



City of Lakewood
Planning Commission

(216) 529-6630
planning@lakewoodoh.gov

AGENDA
PLANNING COMMISSION
CITY OF LAKEWOOD
12650 DETROIT AVENUE
JUNE 5, 2025

PRE-REVIEW MEETING
5:30 P.M.
AUDITORIUM

REVIEW DOCKET ITEMS

REGULAR MEETING
6:00 P.M.
AUDITORIUM

1. ROLL CALL
2. APPROVE THE MINUTES OF THE THURSDAY, MAY 1, 2025 MEETING
3. OPENING REMARKS

NEW BUSINESS

LOT SPLIT/CONSOLIDATION

4. Docket No. 06-21-25
11750 Madison Ave. and 1622 W. 117TH St.
Strip Mall

Edward Hack, EGH Co. LPA, applicant requests the review and approval for a lot split and consolidation of PPN 315-15-102 and PPN 315-15-013, pursuant to Section 1155.06 – procedures for lot consolidations and resubdivision. The property is in the C3 – Commercial, General Business district. (Page 3)

EXPANSION OF EXISTING NON-CONFORMITY

5. Docket No. 06-22-25
2051 Quail St
NorthCoast Baptist Church

Rich Bozic, Blatchford Architects LLC, applicant requests the review and approval of an expansion of non-conforming use, pursuant to Section 1149.03 – non-conforming use of structure or structures and land in combination. Property is located in the R2 - Single- and Two-Family district. (Page 10)

PARKING PLAN

6. Docket No. 06-23-25
1606 Woodward Ave.

Joseph Dzingaleski, property owner and applicant requests the review and approval of a parking plan by the replacement of a garage with a shed – pursuant to Chapter 1143.09 Parking Plan Review and 1143.10 Exceptions for Required Minimums. Property is in the R2 - Single- and Two-Family district. (Page 18)

DESIGNATE AS ELIGIBLE FOR HISTORIC DESIGNATION

7. Docket No. 06-24-25
13465 Franklin Blvd.
Franklin School of Opportunity

The City of Lakewood requests the Franklin School of Opportunity (PPN 315-05-121) is reviewed and approved to Designate as Eligible to be nominated as a Historic Property (HP), pursuant to Chapter 1134. Property is located in the C4 – Commercial, Public School district. (Page 25)

ADJOURN

"Individuals with disabilities, who require accommodations for participation in meetings, must request accommodations at least 3 business days ahead of the scheduled meeting. Contact [Michelle Noхта at \(216\) 529-5906 michelle.noхта@lakewoodoh.gov](mailto:Michelle.Noхта@lakewoodoh.gov)."



City of Lakewood
Planning Commission

(216) 529-6630
planning@lakewoodoh.gov

Application Cover Page

Docket No.: 06-21-25

Permit No.: PC25-000018 AND PC25-000023

Applicant Name: Edward Hack, EGH Co. LPA

Project Address: 17500 Madison Ave. and 1622 W. 117th St.

Project Name: Strip Mall

Proposal: The review and approval for a lot split and consolidation of PPN 315-15-102 and PPN 315-15-013, pursuant to Section 1155.06 – procedures for lot consolidations and resubdivision. The property is in the C3 – Commercial, General Business district.

Authorization for Representation
For Lot Split/Consolidation
Before the City of Lakewood


Now comes the undersigned parties, to wit, **Eddie Abdallah, married to Leila Abdallah,** owner of Parcel 315-15-102, and **Eddie Abdallah and George Abdallah,** all the members of **1622 W. 117th Street, LLC,** owner of Parcel 315-15-013, who authorize as follows:

Either Edward G. Hack or a representative from The Henry G. Reitz Engineering Company is authorize us, the owners of parcels number 315-15-102 and 315-15-013 before the City of Lakewood and Cuyahoga County as it relates to said lot split and consolidation.

Signed this 1ST day of April, 2025.

1622 W. 117th Street, LLC


George Abdallah, Member


Eddie Abdallah, Member

Eddie Abdallah


Eddie Abdallah

Lot Split/Consolidation Agreement

Now comes the undersigned parties, to wit, **Eddie Abdallah, married to Leila Abdallah,** owner of Parcel 315-15-102, and **Eddie Abdallah and George Abdallah,** all the members of **1622 W. 117th Street, LLC,** owner of Parcel 315-15-013, agree as follows:

- 1) That portion of Parcl 315-15-102, identified as Parcel No 3 in the copy of the plat attached hereto as Exhibit A shall be split from Parcel 315-15-102 and consolidated with Parcel 315-15-113.
- 2) The consideration for this split and consolidation is agreed to be One Dollar (\$1.00) paid by **1611 W. 117th Street, LLC** to **Eddie Abdallah.**

I agreed to this 1st day of March 2025.

1622 W. 117th Street, LLC



George Abdallah, Member



Eddie Abdallah, Member

Eddie Abdallah



Eddie Abdallah



Handwritten text in blue ink, possibly a name or signature, located on the left side of the page.



THE HENRY G. REITZ ENGINEERING COMPANY

Civil Engineers & Surveyors

James T. Saylor, *P.E., P.S., Pres.*
Linda S. Rerko, *Sec. & Treas*

4214 Rocky River Drive
Cleveland, Ohio 44135

TELEPHONE: 216-251-3033
EMAIL: reitz@reitzeng.com

February 18th., 2025

Description of Parcel "A"

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio, and known as being all of Parcel "A" in the Madison Ave. – W. 117th St. Lot Split & Consolidation, of part of Original Rockport Township Lot Section 21, as shown by the recorded plat in AFN _____, and containing 0.3412 acres (14,865 square feet) of land, as appears by said plat, be the same more or less, but subject to all legal highways and easements of record.

