



City of Lakewood  
Planning Commission

(216) 529-6630  
planning@lakewoodoh.gov

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AMENDED AGENDA  
PLANNING COMMISSION  
CITY OF LAKEWOOD  
12650 DETROIT AVENUE  
THURSDAY  
AUGUST 7, 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 TUESDAY, JULY 8, 2025 MEETING
3. APPROVE THE MINUTES OF THE APRIL 28, 2025 JOINT MEETING OF THE PLANNING COMMISSION AND COMMITTEE OF THE WHOLE
4. APPROVE THE MINUTES OF THE JUNE 30, 2025 JOINT MEETING OF THE COMMITTEE OF THE WHOLE & PLANNING COMMISSION
5. OPENING REMARKS

NEW BUSINESS

LOT CONSOLIDATION

6. Docket No. 08-26-25  
15801 Detroit Ave./1408 + 1412 Rosewood Ave.  
Lakewood Detroit LLC

Anthony Maione, Langan Engineering and Environmental Services LLC, applicant requests the review and approval for lot consolidation of PPN 313-25-011, PPN 313-25-056, and PPN 313-25-0055 – pursuant to Section 1155.06 – procedures for lot consolidations and resubdivision. Property is in the C3 - Commercial, Business district. (Page 3)

#### MIXED USE OVERLAY

7. Docket No. 08-27-25  
11730 Detroit Ave.  
Northcoast Apartments

Milan Milasinovic, Virginia Marti Inc., applicant request the review and approval of a mixed use overlay – pursuant to Chapter 1135 – Mixed Use Overlay District. Property is in the C3 - Commercial, Business district. (Page 11)

#### MIXED USE OVERLAY

8. Docket No. 08-28-25  
13901 Detroit Ave.  
The View on Detroit East

Ron Tannenbaum, RDL Architects, applicant, requests the review and approval of a mixed use overlay – pursuant to Chapter 1135 – Mixed Use Overlay District. Property is in the C3 - Commercial, Business district. (Page 25)

#### DESIGNATE AS HISTORIC

9. Docket No. 08-29-25  
13465 Franklin Blvd.  
Franklin School of Opportunity

Lakewood Heritage Advisory Board, advisory to the Planning Commission, presents an application and recommendation to Designate as Historic property (HP) the Franklin School of Opportunity (PPN 31505121) - pursuant to Chapter 1134. Property is in the C4 - Commercial, Public School district. (Page 59)

#### **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 Nochta at \(216\) 529-5906 michelle.nochta@lakewoodoh.gov](mailto:michelle.nochta@lakewoodoh.gov)."*



City of Lakewood  
Planning Commission

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planning@lakewoodoh.gov

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Application Cover Page

Docket No.: 08-26-25

Permit No.: PC25-000028/32/33

Applicant Name: Anthony Maione, Langan Engineering and Environmental Services LLC

Project Address: 15801 Detroit Ave/1408 + 1412 Rosewood Ave.

Project Name: Lakewood Detroit LLC

Proposal: The review and approval for lot consolidation of PPN 313-25-011, PPN 313-25-056, and PPN 313-25-0055 – pursuant to Section 1155.06 – procedures for lot consolidations and resubdivision. Property is in the C3 - Commercial, Business district.

## Anthony Maione

---

**From:** Mark Conzelmann <mark@newbrookpartners.com>  
**Sent:** Thursday, July 3, 2025 5:26 PM  
**To:** Anthony Maione  
**Subject:** Re: Agreement Lakewood Plat

You have my “consent” to submit the application. Thanks.

Mark Conzelmann  
NewBrook Partners  
216.577.8248

On Jul 3, 2025, at 12:35 PM, Anthony Maione <amaione@Langan.com> wrote:

Mark  
I need you to reply to this email and provide me “consent” to submit this application on your behalf.  
They require it to be uploaded onto the application.

Thanks

**Anthony Maione**  
**Associate**

**LANGAN**

Direct: 216.328.3321  
Mobile: 216.978.0360  
[File Sharing Link](#)  
[www.langan.com](http://www.langan.com)

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ILLINOIS NORTH  
CAROLINA TENNESSEE FLORIDA TEXAS ARIZONA COLORADO UTAH WASHINGTON OREGON NEVADA CALIFORNIA  
ATHENS CALGARY DUBAI LONDON PANAMA

---

**From:** Anthony Maione  
**Sent:** Monday, June 9, 2025 9:58 PM  
**To:** Mark Conzelmann <[mark@newbrookpartners.com](mailto:mark@newbrookpartners.com)>  
**Subject:** RE: Agreement Lakewood Plat

Mark

notify the sender immediately by return email and delete this message from your system. Disclosure, use, distribution, or copying of a message or any of its attachments by anyone other than the intended recipient is strictly prohibited.

