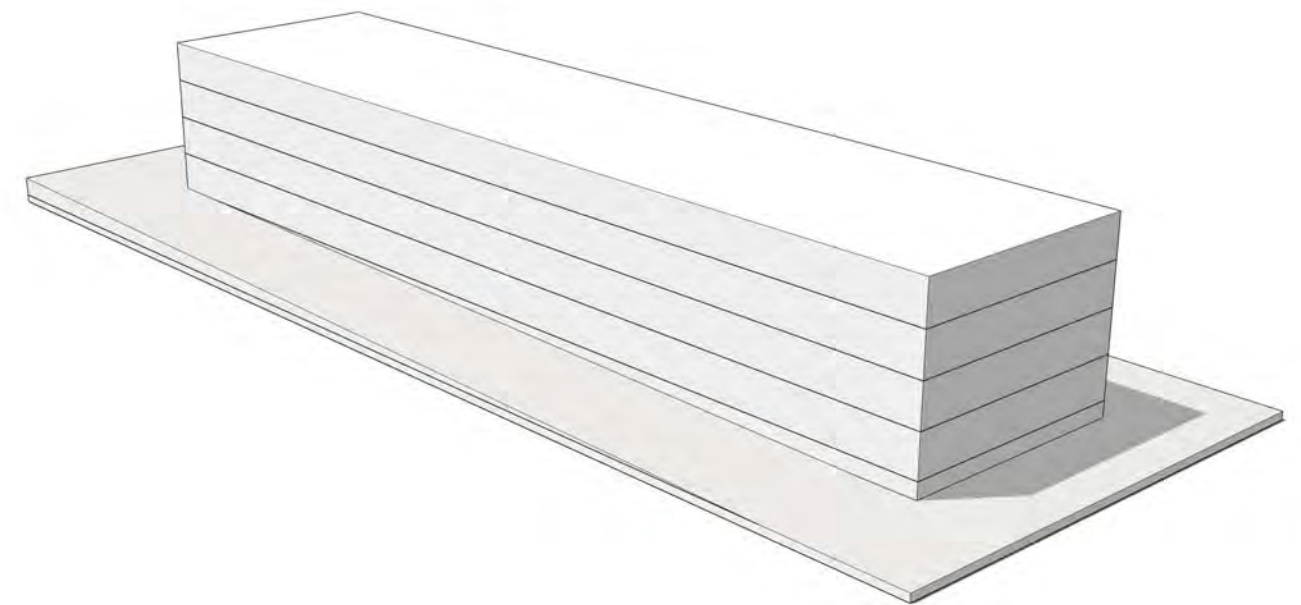




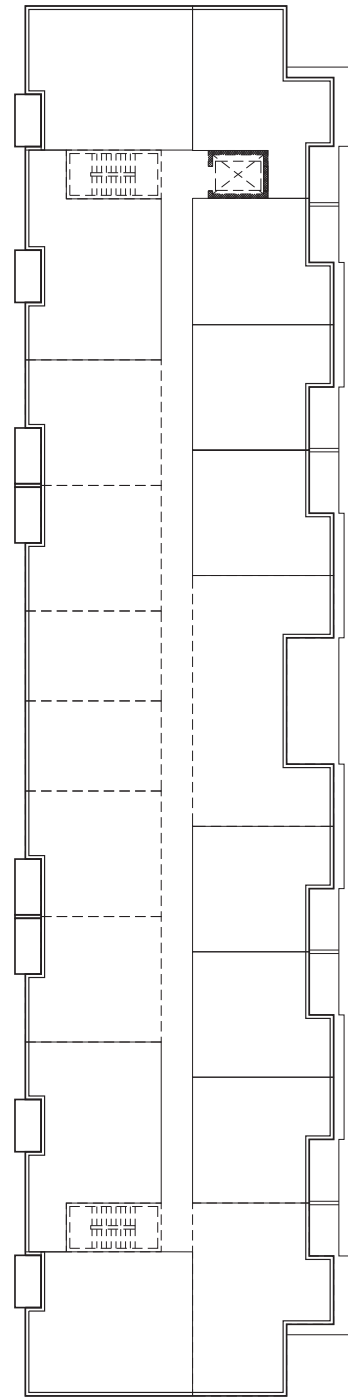
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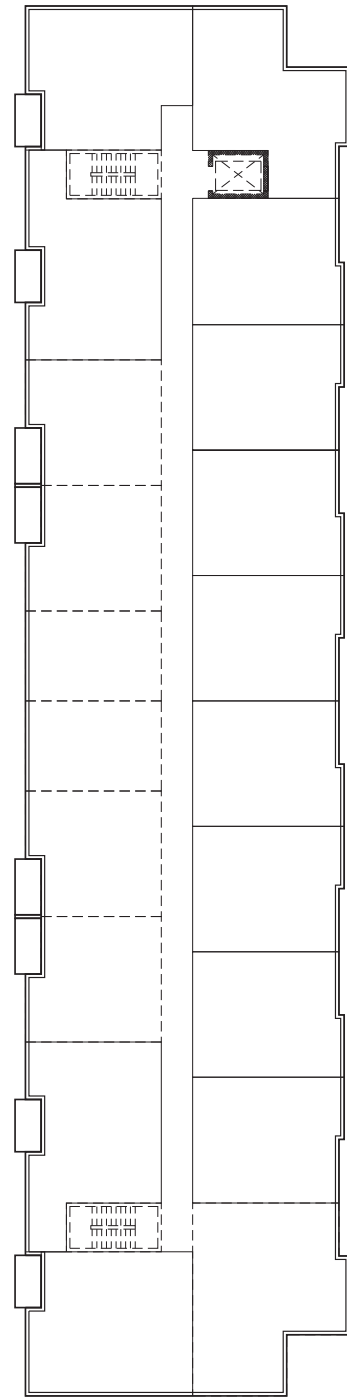
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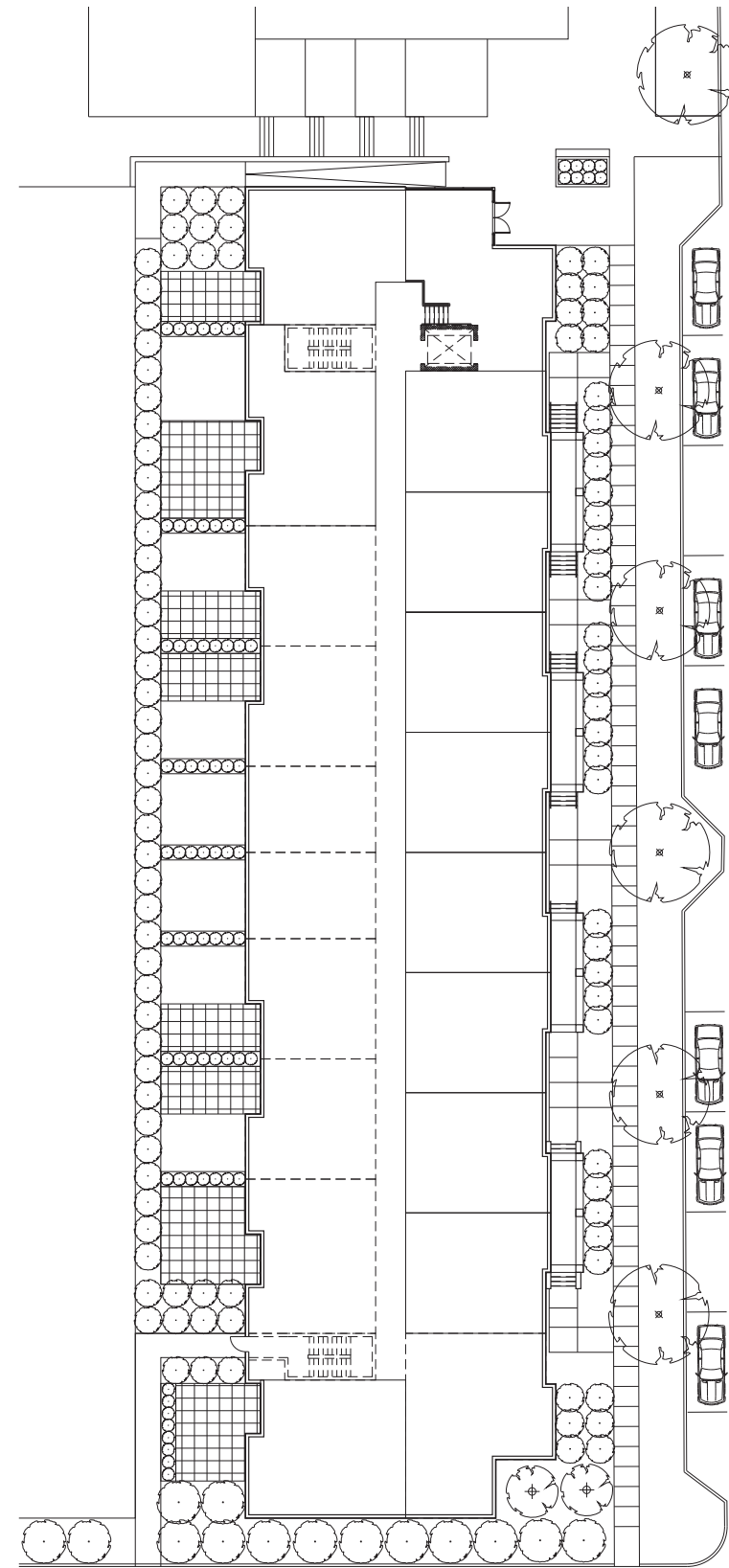
**SIMPLE MASSING**



Level 04



Level 02-03



Level 01



Building 2 - Marlowe Facade

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

Concept Rendering:





Building 2 - "Front Porch"

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

Concept Rendering:





Building 2 - West patio

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

Concept Rendering:





Building 2 - West patio

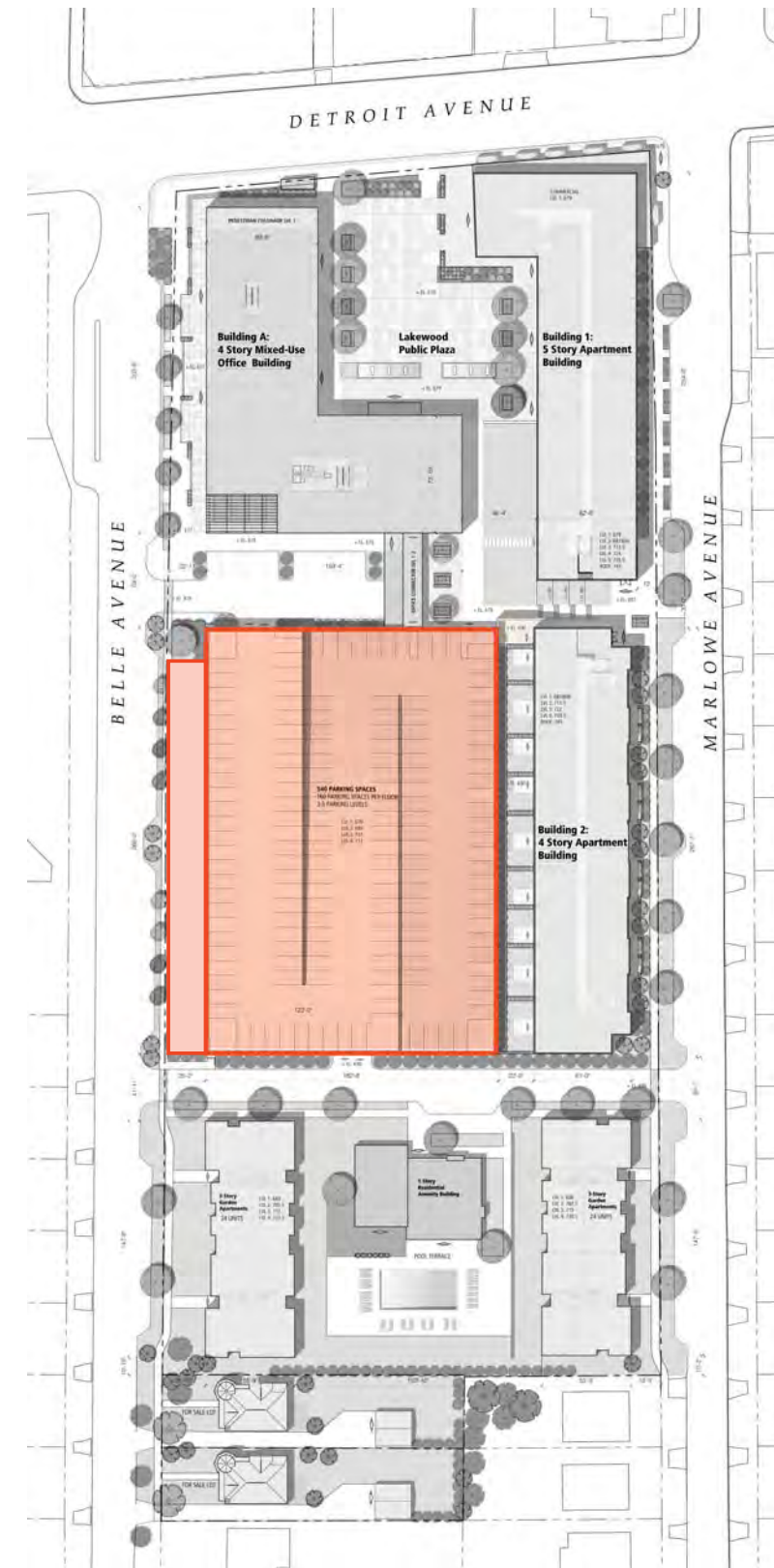
*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