THE HENRY G. REITZ ENGINEERING COMPANY

Civil Engineers & Surveyors

James T. Sayler, *P.E., P.S., Pres.*
Linda S. Rerko, *Sec. & Treas*

4214 Rocky River Drive
Cleveland, Ohio 44135

TELEPHONE: 216-251-3033
EMAIL: reitz@reitzeng.com

February 18th., 2025

Description of Parcel "B"

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio, and known as being all of Parcel "B" in the Madison Ave. – W. 117th St. Lot Split & Consolidation, of part of Original Rockport Township Lot Section 21, as shown by the recorded plat in AFN _____, and containing 0.3839 acres (16,723 square feet) of land, as appears by said plat, be the same more or less, but subject to all legal highways and easements of record.

MADISON AVE. - W. 117TH ST. LOT SPLIT & CONSOLIDATION

BEING ALL OF PARCEL 2 AND PARCEL 3 IN THE SARUBAR RE-SUBDIVISION, RECORDED IN VOLUME 205, PAGE 51 OF CUYAHOGA COUNTY MAP RECORDS AND ALSO BEING ALL OF SUBLLOT 20 AND THE NORTHERLY ONE FOOT OF SUBLLOT 1 AND SUBLLOT 2 IN THE THOMAS TAUB'S SUBDIVISION, RECORDED IN VOLUME 185, PAGE 8 OF CUYAHOGA COUNTY MAP RECORDS OF PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION NO. 21, NOW IN THE CITY OF LAKEWOOD, COUNTY OF CUYAHOGA AND STATE OF OHIO.

CERTIFICATE
THIS PLAT WAS PREPARED FROM A FIELD SURVEY DONE UNDER MY DIRECTION AND CONFORMS TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO (OAC 4733-37). ALL IRON PINS SET BEAR CAPS INSCRIBED (REITZ ENG. BEARINGS SHOWN HEREON ARE BASED ON WEST 117TH ST. BEARING N00°01'04"E AND ARE USED TO DENOTE ANGLE ONLY ALL OF WHICH WE CERTIFY TO BE CORRECT.

THE HENRY C. REITZ ENGINEERING COMPANY
4214 ROCKY RIVER DRIVE, CLEVELAND, OH, 44135
PH: (216) 251-3033 EMAIL: REITZ@REITZENG.COM

JAMES T. SATLER, REG. SURVEYOR NO. S-7425 DATE FEBRUARY, 2025



NOTICE:
THE PURPOSE OF THIS PLAT IS TO ADD P.P.N. 315-15-103 TO P.P.N. 315-15-013. P.P.N. 315-15-103 IS CURRENT INCLUDED IN THE DEED FOR P.P.N. 315-15-102.

OWNERS ACCEPTANCE:
I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS LOT SPLIT AND CONSOLIDATION OF THE SAME.

1622 W.117TH ST., LLC

BY SIGNATURE TITLE PRINT NAME
BY EDDIE ABDALLAH

NOTARY:
STATE OF OHIO COUNTY OF CUYAHOGA
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND OFFICIAL SEAL
AT OHIO THIS DAY OF 20

NOTARY PUBLIC
MY COMMISSION EXPIRES

NOTARY:
STATE OF OHIO COUNTY OF CUYAHOGA
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS THEIR OWN FREE ACT AND DEED.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND OFFICIAL SEAL
AT OHIO THIS DAY OF 20

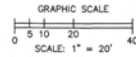
NOTARY PUBLIC
MY COMMISSION EXPIRES

APPROVALS:
THIS PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LAKEWOOD, OHIO, FOR RECORDING PURPOSES ONLY, THIS DAY OF 20

CLERK OF PLANNING COMMISSION PRINT NAME

THIS PLAT APPROVED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF LAKEWOOD, OHIO, FOR RECORDING PURPOSES ONLY, THIS DAY OF 20

DIRECTOR OF ENGINEERING PRINT NAME



N
BASED ON WEST 117TH ST.
BEARING N00°01'04"E

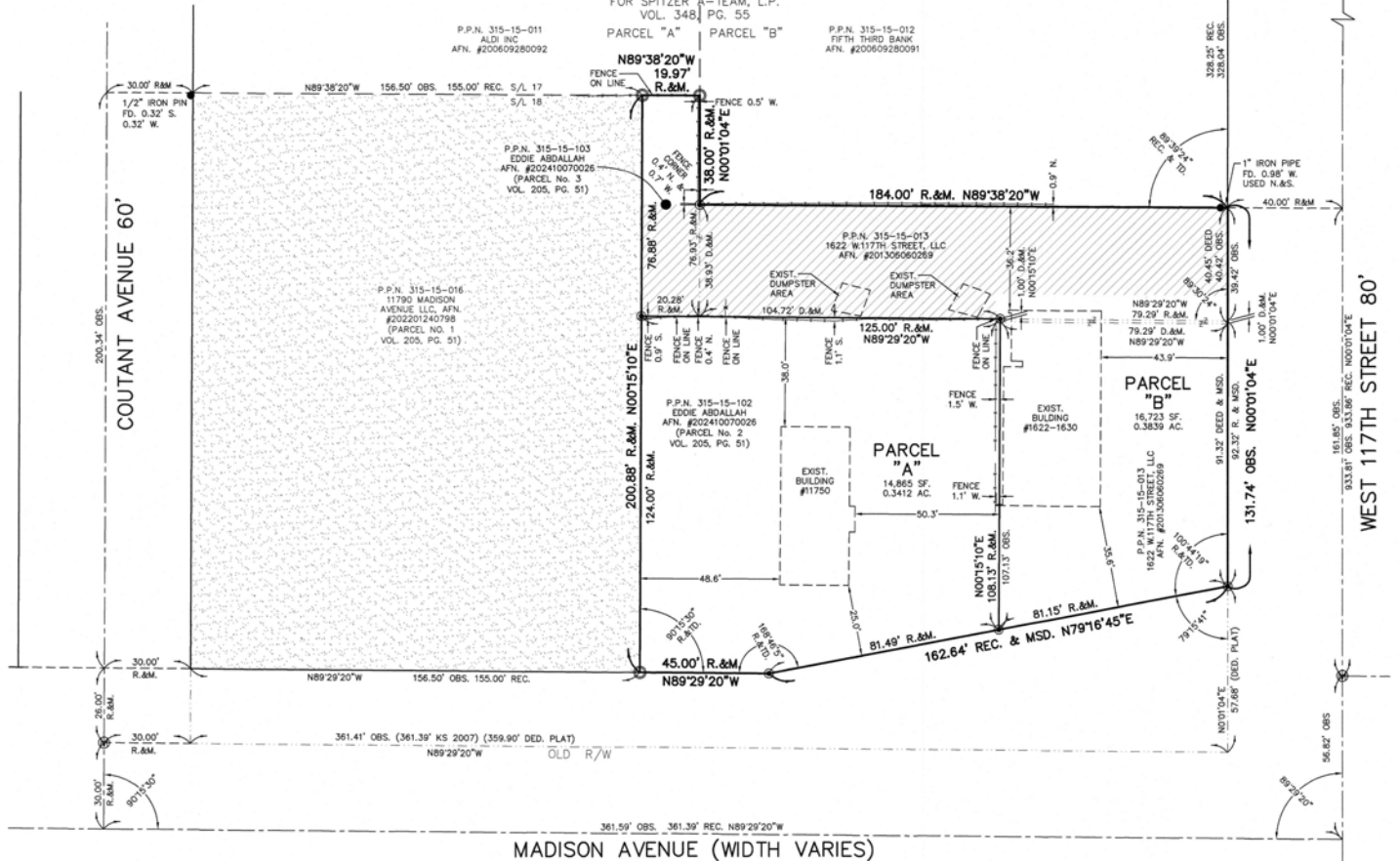
LEGEND:

- DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN SET.
- DENOTES 3/8" DRILL HOLE SET.
- DENOTES 5/8" IRON PIN IN MON BOX & USED.
- DENOTES 5/8" IRON PIN FOUND AS NOTED.
- DENOTES CHAIN LINK FENCE.
- ▨ DENOTES GRAPHICAL REPRESENTATION OF LEASED ACCESS DRIVE, RECORDED IN MEMORANDUM OF LEASE AFN. #202202230303, EXHIBIT B.
- ▨ DENOTES AREA WITHIN LEGAL DESCRIPTION OF THE BENEFITED PROPERTY, RECORDED IN AFN. #202202230303, EXHIBIT C.

EXISTING PARCEL ACREAGE	
P.P.N. 315-15-013	= 14,865 SF. 0.3412 AC.
P.P.N. 315-15-102	= 15,175 SF. 0.3484 AC.
P.P.N. 315-15-103	= 1,548 SF. 0.0355 AC.
TOTAL	= 31,588 SF. 0.7251 AC.

PROPOSED PARCEL ACREAGE	
PARCEL "A"	= 14,865 SF. 0.3412 AC.
PARCEL "B"	= 16,723 SF. 0.3839 AC.
TOTAL	= 31,588 SF. 0.7251 AC.

MAP OF LOT SPLIT & CONSOLIDATION
FOR SPITZER A-TEAM, L.P.
VOL. 348 PG. 55



FRANKLIN
BLVD. 66'

WEST 117TH STREET 80'

MADISON AVENUE (WIDTH VARIES)



City of Lakewood
Planning Commission

(216) 529-6630
planning@lakewoodoh.gov

Application Cover Page

Docket No.: 06-22-25

Permit No.: PC25-000022

Applicant Name: Rich Bozic, Blatchford Architects LLC

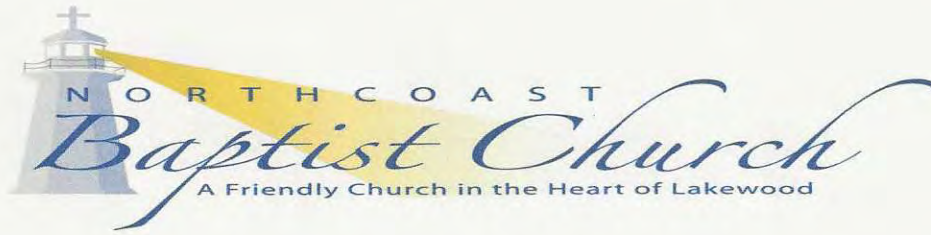
Project Address: 2051 Quail St.

Project Name: NorthCoast Baptist Church

Proposal: The review and approval of an expansion of non-conforming use, pursuant to Section 1149.03 – non-conforming use of structure or structures and land in combination. Property is located in the R2 - Single- and Two-Family district.

