

**MINUTES
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.
<https://www.lakewoodoh.gov/videos-2/>**

1. ROLL CALL

Board Members

Rob Donaldson
Brian Grambort, Vice Chair
David Maniet, Chair
Hanna Cohan Plessner
Jeremy Smith

Staff

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

2. OPENING REMARKS

Staff read the Opening Remarks into record.

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

3. Docket No. 07-41-22

**14519 Detroit Ave.
Downtown Development**

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

Griffin Caldwell
CASTO
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
- () Deny
- () Defer

Griffin Caldwell
CASTO
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.

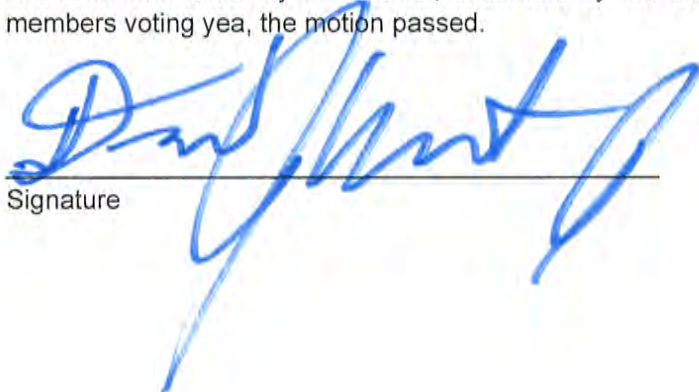
Docket No. 07-41-22 and Docket 07-42-22 were heard together. Staff provided a review of the proposals to date and reminded the members of their purview and of the many meetings/procedures prior to final approvals; focus

would be on the front of the north site of the property (Building A - Roundstone and Building 1 - Curtis Block Building and the community space). Gary Ogrocki, Dimit Architects, representative was present to explain the requests. Discussion about the site began with the Roundstone Building A; the members liked the direction the building and plaza were taking in seeking preliminary approval. Discussion among the members, applicant, and staff continued about Building 1. The members said the massing of Building 1 was also going in the right direction; however, the proposed addition on the roof of the Curtis Block Building was a major concern due to its historic nature, massing, fenestration, and proportion. The members suggested further study of two options: (1) stepping Building 1 completely off the top of the Curtis Block; or (2) splitting Building 1 into two distinct masses (i.e. Building 1A and Building 1B) to allow the mass attached to the Curtis Block to be more appropriately integrated and complimentary to the existing historic building. The Curtis Block Building was noted as the most important and challenging element of the project. Letters from the public were provided to the members (made part of record). Public comment was taken. The members recapped the previous comments. Staff provided a closing statement.

A motion was made by Mr. Maniet, seconded by Mr. Grambort to **DEFER** Docket No. 07-41-22 and Docket No. 07-42-22. All the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Maniet, seconded by Mr. Grambort to **ADJOURN** the meeting at 7:30 p.m. All the members voting yea, the motion passed.



Signature

11-10-22

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. MARK J. STOCKMAN
- 2. Gary Orr
- 3. Linda Barbero
- 4. Heather Pudge
- 5. Norine Prim
- 6. Henry
- 7. Jeanne Mackay
- 8. Ann Bisher
- 9. R Bullock
- 10. MARK SLATER
- 11. _____

- 1. *[Signature]*
- 2. *[Signature]*
- 3. *[Signature]*
- 4. *[Signature]*
- 5. *[Signature]*
- 6. *[Signature]*
- 7. JEANNE MACKAY
- 8. Ann Bisher
- 9. Tom Bullock
- 10. MARK SLATER
- 11. _____

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: Wednesday, October 26, 2022 *special meeting*

Page 1 of 1

**Heritage Advisory Board Report to Architectural Board of Review
Regarding the Application for a Certificate of Appropriateness to Alter the Curtis Block**

The Lakewood Heritage Advisory Board (“LHAB”) serves in an advisory capacity for the purpose of educating, informing and making recommendations to City officials, departments, boards and commissions and the community on matters relating to historic preservation (Section 1337.01 of the Codified Ordinances of Lakewood).

The Curtis Block is located at Detroit and Marlowe Avenues and was designated as an historic property in 2016 under Lakewood’s preservation ordinance, Chapter 1134 of the Codified Ordinances of Lakewood. That designation applies to the exterior of the building and not the interior. The Curtis Block is also a contributing resource in the Downtown Historic District listed on the National Register of Historic Places. And it is part of the “four-corner streetcar façade”, comprised of buildings on the four corners of the Detroit and Marlowe intersection built during Lakewood’s streetcar era and still remarkably intact.

LHAB has reviewed the proposed concept plans for the Downtown Development Site submitted by CASTO/Dimit Architects in connection with their oral application for a Certificate of Appropriateness presented to the Architectural Board of Review on July 14, 2022. In particular, LHAB met with CASTO/Dimit and Planning Director Leininger on July 29, 2022, for an extended discussion of the proposal.

In brief, CASTO/Dimit proposes to retain and preserve the eastern and northern facades of the Curtis Block, repurpose the western façade and eliminate the southern façade. In addition, CASTO/Dimit proposes to position the northern end of a five-story commercial/residential building in the middle of the Curtis Block footprint.

Section 1134.06 of Lakewood’s preservation ordinance requires that the Architectural Board of Review (“ABR”) consider the CASTO/Dimit application for a certificate of appropriateness with reference to the Secretary of the Interior’s Standards for Rehabilitation.

LHAB Conclusions and Recommendations

LHAB recommends to the Architectural Board of Review that it apply the Secretary of the Interior’s Standards for Rehabilitation (Section 1134.06 (b)), to the application for a Certificate of Appropriateness, and recommends the following findings under each of those sections:

Standard 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.”

***LHAB’s recommendation:* Proposal does not meet Standard 1.**

The character defining features of the property being retained by the proposed design concept are as follows:

- The structure's primary facades along Detroit and Marlowe,
- The location of the building to the city sidewalks, and
- The retention of both retail and residential uses.

However, the design is causing an adverse effect to the massing of the original two-story structure. This negates the building's historic relationship to its site and environment.

Standard 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."

LHAB's recommendation: **Proposal does not meet Standard 2.**

The western former party wall and southern service wall can be repurposed without altering the historic character of the building. The historic character of two remaining façade walls is being retained and preserved.

However, the historic character of the overall exterior of the property is also defined by its massing and relationship to its surroundings. This character is significantly and adversely effected by the proposed construction (scale and massing) on the top of the building.

The rhythm and accessibility of the retail store frontage that currently exists along Detroit and Marlowe not only contributes to the historic character of the building, but also to the Lakewood streetcar retail corridor. Altering the operations along this façade would be an adverse effect. LHAB recommends the retention and operability of the existing storefront entry ways/configuration even if they are not utilized by future tenants.

Standard 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."

LHAB's recommendation: **Proposal only partially meets standard 3.**

The proposed roof top addition to the Curtis Block overwhelms the existing scale of building, causing it to lose its relationship to its time, place and original use.

Standard 4: "Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved."

LHAB's recommendation: **Proposal meets standard 4.**

Standard 5: “Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.”

LHAB’s recommendation: It is unclear to LHAB how the developer proposes to meet this standard given the conceptual nature of the proposal. Additional information is required to assess this standard and should be provided prior to final ABR decision.

Standard 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.”

LHAB’s recommendation: It is unclear to LHAB how the developer proposes to meet this standard given the conceptual nature of the proposal. Additional information is required to assess this standard and should be provided prior to final ABR decision.

Standard 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.”

LHAB’s recommendation: It is unclear to LHAB how the developer proposes to meet this standard given the conceptual nature of the proposal. Additional information is required to assess this standard and should be provided prior to final ABR decision. Please note that sandblasting or painting of brick is not acceptable.

Standard 8: “Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.”

LHAB’s recommendation: Standard is not applicable.

Standard 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.”

LHAB’s recommendation: It is unclear to LHAB how the developer proposes to meet the first part of this standard given the conceptual nature of the proposal. The proposal does not meet the second half of this standard.

Although new work is differentiated from old, the new proposed addition is not compatible with the existing building in massing, size, scale, and architectural features. As a result, the addition will cause an adverse effect to the historic integrity of the property and its environment.

Standard 10: “New additions and adjacent to related new construction shall be undertaken in a such a manner that if removed in the future, the essential form and environment would be unimpaired.”

LHAB’s recommendation: Proposal does not meet Standard 10.

Removal of the proposed new construction would devastate the historic building’s essential form and environment.

In summary, LHAB objects to the scale and massing of the five-story building in the midst of the Curtis Block. The building’s proposed five-story design and exterior materials are incompatible with the original historic structure. LHAB agrees that the western and southern façades of the Curtis Block can be repurposed and the interiors of the Curtis Block, which are not protected by the historic property designation, can be reconfigured.

LHAB recommends that the Architectural Board of Review respect the history and architecture of the Curtis Block by requesting that CASTO/Dimit refine their design, amend, and resubmit the application for a certificate of appropriateness in accordance with LHAB’s recommendations and the Secretary of the Interior’s Standards. LHAB also recommends that the amended application be in writing and address how their proposal addresses the applicable Secretary of the Interior’s Standards.

Dated: August 31, 2022

Respectfully submitted,

Lakewood Heritage Advisory Board

Note: Peter Ketter recused himself from consideration and discussion of the CASTO/Dimit proposal and did not attend the LHAB July 25, 2022 meeting.

Copy to Director Leininger

**Statement of the Lakewood Historical Society's Preservation Committee Submitted to the
Architectural Board of Review in Connection with its Review of a Certificate of
Appropriateness for Alterations to the Curtis Block**

10.26.2022

This statement is made pursuant to the Preservation Committee's mission to respond to threats to important Lakewood historical properties and districts in the form of actions or public statements.

Committee members have closely followed the proposed plans of the CASTO/Dimit team for the Curtis Block.

The Preservation Committee has reviewed the Heritage Advisory Board's report regarding the Application for a Certificate of Appropriateness, which was submitted to the Architectural Board of Review at its September meeting. The Committee fully endorses that report.

The Committee believes the Curtis Block deserves preservation in its original form, as contemplated when it was designated an historic property in 2016 under Lakewood's preservation ordinance. The Curtis Block represents a brick and mortar connection to Lakewood's past as a streetcar suburb. Its dual commercial and residential function and its architectural style of multiple storefronts, bay windows and a parapet are uniquely found only in Lakewood among Cleveland's western suburbs. Moreover, the Curtis Block façade is virtually intact after more than a century in place.

In summary, the Preservation Committee of the Lakewood Historical Society recommends that the Architectural Board of Review work with the CASTO/Dimit team to develop a plan to keep the façade and footprint of the Curtis Block intact. Imposing another structure on top of the Curtis Block destroys the historic building's relationship to its site and its environment. While a small component of the overall Downtown Development Project, the Curtis Block provides a significant opportunity for the Project to relate to its host city and its citizens.

We request that this statement be made part of the meeting record.

Signed:

James N. Mackey *Ann Bish*
Christine Pigeon
Alvin James
John Kim
Mark J. Stodman *Linda Bunker*
MPG/ATU

Johanna Schwarz

From: David Baas
Sent: Tuesday, November 1, 2022 3:50 PM
To: Johanna Schwarz
Subject: FW: ABR Docket No. 07-42-22 - Certificate of Appropriateness/Curtis Block Building

From: Jeanne Mackay <jeannenmackay@gmail.com>
Sent: Thursday, July 14, 2022 1:22 PM
To: Planning Dept <Planning@lakewoodoh.net>
Cc: Kyle G. Baker <Kyle.Baker@lakewoodoh.net>; Jason Shachner <jason.shachner@lakewoodoh.net>; John Litten <John.Litten@lakewoodoh.net>; Cindy A. Marx <Cindy.Marx@lakewoodoh.net>; Tom Bullock <Tom.Bullock@lakewoodoh.net>; Sarah Kepple <Sarah.Kepple@lakewoodoh.net>; Tristan Rader <tristan@tristanrader.com>; Mayor's Office <Mayor@lakewoodoh.net>
Subject: ABR Docket No. 07-42-22 - Certificate of Appropriateness/Curtis Block Building

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

It is my request that the ABR receive these comments before tonight's meeting. Thank you.

Under the City of Lakewood's Preservation Ordinance, Chapter 1134.01, it states:

*"The **purpose** of this chapter is to promote the health, safety and welfare of the citizens of the City by providing for the identification, PROTECTION, enhancement, PERPETUATION and USE of areas, PLACES, BUILDINGS, PUBLIC INTERIOR PORTIONS OF BUILDINGS, STRUCTURES, works of art and other objects having a SPECIAL HISTORICAL, COMMUNITY or AESTHETIC INTEREST or VALUE, so that the following objectives are reached".*

The citizens of our community have repeatedly and overwhelmingly spoken up, over many years, that they want the Curtis Block building, an HP residing within an HPD, **respected in its entirety**, as stipulated under Lakewood Codified Ordinance Chapter 1134. Our community has faithfully done its portion of the work and followed all of the steps spelled out in Chapter 1134.01, both for HP designation, and to designate the district an HPD. We have gathered much evidence for that community support in the form of letters and petitions, copies of which you have all been given. Our community has tirelessly advocated for the owners of the property, the City of Lakewood, to do its part in keeping the building sound and secure, dry and maintained, until it could be properly restored and renovated according to the law clearly spelled out in the Chapter 1134 and the Sec'y of the Interior's Standards. No other building in the **entire City of Lakewood** has anywhere near the outpouring of community support than that of the Curtis Block building.

Now is the time for the City of Lakewood to do its part, and follow its own ordinance with regard to this beloved structure. So far, the City has not faithfully fulfilled its obligations under the ordinance to properly protect this structure, let alone use available funds to restore and perpetuate its use as a continuing community asset.

The Casto project, as proposed, does **not comply** with either the **purpose or the spirit** of Lakewood's Codified Ordinance Chapter 1134, let alone qualify for a Certificate of Appropriateness. In fact, from the many meetings held thus far on its proposal, it appears the Casto team has little understanding of or regard for the significance of the Curtis Block to our community.

As for the required Certificate of Appropriateness under consideration by the Architectural Board of Review, here are my concerns:

Chapter 1134.06 (b)(1) states *"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 proposal being considered actually **erases** the *"historic purpose"* of the Curtis Block building and the proposed new use requires **major changes** to the *"defining characteristics of the building and its site and environment"*.

Chapter 1134.06 (b)(2) states *"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."*

Replacing the storefront bays and doorways with the proposed plate glass does not comply here. Removing interior proposed storefront spaces from access on Detroit does not comply here. Removing second floor apartment spaces also does not comply here. Renovating the existing interior spaces, including the existing apartment spaces, could fetch premium rents as apartments -- the existing level of original integrity in the apartment units would be much sought after.

Chapter 1134.06(b)(3) states "*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.*"

The proposal to keep basically the north and east walls of the Curtis Block building with many "alterations" (plate glass windows in place of transoms and doorways) in **no** way complies with the "*physical record of ... time, place and use*" required. In fact, it makes a complete **mockery** of our historic ordinance overall. The Board must acknowledge that if we, the City, cannot adhere to our very own Ordinance, with regard to this building, owned by all of us, what precedent are we setting for future projects for goodness sakes. Further, what is the purpose of this Ordinance overall.

Chapter 1134.06(b)(9) states "*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 projects' proposed attachment of a large apartment building invading the rear south wall of the Curtis Block building, and its large multi-story massing overtaking the roof of the Curtis Block building, is NOT compatible nor compliant with adhering to the required "*massing, size, scale, and architectural features*" of the Curtis Block building.

Chapter 1134.06(b)(10) states "*New additional 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.*"

This requirement alone disqualifies the proposed project from receiving a Certificate of Appropriateness re the Curtis Block building. If the "*new construction*" apartment building as proposed should be "*removed in the future*", all that would remain of the Curtis Block building is the eastern and northern wall facades, the building would be a total LOSS.

Based on the above stated reasons, it seems clear that the Casto proposal as it currently stands, does not even try to comply with the spirit or requirements set forth in Lakewood Codified Ordinance 1134.

We have this Ordinance in place because the City as a community adopted said Ordinance. It is a tool that took years to get codified. Our unique historic fabric and sense of place, scaled to people, is important to all of us and deserves to be respected according to the Ordinance. The community has embraced this special building for a reason and to disregard that, based on all the evidence already presented to the Boards, Commissions, Council and the Administration, would be unjustifiable. Please do not grant a Certificate of Appropriateness for this proposal.

Respectfully submitted,

Jeanne N. Mackay
13428 Lake Avenue

Johanna Schwarz

From: David Baas
Sent: Tuesday, November 1, 2022 3:49 PM
To: Johanna Schwarz
Subject: FW: ABR special meeting - Oct 26th

From: Jeanne Mackay <jeannenmackay@gmail.com>
Sent: Sunday, October 23, 2022 4:30 PM
To: John Litten <John.Litten@lakewoodoh.net>; Sarah Kepple <Sarah.Kepple@lakewoodoh.net>; Tom Bullock <Tom.Bullock@lakewoodoh.net>; Tristan Rader <Tristan.Rader@lakewoodoh.net>; Cindy A. Marx <Cindy.Marx@lakewoodoh.net>; Jason Shachner <jason.shachner@lakewoodoh.net>; Kyle G. Baker <Kyle.Baker@lakewoodoh.net>
Cc: Mayor's Office <Mayor@lakewoodoh.net>
Subject: ABR special meeting - Oct 26th

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

Hello,

There is an "special" ABR meeting planned for Wednesday, Oct. 26th at 5:30p where Casto/Dimit seeks to be awarded a Certificate of Appropriateness for proposed changes to the Curtis Block building.

The Lakewood Heritage Advisory Board has issued its review of the proposed plan and submitted its findings concluding that the proposed changes **do not** comply with the Secretary of the Interior Standards required in Lakewood's Ordinance. See attachment below.

Lakewood Historical Society members have been vocal opponents to the proposed changes to the historic Curtis Block. If we cannot restore this community-owned wonderfully intact building, designated in compliance with 1134.06 and as a contributing building to our nationally recognized downtown historic district, what is the purpose or point of having these tools if we cannot or will not apply them?

Our community has also strongly opposed the proposed changes to the Curtis Block as evidenced by the hundreds of petition signatures (over 400 now and counting) gathered by the Lakewood Historical Society as well as numerous supporting documents submitted to the PC and ABR Boards. As one petition signer succinctly put it: "Haven't we lost enough on that site?"

Your constituents are overwhelmingly in support of keeping this building intact and undergoing a full restoration, in compliance with the Secretary of the Interior Standards. I trust you've had the opportunity to review the documents and emails sent in to Planning from your community members, many of whom have worked for roughly twenty years to safeguard this building, get it designated under our HP ordinance, and get the entire district designated (quite an undertaking), fully following the letter of the law. Nothing short of full compliance to Lakewood's HP and HPD ordinances is acceptable here. It seems that the administration disagrees, however, stating the word "refer" in the ordinance means not having to abide by the Secretary of the Interior Standards, undermining the very spirit, if not the letter, of the law. (See Ordinance 1134.06)

I trust you will be in attendance Wednesday to ensure our ordinance be respectfully upheld.

Thanks for serving our community to the best of your ability. We all care deeply and only want what is best here.

Sincerely,

Jeanne Mackay
Preservation Committee Member
Lakewood Historical Society

David Baas

From: Jeanne Mackay <jeannenmackay@gmail.com>
Sent: Tuesday, August 23, 2022 4:24 PM
To: David Baas
Subject: Fwd: Building for the future climate....hospital site

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

----- Forwarded message -----

From: Jeanne Mackay <jeannenmackay@gmail.com>
Date: Tue, Aug 23, 2022 at 2:59 PM
Subject: Building for the future climate....hospital site
To: Tom Bullock <tom.bullock@lakewoodoh.net>, Tristan Rader <tristan@tristanrader.com>, <kyle.baker@lakewoodoh.net>, Sarah.Kepple@lakewoodoh.net <sarah.kepple@lakewoodoh.net>, <rob.donaldson@gmail.com>

Hello,

I just wanted to share this interesting article with you all as we move through decisions for the hospital site. It seems to me what has been proposed is not very forward thinking considering what our future is quickly becoming due to climate change. What a colossal missed opportunity to accept what has been proposed, thus far, by CASTO. We must do better and demand better.

<https://www.treehugger.com/toronto-residential-building-poster-child-sustainable-design-6363427?hid=68ede2c297754a20b934aaa032669bbc5afb274a&did=828682-20220823&cid=828682&mid=95269119084>

Thanks for your care and consideration,

Jeanne Mackay

Docket 07-42-22

The Curtis Block has a long history in Lakewood related to the Hall family and in the retail life of downtown Lakewood. The building is designated both by the Lakewood Planning Commission, based on a recommendation from the City of Lakewood Heritage Advisory Board, and it is a Contributing building in the Lakewood Downtown National Register Historic District.

Let's be clear about what is important as the building is repurposed.

First, it is not retention of just one or two walls.