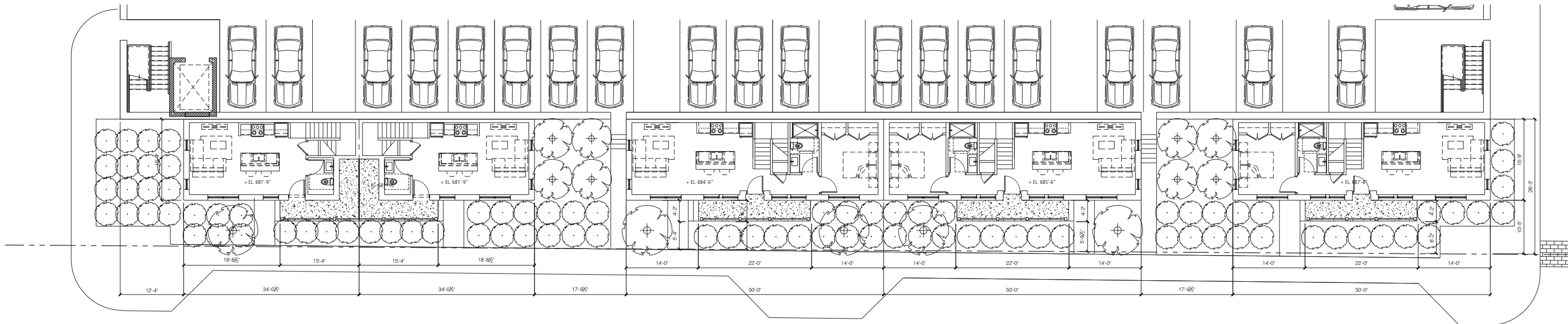
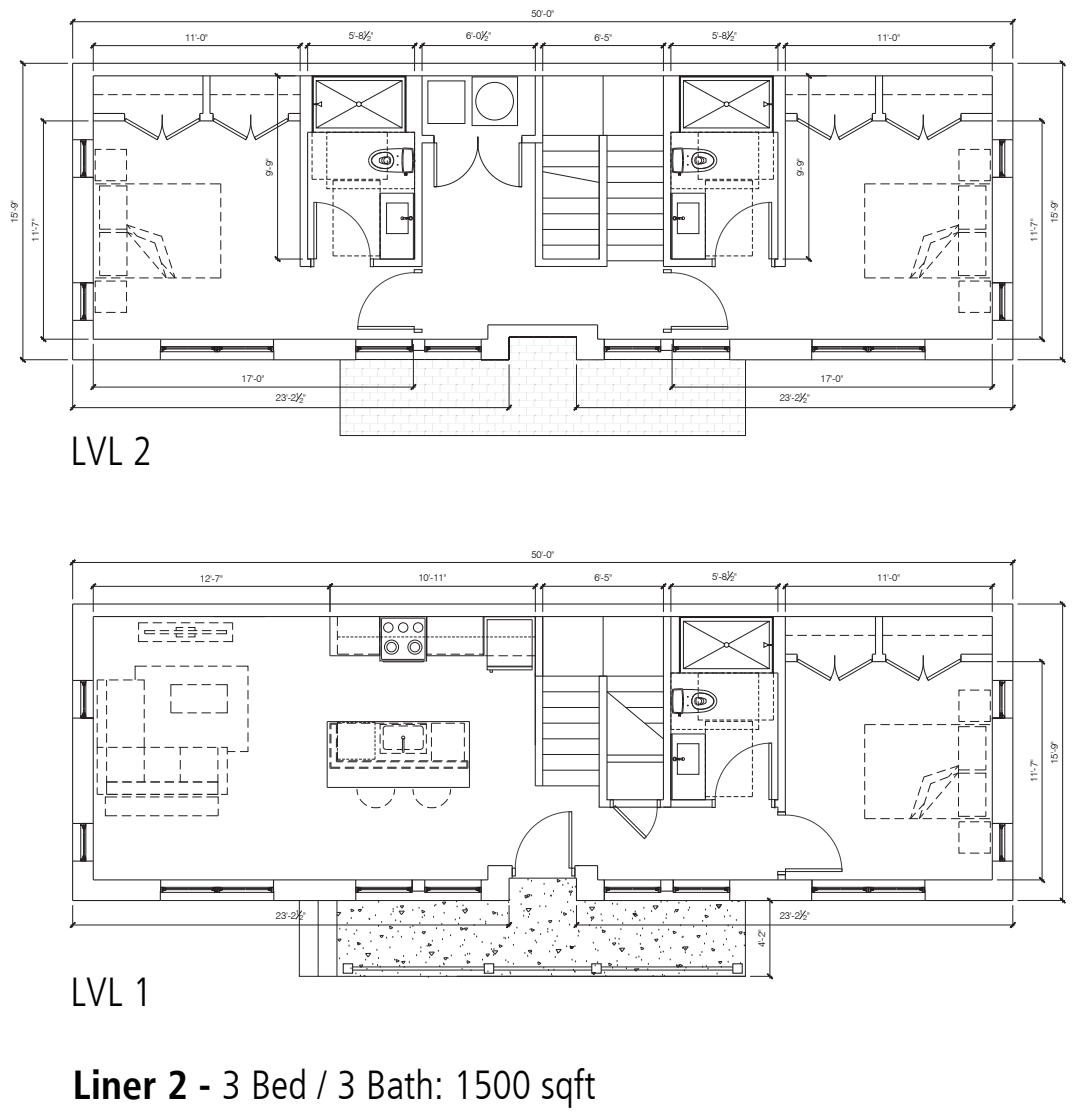
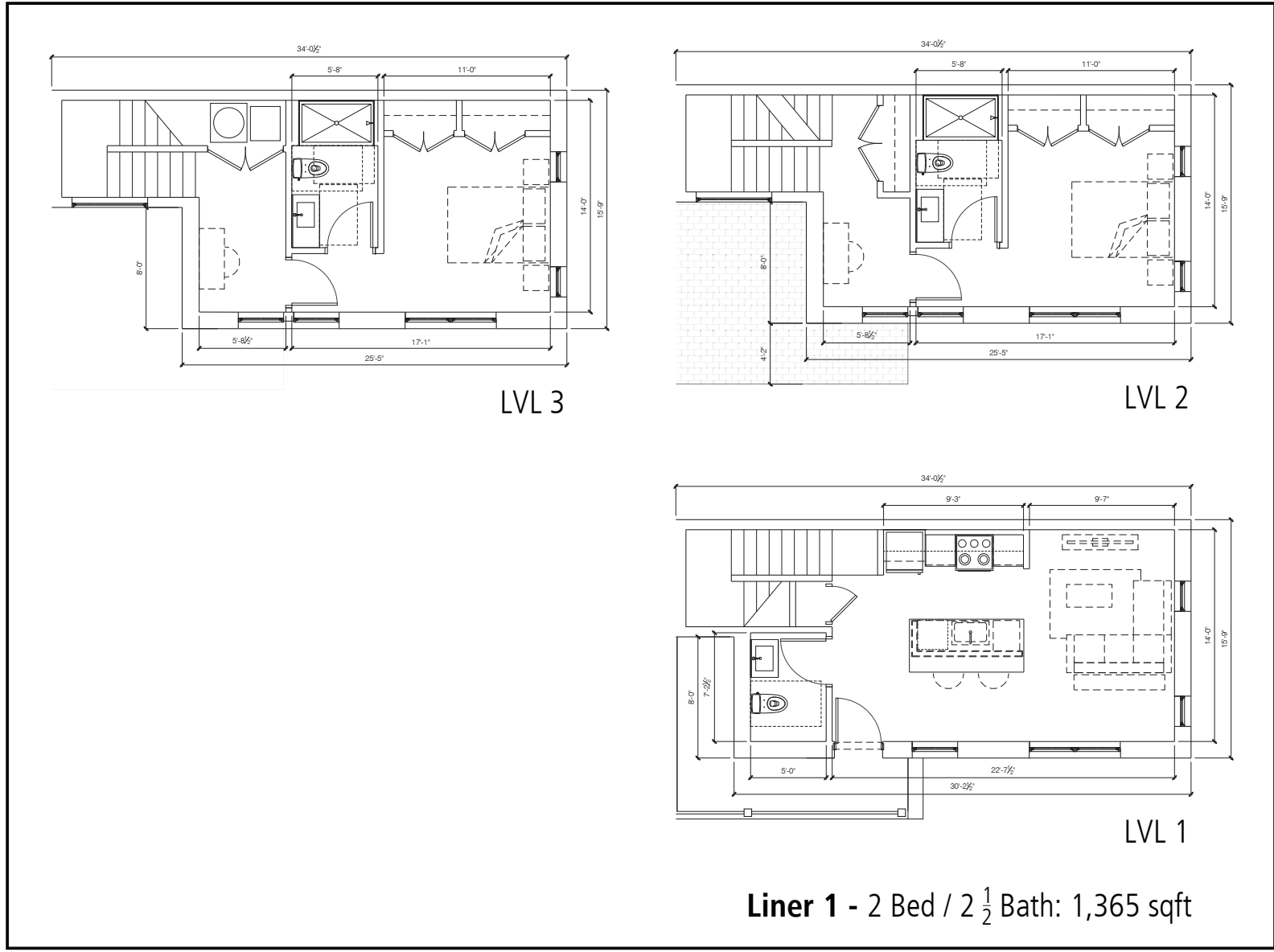
Concept Rendering:

# PARKING GARAGE & LINERS

Parking Garage                      540 Spaces    172,900 GSF  
Building Height: 3-1/2 Levels    22'-0" / 33'-0"

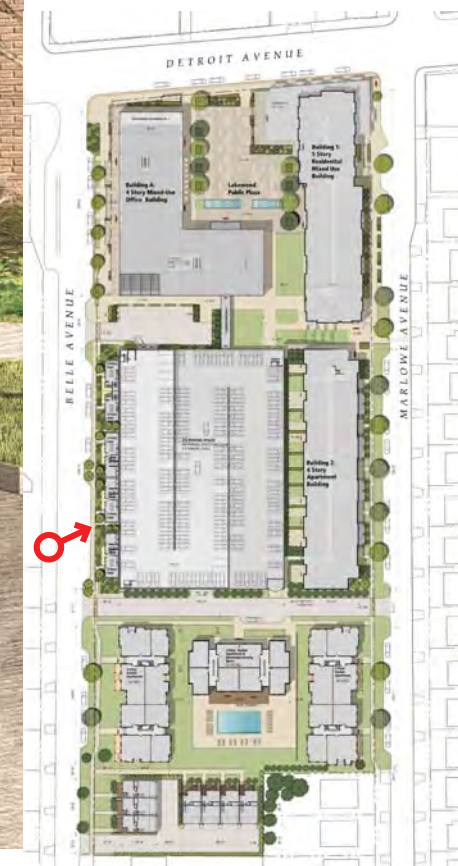
Liner Units: 2-3 Stories                      5 Units                      7,230 GSF  
Building Height: 2-3 Stories / 21'-6" / 32'-0"