R

Indigo

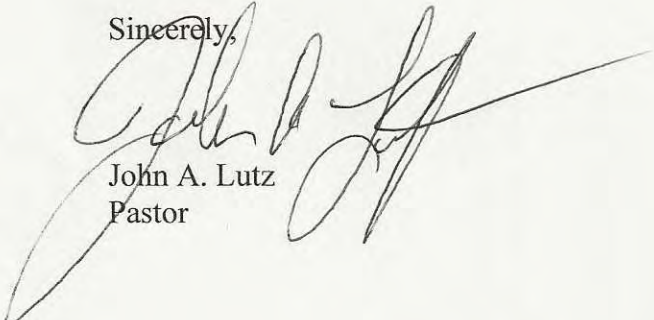


May 7th, 2025

To whom it may concern,

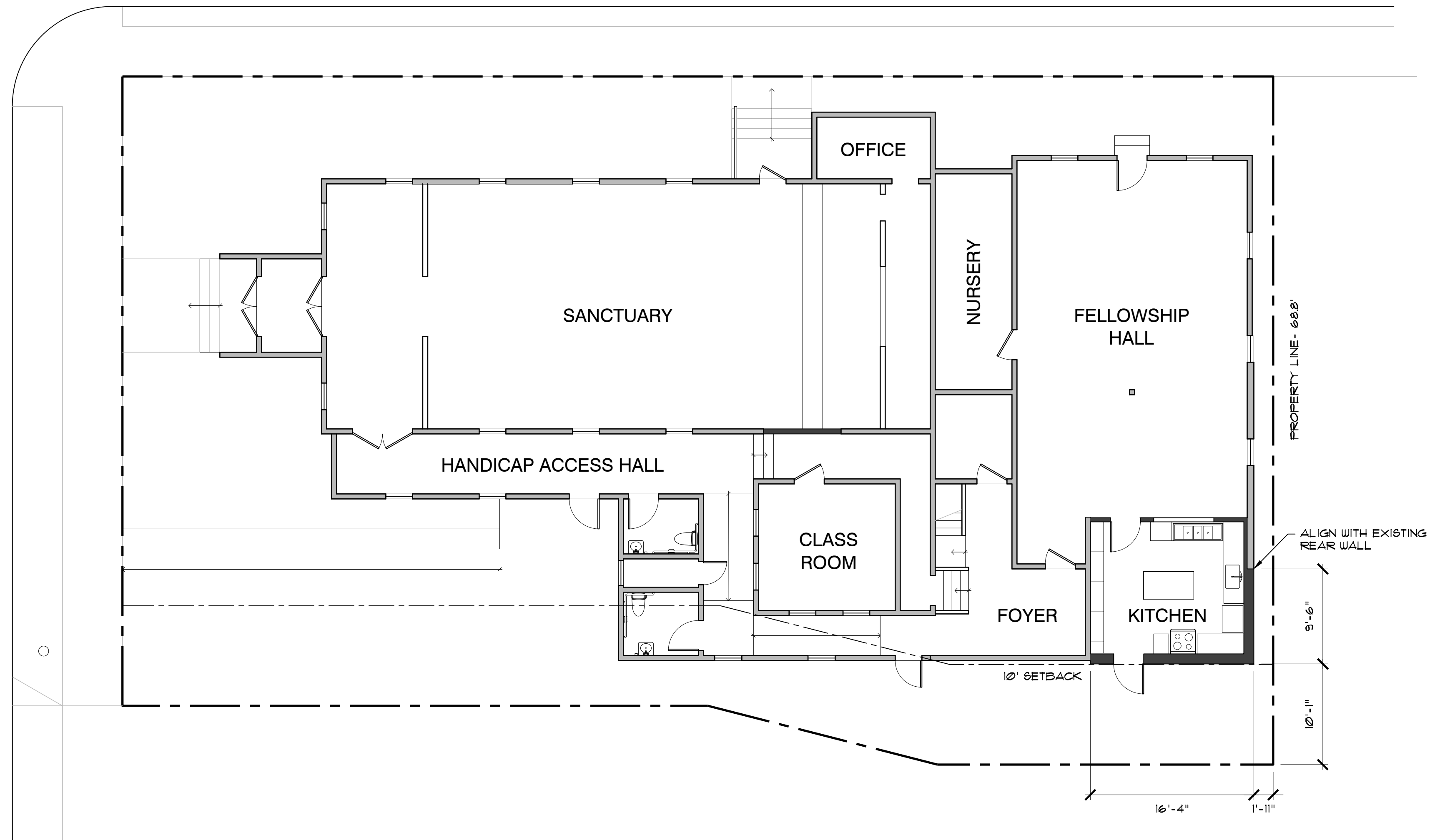
This letter to verify approval to access to the property at NorthCoast Baptist Church at 2051 Quail St, Lakewood, Ohio for the purposes related to our proposed renovation project.

Sincerely,


John A. Lutz
Pastor

QUAIL ST

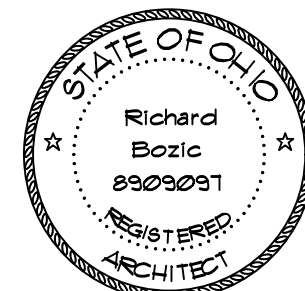
THRUSH ST



 **Proposed Site Plan**
 1/8" = 1'-0"

BZA GRANTED A SIDE YARD SET BACK OF VARIANCE OF 4'-6" (DOCKET 04-07-22) ON 4-21-2022

LAKWOOD PLANNING COMMISSION APPROVED THE EXPANSION OF THE NON-CONFORMING STRUCTURE (DOCKET 05-11-22) ON 5-05-2022



Richard Bozic
 License# 8909097
 Expires: 12/31/2025

S1

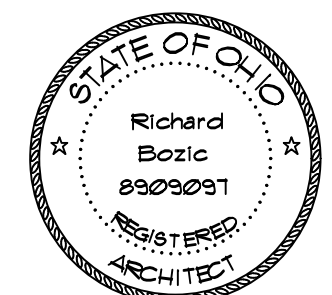


Existing Side Elevation
 1/8" = 1'-0"



Proposed Side Elevation
 1/8" = 1'-0"