Here is what it is:

Detroit and Marlowe facing walls:

These two walls need to have the same appearance as today.

There are:

- Six bay windows with their wood panels, tile roofs, and distinctive small pane windows.
- Five recessed entrances with the traditional Lakewood streetcar era storefront parts of bulkheads, windows, and transoms.
- Three pairs of double doors with transoms, which provide access to the second floor.

Not all of the recessed entrances and second floor access points need to function, but they need to remain in place.

The developer plans to remove all the entrances and create a continuous line of windows. The Planning Commission took issue with this approach, which would leave a building fronting on Detroit Ave. with no Detroit address, and which would likely be the place that one or more tenants would want signage. There is flexibility. One or more of a combination of the east, central, or west storefronts can be functioning entrances, storefront sections can be opened to one another on the interior with steel beams, and incrementally differing floor levels (which

vary by only 2 to 3 inches) can be adjusted to create larger spaces, satisfy future tenants, and address accessibility needs.

New apartments can replace the existing second floor apartments.

West wall:

This wall can be modified.

South wall:

The two-story wood porch can be removed.

New construction can be joined to the south wall, creating connected spaces.

Finally, **removal of the apartment units on top of the building**, which leads us to the parking garage.

Some Planning Commission members were uncomfortable with the long, blank garage wall to be created, which would be hundreds of feet long. The garage wall is set back about 25 to 28 feet from the sidewalk. Planning Commission members encouraged the construction of townhouses between the garage wall and the sidewalk.

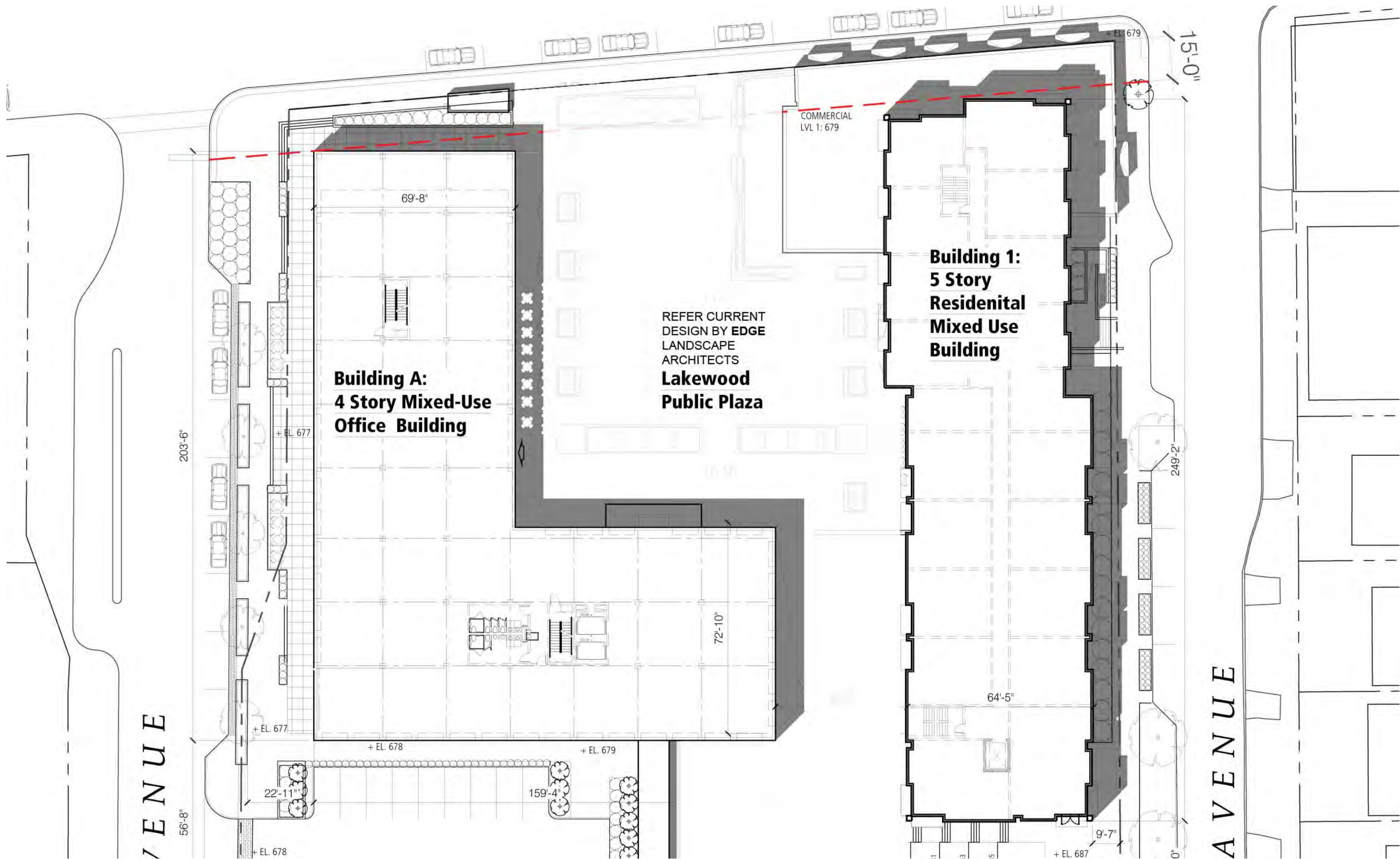
That provides a location for units removed from above the Curtis Block.

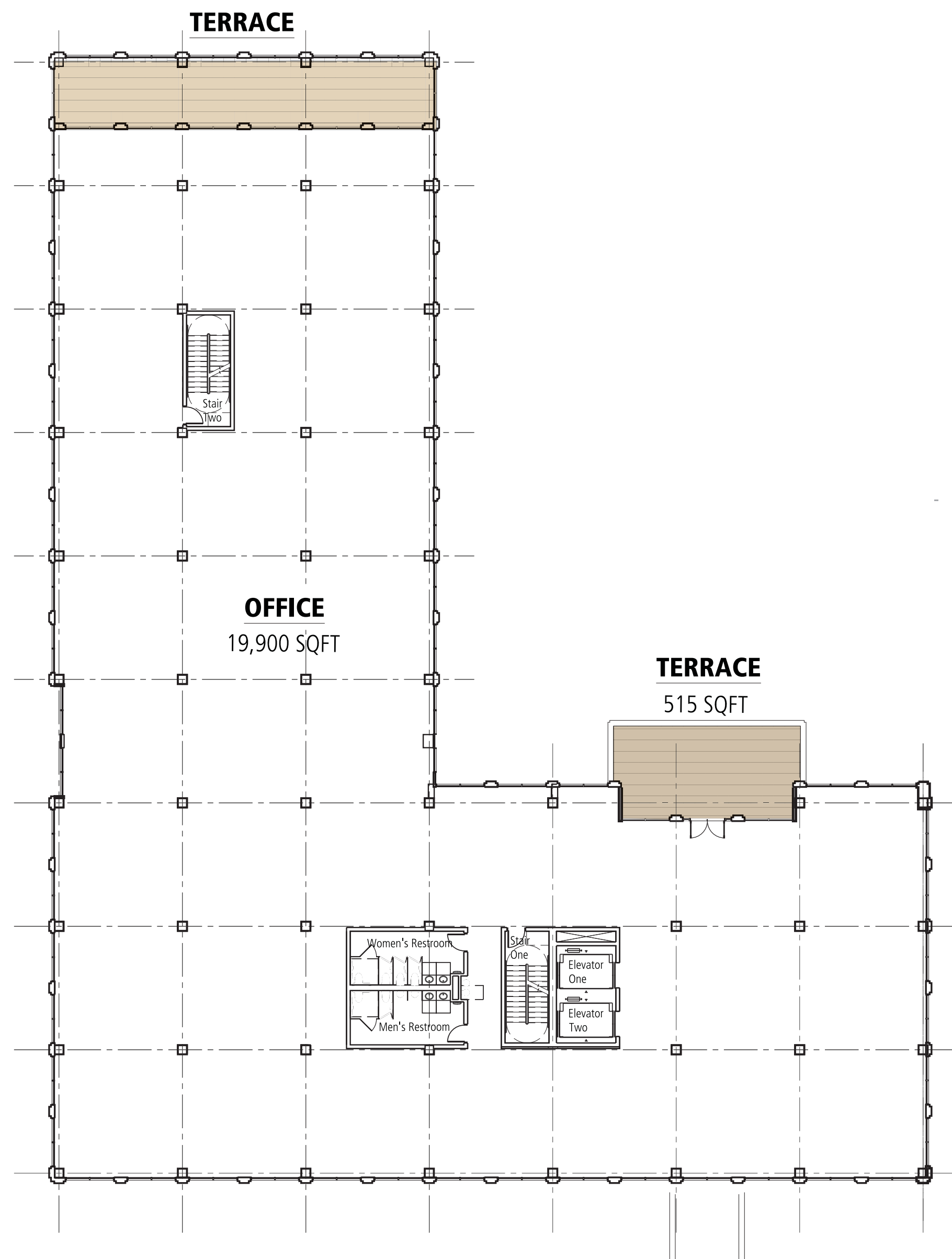
The Curtis Block roof can be used as amenity space for the apartments.

To recap, not demolition of the Curtis Block, reducing it to a 12 inch thick wall, but repurposing the building into a successful component of the overall project.

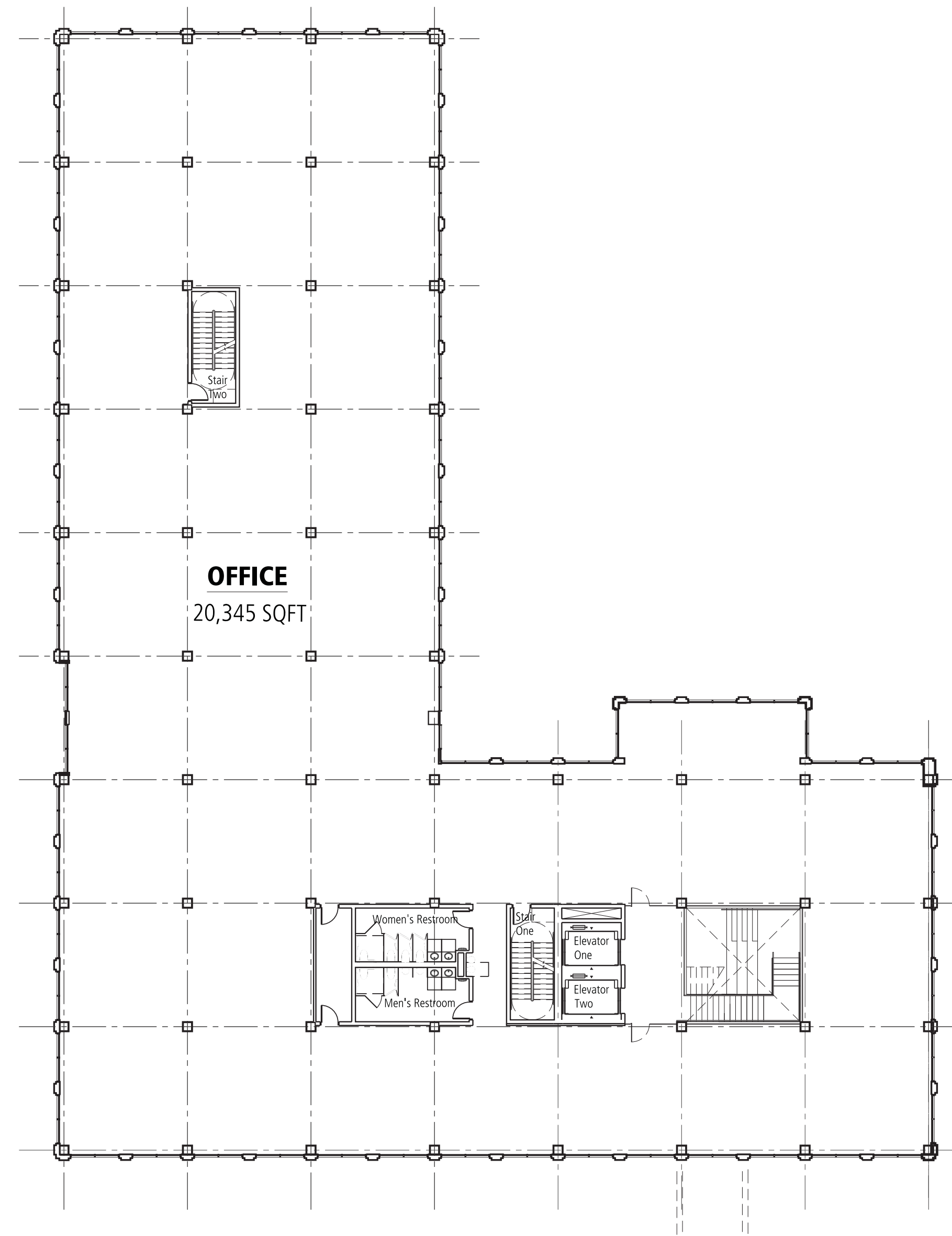


Site Summary		
Building A: Mixed Use Commercial Building		79,578 Total GSF
Retail Space (lv 1)		12,000 GSF
Office Lease Space (lvs 2-4)		65,504 GSF
Building 1: Mixed Use Residential Building	82 Units	87,645 Total GSF
Commercial Space (lv 1)		17,000 GSF
Residential Apartments (lv 2-5)		70,645 GSF
11 Studios,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