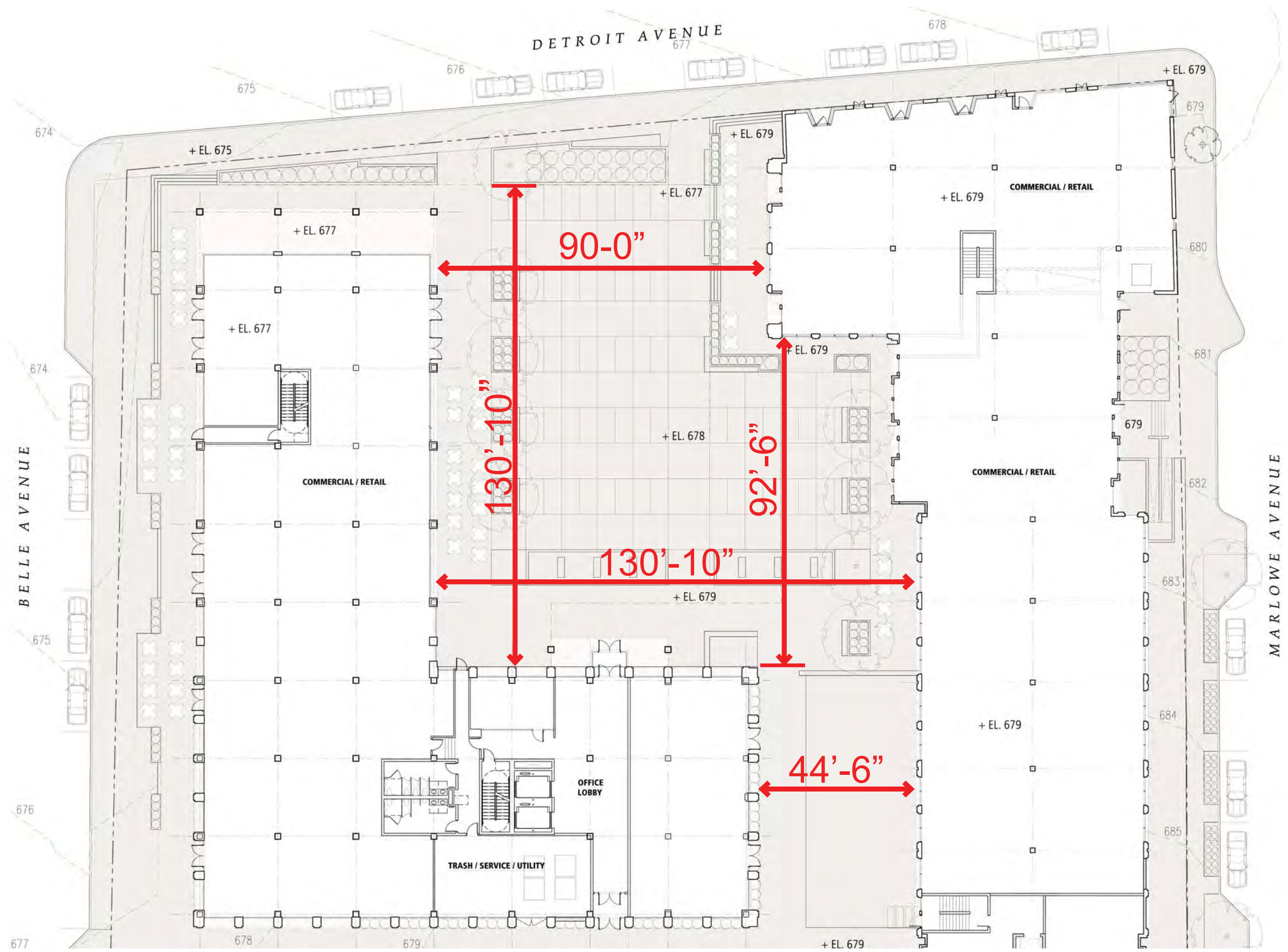
# PLAZA / OPEN SPACE

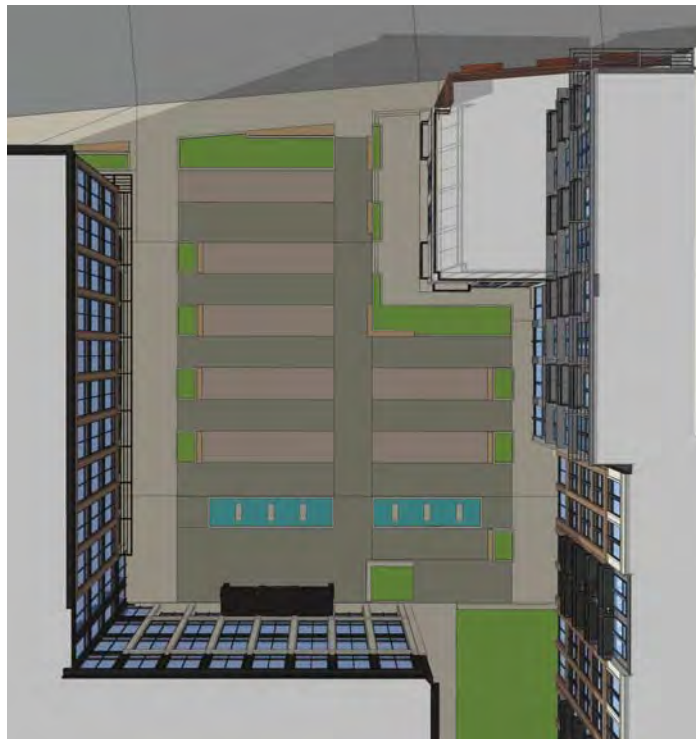
PLAZA / HARD SCAPE: +/- 20,000 SQFT

HARDSCAPE / PLANTED MIX: +/- 10,000 SQFT

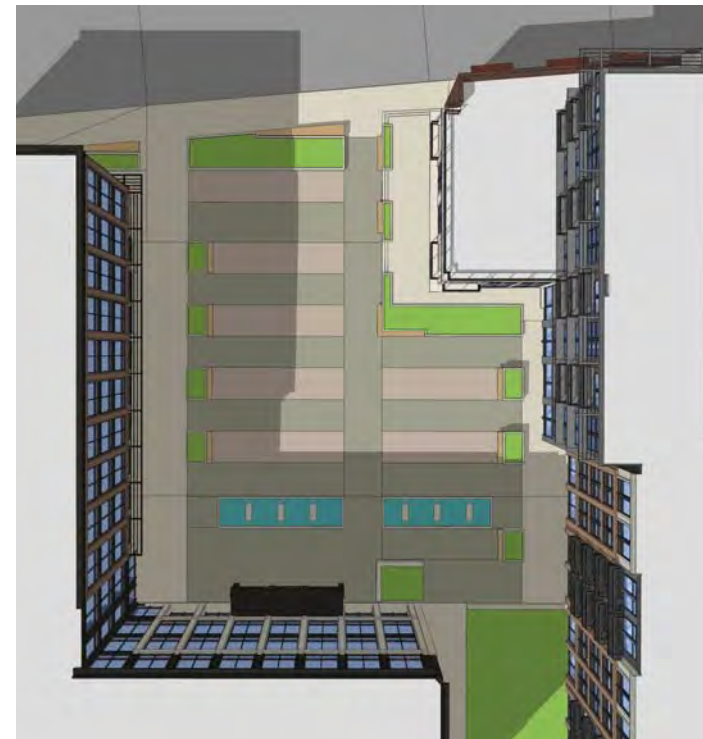
PRIMARY PLANTED AREA: +/- 18,000 SQFT



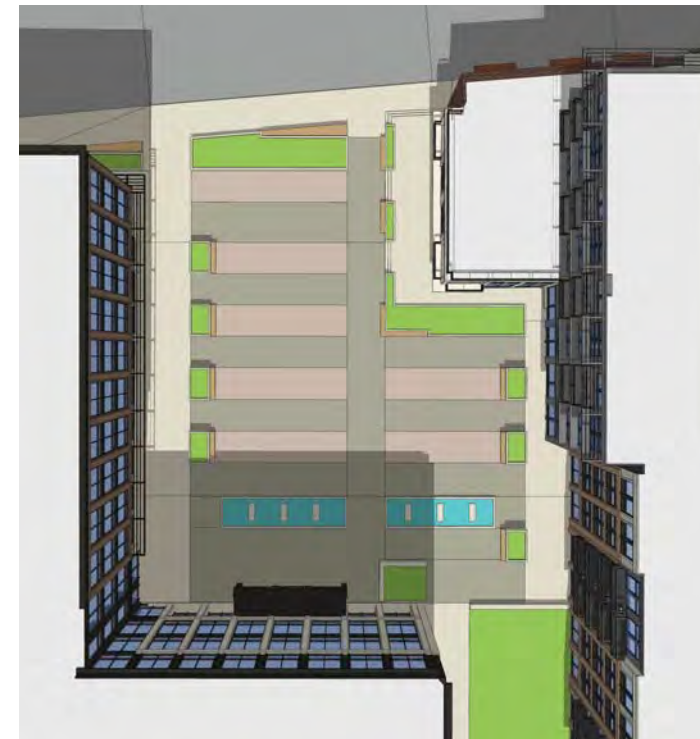




Vernal Equinox (March 20th) 4 pm



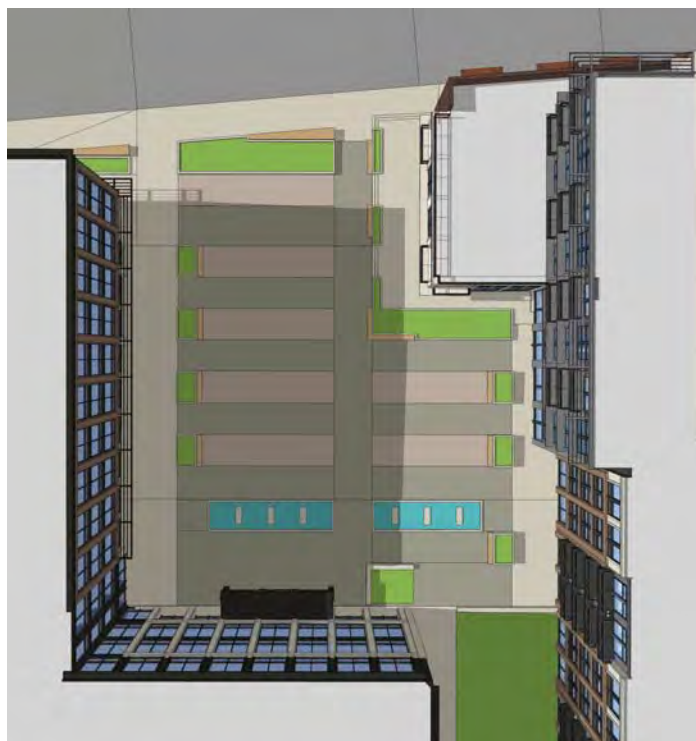
Vernal Equinox (March 20th) 2 pm



Vernal Equinox (March 20th) 12 pm



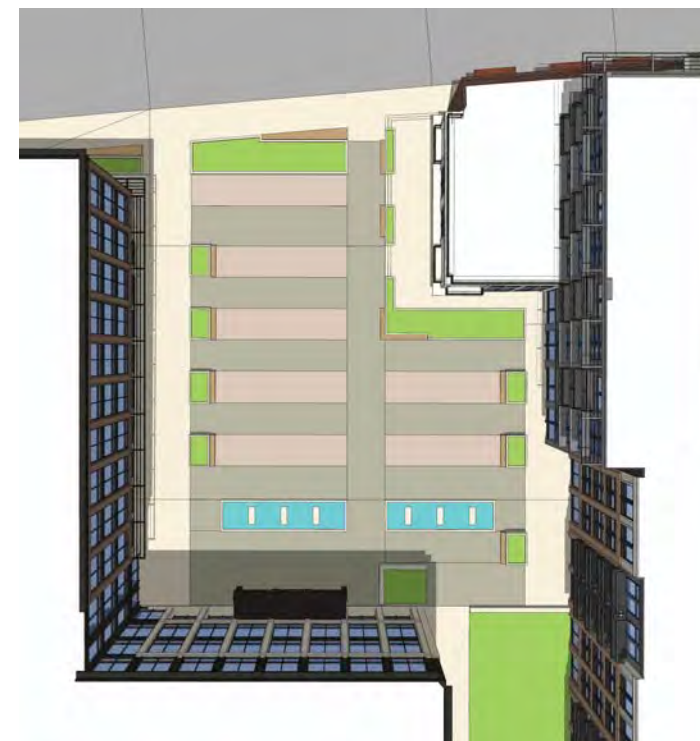
Vernal Equinox (March 20th) 10 am



Summer Solstice (June 21st) 4 pm



Summer Solstice (June 21st) 2 pm



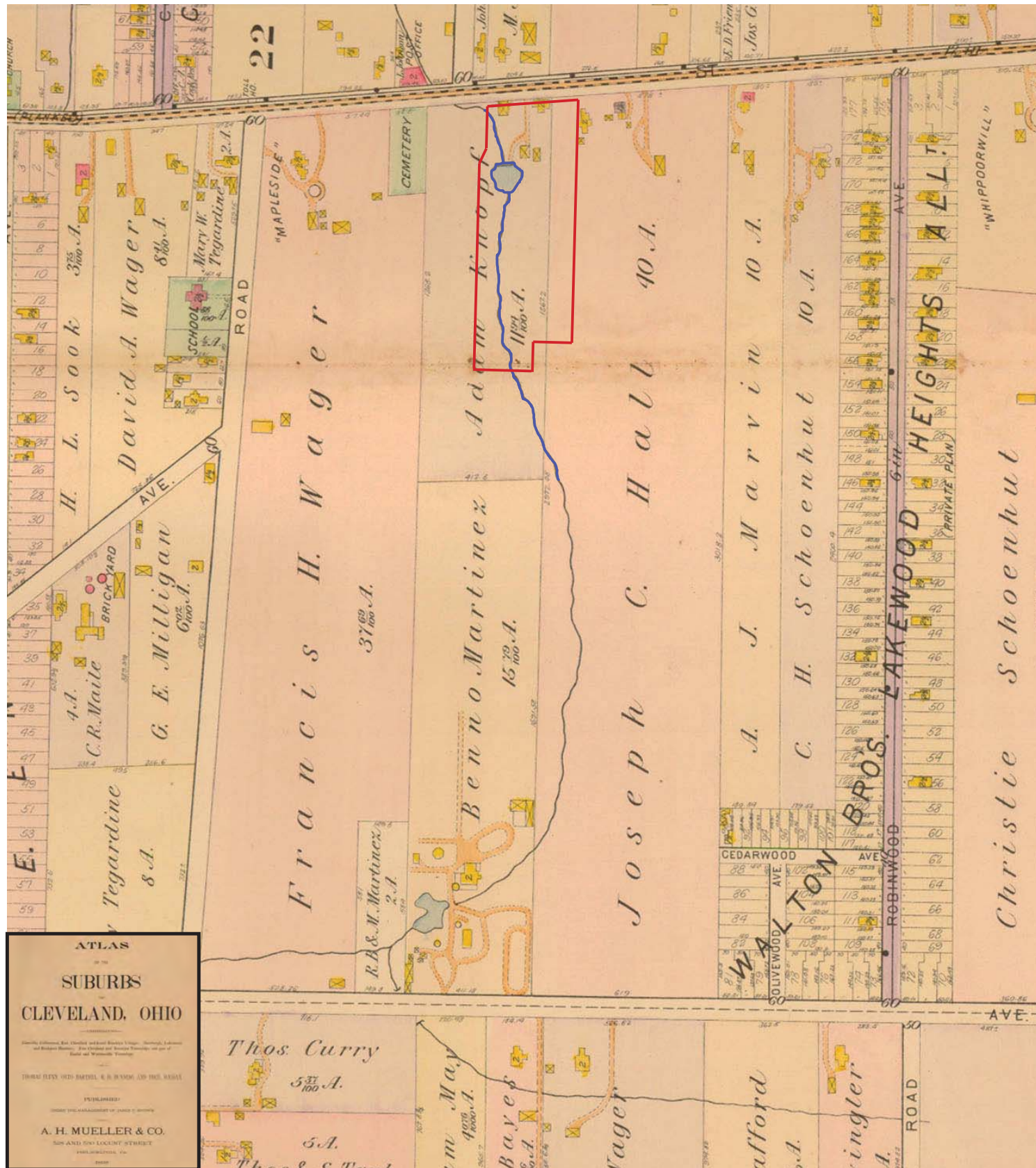
Summer Solstice (June 21st) 12 pm



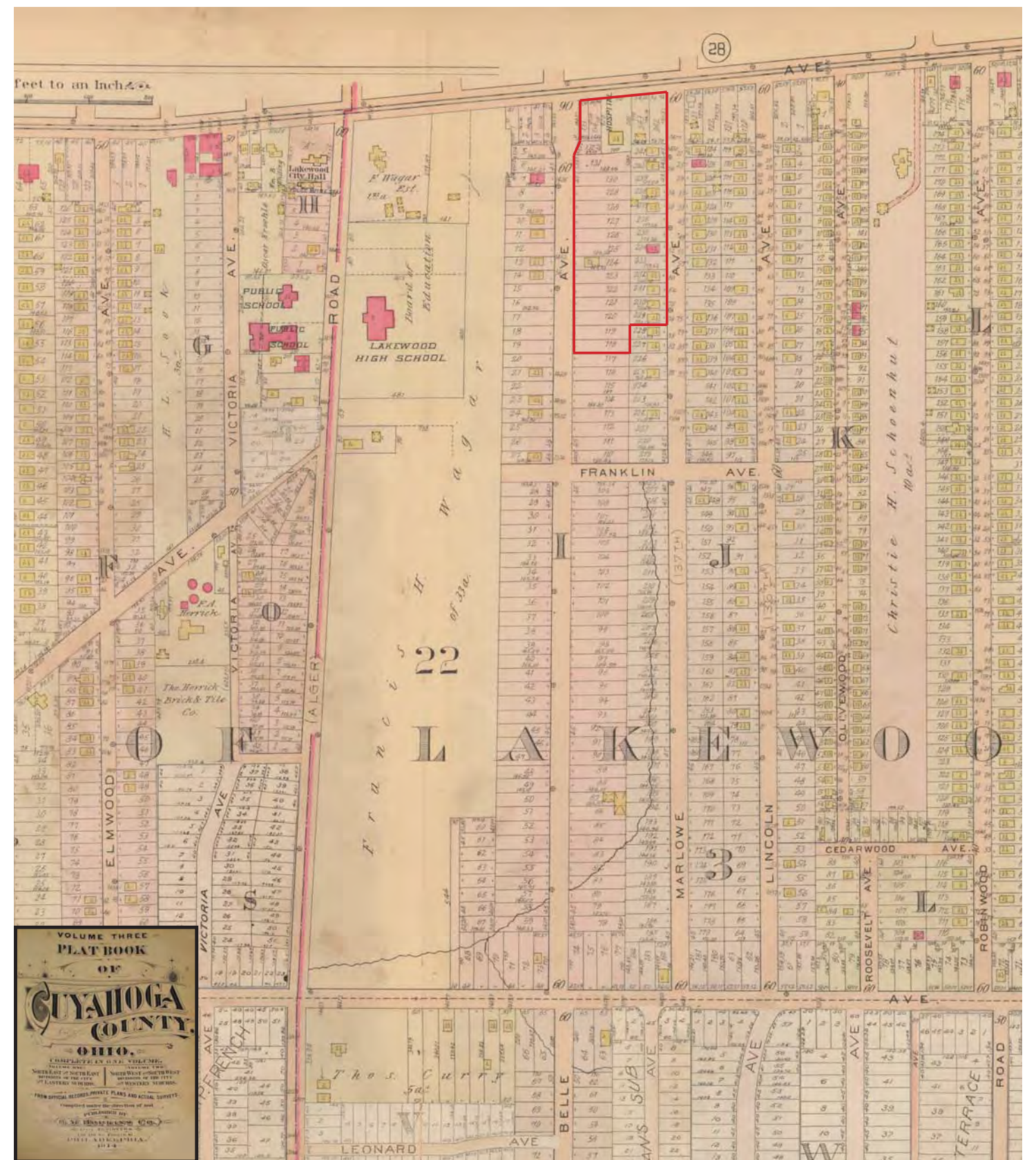
Summer Solstice (June 21st) 10 am







A.H. MUELLER & CO. 1898



C.M. HOPKINS: 1914

HISTORIS MAPS - Site Hydrology



Birdseye view

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

**Concept Rendering: Plaza design**



Birdseye view looking south

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

**Concept Rendering: Plaza design**



Elevated view from Detroit looking south

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

**Concept Rendering: Plaza design**





Plaza view looking east



Plaza view looking south down pedestrian meadows

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

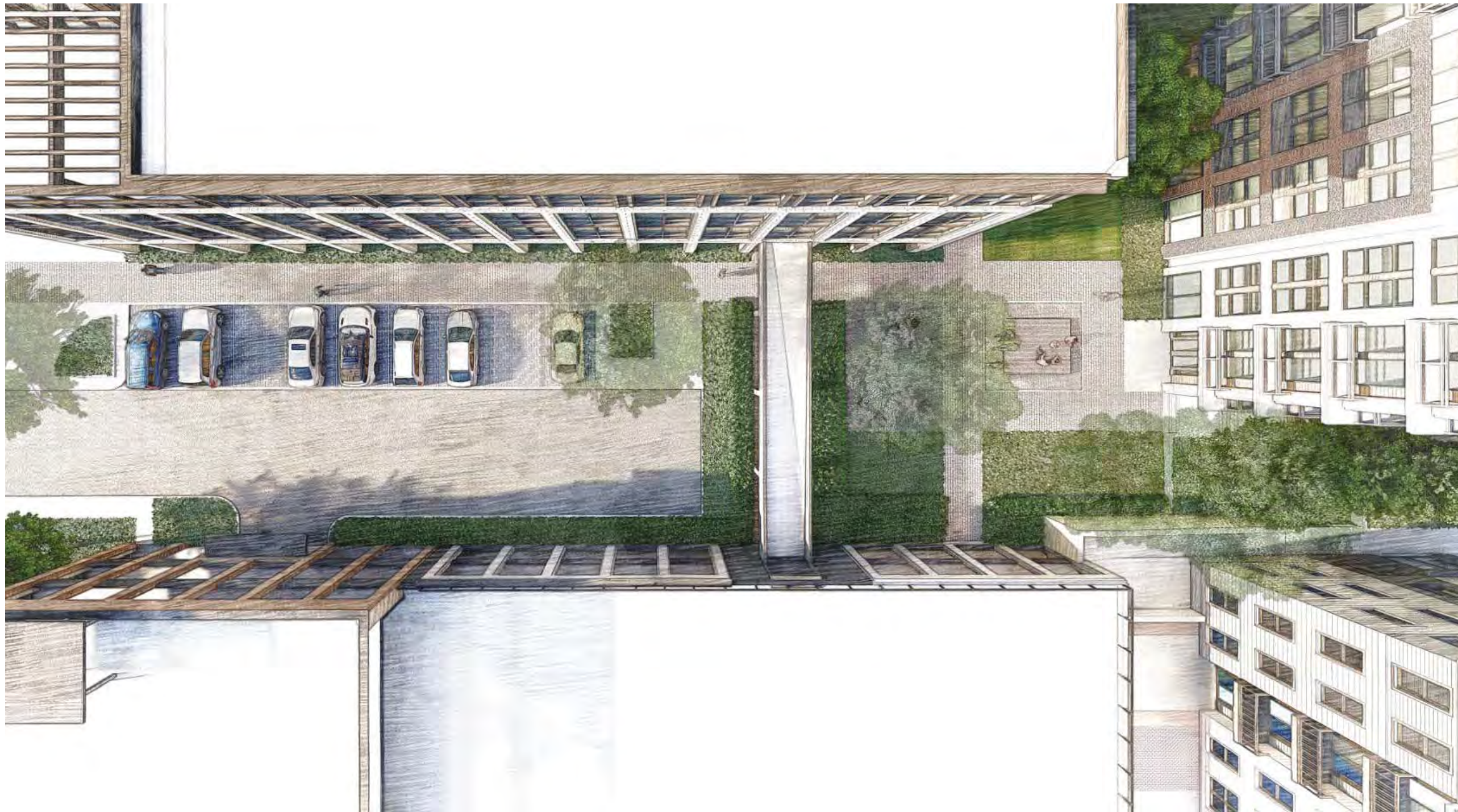
**Concept Rendering: Plaza design**



Pedestrian mews looking north from plaza

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

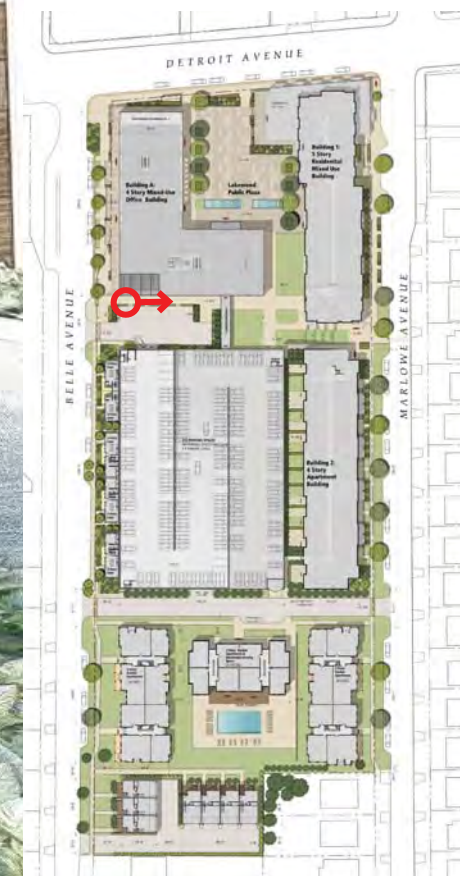
**Concept Rendering: Pedestrian Experience**



Surface Parking / Pedestrian walkway north or Garage

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

**Concept Rendering: Pedestrian Experience**



Surface Parking / Pedestrian walkway looking east at Building A south facade

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

**Concept Rendering: Pedestrian Experience**





Surface Parking / Pedestrian walkway looking east at Building A south facade