PROVIDE SAMPLES OF FINISH MATERIALS FOR REVIEW

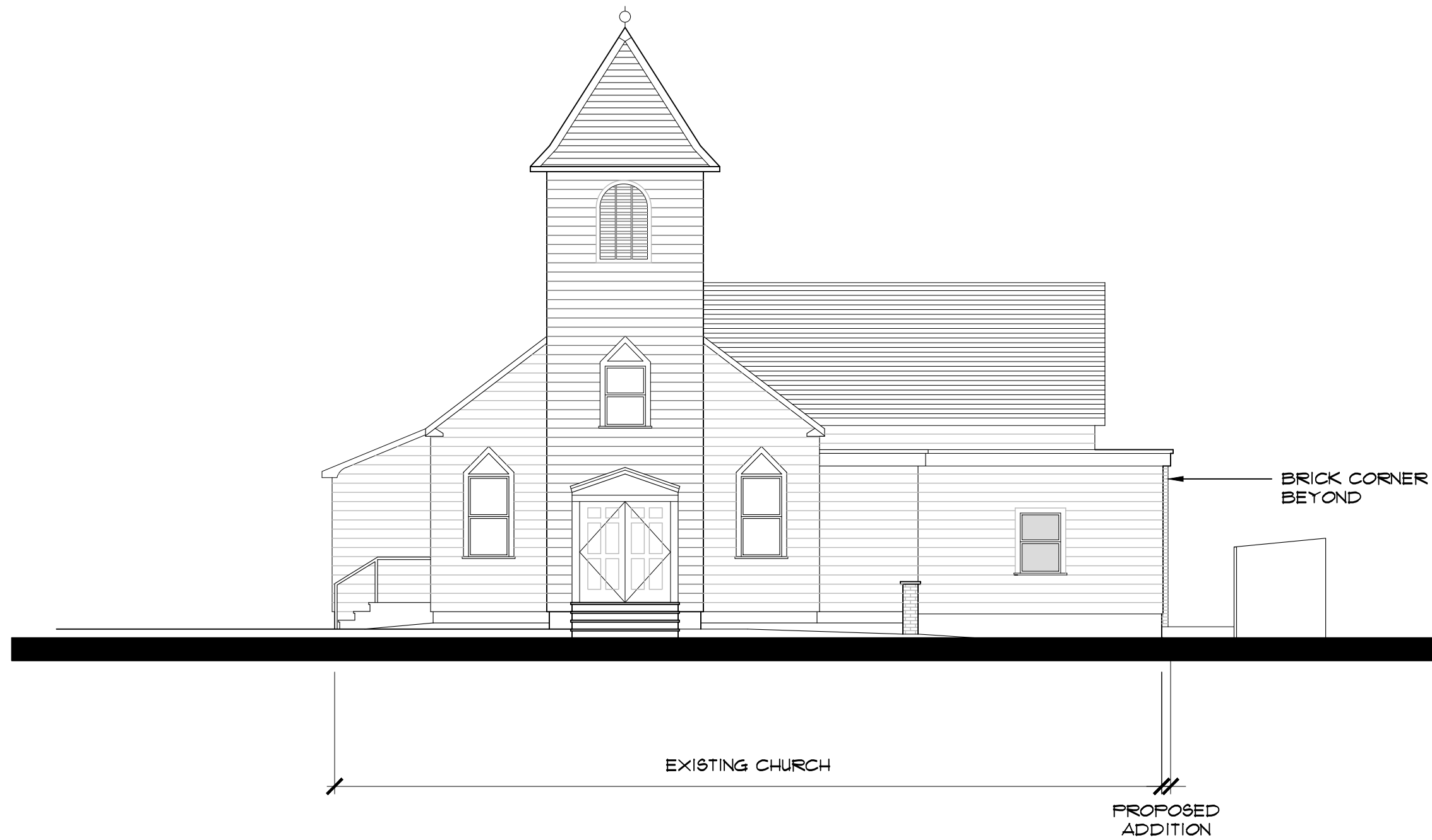


Richard Bozic
 License# 8909097
 Expires: 12/31/2025

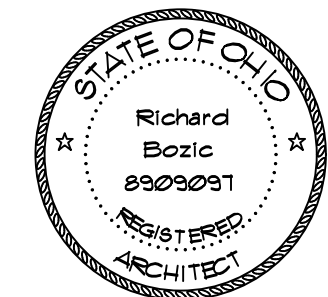
A5



Existing Front Elevation
 1/8" = 1'-0"