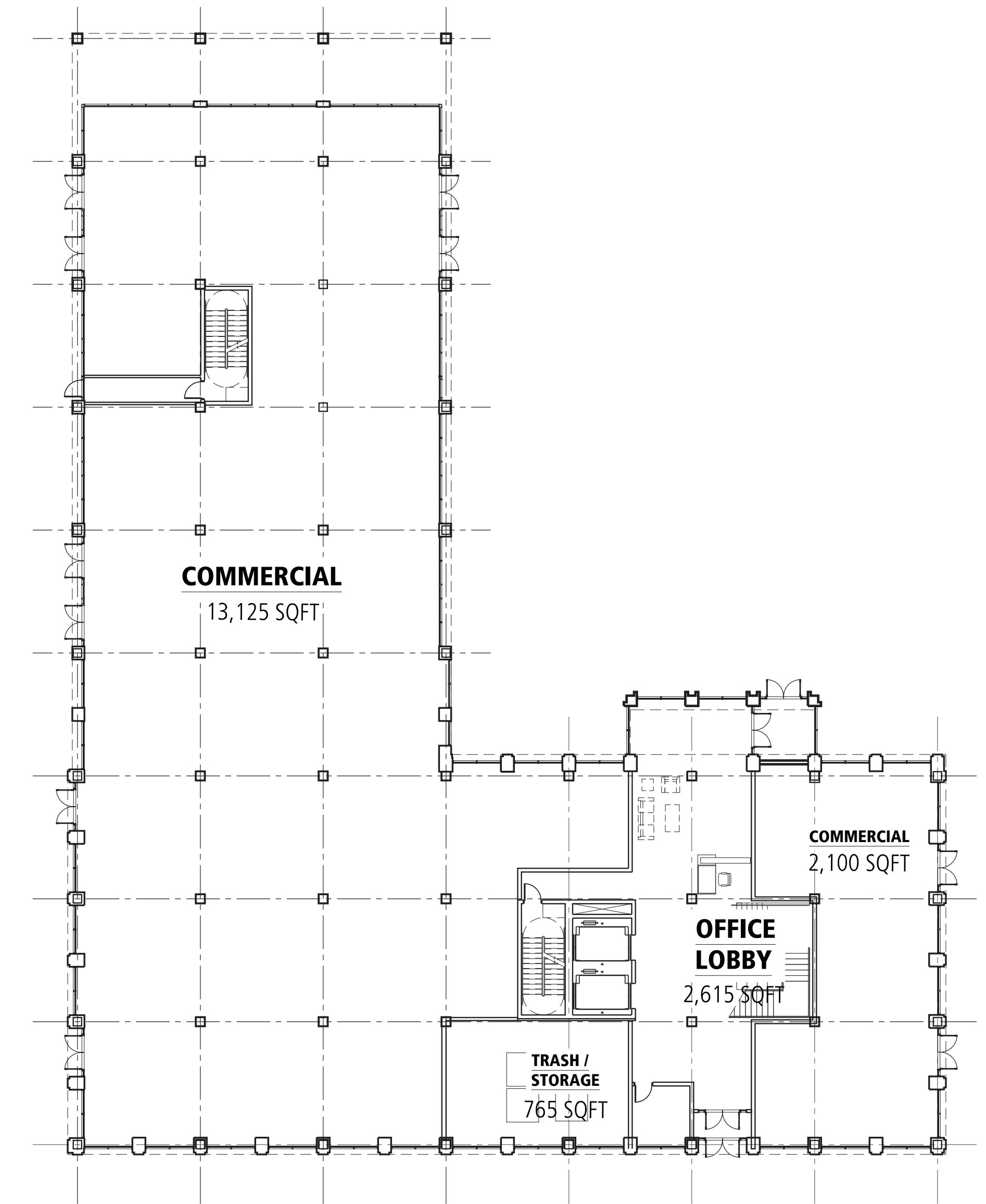




Level 04



Level 02-03



Level 01





DETROIT AVE ELEVATION

BUILDING-A: ELEVATIONS

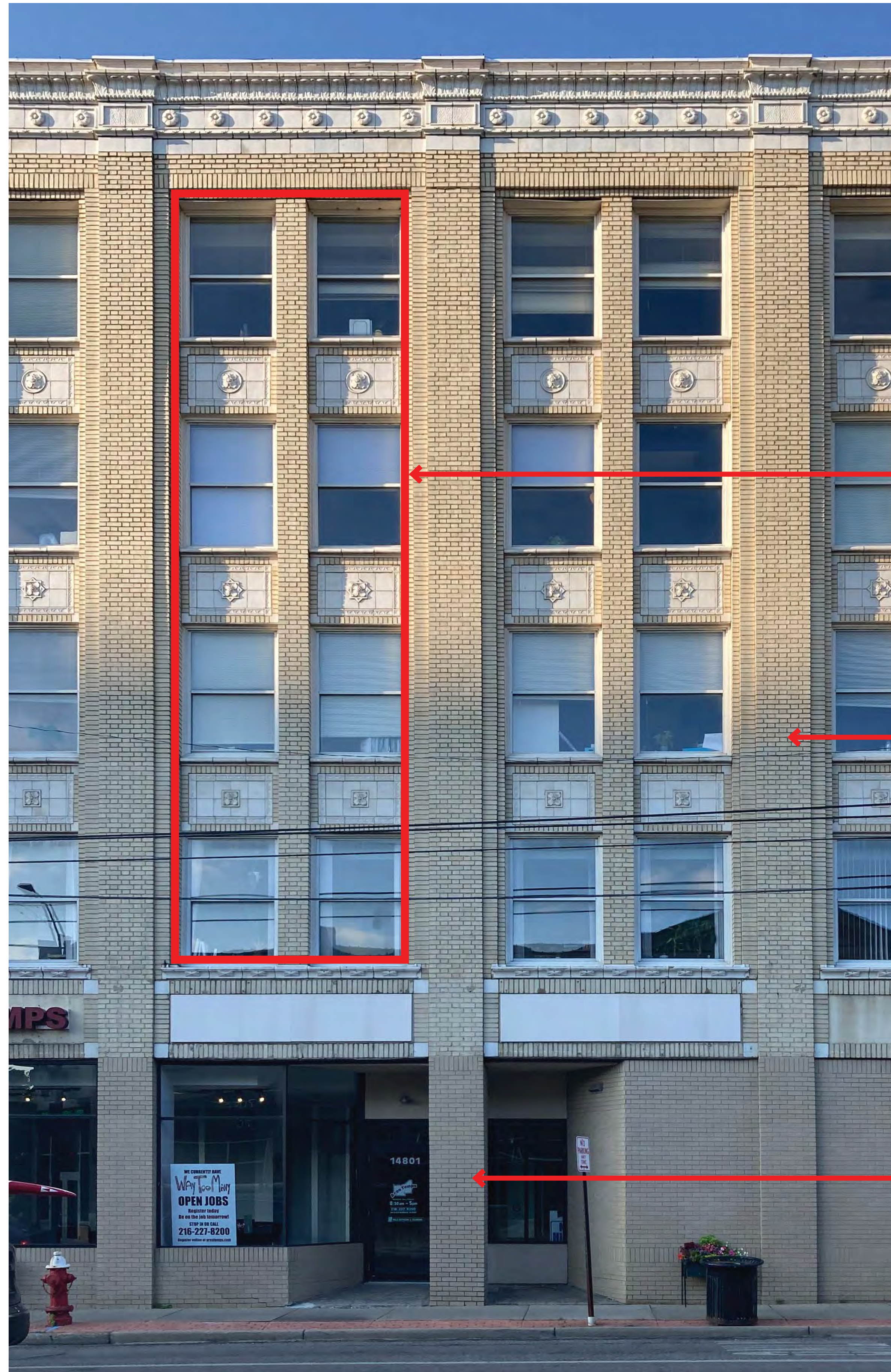


PLAZA (EAST FACING) ELEVATION



BELLE AVE NORTH END ELEVATION

BUILDING-A: ELEVATIONS



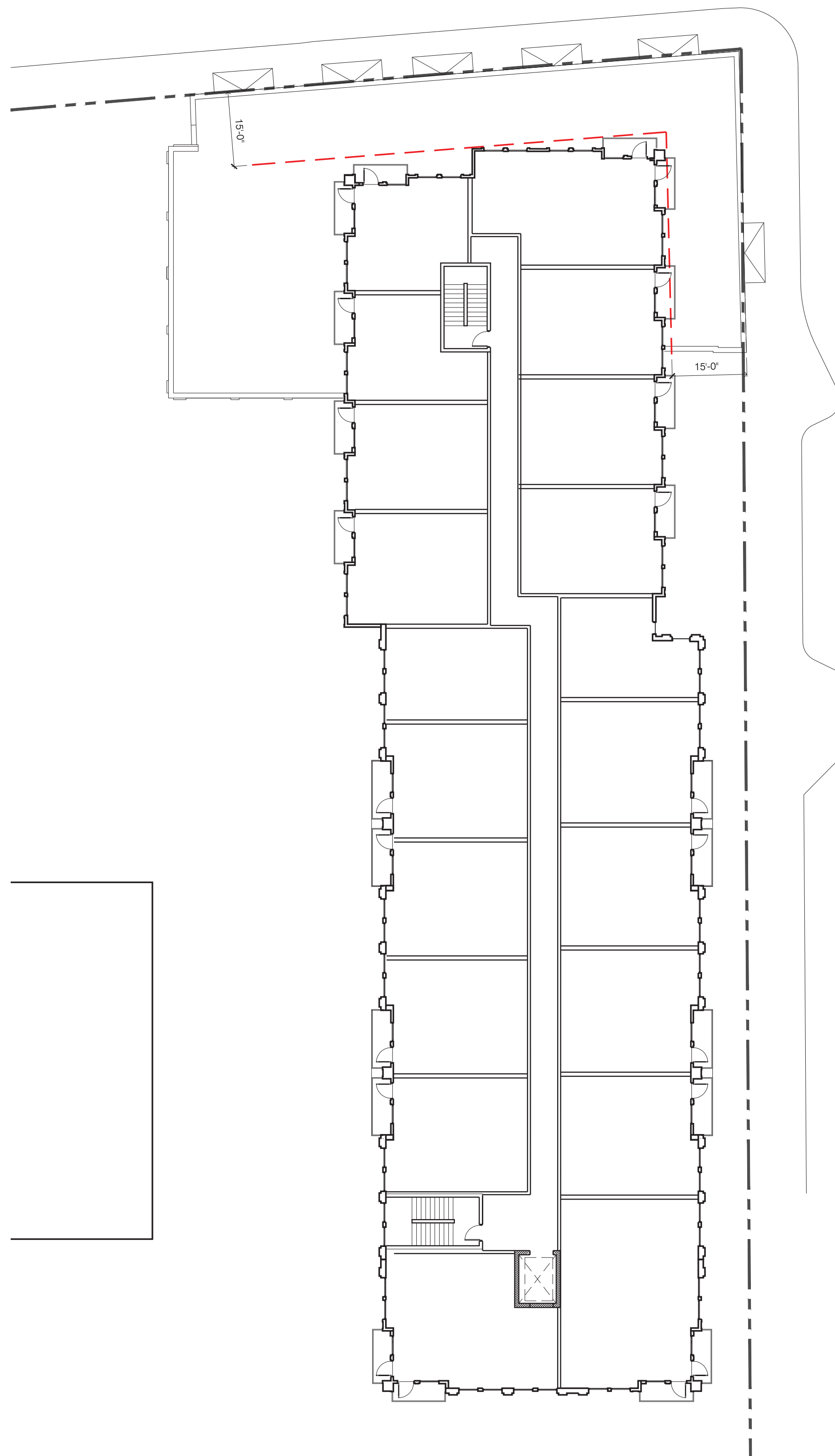
CORNICE

VERTICAL GROUPING

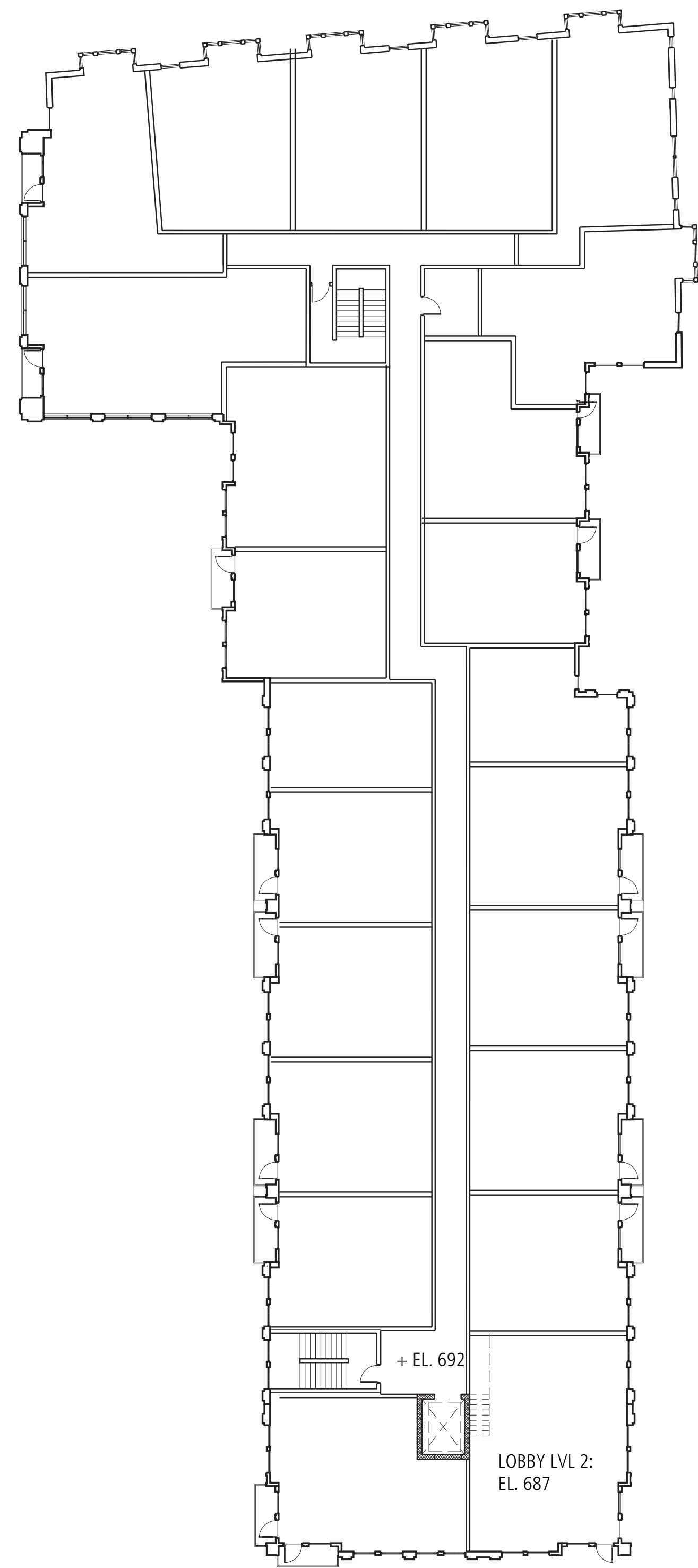
BRICK PILASTERS

PIANO NOBILE

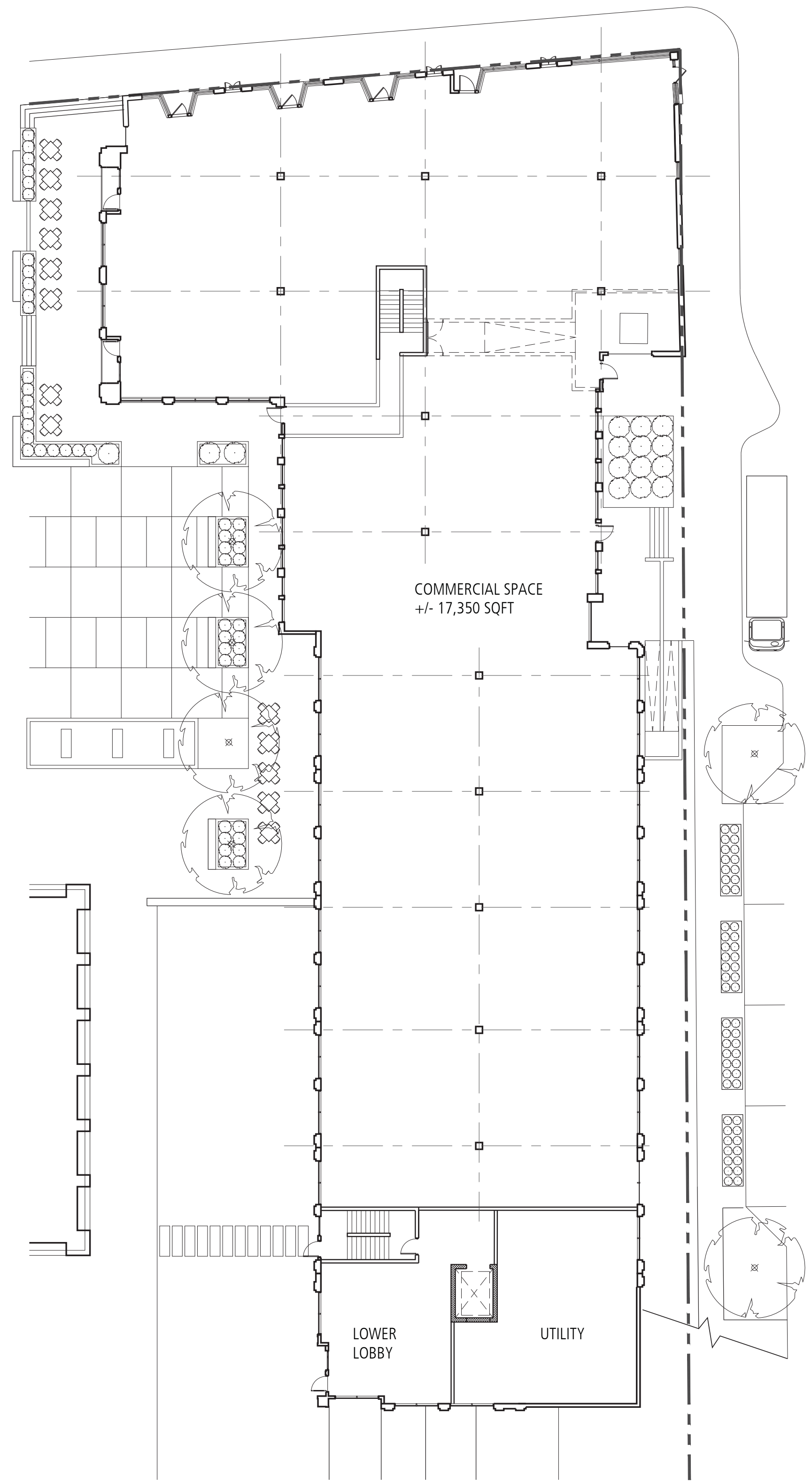




Level 03-05



Level 02



Level 01

BUILDING-1: REVISED PLAN



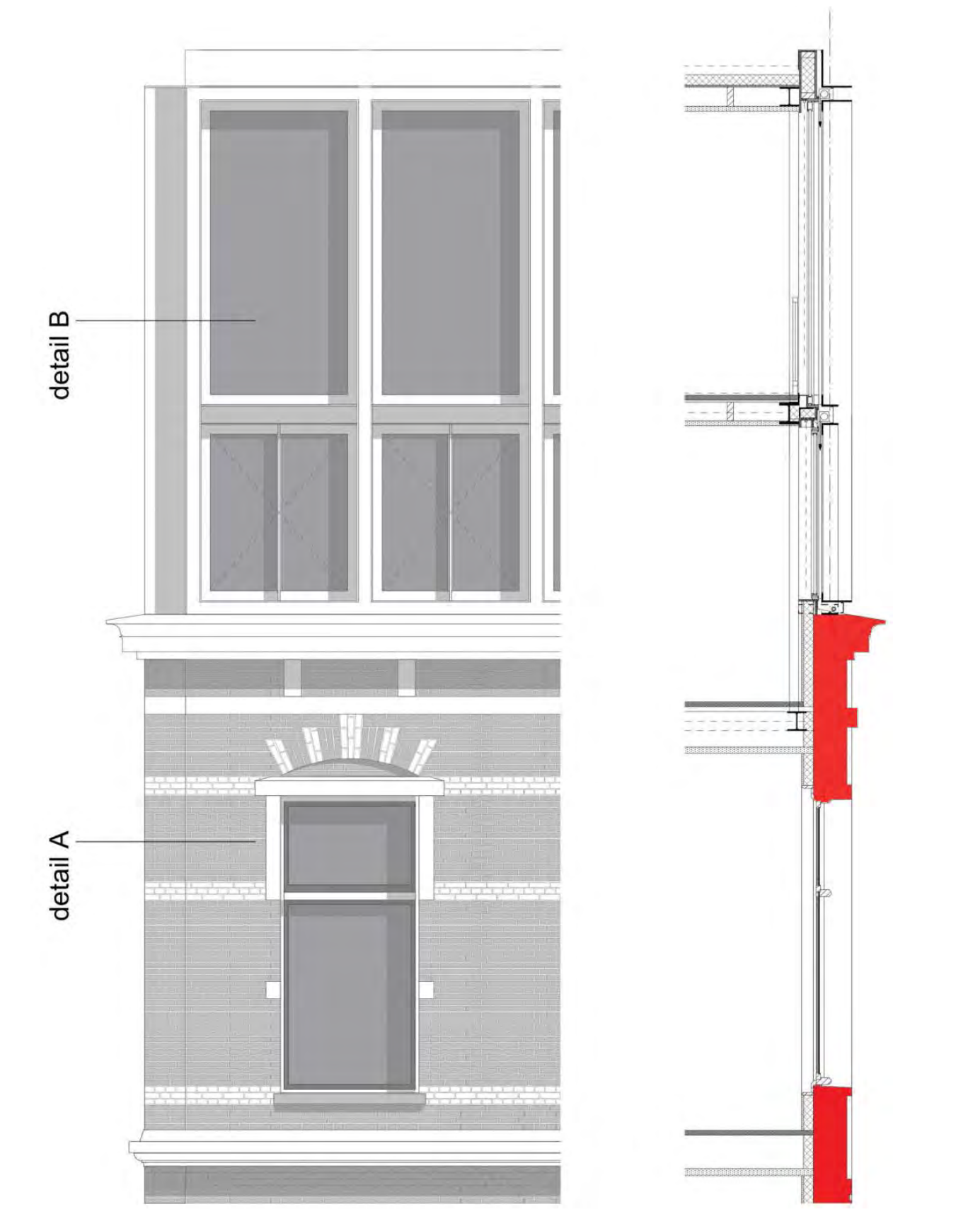
DETROIT AVE ELEVATION

BUILDING-1: ELEVATIONS

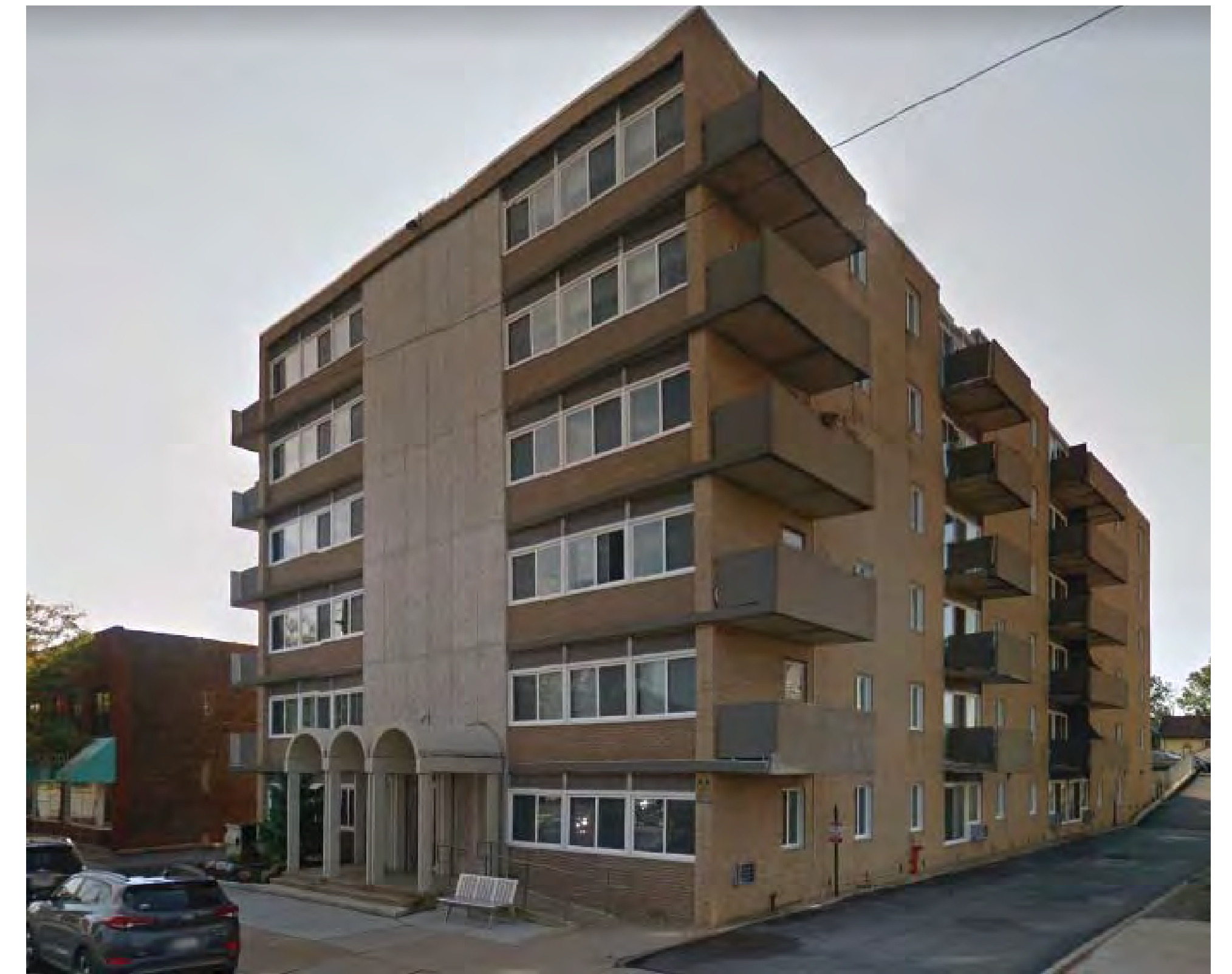
Curtis Block



W99 Amsterdam







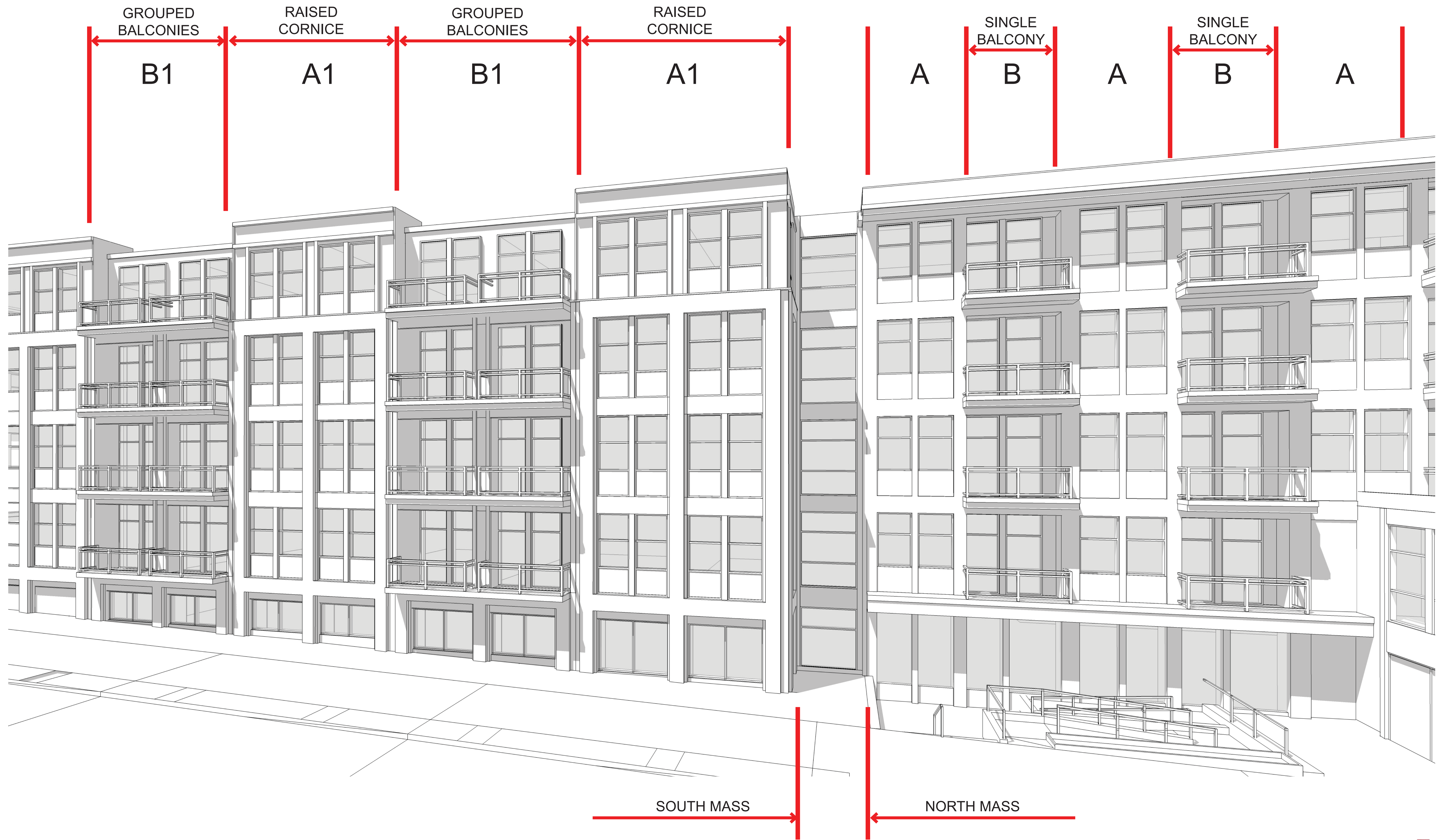


MARLOWE AVE NORTH END ELEVATION



PLAZA (WEST FACING) ELEVATION

BUILDING-1: ELEVATIONS