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

**Concept Rendering: Pedestrian Experience**





Covered walk from Garage looking northeast

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

### Concept Rendering: Pedestrian Experience





Garage lvl 2 walkway / Pedestrian mews looking north

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

**Concept Rendering: Pedestrian Experience**





Garage lvl 2 walkway / Pedestrian mews looking north

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

**Concept Rendering: Pedestrian Experience**





East - West Drive @ south of Garage

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

**Concept Rendering: Pedestrian Experience**



East - West Drive @ south of Garage

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

### Concept Rendering: Pedestrian Experience





East - West Drive @ south of Garage

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

**Concept Rendering: Pedestrian Experience**





East - West Drive @ south of Garage

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

**Concept Rendering: Pedestrian Experience**





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

12650 Detroit Avenue • (216) 529-6630 • FAX (216) 529-5907 • [www.lakewoodoh.gov](http://www.lakewoodoh.gov)

## **Application Cover Page**

**Docket No.: 07-42-22**

**Permit No.: BBS22-000046**

**Applicant Name: Griffin Caldwell, CASTO**

**Project Address: 14501-09 Detroit Ave.**

**Project Name: Curtis Block Building**

**Project: Applicant seeks a Certificate of Appropriateness for alterations to the Curtis Block Building.**



*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

**INACCESSIBLE COMMERCIAL ENTRIES & FLOOR LEVEL CHANGES**

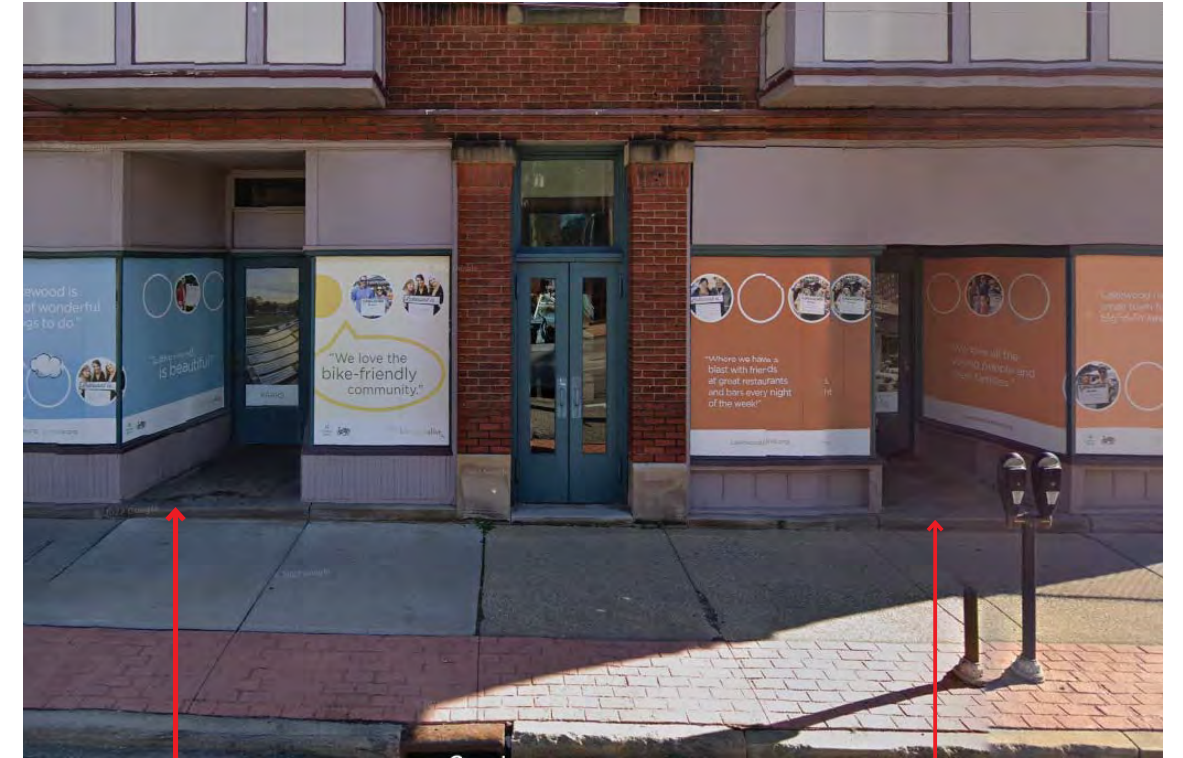


SPACE 1 ENTRY: 5.5" - 10" STEP  
FLOOR ELEVATION 679.3



SPACE 2 ENTRY: +/-5" STEP  
FLOOR ELEVATION 678.9 (-4 1/2")

SPACE 3 ENTRY: +/-5.5" STEP  
FLOOR ELEVATION 678.5 (-5")



SPACE 4 ENTRY: +/-3.5" STEP  
FLOOR ELEVATION 678.3 (-2.5")

SPACE 5 ENTRY: +/-5" STEP  
FLOOR ELEVATION 678.0 (-3 1/2")