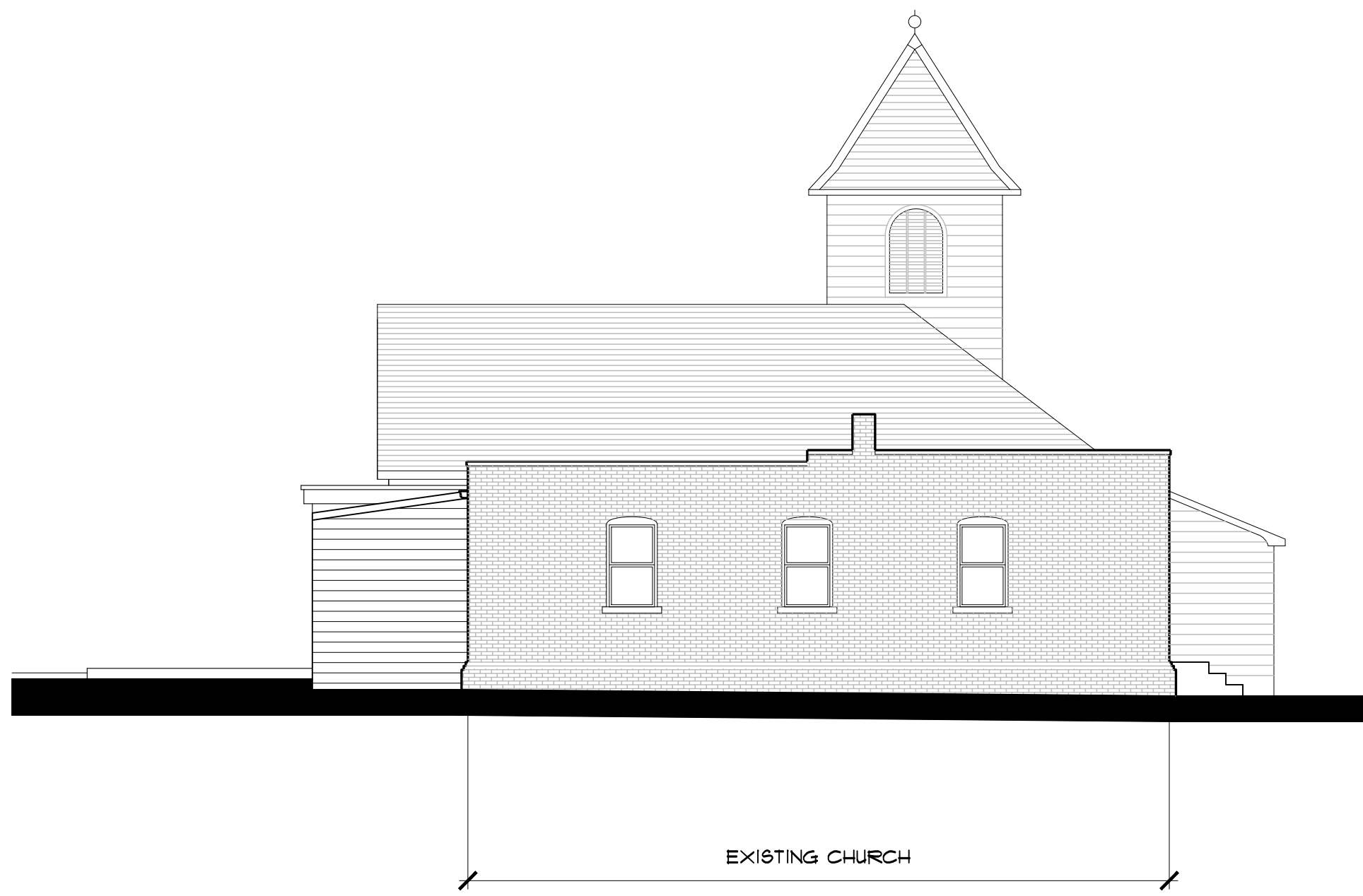


Proposed Front Elevation
 1/8" = 1'-0"

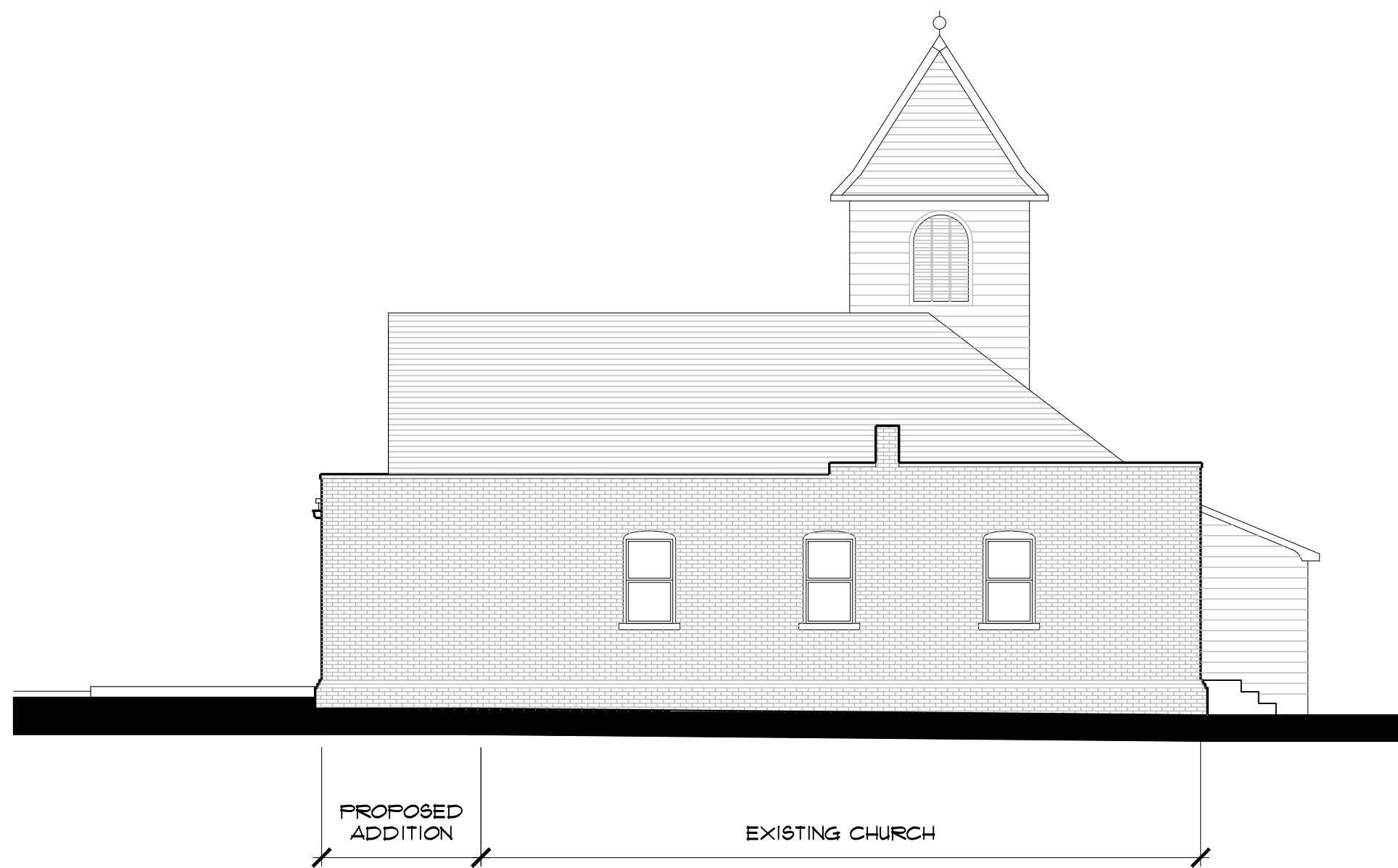


Richard Bozic
 License# 8909097
 Expires: 12/31/2025

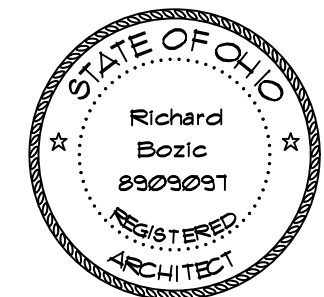
A6



Existing Side Elevation
 1/8" = 1'-0"



Proposed Side Elevation
 1/8" = 1'-0"



Richard Bozic
 License# 8909097
 Expires: 12/31/2025

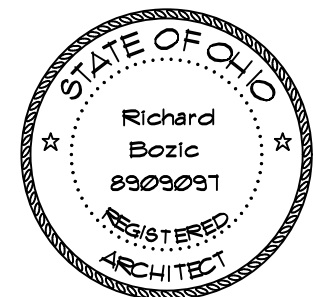
A7



Existing Side Elevation
1/8" = 1'-0"



Proposed Side Elevation
1/8" = 1'-0"



Richard Bozic
License# 8909097
Expires: 12/31/2025

A8



City of Lakewood
Planning Commission

(216) 529-6630
planning@lakewoodoh.gov

Application Cover Page

Docket No.: 06-23-25

Permit No.: PC25-000024

Applicant Name: Joseph Dzingeleski

Project Address: 1606 Woodward Ave.