BUILDING 1 - FACADE ARTICULATION



DETROIT AVE ELEVATION

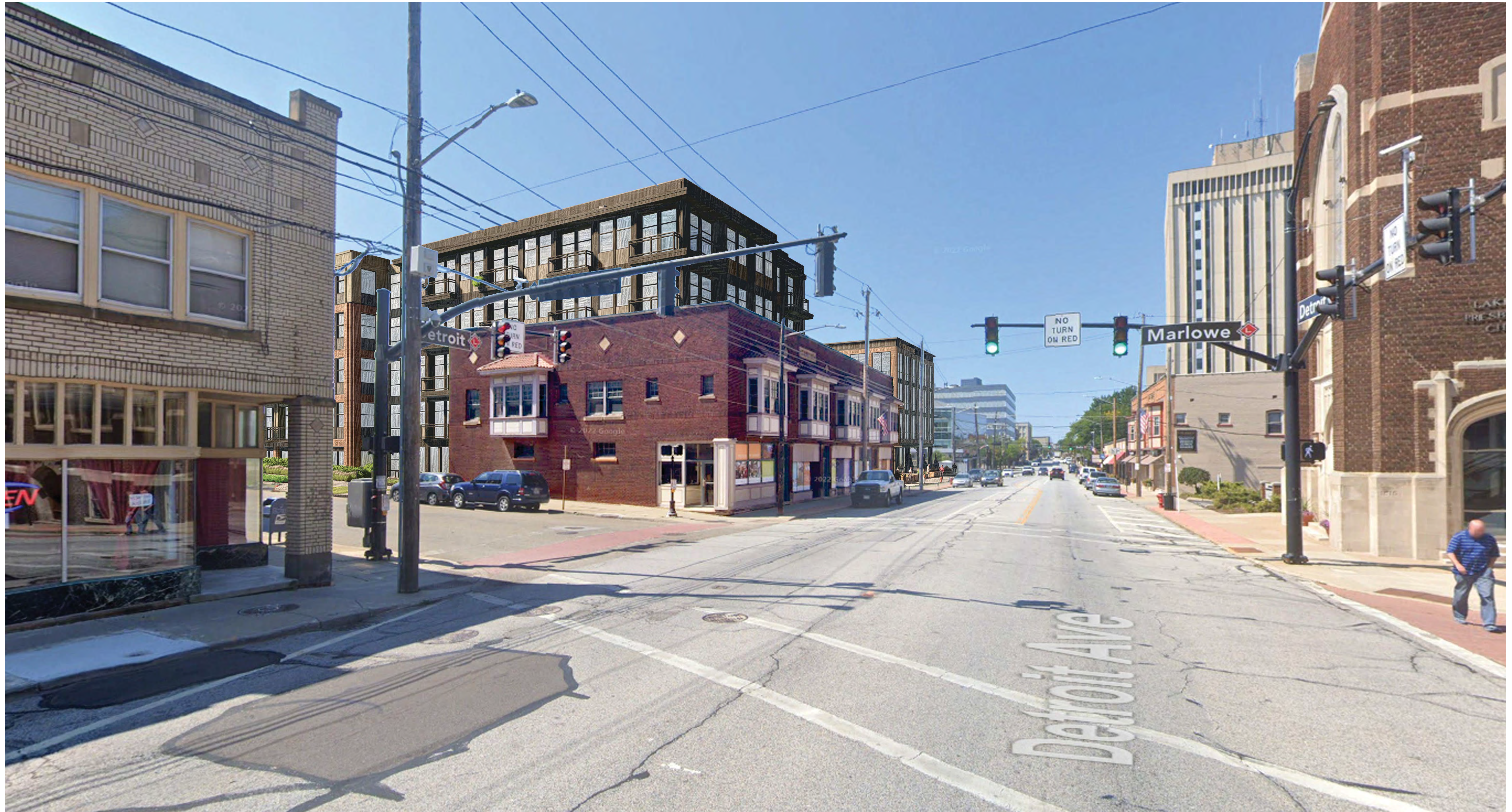


VIEW FROM DETROIT LOOKING EAST

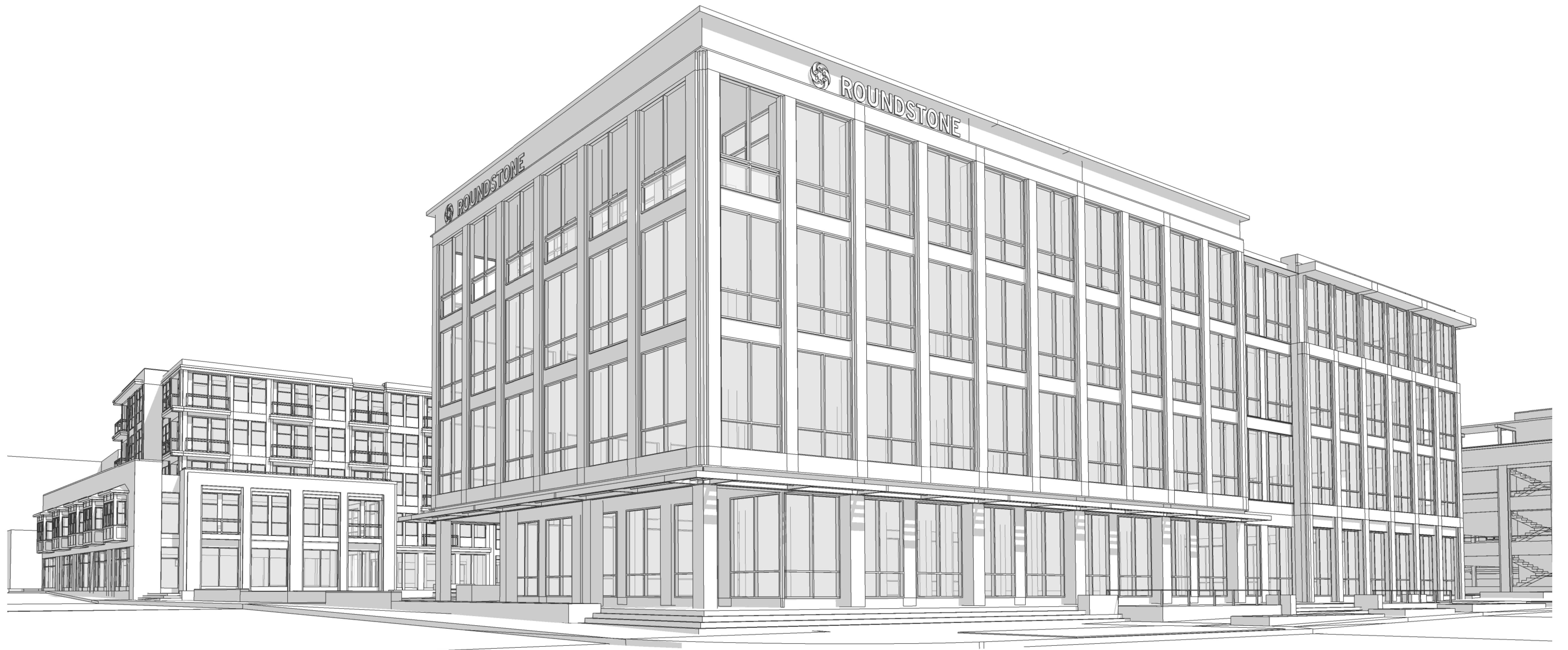
Lakewood Downtown Redevelopment Site
Lakewood, Ohio



OCT. 14th, 2022



VIEW FROM DETROIT LOOKING WEST

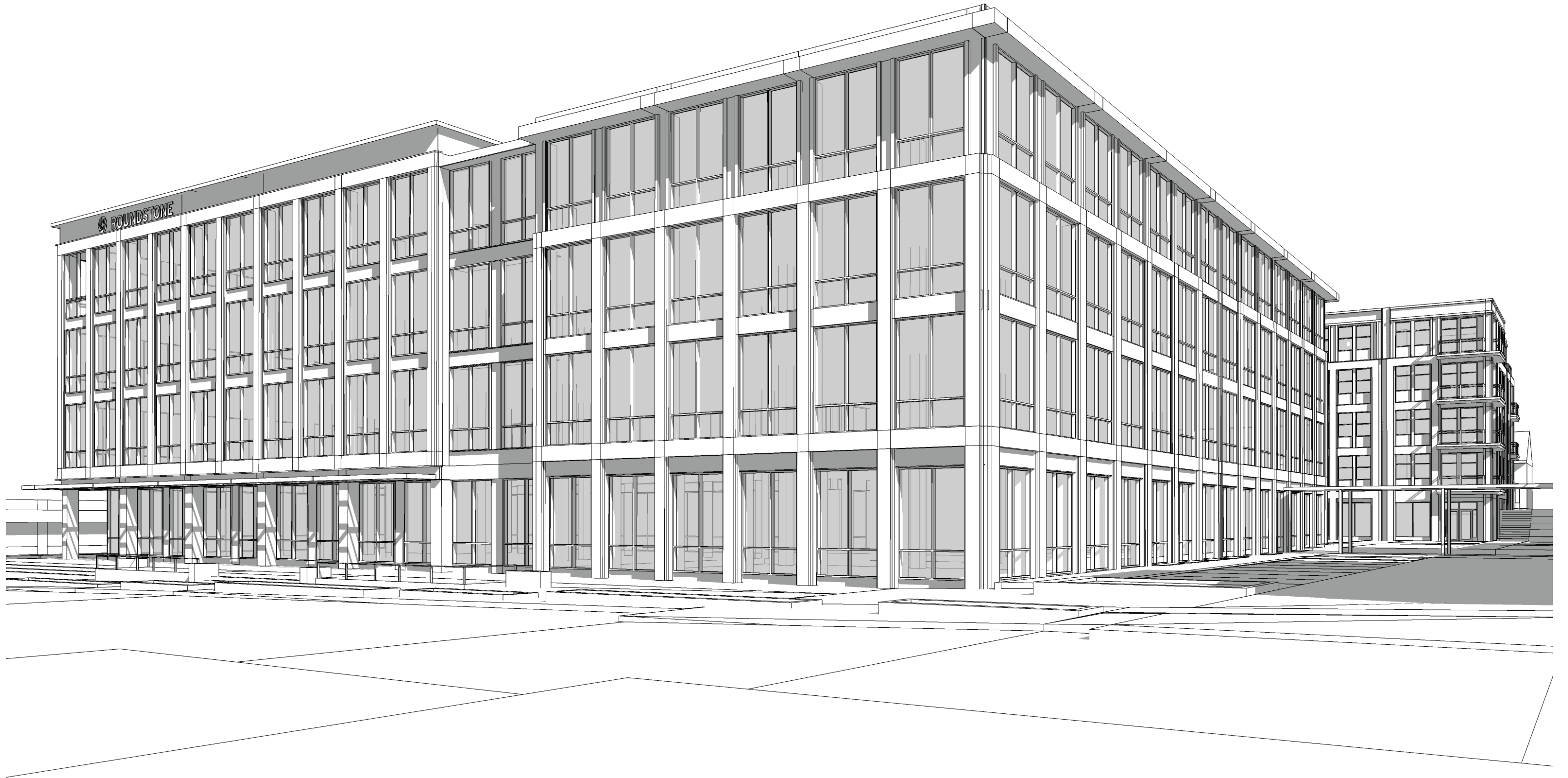


VIEW FROM THE CORNER OF BELLE AND DETROIT

Lakewood Downtown Redevelopment Site
Lakewood, Ohio



OCT. 14th, 2022



VIEW FROM BELLE LOOKING NORTHEAST



VIEW FROM DETROIT LOOKING SOUTH

Lakewood Downtown Redevelopment Site
Lakewood, Ohio



VIEW FROM CORNER OF DETROIT & MARLOWE



VIEW FROM MARLOWE LOOKING NORTHWEST

Lakewood Downtown Redevelopment Site

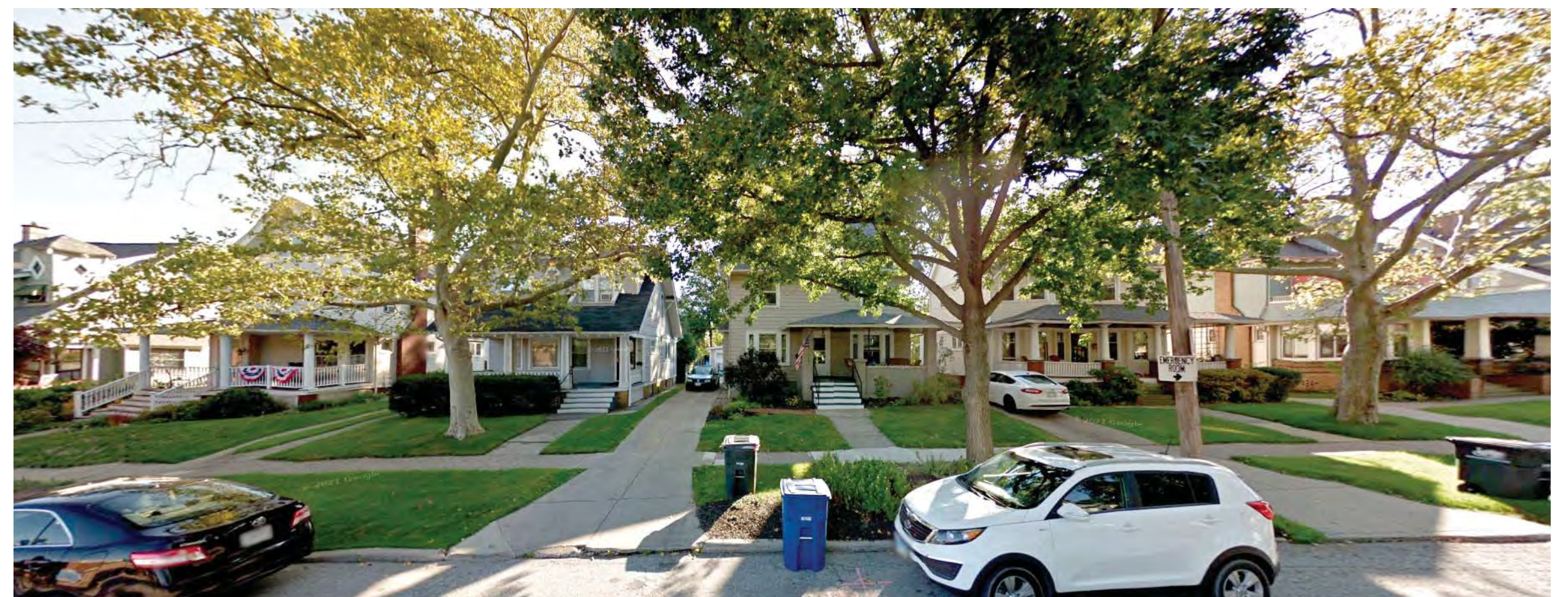
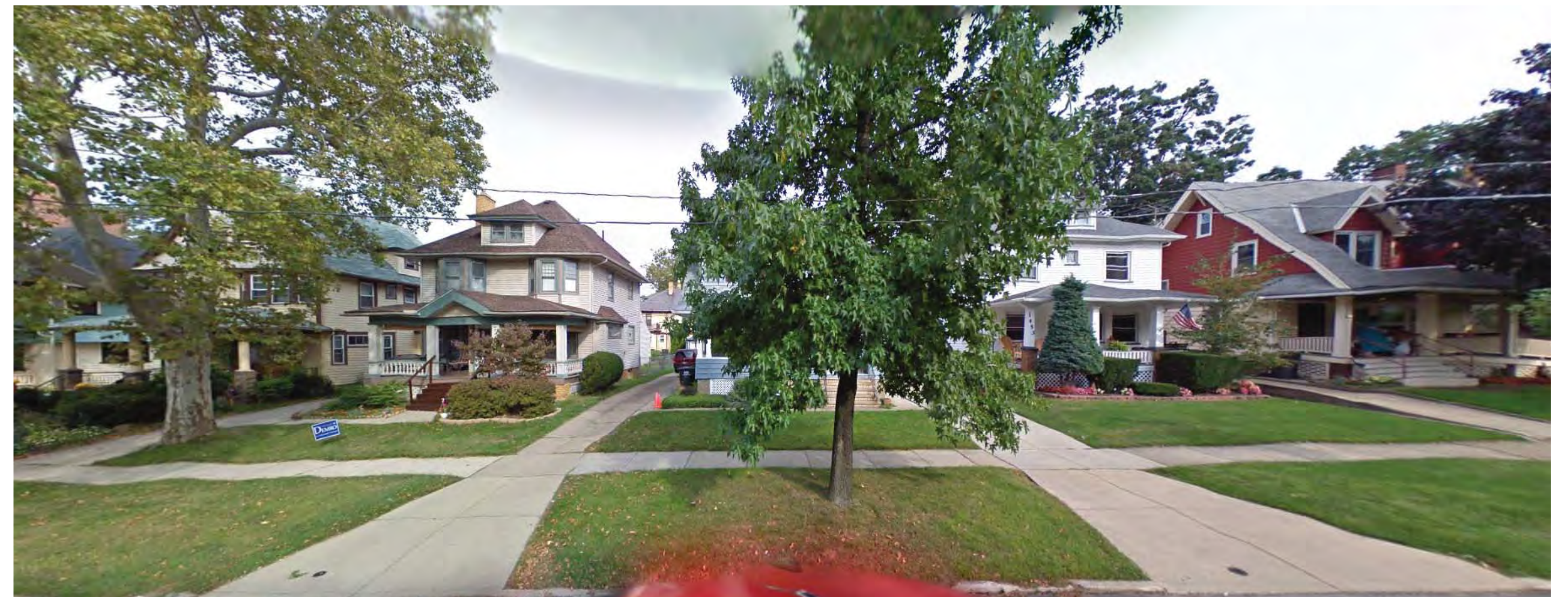
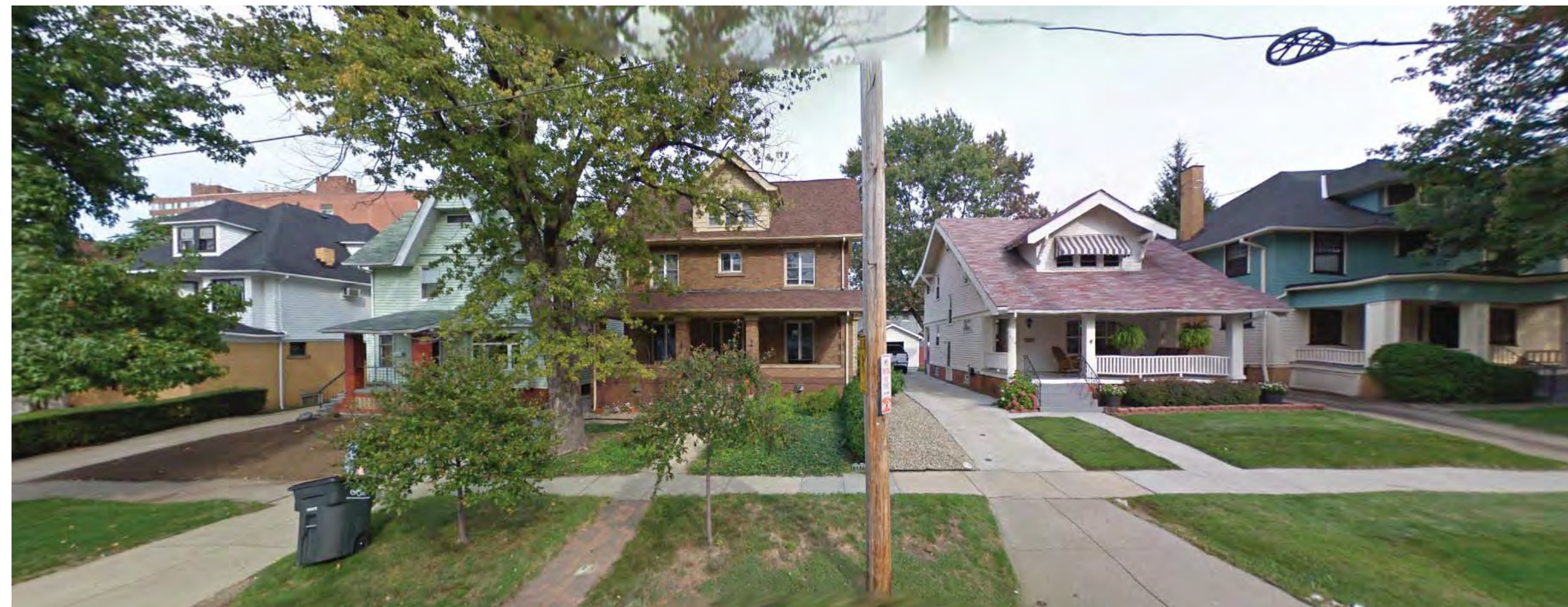
Lakewood, Ohio