**BLANK PLAZA FRONTAGE / PROBLEMATIC REAR ELEVATION**



Facade facing proposed plaza

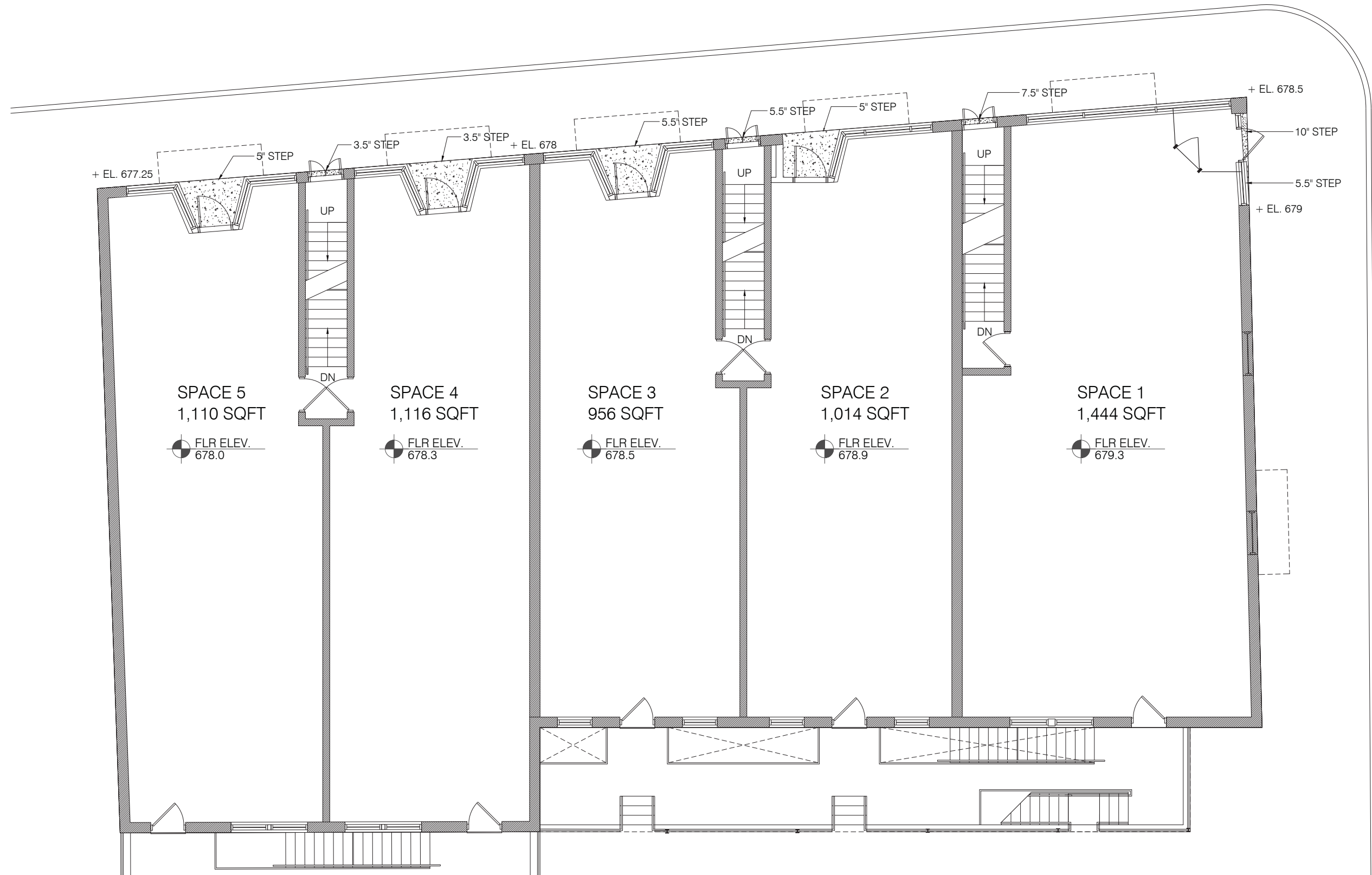


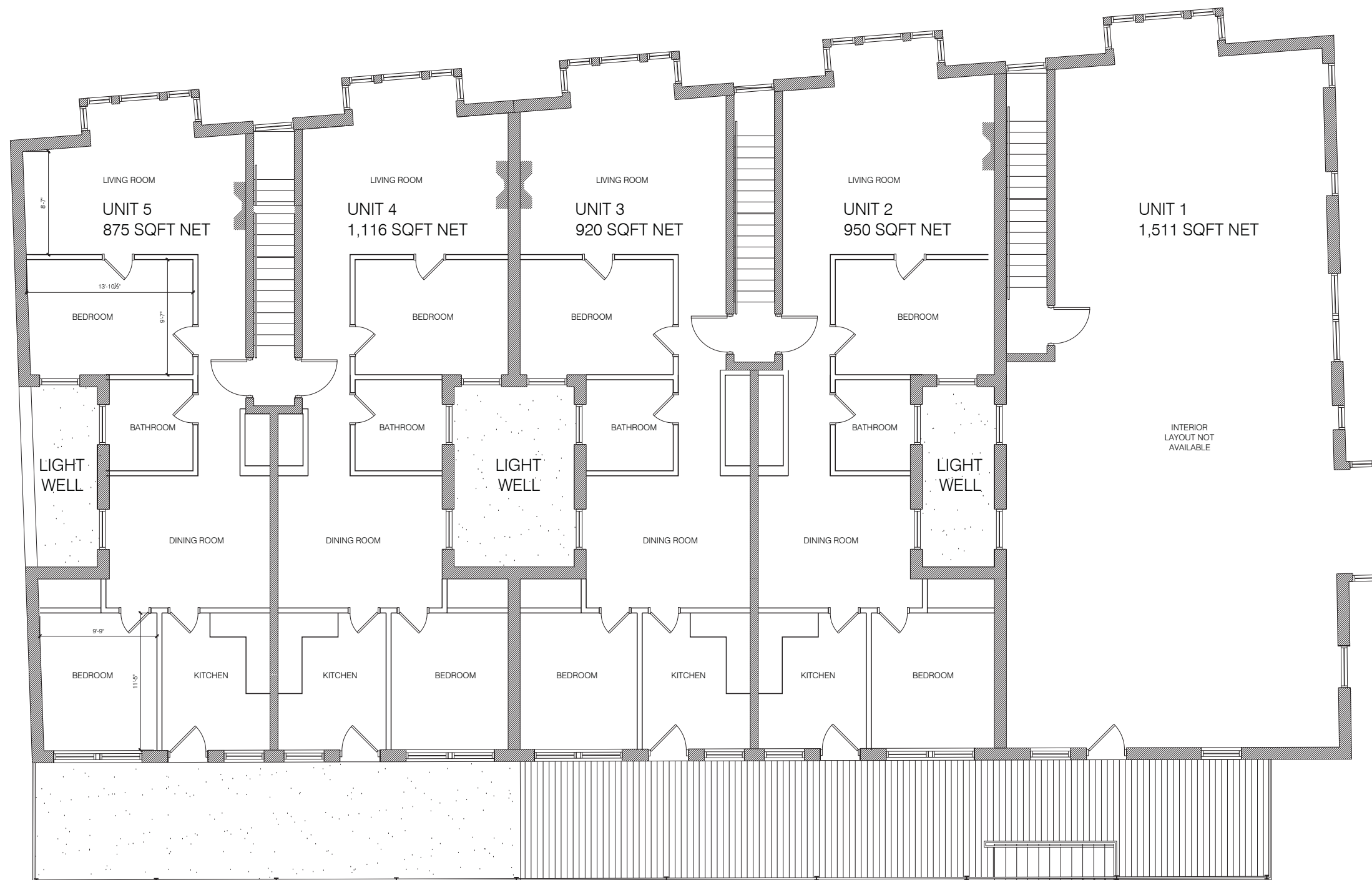
South facade walkway



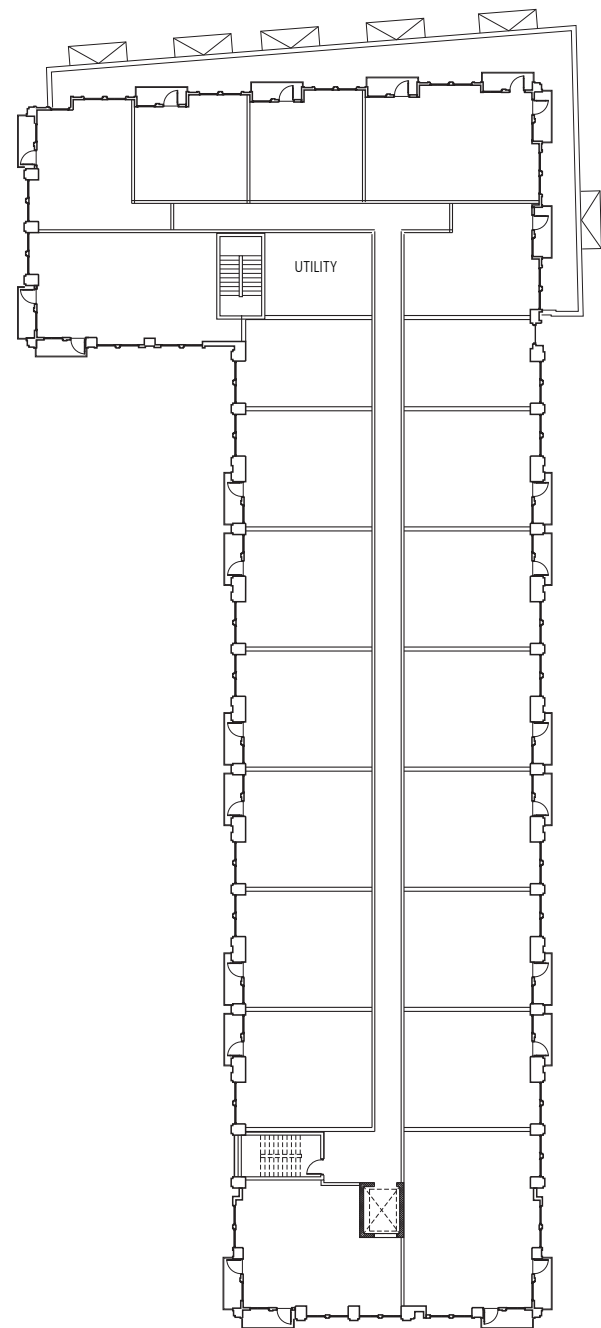
Facade facing south

**EXISTING CURTIS BLOCK - CHALLENGES**

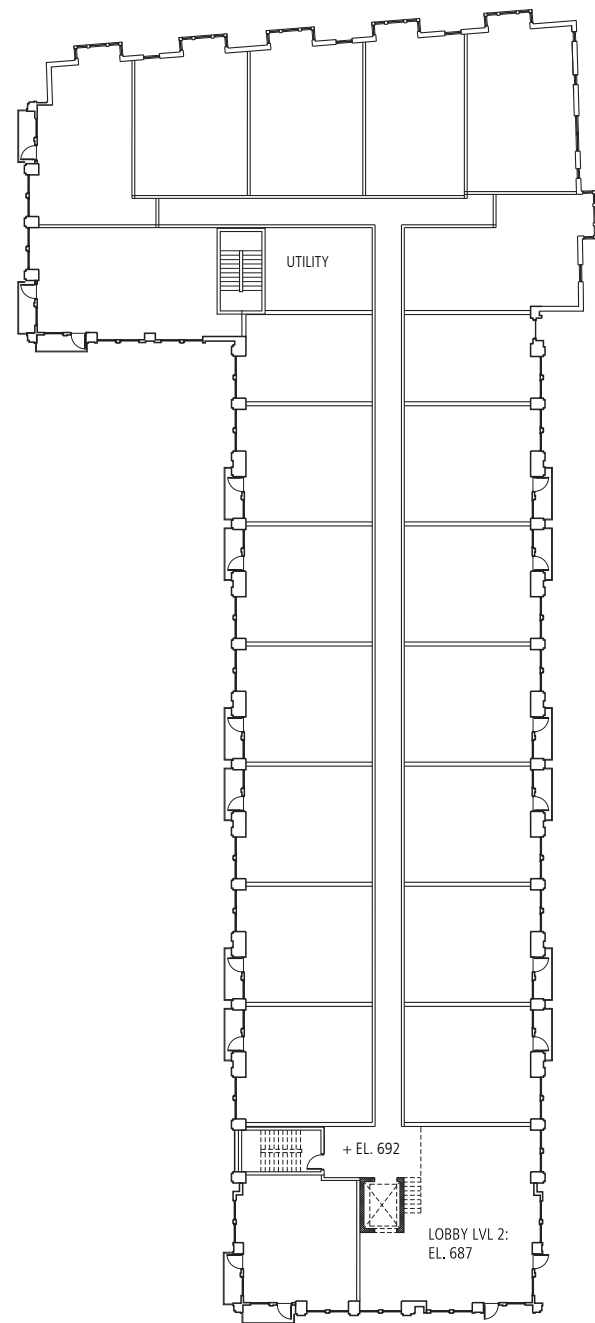




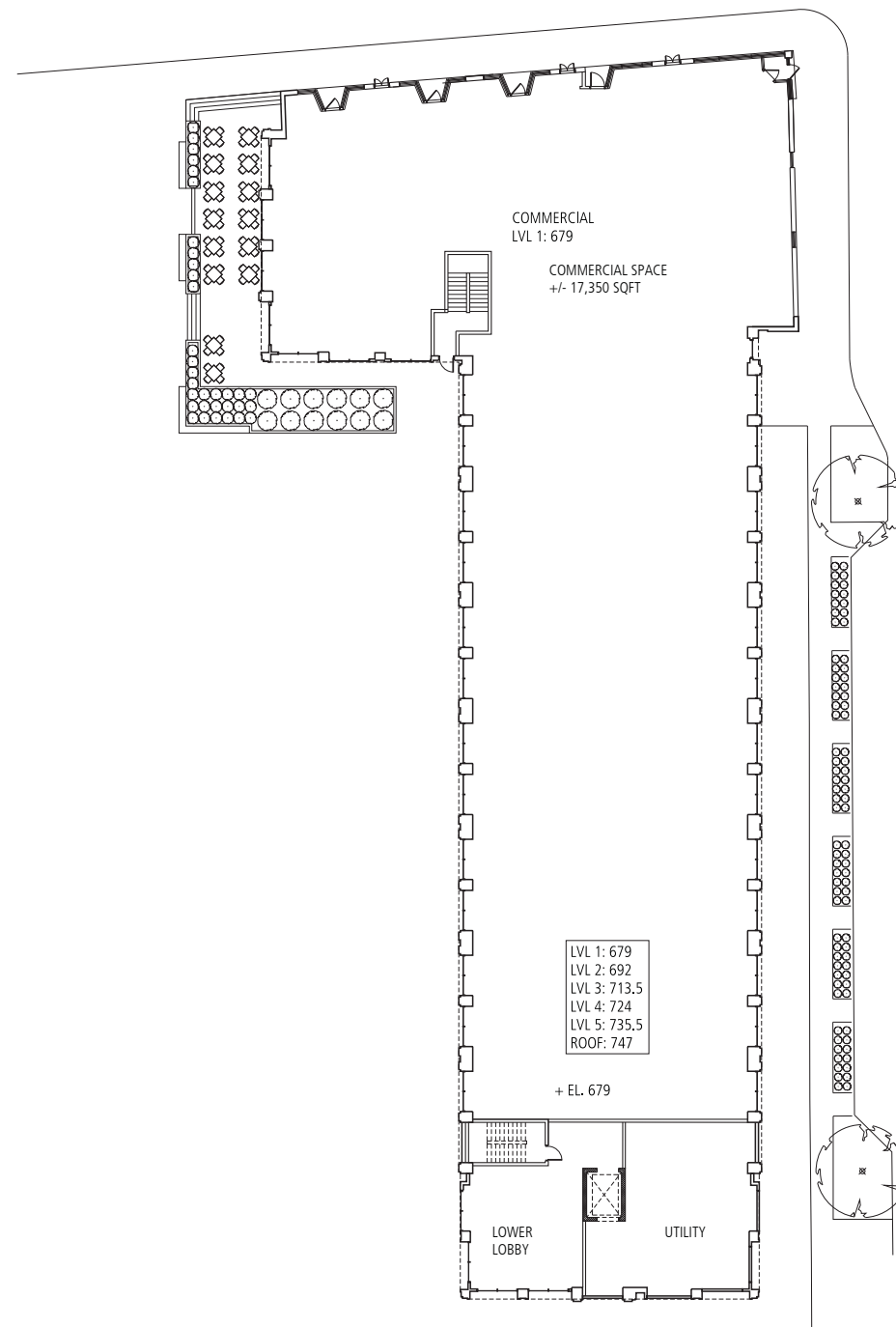
**EXISTING CURTIS BLOCK LVL 2 PLAN**



Level 03-05



Level 02



Level 01

**AREA TABLE:**

Total Units:	88
Residential GFA:	77,395 SF
Commercial GFA:	17,350 SF
<b>Total GFA:</b>	<b>94,745 SF</b>

ELIMINATED AREA  
LVLS 3-5, CREATE  
TERRACE OVER-  
LOOKING PLAZA

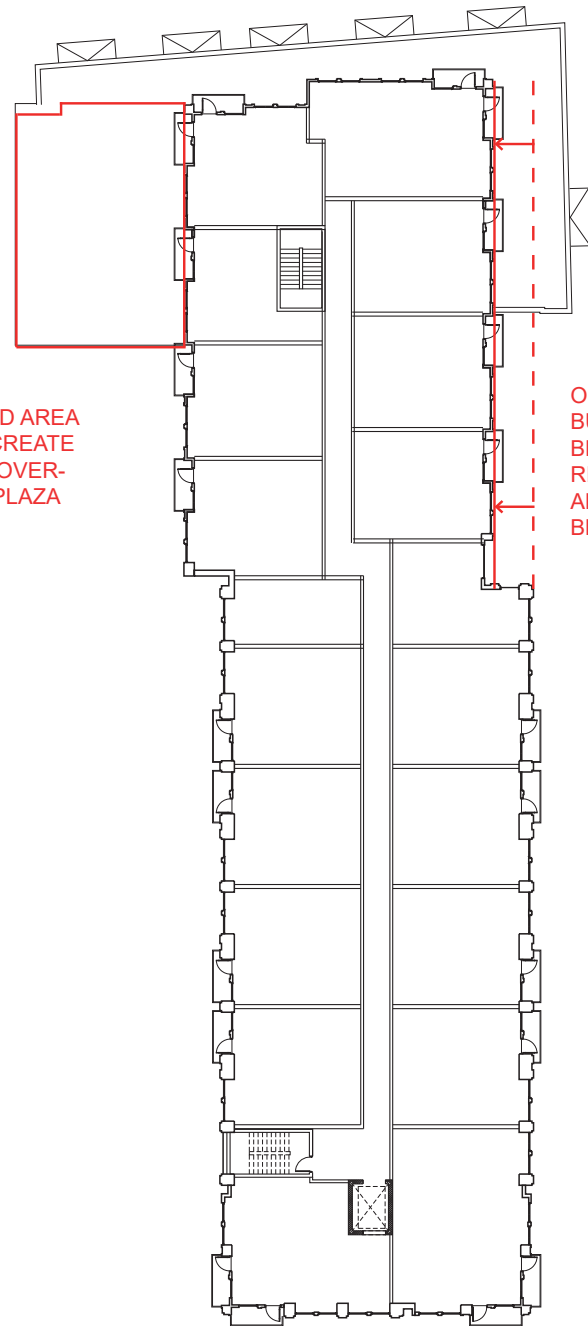
OFFSET FACE OF  
BUILDING WEST TO  
BREAK DOWN SCALE,  
REDUCE MASSING  
ABOVE CURTIS  
BLOCK AT CORNER

OFFSET FACE OF  
BUILDING WEST TO  
BREAK DOWN SCALE,  
REDUCE MASSING  
ABOVE CURTIS  
BLOCK AT CORNER

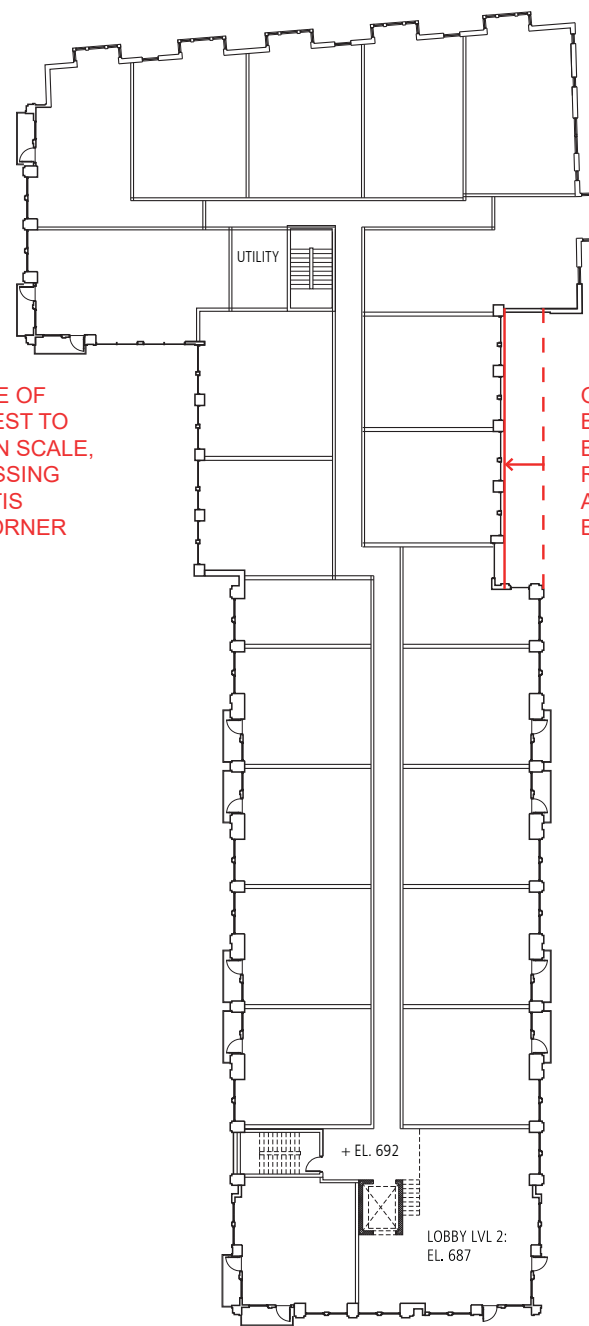
OFFSET FACE OF  
BUILDING WEST TO  
BREAK DOWN SCALE,  
REDUCE MASS-  
ING ABOVE CURTIS  
BLOCK AT CORNER