Project Name: n/a

Proposal: The review and approval of a parking plan by the replacement of a garage with a shed – pursuant to Chapter 1143.09 Parking Plan Review and 1143.10 Exceptions for Required Maximums. Property is in the R2 - Single- and Two-Family district.

John D. Zingales

I am submitting this request to ask for a variance to replacing my old Garage with a shed. I have lived at 1606 Woodward Ave for 27 years and have never been able to use this structure as anything but a shed. The blueprints for this building is over one hundred years old and was altered at some point before I bought the property. In 27 years I have never been able to park a car in it. It is now time to replace it and with out you assistance I will be required to build something at my cost that has never existed while I owned this home. Not to mention being required to cut down the beautiful oak tree that shades my property.

I plan on taking the old structure down and replacing it with a shed. My Driveway runs the entire length of my property and can fit up to 6 vehicles. (I own two). I rarely use the street for parking, I prefer the security of having my cars off the street.











**City of Lakewood
Planning Commission**

(216) 529-6630
planning@lakewoodoh.gov

Application Cover Page

Docket No.: 06-24-25

Permit No.: PC25-000026

Applicant Name: City of Lakewood

Project Address: 13465 Franklin Blvd.

Project Name: Franklin School of Opportunity

Proposal: The review and approval to Designate as Eligible to be nominated as a Historic Property (HP), pursuant to Chapter 1134. Property is located in the C4 – Commercial, Public School district.



**City of Lakewood
Planning Commission**

(216) 529-6630
planning@lakewoodoh.gov

June 5, 2025

Planning Commission
Lakewood City Hall
12650 Detroit Avenue
Lakewood, Ohio 44107

Re: Docket No. 06-24-25
13465 Franklin Blvd., Franklin School of Opportunity

Dear Members of the Planning Commission:

The City of Lakewood requests the Planning Commission to review and approve the Franklin School of Opportunity (PPN 315-05-121) and Designate as Eligible to be nominated as a Historic Property (HP), pursuant to Chapter 1134. Property is located in the C4 – Commercial, Public School district.
Sincerely,

David Baas, Assistant Director
Planning and Development

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

Property Being Nominated:

Historic Name (if applicable) _____

Property Address _____

Property Owner(s) _____

Owner Address _____

Phone _____ Email _____

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

Other: _____

of Contributing Buildings # 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:

Franklin School is situated on a 1.927 acre lot at the southwest corner of Franklin and Lewis Drive, in a residential area well back from the road. It has a playground in the front lawn and large surface parking lot to the rear. Permanent parcel #315-05-121.

Nomination Prepared By:

Name _____ Date _____

Address _____

Phone _____ Email _____

Property Name

Property Address

Historic Functions

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

Current Functions

(List present building uses)

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

Property Name

Property Address

Significant Dates or Periods of Construction

Architect/Builder

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 of construction; or is noted for its craftsmanship or architectural design. Include periods of significance (i.e. 1905-1920) and specific significant dates.

Property Name

Property Address

Major Bibliographical References:

Documentation on file: Nomination on file with the City of Lakewood Planning and Development Department.

Primary location of additional data:

Lakewood Historical Society

Lakewood Public Library

Other

Name of repository: _____

Bibliography

Cite the books, articles, and other sources used in preparing this form.

Cleveland Memory Project.

Lakewood Board of Education. (1981). *Minutes of the Board of Education Meetings 1946 to 1980*.

Lakewood Chapter, National Society of the Daughters of the American Revolution. (1936). *Early Days of Lakewood*.

Manor Butler, M. (1949). *The Lakewood Story*.

Manor Butler, M. (1962). *Romance in Lakewood Streets*.

Wilson, J., & Chidester, E. (1984). *A Compilation of Histories of Lakewood Schools*.

Property Name

Property Address

Additional Documentation:

Current Photographs, Descriptions and Map/Photo Key

Site Map

Historic Photographs and Descriptions

Property Name

Property Address

Lakewood Heritage Advisory Board Review Date: _____ **Action:** _____

Date of Planning Commission Review (Eligibility): _____ **Action:** _____

Date of Planning Commission Review (Designation): _____ **Action:** _____

Heritage Advisory Board recommended approval of the nomination and design guidelines (if applicable) to the Planning Commission.

Signature of Heritage Advisory Board Chair _____ Date _____

Planning Commission approved the designation of the historic property or historic district.

Signature of Planning Commission Chair _____ Date _____

Notice of designation was forwarded to the following:

- Mayor's Office Date: _____
- City Council Date: _____
- Architectural Board of Review Date: _____
- Building Department Date: _____
- Other: _____ Date: _____

Franklin School Architectural Description

Franklin School sits at the southwest corner of Franklin Boulevard and Lewis Drive, with a roughly rectangular site except that the western boundary follows the curve of Lewis Drive. The building faces north toward Franklin Boulevard, but with a generous set back of approximately 150 feet. The site north of the building includes a plain grass lawn with concrete sidewalks, as well as a gravel playground at the site's northwest corner, with a chain link fence around the property's perimeter. Other than narrow strips of grass along the sidewalk, the remainder of the property to the west and south of the building is currently paved and used for surface parking.