EDGE PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

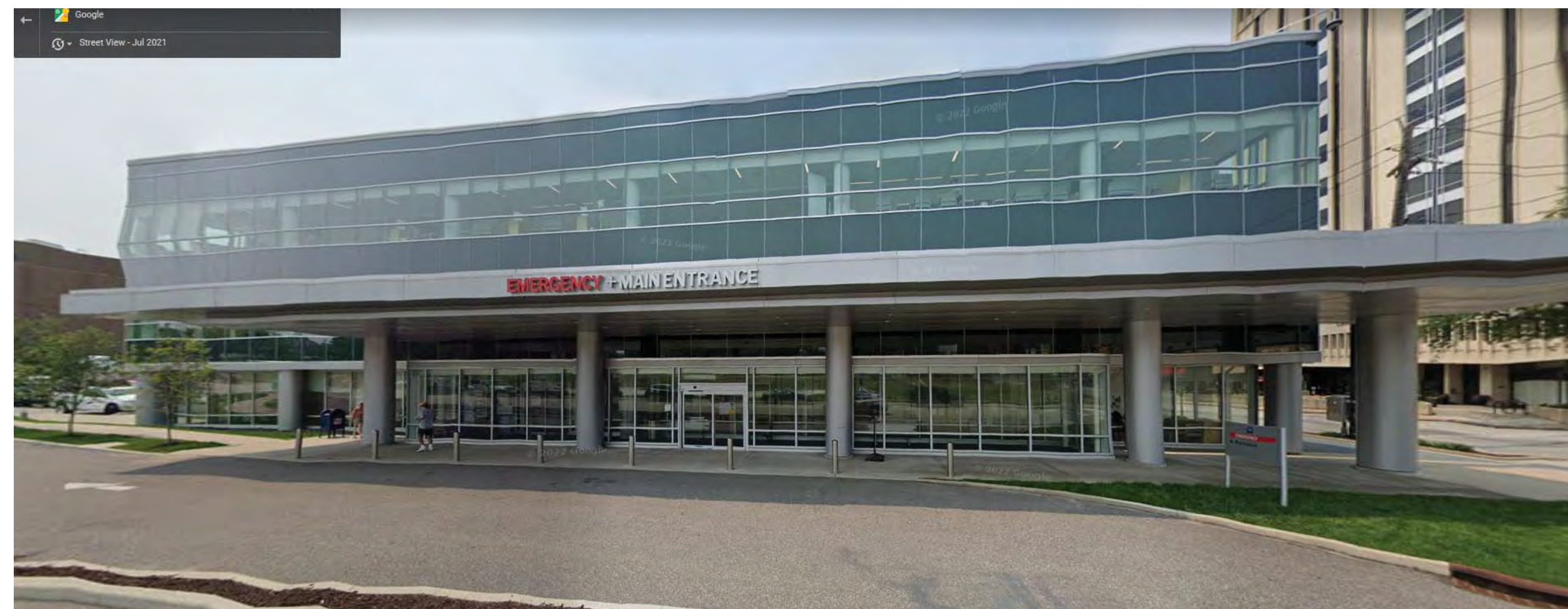
DIMITARCHITECTS
architecture + interiors + urban design

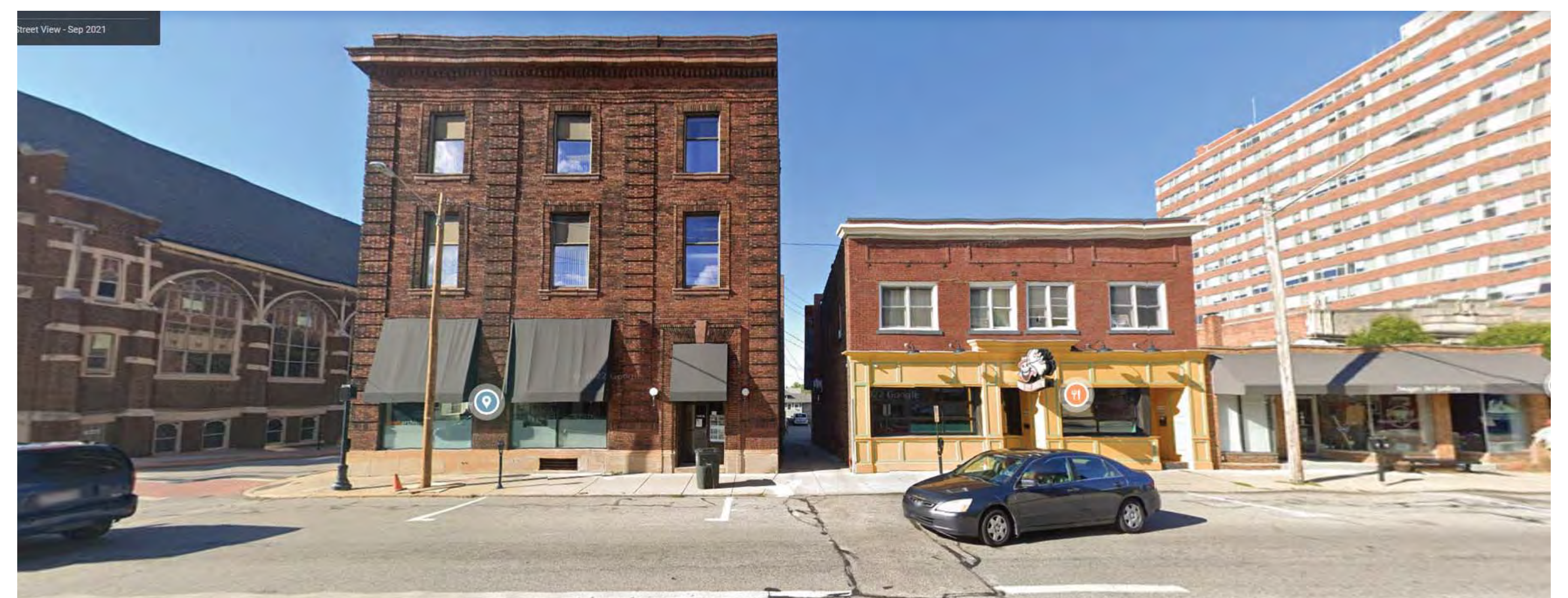
OCT. 14th, 2022



Lakewood Downtown Redevelopment Site
Lakewood, Ohio

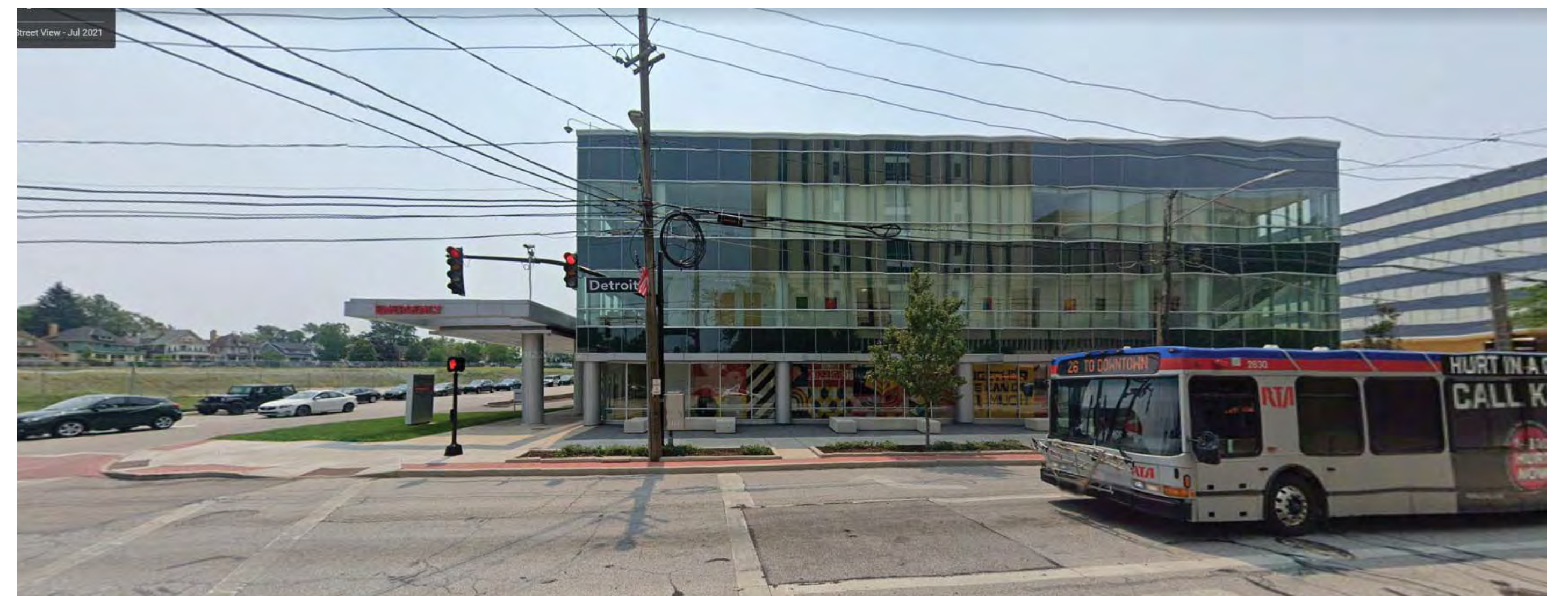
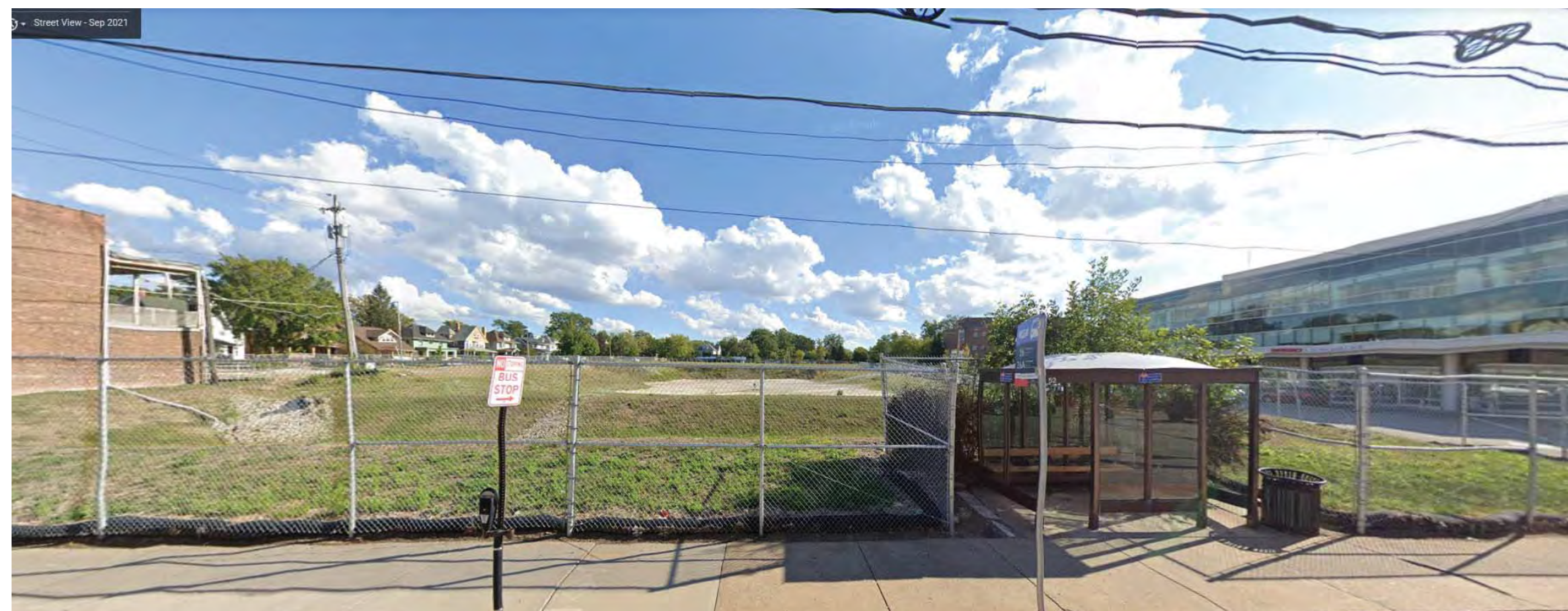
MARLOWE WEST

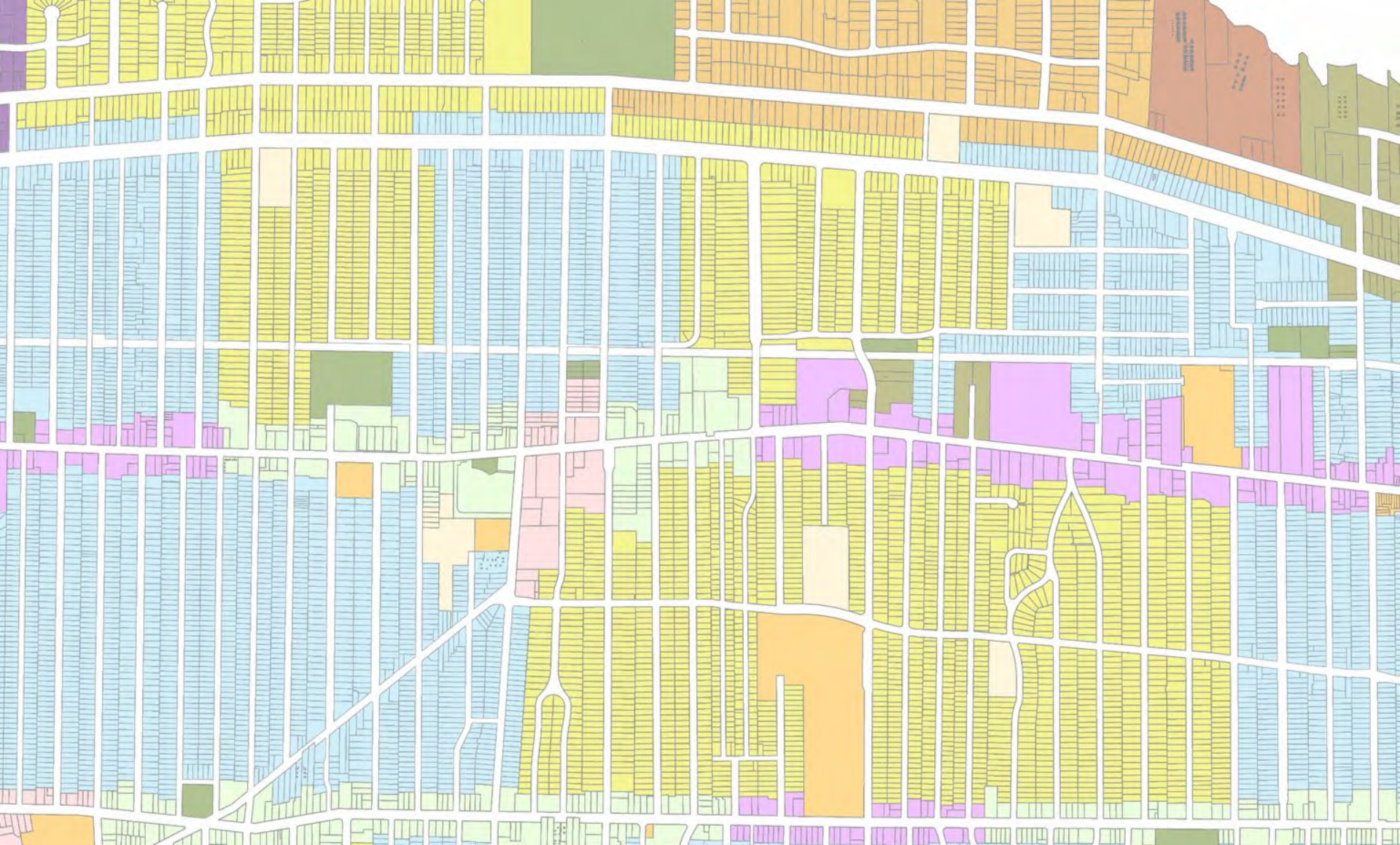




Lakewood Downtown Redevelopment Site
Lakewood, Ohio

DETROIT NORTH





Architectural Board of Review

October 26, 2022 (Special Meeting)



Architectural Board of Review

Special Meeting: 26 October, 5:30 pm (Auditorium)

Members

2022 Chair: David Maniet

2022 Vice Chair: Brian Grambort

Rob Donaldson

Jeremy Smith

Hanna Cohan Plessner

Staff

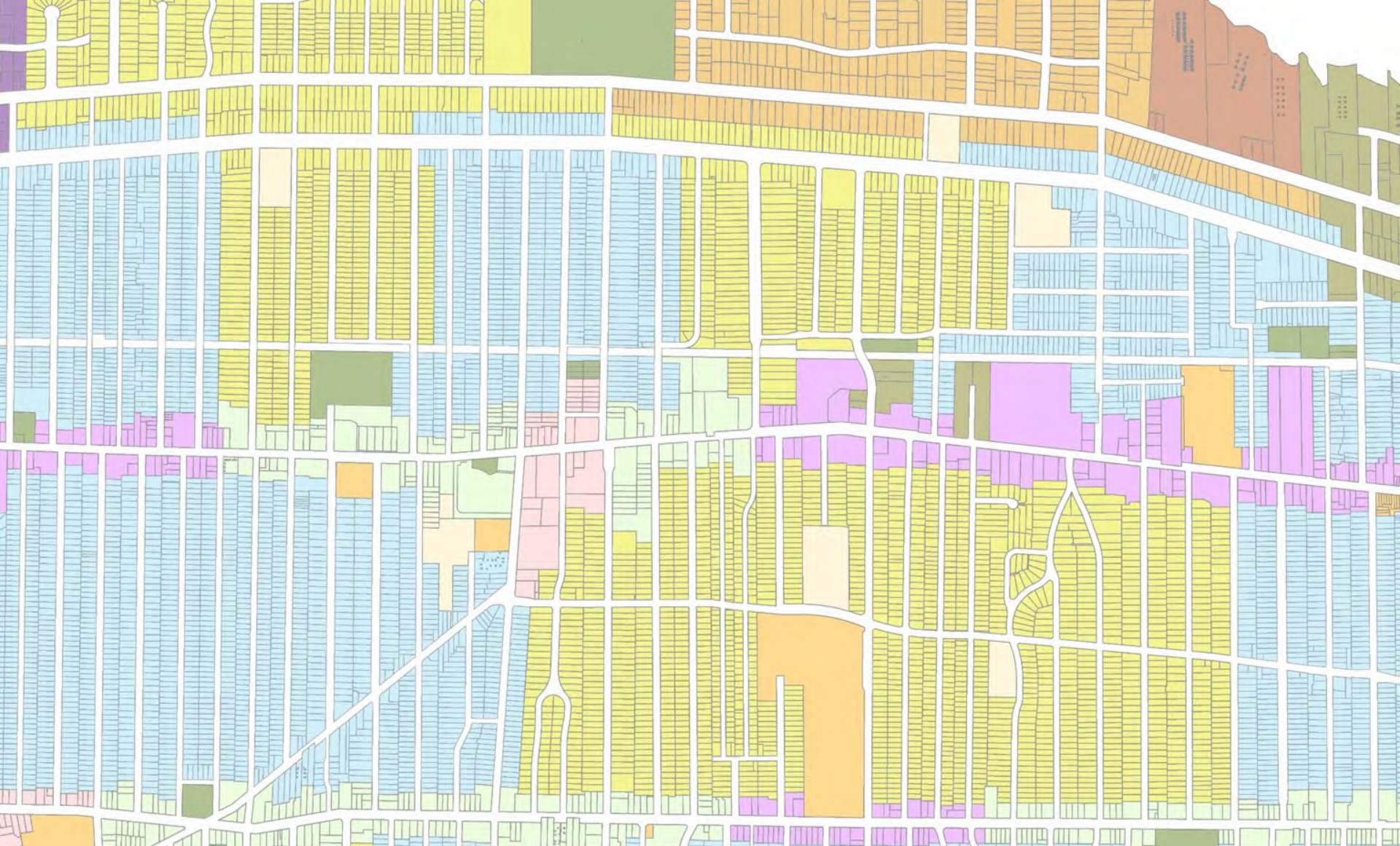
Board Secretary: David Baas

Building Commissioner: Chris Parmelee

The background of the slide is a detailed map of a city grid. The map is divided into numerous small rectangular blocks, each filled with a different color. The colors include shades of yellow, green, blue, orange, pink, and brown. The grid lines are white, and the overall appearance is that of a zoning or land-use map. The map is partially obscured by a white rectangular box with a black border in the center, which contains the meeting agenda.