REDUCTION IN RESIDENTIAL  
AREA FROM PREVIOUS DESIGN:  
6,750 SQFT (6 UNITS)

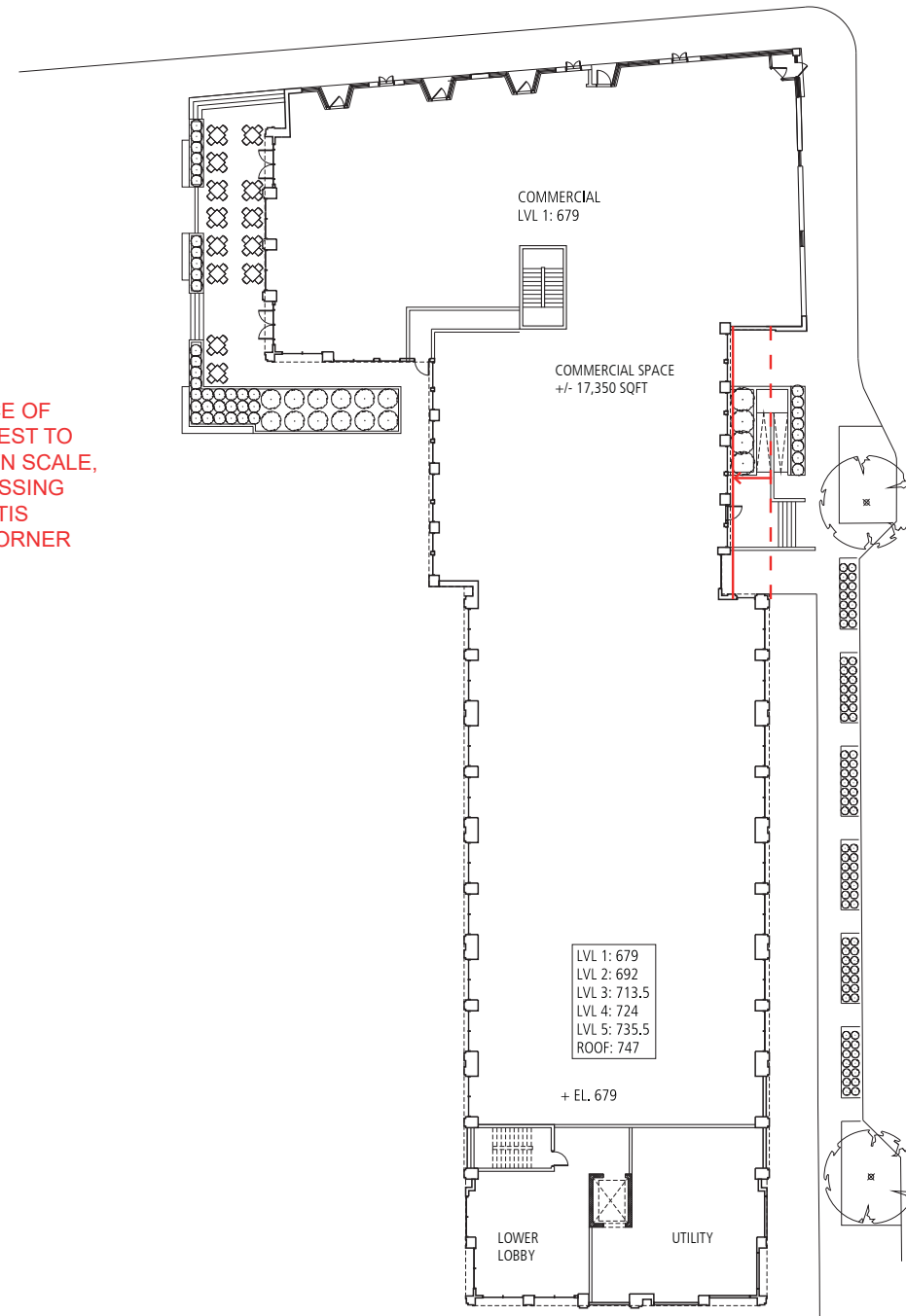
Total Units: 82  
Residential GFA: 70,645 SF  
Commercial GFA: 17,350 SF  
Total GFA: 87,995 SF