The original two-story building on a raised basement, constructed in 1907, is faced with two contrasting tones of glazed brick, with primary fields of dark red-orange brick and details executed in a much lighter yellow-orange brick. The lighter details include quoins at each corner, splayed window heads, a continuous band of corbelling above the second-floor windows, pairs of pilasters flanking the main entrance, and ornamental detailing in the central entrance bay. The same yellow-orange brick was also used to create a sign band across the top of the center bay, with darker brick used to spell out "Franklin School" and "AD" "07". The central entry bay projects out from the primary plane of the north façade, capped by a pediment with an oculus window in its center. A denticulated cornice adorns the parapet and continues around the gable of the central pediment. The building also features isolated stone details, including window sills, keystones above each arched window opening, pilaster bases and capitals, and a continuous band across the top of the raised basement. All original window and door openings on the primary north and east façades remain unaltered, although the windows and doors themselves have previously been replaced.

Two rectangular 2-story additions were added in 1915 and 1921, respectively, extending from the south side of the original building. Although simpler in design, they are faced in compatible red and orange brick, and of similar scale and character to the original. A more recent 1-story gymnasium addition was added in 1950, connecting to the west elevation of the original building and extending out to the north. Although faced in similarly toned red-orange brick, the newer addition is windowless except for a single opening on the north elevation, and generally much more modern in character than the original building or earlier additions.

Franklin School retains an overall high degree of historic and architectural integrity. The primary street-facing (north and east) façades of the original building retain the majority of their original materials and detailing, with no notable alteration of the building's character-defining Classical Revival composition and ornamentation. The 1915 and 1921 additions are of similar character and affected only the rear elevation of the original building, while also expressing their own historical significance as the school was expanded to accommodate Lakewood's growing population. While less harmonious in character, the 1950 gymnasium addition's placement in a secondary location, lower scale, and use of similar brick facing minimize its impact on the original building, which remains clearly visible and predominant when viewed from the street. Franklin School therefore continues to strongly reflect its historic appearance and character.

Franklin School Narrative Statement of Significance

Architectural Significance

Franklin School is one of the **most** significant school buildings in Lakewood. This 1907 building is notable for its Classical Revival style and brick construction utilizing two rich tones of glazed orange brick, punctuating the building's architectural details. Use of the light brick, rather than stone, to delineate the entablature and create the pilasters, quoins, and lintels, gives the building a rich visual texture that is unlike any other school building in Lakewood.

Significant architectural details include the projecting and pedimented central bay, with its large stone lintel above the central entry, decorative brick panel, and round-arched tripartite window at the second floor. The two pairs of brick pilasters framing the entrance support a continuous entablature, topped by the pediment with an oculus, all of which are notable Classical Revival details. Its round and segmental arched windows are highlighted with the light brick and small stone keystones, creating brick lintels and surrounds that emphasize the importance of the window openings in the overall design.

Historical Significance

Constructed as a four-room building in 1907, Franklin School is one of Lakewood's few educational institutions remaining in its early form. With the exception of the former Board of Education building, Franklin School is the oldest school building in Lakewood that has not undergone significant façade alterations or been demolished. Additions to the school made in 1915 and 1921 increased its capacity to seventeen rooms. A gymnasium was constructed in 1950. Franklin School's exterior as it stands today has remained largely unchanged since that time.

Notably, Bertha Wagar, granddaughter of early Lakewood settler and education advocate Mars Wagar, was the second principal of Franklin School. Bertha served as principal from 1910 until 1914, after several years spent as a teacher in the Lakewood School District, then known as East Rockport Schools. The grandchildren of Mars Wagar, including Bertha, were among Lakewood's earliest schoolteachers.

Mars Wagar valued education and made significant contributions to education in Lakewood. The first classroom in Lakewood was in Mars Wagar's home. In 1829, he donated this space to schoolteacher Jonathan Parshall to conduct lessons before the first schoolhouse was constructed in Lakewood, then known as Rockport, in 1830. The first log schoolhouse was built by Mars Wagar and his neighbor, James Nicholson.

The construction of the first schoolhouse addressed Mars' concerns about the need for structured, routine education of Rockport children, including his own. Mars Wagar instilled his value of education in his family, leading to many of his descendants becoming education professionals. Bertha Wagar's career as a schoolteacher and her time as principal of Franklin School exemplify the Wagar family's commitment to education and community, dating back to one of Lakewood's earliest settlers. In this way, Franklin School tells an important part of Lakewood's educational history.

Franklin School – 13465 Franklin Avenue
City of Lakewood Historic Designation, May 2025
Current Photographs – Taken May 2025



1. Northeast oblique, primary elevations and site, camera facing southwest



2. Northeast oblique, primary north façade, camera facing southwest

Franklin School – 13465 Franklin Avenue
City of Lakewood Historic Designation, May 2025
Current Photographs – Taken May 2025



3. North façade, original 1907 building, camera facing south



4. North façade, original 1907 building, central entry bay, camera facing southwest

Franklin School – 13465 Franklin Avenue
City of Lakewood Historic Designation, May 2025
Current Photographs – Taken May 2025



5. East façade, original 1907 building, camera facing west



6. East elevation, with 1915 and 1920 additions, camera facing northwest

Franklin School – 13465 Franklin Avenue
City of Lakewood Historic Designation, May 2025
Current Photographs – Taken May 2025



7. East elevation, 1915 addition, camera facing west



8. East elevation, 1920 addition, camera facing west

Franklin School – 13465 Franklin Avenue
City of Lakewood Historic Designation, May 2025
Current Photographs – Taken May 2025



9. Southeast oblique, rear elevation and site, camera facing northwest



10. East elevation, modern addition to northwest, camera facing west

Franklin School – 13465 Franklin Avenue
City of Lakewood Historic Designation, May 2025
Current Photographs – Taken May 2025



11. North elevation, modern addition and playground, camera facing south

Franklin School – 13465 Franklin Avenue
City of Lakewood Historic Designation, May 2025
Historic Photograph – Cleveland Memory Project