Architectural Board of Review **October Special Meeting Agenda**

1. Roll call
2. Opening Remarks
3. Downtown Development
4. Adjourn



Architectural Board of Review

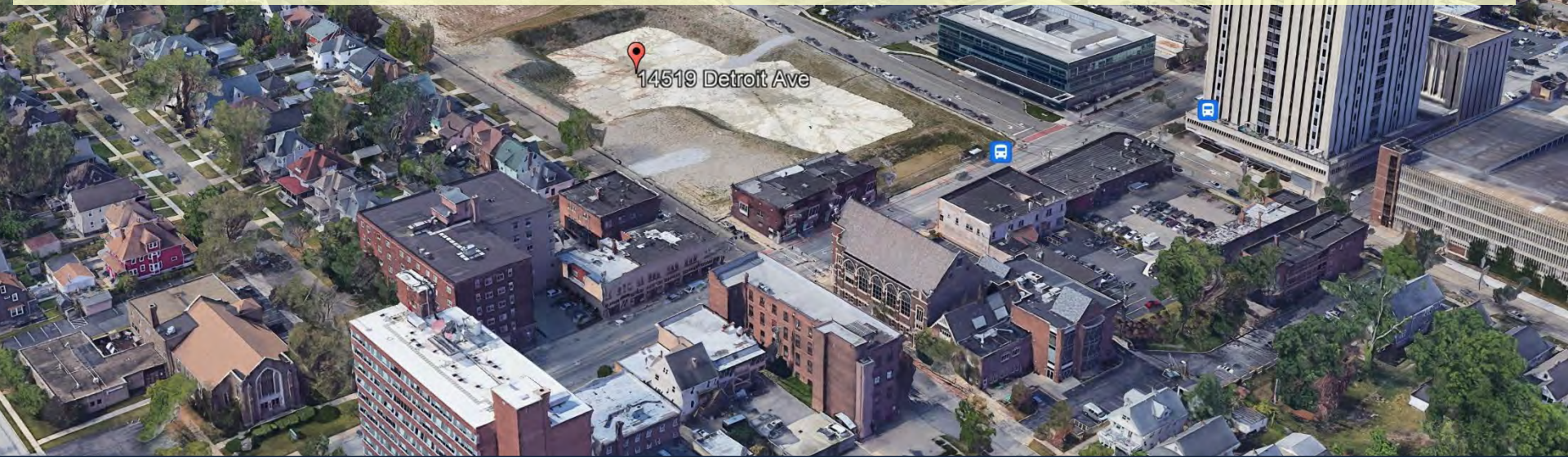
Downtown Development – October (Special Meeting) 2022

Applicant proposes a planned development.

City Notes:

- PC granted preliminary approval at the 29 June meeting.
- Preliminary Review under Chapter 1156 (Planned Development)

- Recommended Agenda – both items called together:**
 1. **Update from City on Downtown Development (07-41-22) & Curtis Block COA (07-42-22).**
 2. **CASTO Presentation.**
 3. **Public Comment.**
 4. **Board discussion, questions, recommendations.**



Docket No. 07-41-22 (14519 Detroit)
Downtown Development
CASTO

COMMUNITY PLANNING PROCESS

This is the beginning of a process with the Architectural Board of Review.

- Examples of upcoming meetings:
 - **Planning Commission and Architectural Board of Review meetings**
 - Meetings with the Neighborhood (July 21)
 - Meetings with organizations like LakewoodAlive, Downtown Business Alliance, Chamber of Commerce, and Lakewood Heritage Advisory Board (July 21 & 28)

PLANNED DEVELOPMENT APPROVAL

- ~~1. Planning Commission reviews and approves plan for preliminary approval~~
- 2. Architectural Board of Review begins review (Site Plan/Elevations)**
3. Planning Commission approves final development
4. Architectural Board of Review approves site plan, elevations and materials
5. City Council approves Final Planned Development



Docket No. 07-41-22 (14519 Detroit)
Downtown Development

1156.01 PURPOSE [OF PLANNED DEVELOPMENT].

- Promote development that is
 - **Innovative;**
 - **Integrated with surrounding uses; and**
 - **Shows sensitivity to cultural, environmental, and economic considerations**

- Development which is consistent with the Community Vision including:
 - **More compact development**
 - **Pedestrian-friendly site design**
 - **Urban street character**
 - **Energy-efficient design**
 - **Industry best practices**



DEVELOPMENT OBJECTIVES

- A **mixed-use development that meets community** employment, shopping, and service **needs**, including opportunities for existing Lakewood businesses to grow.
- **Creatively integrate visionary architecture sympathetic to surrounding character and quality of Lakewood's building stock**, including design elements of the original Hospital building.
- Relate to and **activate the streetscape** to generate street level activity and provide for a safe and inviting pedestrian experience.
- Be a **catalytic economic development project** for Lakewood.
- Incorporate a **multi-functional outdoor community gathering space**.
- Position the development to **respond to shifting market conditions**.
- **Sensitivity to the directly adjacent single-family neighborhood**.
- Support **environmentally sustainable development practices**, including innovative storm water management techniques and energy efficient building practices that go beyond code requirements.
- **Promote creative partnership structures** to achieve a catalyst development project that builds upon the real estate development momentum in Downtown Lakewood.
- **Attract diverse businesses** that provide residents with a wide range of options and services.
- Provide a **variety of housing types** that compliment available community housing options.
- Business terms that deliver **tangible returns on public investments**, including job creation, tax revenue, and property values.
- **Recognize and restate the historical significance of the site** for our community in built form.



Docket No. 07-41-22 (14519 Detroit)
Downtown Development

PLANNING COMMISSION (29 Jun) – Preliminary Approval w/Conditions.

A motion was made by Mr. Krewson, seconded by Mr. Reisz to APPROVE the request with the following conditions:

- Setbacks, heights, and uses are approved as depicted, subject to modification based on final development plan.
- The number of parking spaces shall be between the minimum and maximum set by code.
- Plat must include the private road as an easement or separate lot.
- Alterations to the Curtis Block building will be determined in accordance with Chapter 1134.
- The front porches facing any street must be a minimum of six (6) feet of clear space from the building.
- Buildings A, 1, 2, and the garage, shall be at least the minimum height as presented.
- There must be a dedicated pedestrian access along the southern product edge.



Docket No. 07-41-22 (14519 Detroit)
Downtown Development

Site Plan – Intended Flow (Connections and Pathways)

- Provide more detail on the connections and pathways that allow/promote successful pedestrian and vehicular flow throughout the entire site design...vertical flow (N to S, S to N), horizontal flow (E to W, W to E). More illustration/cut views from pedestrian level that highlight the connections and pathways through the site, including garage pedestrian access points.
 - Include service/delivery paths and points across the site to the various buildings.
 - If there are internal/covered pathways (within buildings, garage, etc.) please include/highlight.
- Provide more detail on the intended use and potential for the strip/corridor between Building 2 and the garage.

Site Plan – Building Alignment (Detroit Streetscape)

- Provide more information on how the building alignment/massing along the northern edge of the site (Detroit streetscape)...east to west, west to east...is appropriate to the area context, respects the historic character of the Marlowe/Detroit intersection, and promotes the successful use of the public space.

Building A

- Provide more detail on how Building A will be successful/appropriate to the area context (i.e., how does the design belong/fit in Lakewood?).
- Recommend exploring other locations for the terrace on Building A (current position overlooks the service area to the south of the building).

Parking Garage/Liner Units

- Recommend being more creative with the garage and liner units. As depicted, the liner units feel “slapped on” – could be better integrated with the design of the garage – including the corner towers. Liner units might be more successful with similar height (3 stories) and rhythm across the entire garage façade.



Curtis Block/Certificate of Appropriateness

- The presentation on the Curtis Block Certificate of Appropriateness should be organized around – and directly reference – the Standards for Rehabilitation. By specifically citing/highlighting the standards, the applicant can provide their justification on why they believe their proposal is appropriate using the same criteria that the Board is required by code to reference in providing their determination.
- Recommend revising the extent to which Building 1 extends over the Curtis Block – this is related to the Detroit Streetscape comment above. Board noted that the two buildings need to be compatible/integrated – understanding the importance of Building 1 to activating the public space to the west, but also indicating that Building 1 appeared to extend over the roof too far...potentially needs a consistent set-back from the Curtis Block parapet on both the Marlowe and Detroit sides.
- How are the design and architectural features of Building 1 appropriate in relation to its integration with the Curtis Block – how do they relate to (or differentiate from) each other?



Site Plan/Plaza

- Elaborate on how the site/plaza design supports use across all four seasons.
- Reconcile service/trash access and pedestrian flow between Buildings 1 & 2 (for final review).

Building A

- Roof Terrace – consider an option that achieves intended year-round use, but in a more prominent location that overlooks/interacts with the plaza space.
- Explore more effective integration/continuity between the front and rear masses of this building (could be expanded upon/resolved with material choices during final review).

Building 1/C-B

- New/upper portion of Building 1 should be subordinate in appearance to the historic features of the C-B.
- This building and Building A will be the predominant structures seen from Detroit and the Plaza...
 - Design of the buildings should be complimentary to some extent.
 - Precedent images of locally referenced design elements are valuable.
 - Show how both this building and Building A look:
 - Going down Detroit in both directions...
 - From the “four corners location”...
- Need to hear a compelling argument on the standards and why the alteration to the C-B is appropriate.

Building 2

- Illustrate how the specific design elements and their placement/rhythm relate to the homes in the adjacent residential neighborhood?

Parking Garage/Liner Units

- Show how the spaces in between these buildings (façade of garage) are treated/designed.
- Consider some variation in design elements across the units; so they complement each other but are not identical and better integrate with the adjacent residential neighborhood.



DOWNTOWN DEVELOPMENT
PRELIMINARY PLAN PACKET
6/29/2022



Site Summary

Building A: Mixed Use Commercial Building		79,578 Total GSF
Retail Space (lvl 1)		12,000 GSF
Office Lease Space (lvs 2-4)		65,504 GSF
Building 1: Mixed Use Residential Building	82 Units	87,645 Total GSF
Commercial Space (lvl 1)		12,000 GSF
Residential Apartments (lvs 2-5)		70,645 GSF
<i>11 Studios, 64 1-Bed, 7 2-Bed</i>		
Building 2: 4 Story Apartment Building	78 Units	61,428 GSF
Residential Apartments (lvs 1-4)		61,428 GSF
<i>8 Studios, 36 1-Bed, 14 2-Bed</i>		
Garden Apartments (Rental Apartments)	68 Units	62,846 GSF
<i>0 Studios, 44 1-Bed, 24 2-Bed</i>		
Parking Garage: 3-1/2 Story	540 Spaces	172,900 GSF
Garage Liner Units: 2-3 Stories	5 Units	7,230 GSF
<i>2 2-Bed, 2 3-Bed</i>		
For Sale Single Family Townhomes:	7 Units	±2000 GSF / Unit
TOTAL APARTMENT / RENTAL RESIDENTIAL YIELD:		233 UNITS
TOTAL OFFICE LEASE SPACE:		65,504 GSF
TOTAL RETAIL LEASE SPACE:		12,000 GSF
COMMERCIAL LEASE SPACE:		17,400 GSF
Site Parking Summary		
Structured Garage Parking:		540 Spaces
Street Parking:		56 Spaces
Total Parking Spaces:		596 Spaces

Site Plan

APPROVED PRELIMINARY PLAN



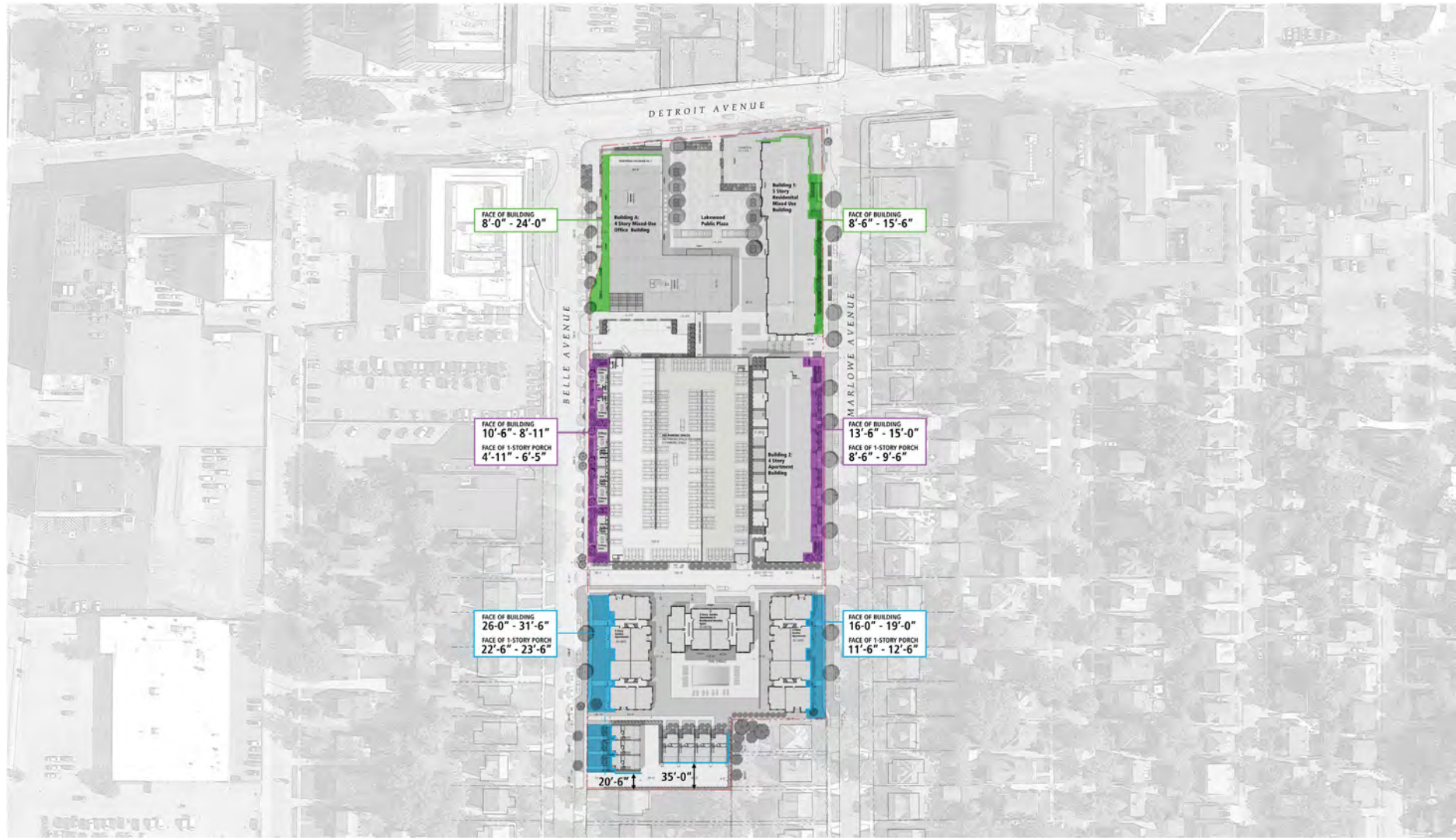
SITE SUMMARY

- 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 or Sale to no es
- TOTAL UNITS: +/- 239
- PARKING GARAGE: 3-1/2 Story, 540 Spaces