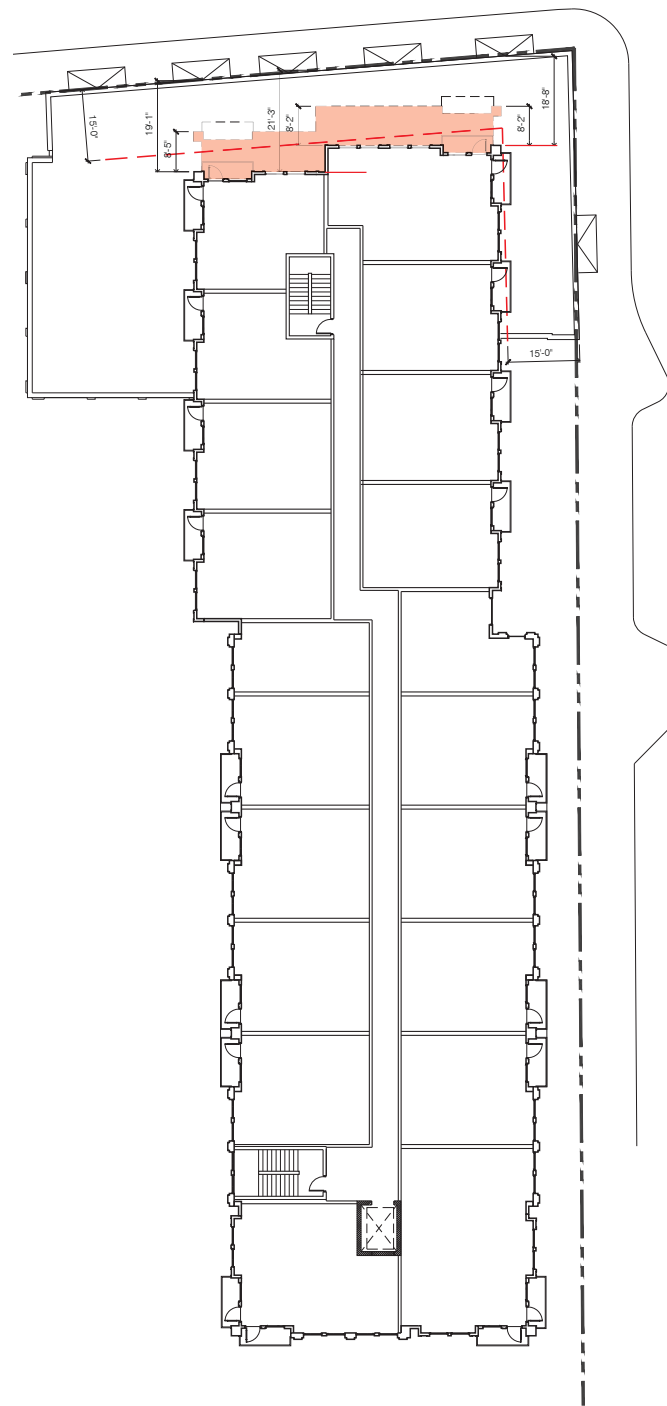
Level 03-05



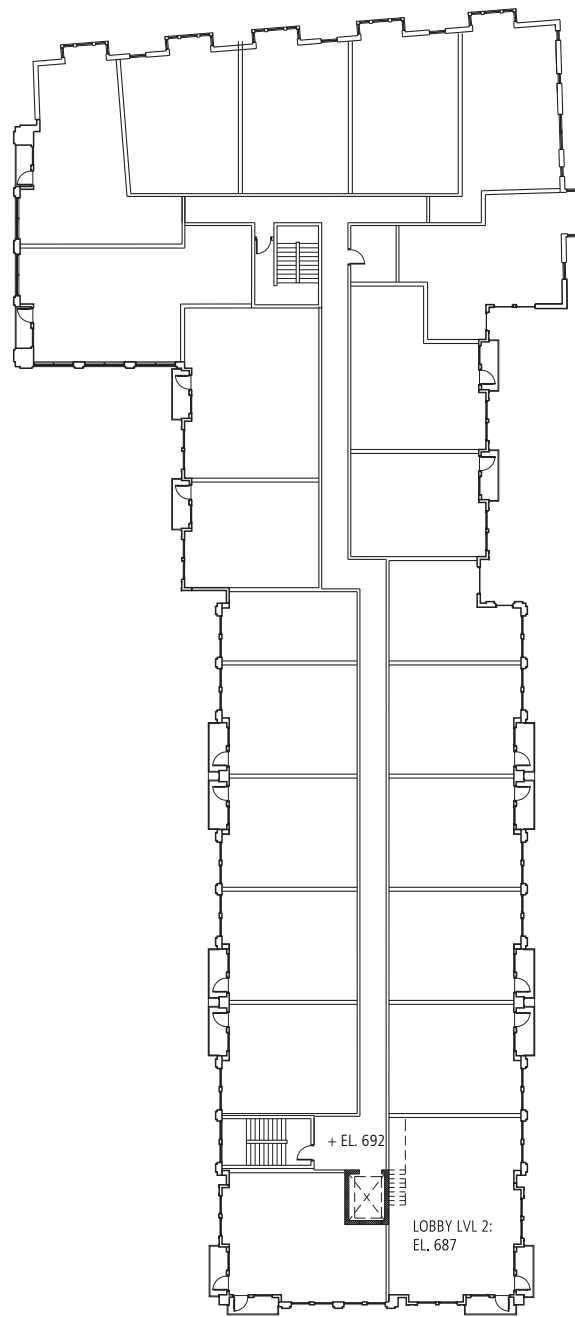
Level 02



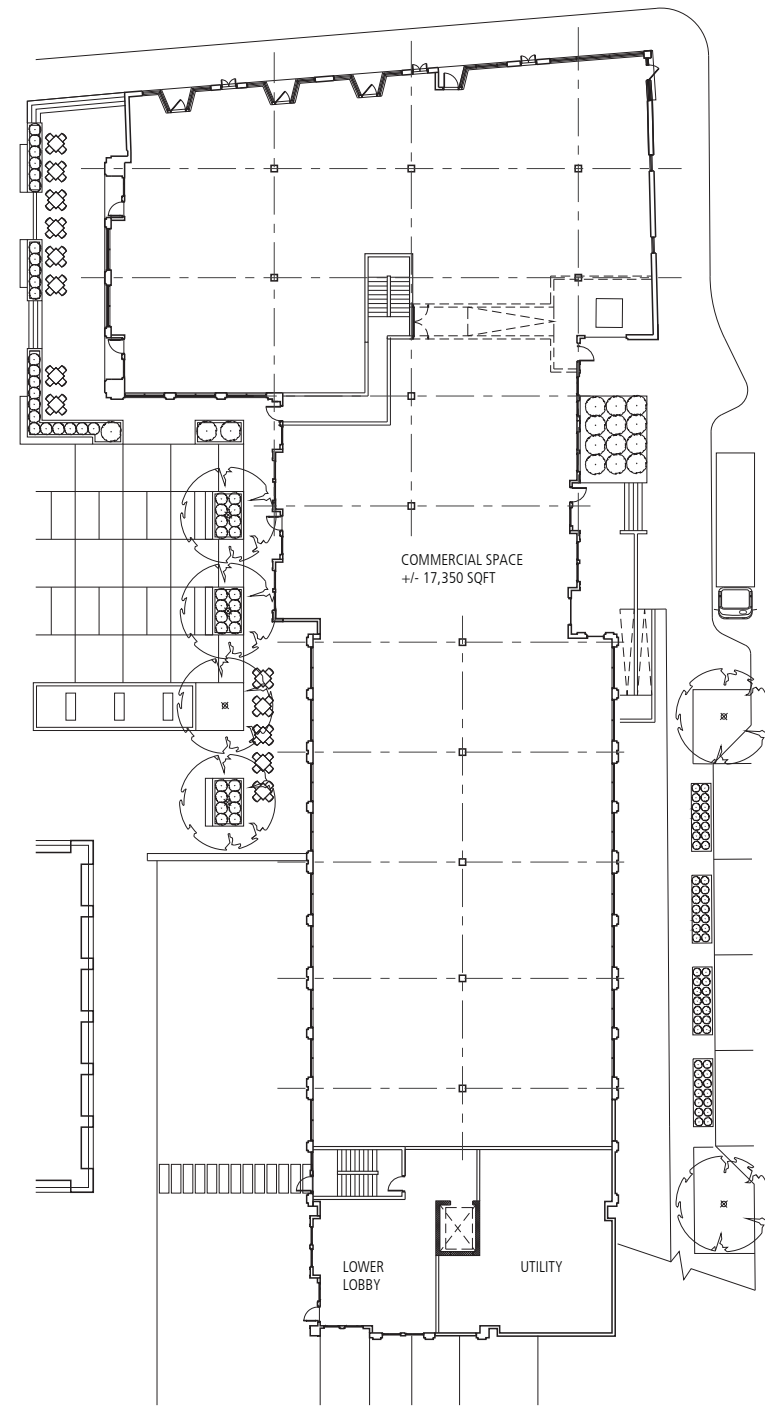
Level 01



Level 03-05



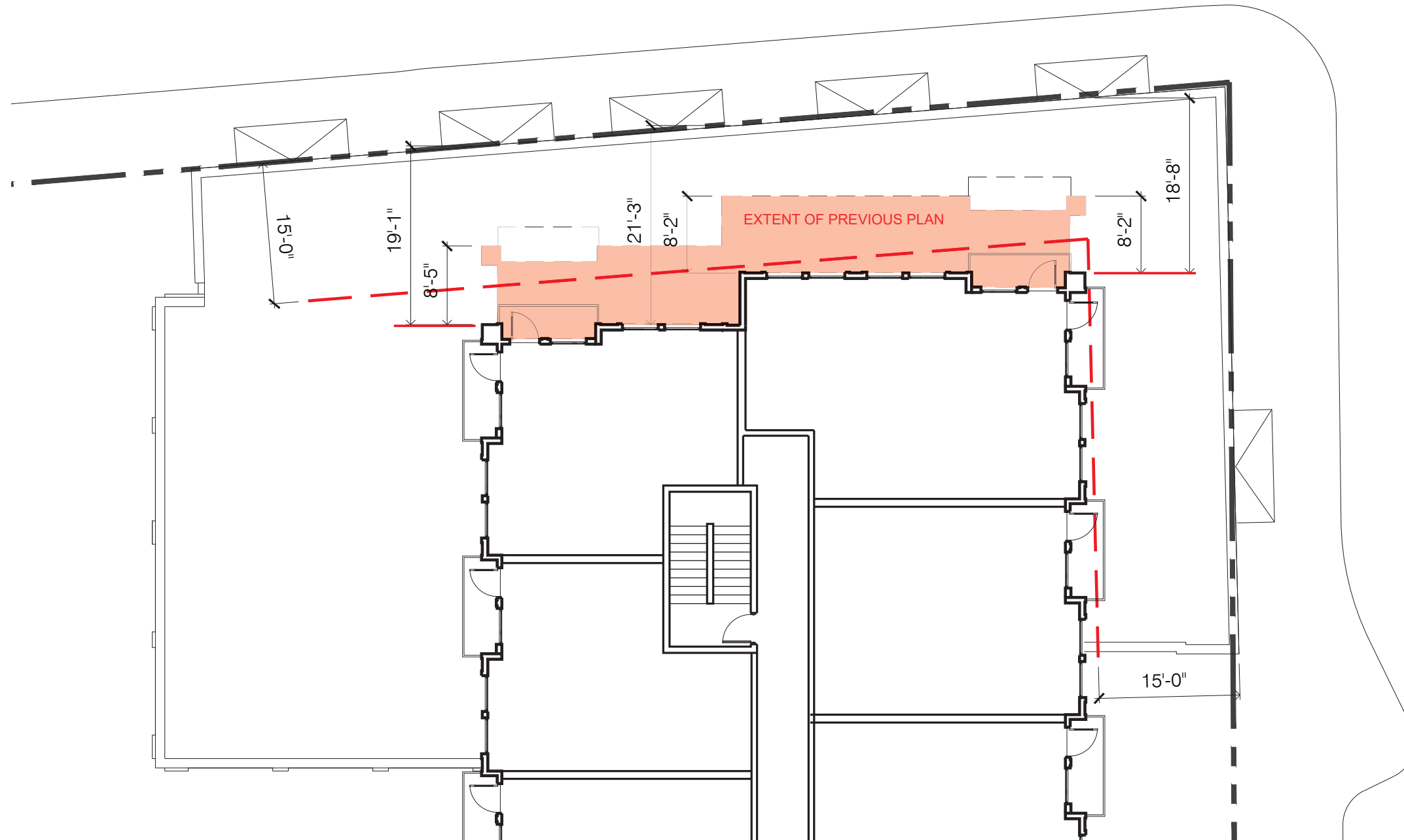
Level 02



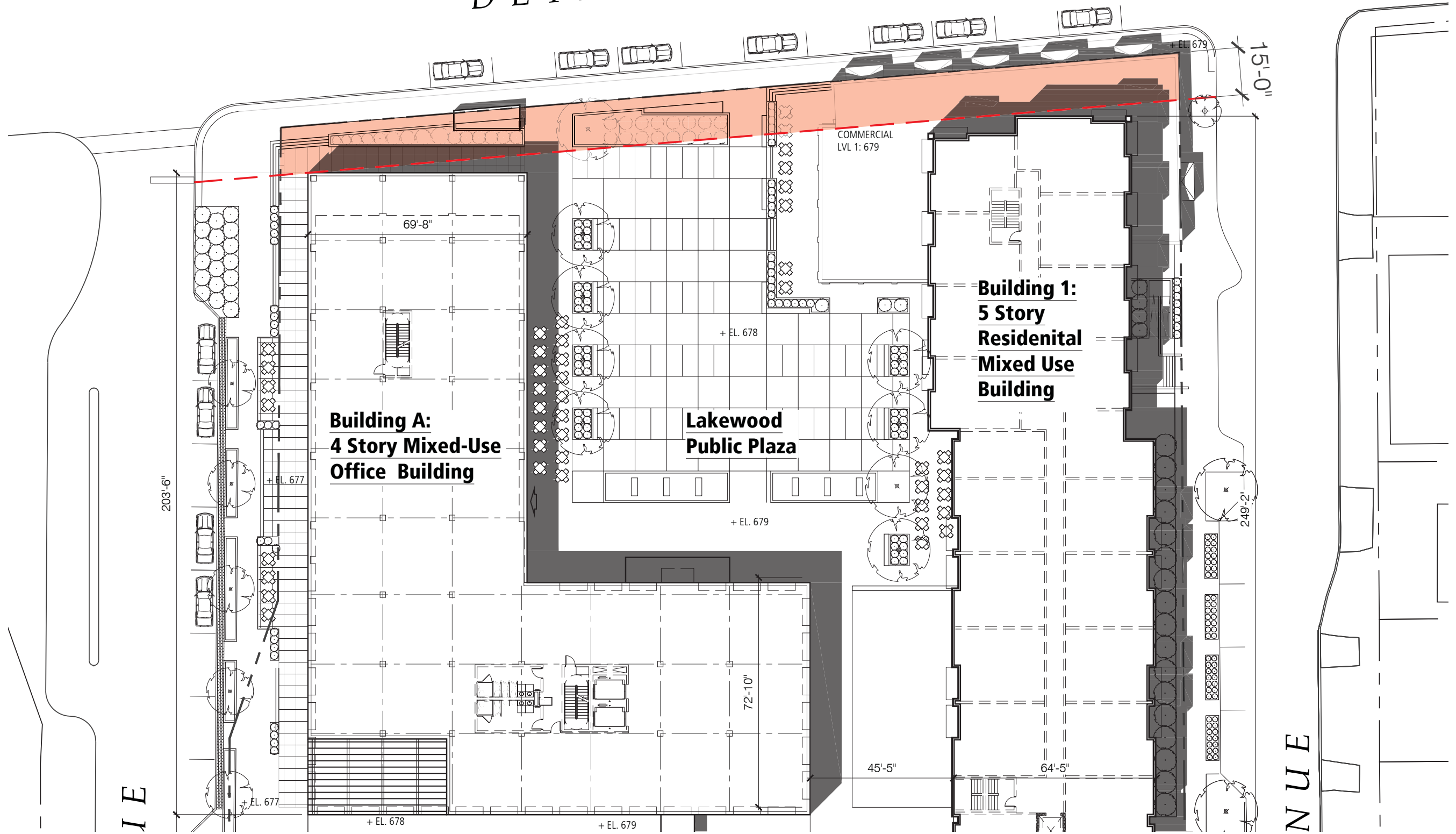
Level 01

REDUCTION IN RESIDENTIAL  
AREA FROM PREVIOUS DESIGN:  
1,550 SQFT

Total Units: 82  
Residential GFA: 69,095 SF  
Commercial GFA: 17,350  
Total GFA: 86,445 SF



# DETROIT AVENUE





VIEW FROM NORTH SIDE OF DETROIT LOOKING SOUTH

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

**CONCEPTUAL RENDERING**



VIEW FROM CORNER OF DETROIT & MARLOW LOOKING SOUTHWEST

*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio

CONCEPTUAL RENDERING



## Preservation Strategy:

The project proposes the preservation of the Primary street facades as a means to maintain the historic character of the Downtown historic district, while achieving the other project goals as stated by the City of Lakewood of added density and the creation of a dynamic public space. The Curtis block is one of 92 contributing buildings along a 1.2 mile stretch of Detroit ave., and span from the 1860's to the 1970's. The primary focus of the historic district is the development of Lakewood as a "streetcar suburb" predominantly from 1905-1936. Through the preservation of the two street facades, the proposed project maintains the primary streetwall of the district. The proposed addition to the building sets back a minimum of 15ft from the existing streetwall, allowing the reading of the existing cornice line and original massing. Below are our responses to the our proposals approach to the City of Lakewood section 1134.06 Guidelines "PROCEDURES FOR THE REVIEW OF PROPOSED ALTERATIONS, DEMOLITION AND NEW CONSTRUCTION AND FOR ISSUANCE OF APPROVAL TO PROCEED WITH WORK (CERTIFICATE OF APPROPRIATENESS)"

### 1134: Guidelines

- (1) A property shall be used for its historic purpose or placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.  
- The original uses of Commercial space on the ground level with Residential (apartments) above will be maintained, with no change to the primary street facades (defining characteristics)
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.  
- The Historic Detroit & Marlowe facades as described in the Downtown Historic District NPS application to be preserved / restored.
- (3) Each property shall 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 architectural elements from other buildings, shall not be undertaken.  
- All new construction to be "contemporary compatible" as per NPS preservation standards.
- (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.  
- Not Applicable
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize an HP shall be preserved.
- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
- (7) Chemical or physical treatments, such as sandblasting, that cause damage to the historic materials and structures, if appropriate, shall be undertaken using the gentlest means possible.  
- The Historic Detroit & Marlowe facades to be preserved / restored per NPS standards for Historic preservation.
- (8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.  
- Not Applicable
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.  
- The new construction portion lvl3-5 to be setback from Marlowe & Detroit historic facades, and new 2 story west façade to match cornice height and approximate existing footprint to maintain legibility of original massing. The design seeks to incorporate the historic facades into a new larger structure in a manner that enhances the appearance and function of both historic and new building.
- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and environment would be unimpaired.  
- The proposed new construction will be integral to the preserved facades, as such will not be able to be "removed" in the future.

**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

**Name of Property**

Historic name: Lakewood Downtown Historic District  
 Other names/site number: n/a  
 Name of related multiple property listing:  
n/a  
 (Enter "N/A" if property is not part of a multiple property listing)

**Location**

Street & number: Detroit Ave., roughly bounded by Bunts Rd. (east) and Hall Ave. (west), plus Warren Rd., roughly bounded by Detroit Ave. (south) and Franklin Blvd. (south)  
 City or town: Lakewood State: Ohio County: Cuyahoga  
 Not For Publication:  n/a  cinity:  n/a

**State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,  
 I hereby certify that this X nomination     request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.  
 In my opinion, the property X meets     does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:  
    national     statewide X local  
 Applicable National Register Criteria:  
X A     B X C     D

<i>Barbara Powers</i>		DSHPO Inventory & Registration	July 23, 2020
<b>Signature of certifying official/Title:</b>		<b>Date</b>	
<u>Ohio Historic Preservation Office, Ohio History Connection</u>			
<b>State or Federal agency/bureau or Tribal Government</b>			
In my opinion, the property <u>   </u> meets <u>   </u> does not meet the National Register criteria.			
<b>Signature of commenting official:</b>		<b>Date</b>	
<b>Title :</b>		<b>State or Federal agency/bureau or Tribal Government</b>	

Lakewood Downtown Historic District  
 Name of Property

Cuyahoga, OH  
 County and State

**Category of Property**

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>90</u>	<u>15</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>90</u>	<u>15</u>	Total

Number of contributing resources previously listed in the National Register: 2

Lakewood Downtown Historic District  
 Name of Property

Cuyahoga, OH  
 County and State

This building continues in the Modernist tradition of Resource 88. It is a three-story building that alternates horizontal ribbons of clear glass windows and opaque teal glass spandrels. On the first floor of the Detroit Avenue (north) elevation, three squat round columns are topped by a continuous horizontal metal band. The first floor window wall is recessed behind the columns. On the east side of the building, a series of taller round columns support a one-story canopy that shelters the sidewalk and projecting glass vestibule, and extends to the edge of the vehicle lane for dropping off and picking up persons.

**91. Curtis Block (Commercial Building)** **Contributing**  
 14501-14515 Detroit Avenue Photo: 63  
 Built: 1913, 1925  
 Architect: Charles S. Pennington  
 Builder: 1913: J. T. Hahn  
 Builder: 1925: The H. E. Klefman Co.

The three eastern bays of this two-story building were built in 1913, and the two western bays were added in 1925. The building is constructed of red brick with stone trim with Arts & Crafts style features. The first floor has brick piers with stone bases and capitals. The entrances to the upper floor consist of wood double doors with glass panels, topped by a glass transom. Above each door on the second floor is an original nine-over-one double-hung window. On the second floor, original box bay windows have inset wood panels and clay tile, hipped roofs. The original double-hung sash windows in the box bay windows consist of various numbers of small glass panes over one pane. Standing brick courses extend across the building at the second floor window sills and at the roofline of the box bays. The parapet has raised brick rectangular panels above each box bay window. Above the second and fourth box bay windows, stone panels have CURTIS and BLOCK in carved letters. The parapet also contains diamond-shaped raised brick surrounds with stone inserts. Due to its location at an intersection, the design details on the front (north) elevation continue on the east elevation, including a box bay window with tile roof, small-paned original windows, brickwork, and inset stone diamonds.<sup>18</sup>

The five original recessed entranceways and storefront assemblies, including the wood entrance doors, remain. The corner entrance has had minor alterations, and some transom areas have been covered.

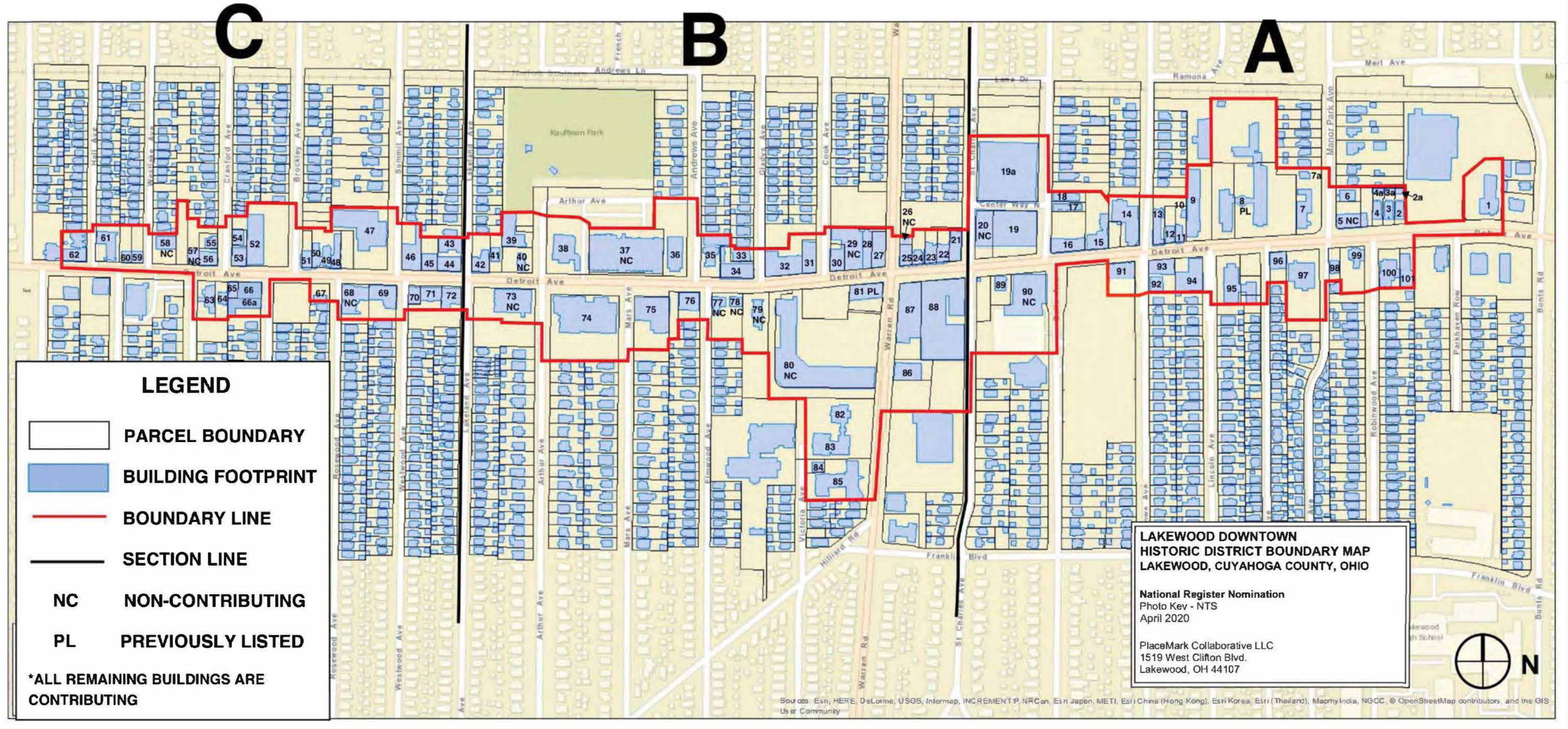
The same architect was responsible for Resources 7, 93. The building and property were designated a City of Lakewood Historic Property in 2015 (2015-001).

**92. The Marlowe (Apartment Building)** **Contributing**  
 1409 Marlowe Avenue Photo: 64

<sup>18</sup> City of Lakewood, Department of Planning and Development, Historic Property Designation file, Curtis Block, 2015-001, prepared by Devon and Jeanne Mackay.



# Lakewood Downtown Historic District



Reference No. PL15-001679  
Docket No. 11-40-15

**CITY OF LAKEWOOD**  
**Department of Planning and Development**  
**HISTORIC DESIGNATION OF INDIVIDUAL PROPERTIES AND DISTRICTS**

**Property Being Nominated:**

Historic Name (if applicable) Curtis Block

Property Address 14501-19 Detroit Avenue

Property Owner(s) Tom Gable, President, Lakewood Hospital Association

Owner Address 14519 Detroit Avenue, Lakewood, OH 44107

Phone 216-529-7200 Email NA

Private Ownership  Public Ownership

**Description of Property Being Nominated:**

Residential (check all that apply; provide description as needed to fully communicate nomination intent)

- House  Garage  Apartment Building  Associated Land  
 Other: \_\_\_\_\_

\_\_\_ # of Contributing Buildings \_\_\_ # of Non-Contributing Buildings

Commercial

- Office/Retail/Mixed Use  Religious  Institutional  Associated Land  Interior  
 Other: \_\_\_\_\_

1 # of Contributing Buildings 1 # of Non-Contributing Buildings

Historic District

- Residential  Commercial  Mixed Use

\_\_\_ # of Contributing Buildings \_\_\_ # of Non-Contributing Buildings

Other

- Site  Structure  Object

\_\_\_ # of Contributing Resources \_\_\_ # of Non-Contributing Resources

**Verbal Boundary Description:**

The Curtis Block is located on the southwest corner of the intersection of Detroit and Marlowe. The front (north) elevation abuts the sidewalk along Detroit and the east elevation abuts the sidewalk on Marlowe. The west elevation sits on the west property line, which abuts the green space in front of Lakewood Hospital. Running from Marlowe to the west property line, the rear (south) property line runs along the south side of a vacant one-story non-contributing building. Large hospital generators now fill the southwest quadrant of the property that formerly housed the parking lot and garage building for the Curtis Block residential units; the garage was demolished before the generators were installed. The property is also identified as PPN 314-07-007.

**Historic Designation Nomination prepared by:**

Lakewood Heritage Advisory Board, City Hall, 12650 Detroit Avenue, Lakewood, OH 44107

Curtis Block  
Property Name  
14501-19 Detroit Avenue  
Property Address

**Historic Functions**

(List known uses over the building's/district's history)

Commercial/Mixed Use

**Current Functions**

(List present building uses)

Vacant

**Architectural Description:** Describe the historic and current appearance and condition of the property/district.

Located at one of only a few remaining intersections with original streetcar-era commercial buildings on all four corners, the Curtis Block is one of the most architecturally significant and intact buildings in Lakewood. Occupying the eastern half of the block along the south side of Detroit Avenue between Marlowe and Belle, the Curtis Block defines the corner and holds the street line adjacent to the green space to the west in front of Lakewood Hospital. Designed by Charles Pennington, the building was constructed in two campaigns; the three eastern bays were built in 1913 by J. T. Hahn and the two western bays were added seamlessly by the H. E. Klefman Co. in 1925.

Architecturally, the Curtis Block retains nearly all of its original historic building fabric and has very few, minor alterations. Constructed of red brick with stone appointments at the building base, brick pilasters and parapet, the Curtis Block is a two-story, mixed-use commercial block built over a full basement with five storefronts on the first floor and five apartments on the second floor. The eastern-most storefront along Detroit wraps the corner and has a side entrance with a newer door behind a corner post clad in wood that covers the original brick and stone pier. Originally this storefront had an inset, angled entrance at the corner behind the brick pier. The bulkhead has been raised but the original transom location is still intact and has some original framing. Moving west along the front (Detroit) elevation, the four other storefronts retain the original height of the bulkheads as well as the original inset storefront entrances, wood and glass entrance doors, display windows and transoms. The original bulkheads and transoms, which have been covered over with wood, are visible on the inside of the building. On exception is the western-most storefront where the original wood and glass bulkhead remains exposed; the window glass has been painted over so it has the appearance of painted wood. These original bulkhead windows lit each section of the basement, and remain in place under the wood covering the other original storefronts. Completing the first floor of the front façade are original pairs of tall, thin wood and glass swinging entrance doors under glass transoms which provide access to interior stairs for the second floor apartments. The doors between the first and second storefronts service the eastern-most and largest apartment; the doors between the second and third storefronts, and fourth and fifth storefronts service the four remaining apartments. An original, ornate box bay window with inset wood panels and a clay tile, hipped roof appears on the second floor elevation above each storefront. Each box bay retains the five original double-hung wood windows—a nine-over-one window flanked by six-over-one windows on the front of the bay, and narrow three-over-one windows on each side of the bay. On the second floor, original nine-over-one windows on stone sills appear above the first-floor doors that provide access to the interior apartment stairs. Soldier brick courses wrap the front and east elevations at the second floor window sill level and at the crown molding on the box bays. Above the clay tile roofs on the second and fourth box bays, horizontal stone tablets inset in the parapet read “CURTIS” and “BLOCK.” Diamond-shape stones are inset in raised brick surrounds further ornament the parapet on the north and east elevations.

Curtis Block  
Property Name  
14501-19 Detroit Avenue  
Property Address

The east elevation along Marlowe Avenue has a mix of original windows all sitting on stone sills—two horizontal eight-light fixed-sash wood windows sit high on the wall of the first floor and the second floor has three six-light casement windows, a pair of divided-light, double-hung, wood windows set within the same masonry opening, and a single nine-over-one window. A box bay that matches the five on the front of the building sits below a brick tablet in the parapet. A light well for the western-most apartment is inset on the second floor of the west elevation, which is otherwise unadorned because of previous adjacency to a now-demolished building. At the rear of the building, a flat-roofed, two-story steel porch with stairs and wood decking provides access to the first and second floor rear entrances. The porch structure is constructed over the blow grade basement entrances. The original wood windows and doors on the rear elevation are in segmental-arched brick openings with a wood infill in the top of the arch, which is an original design feature of the building.

While **the interior of the building is not being nominated as part of the landmark designation**, it should be noted that the retail spaces retain their original tin ceilings and other historic details. The apartments are nearly original with historic fabric that includes mosaic tile at the stair entrances, tiled fireplaces, kitchen cabinets, oak floors, quarter-sawn oak trim and claw foot tubs.

**Significant Dates or Periods of Construction**

1913, 1925

**Architect/Builder**

Charles Pennington

**Narrative Statement of Significance**

Explain the historic and architectural significance of the property/district to Lakewood's history. Statement can include association with events that have made a significant contribution to the broad patterns of our history; association with lives of persons significant in our past; or property that illustrates the distinctive characteristics of a type, period, or method or construction; or is noted for its craftsmanship or architectural design. Include periods of significance (i.e. 1905-1920) and specific significant dates.

The Curtis Block building has a direct historical connection to the early settlement of Rockport Township (later Lakewood). In 1837, Joseph and Sarah Curtis Hall arrived in Rockport Township (Lakewood) with five small children and one on the way. Lured away from Chatteris, England by the enthusiastic letters of a friend, Joseph and Sarah were a bit dismayed by the wilderness that greeted them but set to work establishing a new life. Joseph purchased a strip of land on Detroit at Marlowe. He built a stone house, completed before winter set in but not before the birth of his sixth child. One year later, their last child Mary was born in the house. All seven children were raised in the stone house, which was about the same size as the Oldest Stone House.

A very successful farmer, Joseph acquired property throughout Rockport and was one of its largest landholders. Maps of Cuyahoga County from 1874, 1892 and 1903 show Joseph C. Hall owning three parcels in Rockport: forty acres from Detroit to Madison at Marlowe, where he built his stone house; about 17 acres along Marlowe from Detroit almost to the lake; and 16 acres from Detroit to Hilliard between Lakeland and Arthur.

Joseph gifted eighty acres to each of his children upon their marriage. Oldest son Joseph Jr. received the original homestead, sons Curtis, Mathew and John Curtis received property on the western side of Lakewood and

# BOSTON PRESERVATION ALLIANCE



2016  
AWARD WINNER

## THE BRUCE C. BOLLING MUNICIPAL CENTER

ROXBURY

BEAUX ARTS CLASSICISM

NATIONAL REGISTER HISTORIC DISTRICT

COMPLETED



When the City of Boston decided to relocate the 500 employees of the School Department into one building, they needed a place that was accessible to local families, facilitated transparency and collaboration, and contributed to the vibrancy of its neighborhood. They found just the place in the Dudley Station Historic District in the heart of Roxbury. Encompassing a city block that joins a bustling T station (the southernmost terminus of the original electric trolley line to Boston), the site anchors the neighborhood with several historic buildings from the 1880s and 1890s, most prominent of which is the old Ferdinand's Blue Store on the corner of Washington and Warren Streets. Ferdinand's was one of the most successful furniture stores in New England, utilizing its proximity to the train line to display its merchandise to passing travelers.

By 2011, this neighborhood of Roxbury was in decline and many of the former businesses had been shuttered. Through the investment of the City of Boston and the ingenuity of the project team, the site was sensitively redeveloped, accomplishing many goals at once. Not only did the project preserve and restore three of the historic storefronts, integrating them into elegantly designed new infill additions, it also added retail, dining, and public spaces which activate the streetscape and add vibrancy to the neighborhood. The site retains its historic character and role as an anchor in the neighborhood and once again is alive with activity and purpose.

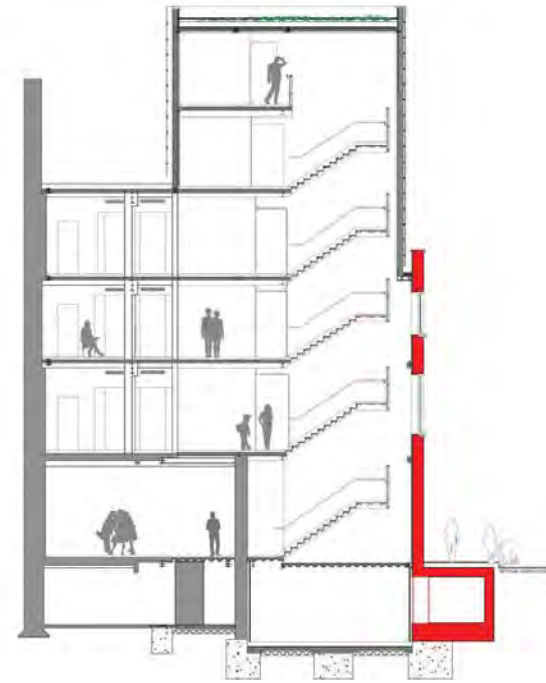
"Many neighborhoods are defined by key architectural elements that have served as organizing elements and visual cornerstones for generations. Ferdinand's Blue Store was that key element of Dudley Square. Its loss couldn't be imagined yet its rehabilitation was equally challenging to accept as a reality," said Greg Galer, Executive Director of the Boston Preservation Alliance. "But here we are, celebrating a new life for Ferdinand's ... a new life for the neighborhood catalyzed by the City's commitment to Dudley. A decade ago no one would believe what has happened could come to pass, but it has with remarkable results."



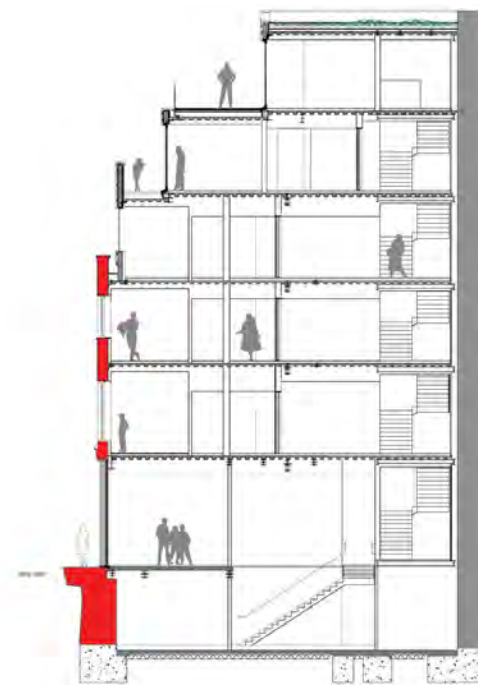
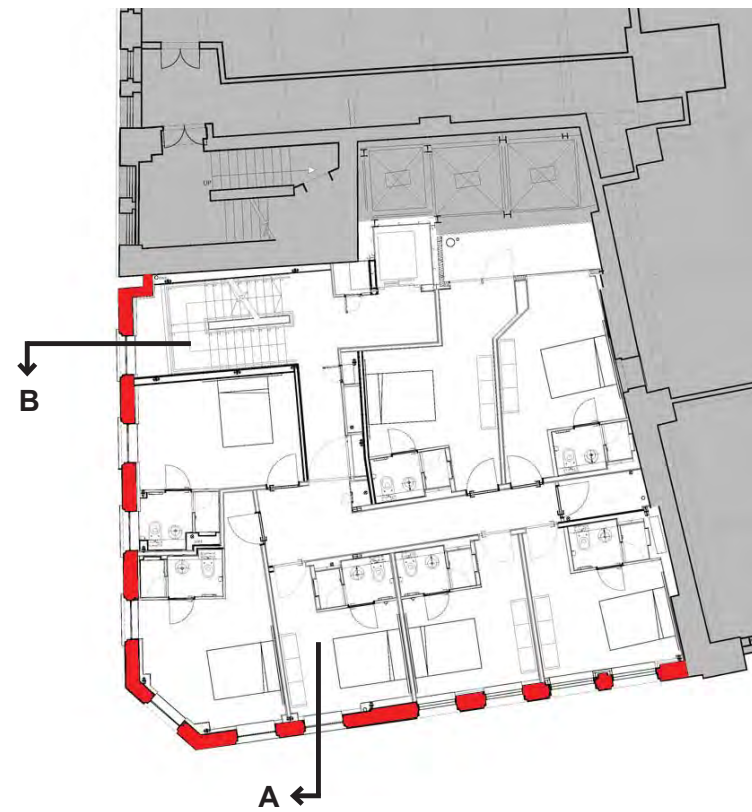
*Lakewood Downtown Redevelopment Site*  
Lakewood, Ohio



# Shoreditch House London



section B



section A

# W99 Amsterdam