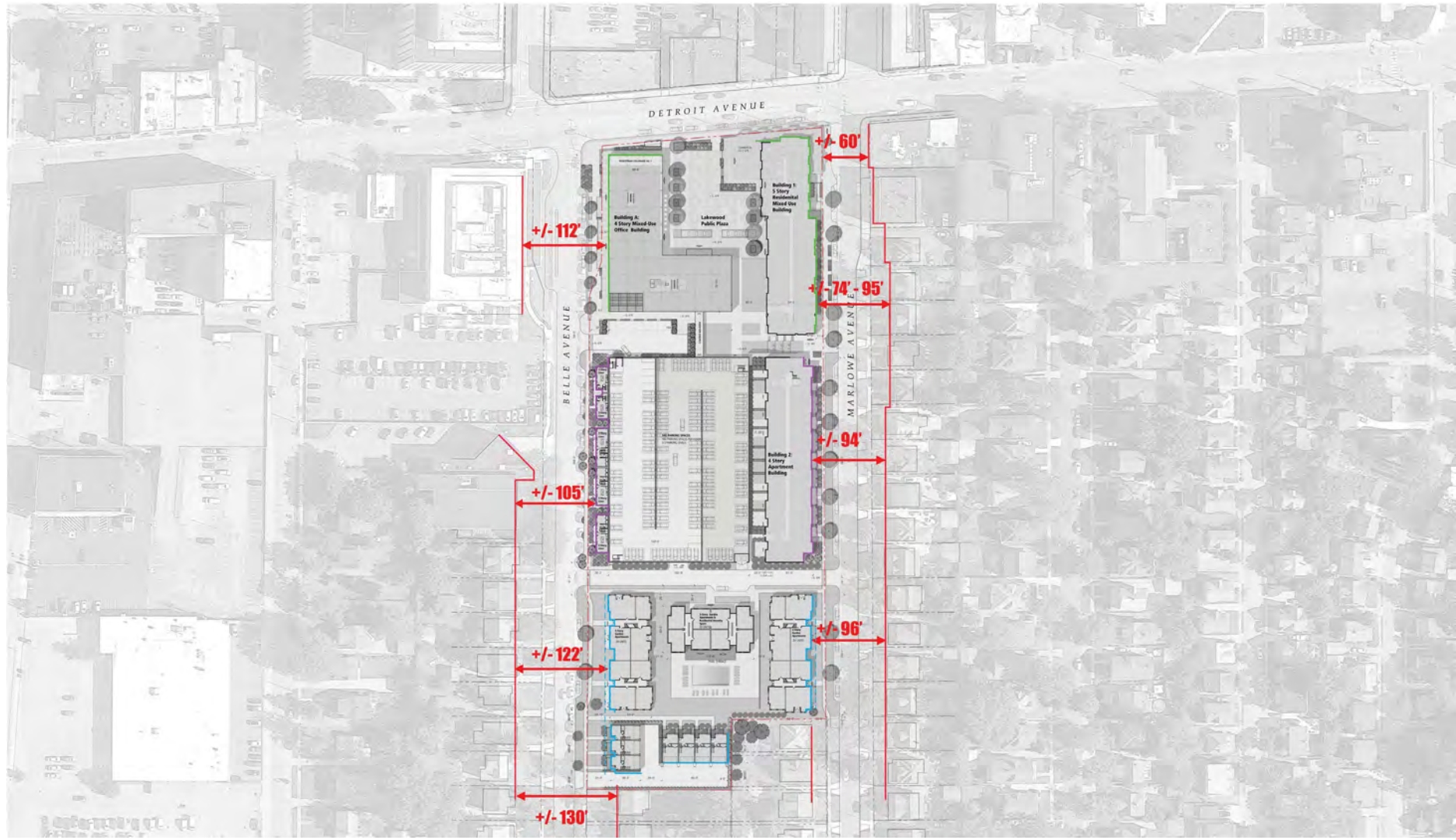
Site Massing

APPROVED PRELIMINARY PLAN



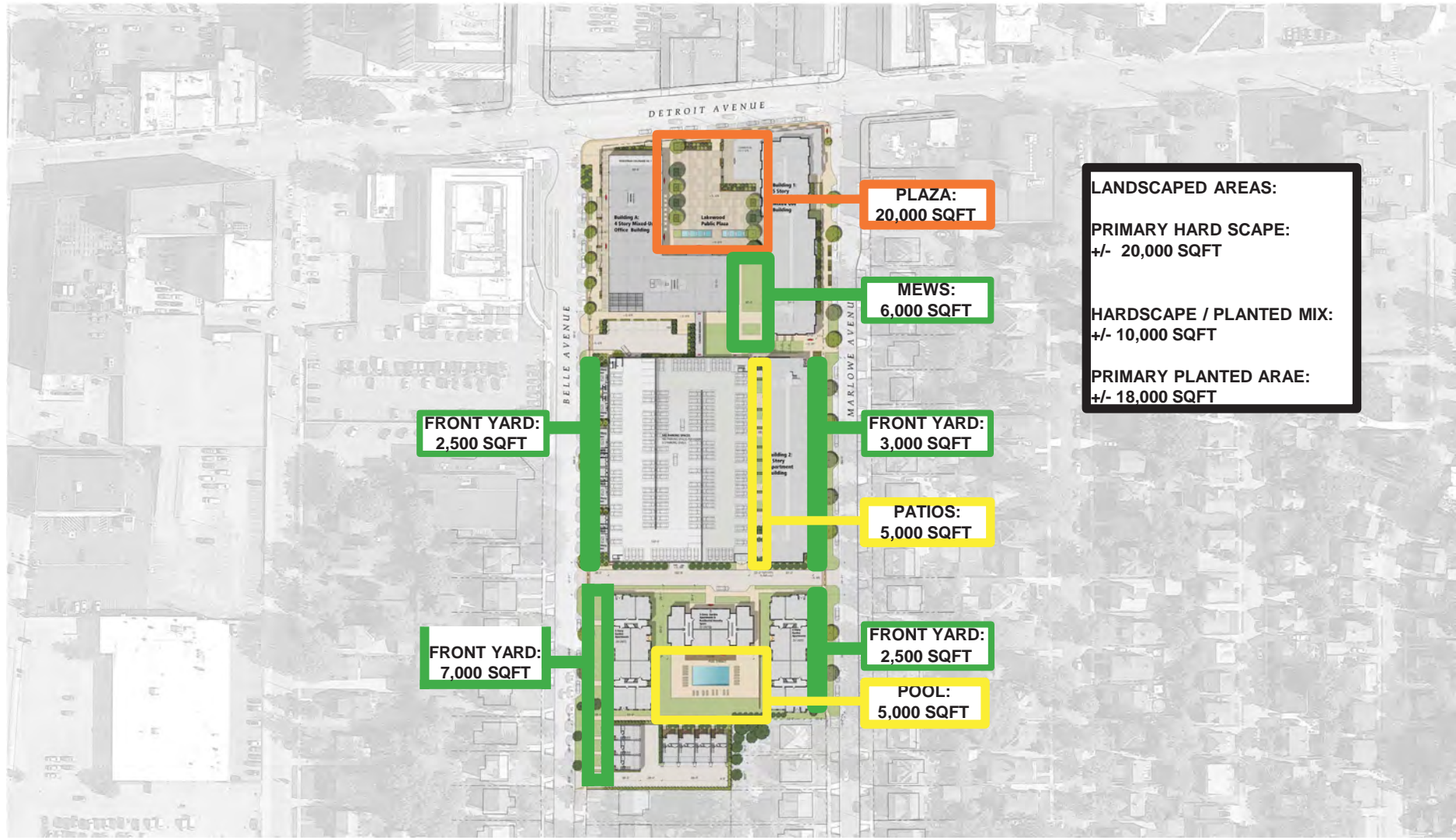
Setback Plan

APPROVED PRELIMINARY PLAN



Separation Width Plan

APPROVED PRELIMINARY PLAN

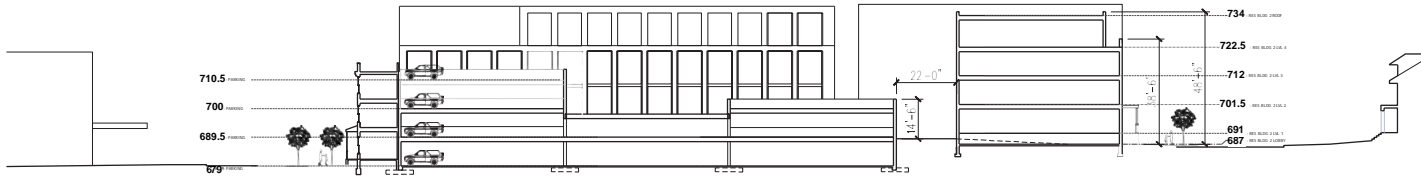


Landscape Elements

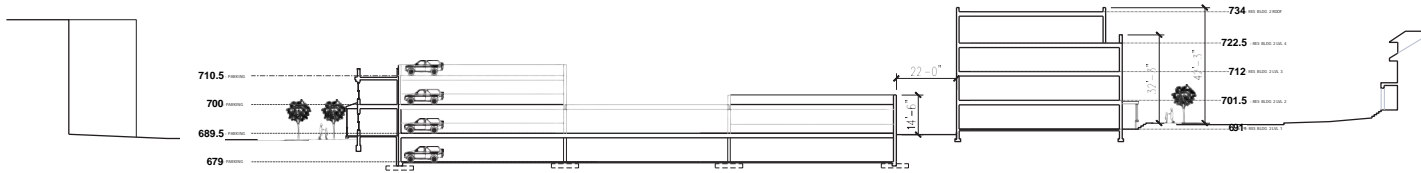
APPROVED PRELIMINARY PLAN



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



SHEET INDEX

TITLE SHEET/EXISTING CONDITIONS PLAN	1
PRELIMINARY PLAN	2

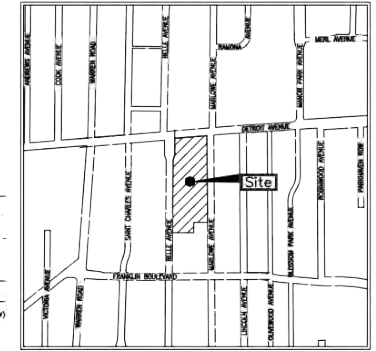
PRELIMINARY PLAT LAKEWOOD DOWNTOWN REDEVELOPMENT SITE

STATE OF OHIO, COUNTY OF CUYAHOGA, CITY OF LAKEWOOD

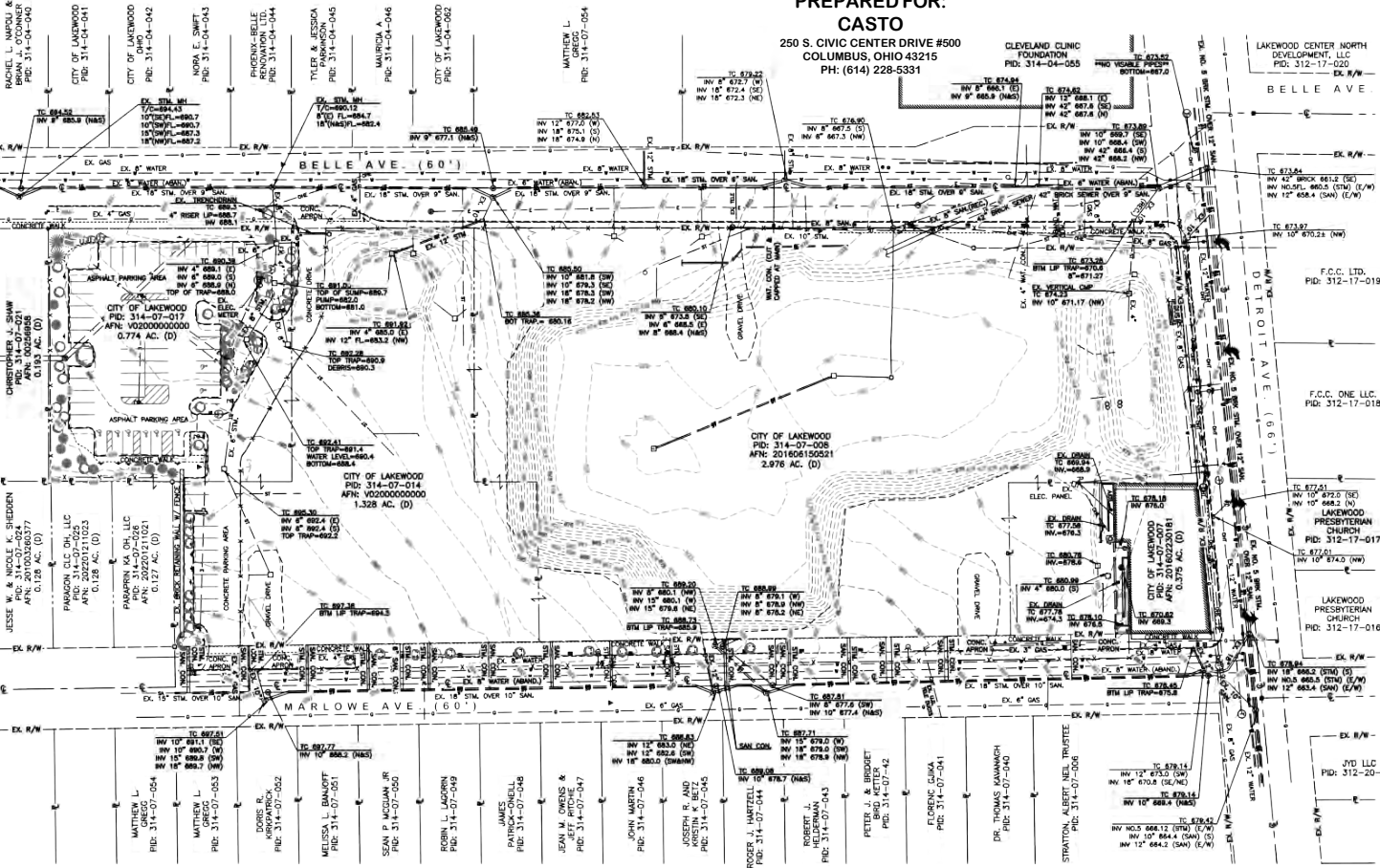
PREPARED FOR:

CASTO

250 S. CIVIC CENTER DRIVE #500
COLUMBUS, OHIO 43215
PH: (614) 228-5331



LOCATION MAP
NOT TO SCALE

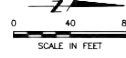


LEGEND

Water Valve	Flare Optic Marker Post
Fire Hydrant	Traffic Signal Pole
Fire Department Connection	Traffic Controller Cabinet
Water Service Valve	Traffic Pedestal
Gas Meter	Traffic Manhole
Gas Valve	Flag
Gas Marker Post	Sign
Curb & Gutter Inlet	Boiler
Curb Inlet	Handicap Parking
Catch Basin	Iron Pin/Pipe Found
Storm Manhole	MAG Nail Found
Cleanout	Benchmark
Tree Inlet	Decorative Tree
Sanitary Manhole	Water Line
Combined Sewer Manhole	Gas Line
Power Pole	Storm Sewer
Power Pole w/ Light	Sanitary Sewer
Telephone/Power Pole	Combined Sewer
Light Pole	Underground Electric
Guy Wire Anchor	Underground Electric Lighting
Electric Box	Fiber Optic
Pull Box	Electric Manhole
Electric Manhole	Electric Meter
Electric Meter	Electric Transformer
Electric Transformer	Electric Marker Post
Telephone Pedestal	Fence
	Guard Rail
	Land Hoop

NOTE:
THE TOPOGRAPHIC SURVEY WAS COMPLETED BY STEPHEN HOWANCSSEK & ASSOCIATES, INC. AND IS SHOWN FOR REFERENCE ONLY AS PART OF THIS PLAN SET. E.P. FERRIS & ASSOCIATES, INC. TAKES NO RESPONSIBILITY FOR THE INFORMATION PROVIDED WITHIN THE SURVEY SHOWN.

EXISTING CONDITIONS PLAN
SCALE: 1" = 40'



REVISIONS

NO.	DATE	DESCRIPTION	BY

SHEET NO.	OF
1	2

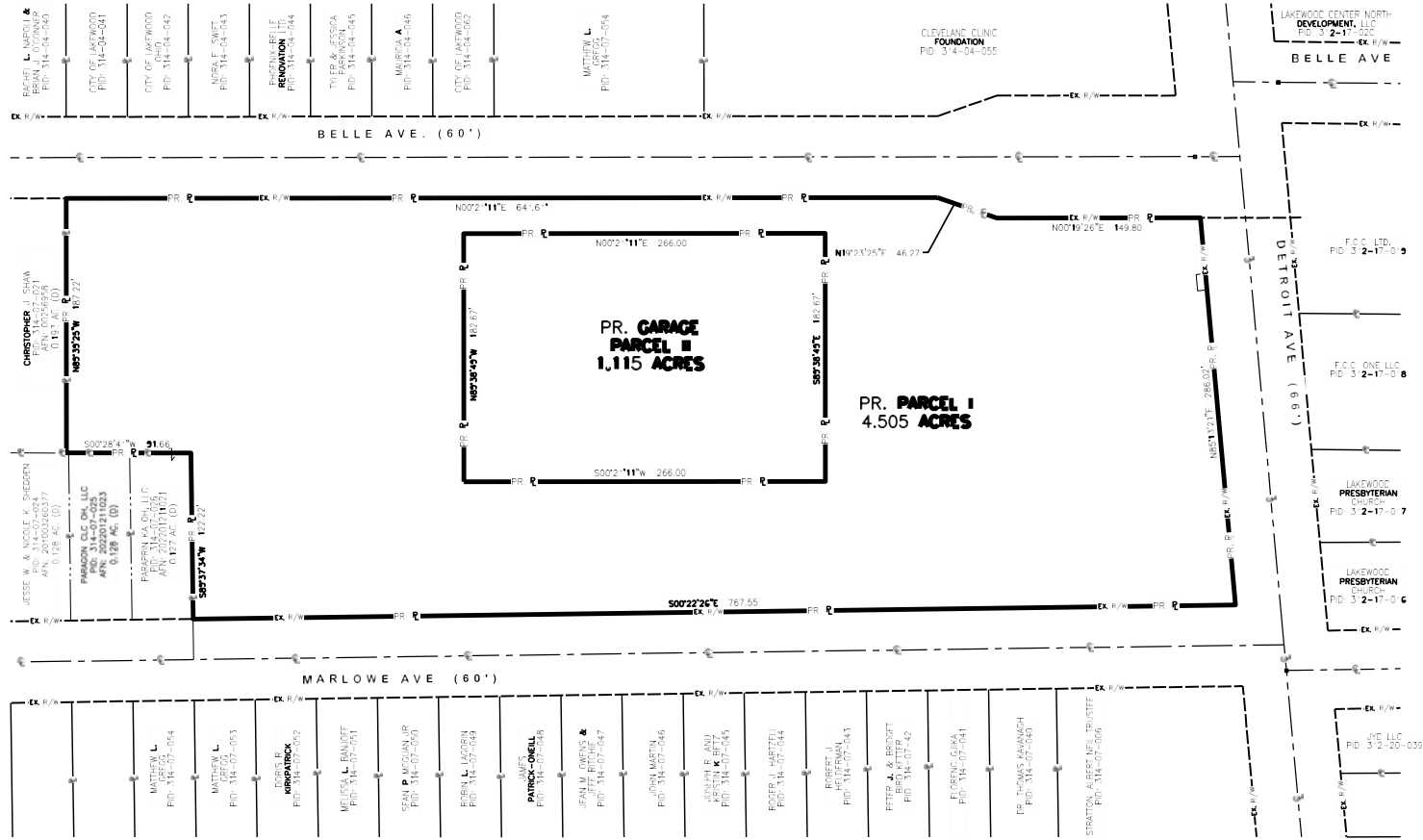
DATE: 06/23/22

E. P. FERRIS & ASSOCIATES
INC.
Civil Engineers and Surveyors

CONTACT:
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EFFERRIS.com

PROJECT: 958.013

APPROVED PRELIMINARY PLAN



REVISIONS	DATE	BY	CHK

E. P. FERRIS
ASSOCIATES
INC.

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

Consulting Civil Engineers and Surveyors

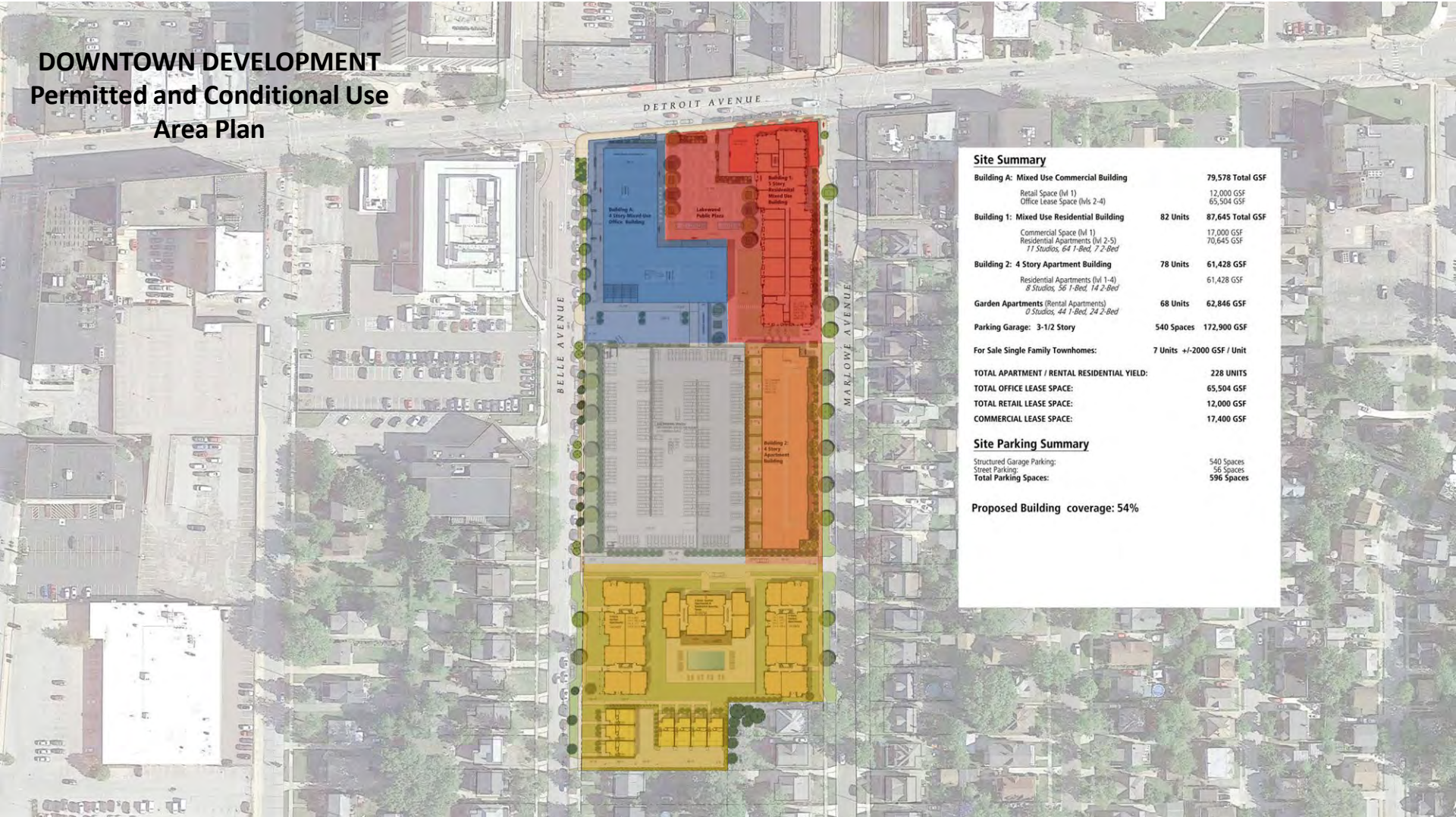
CITY OF LAKEWOOD, OHIO
LAKEWOOD DOWNTOWN REDEVELOPMENT SITE
CASTO

JOB NO.	0258.013
DESIGNED BY:	WJD
DRAWN BY:	WJD
CHECKED BY:	JCP
APPROVED BY:	JCP
DATE:	06/23/22

PRELIMINARY PLAT

SCALE: 1" = 40'	
SHEET NO. 2	OF 2

DOWNTOWN DEVELOPMENT Permitted and Conditional Use Area Plan



Site Summary

Building A: Mixed Use Commercial Building		79,578 Total GSF
Retail Space (lvl 1)		12,000 GSF
Office Lease Space (lvs 2-4)		65,504 GSF
Building 1: Mixed Use Residential Building	82 Units	87,645 Total GSF
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Garden Apartments (Rental Apartments)	68 Units	62,846 GSF
0 Studios, 44 1-Bed, 24 2-Bed		
Parking Garage: 3-1/2 Story	540 Spaces	172,900 GSF
For Sale Single Family Townhomes:	7 Units	+/-2000 GSF / Unit
TOTAL APARTMENT / RENTAL RESIDENTIAL YIELD:		228 UNITS
TOTAL OFFICE LEASE SPACE:		65,504 GSF
TOTAL RETAIL LEASE SPACE:		12,000 GSF
COMMERCIAL LEASE SPACE:		17,400 GSF

Site Parking Summary

Structured Garage Parking:	540 Spaces
Street Parking:	56 Spaces
Total Parking Spaces:	596 Spaces

Proposed Building coverage: 54%

APPROVED PRELIMINARY PLAN

DOWNTOWN DEVELOPMENT PLANNED DEVELOPMENT

PERMITTED & CONDITIONAL USE TABLE

	USE AREA				
	A	B	C	D	E
RESIDENTIAL					
Multi-Family Dwellings			P	P	P
Mixed Use Structure		P			P
Single-, Two-Family Residential				P	
INSTITUTIONAL					
Trade/Vocational Schools	P*	P			P
Colleges	P*	P			P
Community Space / Public and/or Private Open Space		P			P
Parking Facility as a Principal Use					P
ENTERTAINMENT					
Indoor Commercial Recreation	P*	P	P		
Theaters, Banquet Hall, Party Center	P*	P			P
Studios for Instruction	P*	P			
Museum/Art Gallery	P*	P			
FOOD AND BEVERAGE SERVICES					
Restaurant	P*	P			P
Bar, Tavern, Nightclub	P*	P			P
Outdoor/Seasonal Dining Facility	C	C			C
PROFESSIONAL SERVICES					
<i>Offices Including:</i>					
Business, Medical, and Government	P	P			P
Medical Clinics/Urgent Care Facility	P	P			P
Media Production	P	P			P
RETAIL/SERVICE USES					
<i>General Retail Including:</i>					
Book and Stationery Stores,	P*	P			
Apparel Stores,	P*	P			
Florists,	P*	P			
Antique Stores,	P*	P			
Sporting Good Stores (excluding firearm and ammo sales),	P*	P			
Jewelry Stores,	P*	P			
Second Hand and Resale Stores,	P*	P			
Specialty Gift Stores,	P*	P			
Retail Variety Stores,	P*	P			
Floor Coverings, and	P*	P			
Media Stores,	P*	P			
<i>Service Retail, Including:</i>					
Printing Services,	P*	P			
Shoe Repair,	P*	P			
Photographic and Digital Studios,	P*	P			
Tailoring, Dress Making, and Upholstery	P*	P			
<i>Convenience Retail, Including:</i>					
Bakeries, Grocery,	P*	P			
Supermarkets, and	P*	P			
Beverage Stores (including liquor and drug stores),	P*	P			
<i>Hard Goods Retail Including:</i>					
Furniture Sales,	P*	P			
Hardware and Locksmith Services,	P*	P			
Garden Supplies, Nurseries,	P*	P			
Lumber and Building Supplies,	P*	P			
Appliance Repair and Sales, and	P*	P			
Display and Showrooms for any Building Product,	P*	P			

APPROVED PRELIMINARY PLAN

DOWNTOWN DEVELOPMENT PLANNED DEVELOPMENT

PERMITTED & CONDITIONAL USE TABLE

	USE AREA				
	A	B	C	D	E
Building Product.	P*	P			
Personal Care Services Including:					
Barber and Beauty Shops.	P*	P			
Cosmetology and Cosmetic Salons.	P*	P			
Diet Counseling Centers.	P*	P			
Electrolysis Services.	P*	P			
Fingernail and Tanning Salons, and	P*	P			
Massotherapy Services.	P*	P			
Other Retail / Services Including:					
Animal Clinics/Hospitals.	P*	P			
Veterinarian Offices, and	P*	P			
Grooming Services.	P*	P			
OTHER USES					
Hotel	C	P			
Groups/Convalescent/Nursing/Assisted Living		P	P	P	
Day-Care Centers (6+ children)	P*	P			
Leasing Office	P*	P	P	P	
Roof Top Gathering Space	P	P	P	P	P
Private Amenities Supportive of the Principal Use	P	P	P	P	
Accessory Uses Incidental to the Principal Use	P	P	P	P	P

* Limited to the first floor of the building. Any Outdoor/Seasonal Dining Facility shall meet all requirements of the City of Lakewood at the time of application for such use.

1156.05 DESIGN PRINCIPLES.

The following Design Principles provide certain guidelines and requirements, as noted, in the design preparation of a Preliminary PD Plan.

- (a) Building and Site Design.**
- (b) Building Materials.
- (c) Vehicular Circulation and Access.**
- (d) Pedestrian Access and Circulation.**
- (e) Parking.**
- (f) Landscaping and Screening.
- (g) Streetscape Improvements.
- (h) Service Area and Mechanical Screening.
- (i) Signage.
- (j) Lighting.
- (k) Fences.
- (l) Urban Open Space.**
- (m) Amenities.**



1156.05 DESIGN PRINCIPLES.

(a) Building and Site Design.

(1) Wherever feasible, buildings shall be designed to provide **massing configurations with a variety of different wall planes**. Plain, monolithic structures with long walls and roof plane surfaces are discouraged.

(2) **Building facades should incorporate design elements** such as changes in color or texture; projections, recesses, and reveals; arcades or pergolas providing pedestrian interest; or equivalent elements that subdivide the wall into human scale proportions. Blank facades are highly discouraged, especially on walls facing streets or pedestrian ways.

(3) **Commercial Building facades shall have highly visible customer entrances** that feature canopies, overhangs, arcades, distinctive roof forms, arches, display windows, or landscaped features. Primary entrances should face streets on which they are located.

(4) Buildings shall have **well defined rooflines** with attention to architectural detail. Consideration should be given to the prevailing pattern of roofs in the area surrounding and within the PD.

(5) Sloping roofs, where used, shall have one (1) or more of the following architectural features: gables, hips, horizontal or vertical breaks, or other similar techniques that are to be integrated into the building architecture.



1156.05 DESIGN PRINCIPLES.

(c) Vehicular Circulation and Access.

- (1) Circulation systems shall be designed to **efficiently facilitate traffic flow**, yet designed to discourage speeds and volumes that impede pedestrian activity and safety.
- (2) Street designs are encouraged to **incorporate traffic calming devices** and techniques.
- (3) Common or **shared access points** are encouraged.
- (4) To the maximum extent feasible, common or **shared service and delivery access** shall be provided between adjacent parcels or buildings, and provided to the rear of buildings.
- (5) Safe and **adequate site distances** shall be provided at all intersections.
- (6) **Transit stops** should be incorporated into site plans, where feasible.
- (7) The developer as part of the site plan review process shall provide **traffic impact studies**.



1156.05 DESIGN PRINCIPLES.

(d) Pedestrian Access and Circulation.

- (1) A **coordinated pedestrian system** shall be provided throughout the PD, including connections between uses on the site, and between the site and adjacent properties and rights-of-way. Pedestrian connections shall be provided to properties across streets wherever feasible.
- (2) The site shall be **connected to adjacent properties and pedestrian facilities** to the maximum extent feasible.
- (3) **Continuous sidewalks or other pedestrian facilities shall be provided** between the primary entrances to buildings, all parking areas that serve the buildings, pedestrian facilities on adjacent properties that extend to the boundaries shared with the PD, any public sidewalk along perimeter streets, or other community amenities or gathering spaces.
- (4) **Decorative sidewalks**, such as brick pavers, are encouraged at key intersections or streets.
- (5) **Street furniture or other amenities** are encouraged, such as plazas, benches, and decorative pedestrian light fixtures.
- (6) **Open and public areas should be provided** as a mixture of green space landscaping and hardscape pedestrian areas with a goal of twenty (20) percent of the site area.



1156.05 DESIGN PRINCIPLES.

(e) Parking.

(1) **Adequate parking shall be provided, but excessive parking is discouraged.** The standards contained in Chapter [1143](#) shall be used as a guide, but those standards may be modified without the need for a variance based upon other considerations as determined by the Commission, and a finding by the Commission that the modified parking standards would comply with the provisions of the Code and the intent of the PD.

(2) The **visual impact of parking shall be minimized** through the use of interior landscaped islands and through dividing parking spaces into groupings.

(3) The **edges of parking lots shall be screened** through landscaping or other methods such as decorative fences.

(4) A minimum of one (1) off-street parking space shall be required behind each residential unit or garage. **No garage openings shall be permitted onto public streets.**



1156.05 DESIGN PRINCIPLES.

(l) Urban Open Space.

(1) **Common open space** (whether dedicated to public use or owned and maintained in common by the owner or owners) **shall be reserved** for the leisure and recreational use of all the project's occupants and readily accessible thereto.

(2) The guideline for PD open space is twenty percent (20%) of the project area.

(3) Landscaping requirements can be incorporated into the open space requirement pursuant to subsection (f).

(4) The Commission in making this determination may consider the availability and nature of adjacent or nearby public open space and parkland.

(5) Common open space is land area of which at least fifty percent (50%) is not covered by buildings, structures or the building's parking spaces.

(6) **Common open space shall be guaranteed by a restrictive covenant** in the deed describing the open space and its uses, and requirements regarding maintenance, and improvement that run with the land for the benefit of occupants or the public.

(m) Amenities. All PD's with **residential uses should provide on-site amenities within the site which contribute to the open space.** These amenities may include but are not limited to: courtyards, a swimming pool, spa, clubhouse, tot lot with play equipment, picnic shelter/barbecue area, court game facilities such as tennis, basketball, or racquetball, or child day care facilities.



Previous Mixed-Use Approval (May 2021) – 13901 Detroit

(~1700' east of Downtown Site)

ABR Submittal
May 12, 2021



Street View
Not to Scale

ABR Submittal
May 12, 2021



Street View
Not to Scale

The View on Detroit East
LAKEWOOD, OH
MBC Job No. 21014-11



The View on Detroit East
LAKEWOOD, OH
MBC Job No. 21014-11



ABR Submittal

May 12, 2021



EAST AND WEST BUILDINGS NORTH ELEVATION – ALONG DETROIT AVE.



Docket No. 07-41-22 (14519 Detroit)

Downtown Development

Previous Commercial Approval (July 2022) – 14615 Detroit

(~250' west of Downtown Site)



NORTH ELEVATION



ARCHITECTURAL ELEVATIONS
07.13.2022

Architect/Designer
The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 21032



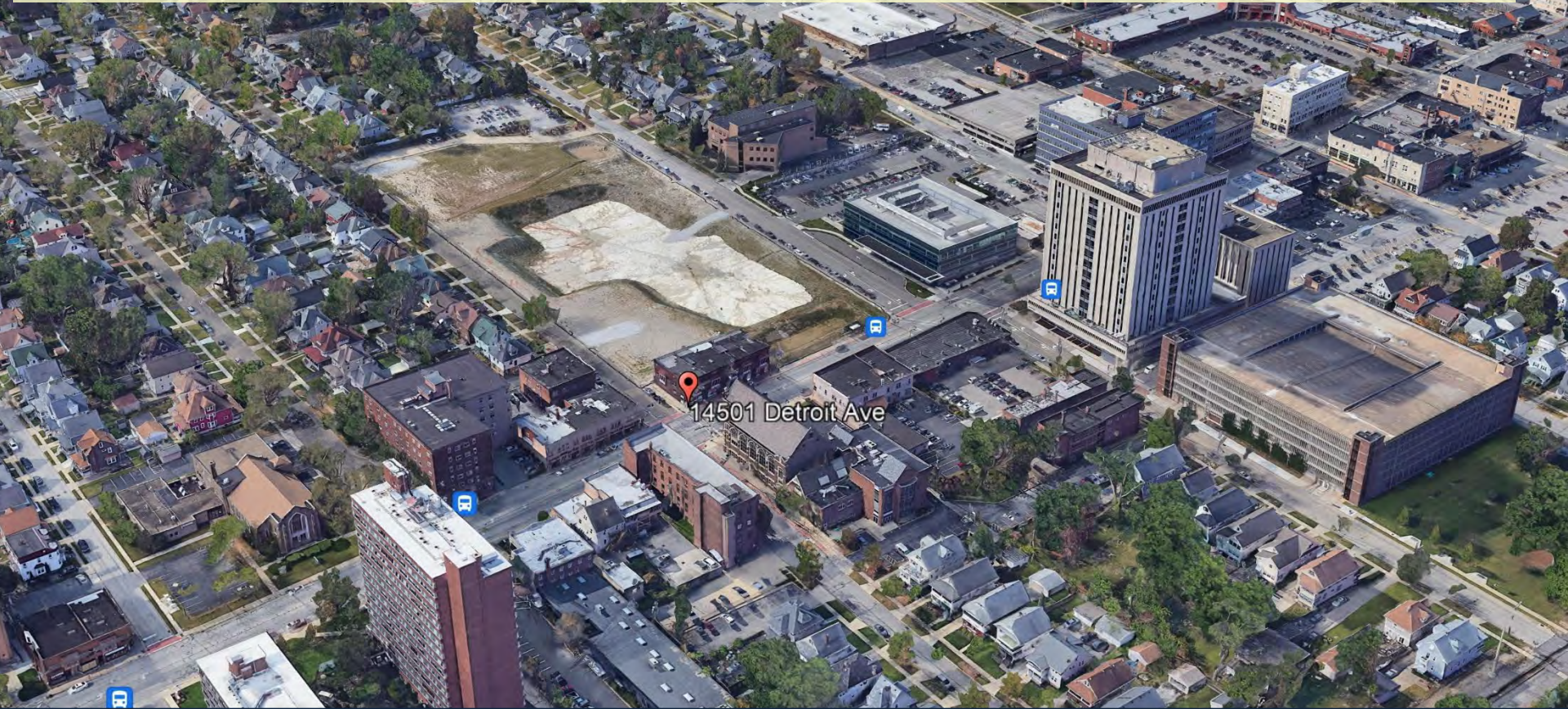
Docket No. 07-41-22 (14519 Detroit)

Downtown Development

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

City Notes:

- ❑ Locally-designated Historic Property (2016) within a National Historic District (2020).
- ❑ Local HP designation requires COA for any alteration, demolition, new construction (Section 1134.06)
- ❑ Preliminary COA review concurrent with Planned Development.



Docket No. 07-42-22 (14501-09 Detroit)
Certificate of Appropriateness – Curtis Block Building
CASTO

CHAPTER 1134 - Historic Preservation Districts (HPD) and Historic Properties (HP)

1134.06 PROCEDURES FOR THE REVIEW OF PROPOSED ALTERATIONS, DEMOLITION AND NEW CONSTRUCTION AND FOR ISSUANCE OF APPROVAL TO PROCEED WITH WORK (CERTIFICATE OF APPROPRIATENESS).

(a) **No person shall make any alteration** or demolition with respect to any property designated historic...**unless a certificate of appropriateness has been previously issued....**

(b) ...the Architectural Board of Review...**shall determine whether the proposed** construction, reconstruction, **alteration** or demolition **is appropriate** and **shall refer to the Secretary of the Interior's Standards for Rehabilitation...**

(Ord. 15-14. Passed 3-17-2014.)



Docket No. 07-42-22 (14501-09 Detroit)
Certificate of Appropriateness – Curtis Block Building

“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. 07-42-22 (14501-09 Detroit)
Certificate of Appropriateness – Curtis Block Building

Curtis Block/Certificate of Appropriateness

- The presentation on the Curtis Block Certificate of Appropriateness should be organized around – and directly reference – the Standards for Rehabilitation. By specifically citing/highlighting the standards, the applicant can provide their justification on why they believe their proposal is appropriate using the same criteria that the Board is required by code to reference in providing their determination.
- Recommend revising the extent to which Building 1 extends over the Curtis Block – this is related to the Detroit Streetscape comment above. Board noted that the two buildings need to be compatible/integrated – understanding the importance of Building 1 to activating the public space to the west, but also indicating that Building 1 appeared to extend over the roof too far...potentially needs a consistent set-back from the Curtis Block parapet on both the Marlowe and Detroit sides.
- How are the design and architectural features of Building 1 appropriate in relation to its integration with the Curtis Block – how do they relate to (or differentiate from) each other?



Site Plan/Plaza

- Elaborate on how the site/plaza design supports use across all four seasons.
- Reconcile service/trash access and pedestrian flow between Buildings 1 & 2 (for final review).

Building A

- Roof Terrace – consider an option that achieves intended year-round use, but in a more prominent location that overlooks/interacts with the plaza space.
- Explore more effective integration/continuity between the front and rear masses of this building (could be expanded upon/resolved with material choices during final review).

Building 1/C-B

- New/upper portion of Building 1 should be subordinate in appearance to the historic features of the C-B.
- This building and Building A will be the predominant structures seen from Detroit and the Plaza...
 - Design of the buildings should be complimentary to some extent.
 - Precedent images of locally referenced design elements are valuable.
 - Show how both this building and Building A look:
 - Going down Detroit in both directions...
 - From the “four corners location”...
- Need to hear a compelling argument on the standards and why the alteration to the C-B is appropriate.

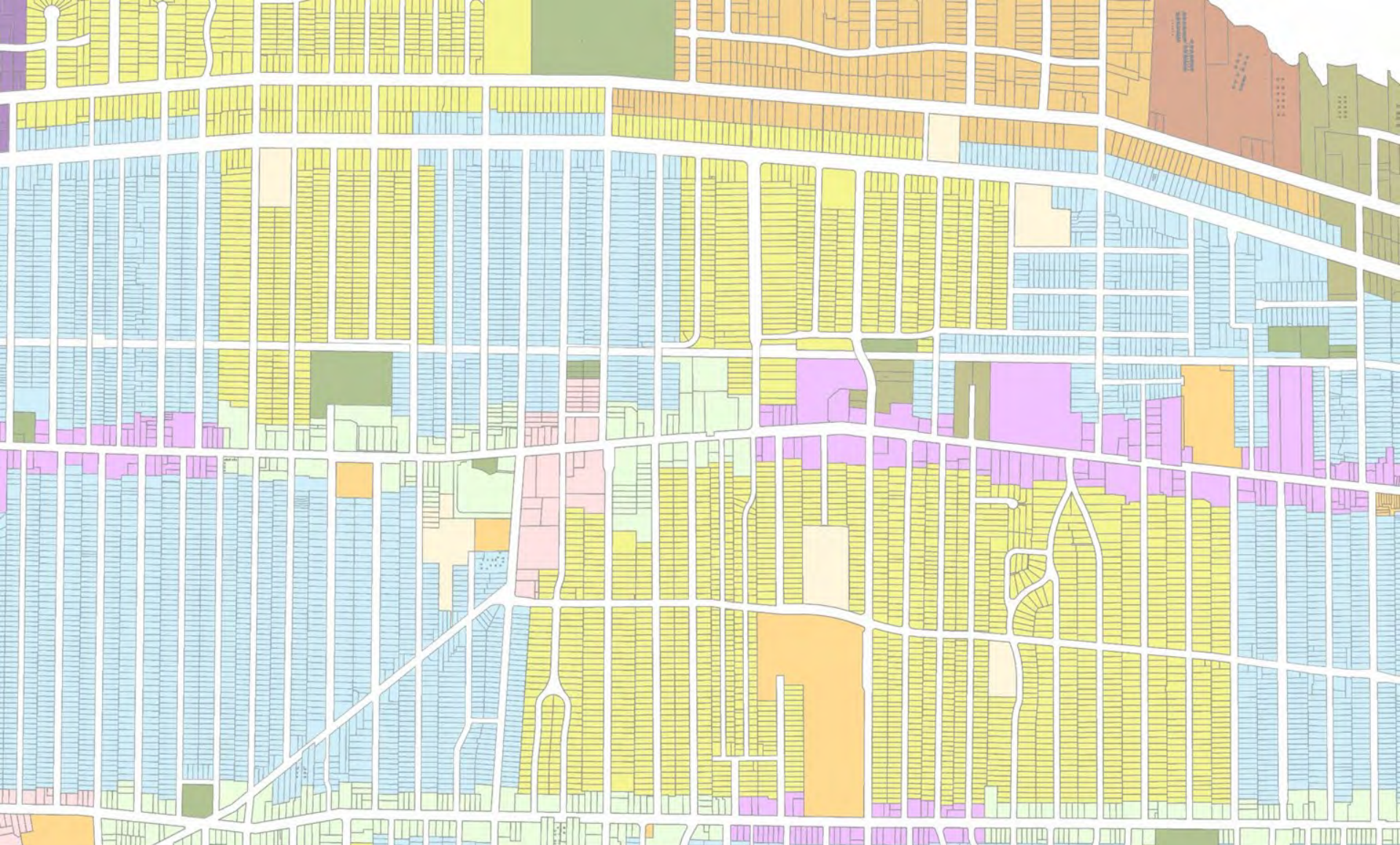
Building 2

- Illustrate how the specific design elements and their placement/rhythm relate to the homes in the adjacent residential neighborhood?

Parking Garage/Liner Units

- Show how the spaces in between these buildings (façade of garage) are treated/designed.
- Consider some variation in design elements across the units; so they complement each other but are not identical and better integrate with the adjacent residential neighborhood.





Architectural Board of Review

October 26, 2022 (Special Meeting)