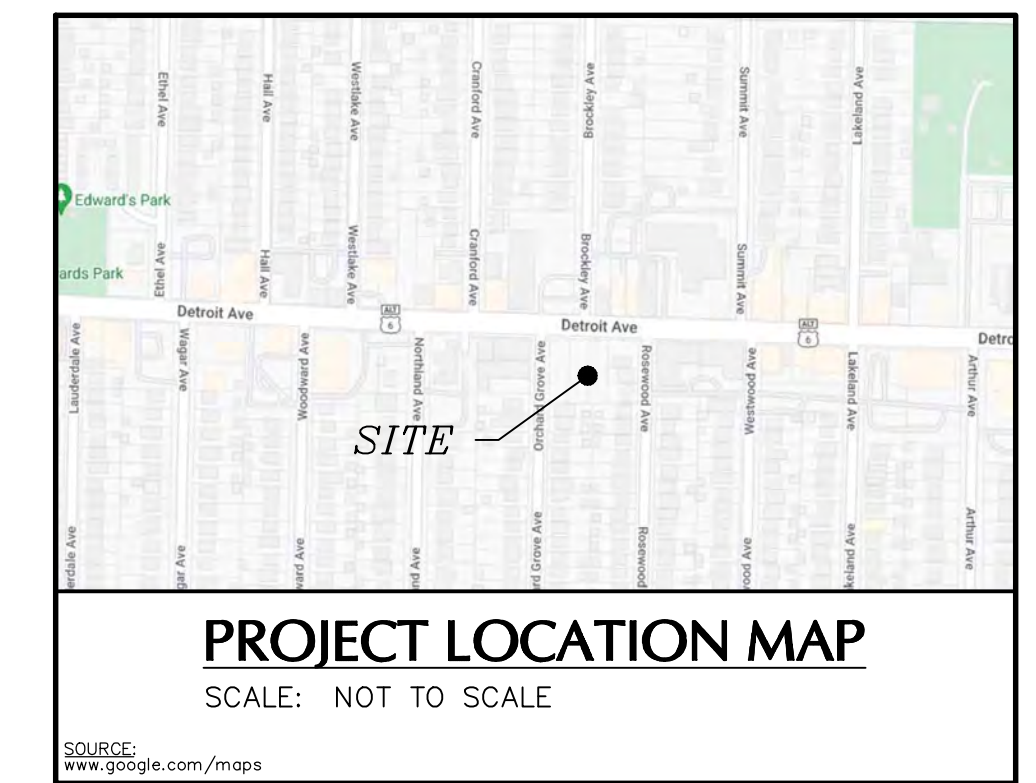
AM

# DETROIT ROAD CONSOLIDATION PLAT

LAND SITUATED IN ORIGINAL ROCKPORT TOWNSHIP SECTION 22, NOW IN THE CITY OF LAKEWOOD, COUNTY OF CUYAHOGA, AND STATE OF OHIO, AND KNOWN AS BEING ALL OF SUBLOTS 90-94 OF THE PUMPHREY REALTY COMPANY'S ORCHARD GROVE SUBDIVISION AS SHOWN BY THE PLAT RECORDED IN VOL. 30 PG. 5 OF THE CUYAHOGA COUNTY MAP RECORDS

**LEGEND (NOT SHOWN TO SCALE)**

⊗	MONUMENTATION FOUND (TYPE AS NOTED)
●	SET 3/4" X 30" STEEL PIN WITH CAP "LANGAN"
⊙	SET MAG NAIL
REC.	DEED OF RECORD
AC.	ACRES
CALC.	CALCULATED
OBS.	OBSERVED
SQ. FT.	SQUARE FEET
CSR.	CITY SURVEY RECORD
AFN	AUDITOR'S FILE NUMBER
PN	PARCEL NUMBER
VOL	DEED VOLUME
PG.	PAGE
---	SUBJECT PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	VACATED PROPERTY LINE
---	FENCE



**BASIS OF BEARINGS**  
MERIDIAN IS REFERENCED TO OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 PER GPS OBSERVATIONS IN NOVEMBER 2022.

**APPROVAL**

THIS CONSOLIDATION PLAT IS ACCEPTED & APPROVED BY THE CITY OF LAKEWOOD, OHIO PLANNING & DEVELOPMENT COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

PLANNING COMMISSION CHAIR \_\_\_\_\_ PRINT NAME \_\_\_\_\_

PLANNING COMMISSION SECRETARY \_\_\_\_\_ PRINT NAME \_\_\_\_\_

THIS CONSOLIDATION PLAT IS ACCEPTED & APPROVED BY THE CITY ENGINEER OF THE CITY OF LAKEWOOD, OHIO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

CITY ENGINEER \_\_\_\_\_ PRINT NAME \_\_\_\_\_

THIS CONSOLIDATION PLAT IS ACCEPTED & APPROVED BY THE CITY COUNCIL OF THE CITY OF LAKEWOOD, OHIO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

CITY COUNCIL CLERK \_\_\_\_\_ PRINT NAME \_\_\_\_\_

**OWNER'S ACCEPTANCE**

I/WE THE UNDERSIGNED OWNERS OF AND HOLDERS OF LIENS AND OTHER INTEREST IN AND TO THE LAND EMBRACED WITHIN THIS PLAT OF SURVEY DO HERE BY DECLARE THIS PLAT TO BE OUR FREE ACT AND DEED.

LAKEWOOD DETROIT LLC

AUTHORIZED AGENT (SIGNATURE) \_\_\_\_\_ DATE \_\_\_\_\_

AUTHORIZED AGENT (PRINT) \_\_\_\_\_

WITNESS \_\_\_\_\_ WITNESS \_\_\_\_\_

COUNTY OF \_\_\_\_\_

STATE OF OHIO \_\_\_\_\_

BEFORE ME A NOTARY PUBLIC IN AND SAID FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED \_\_\_\_\_ AS AUTHORIZED AGENT FOR LAKEWOOD DETROIT LLC., WHO ACKNOWLEDGED THE MAKING OF THE FOREGOING INSTRUMENT AND THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED, INTENTIMONY WHERE OF I HAVE HERE UNTO SET MY HAND AND OFFICIAL SEAL OF \_\_\_\_\_ OHIO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

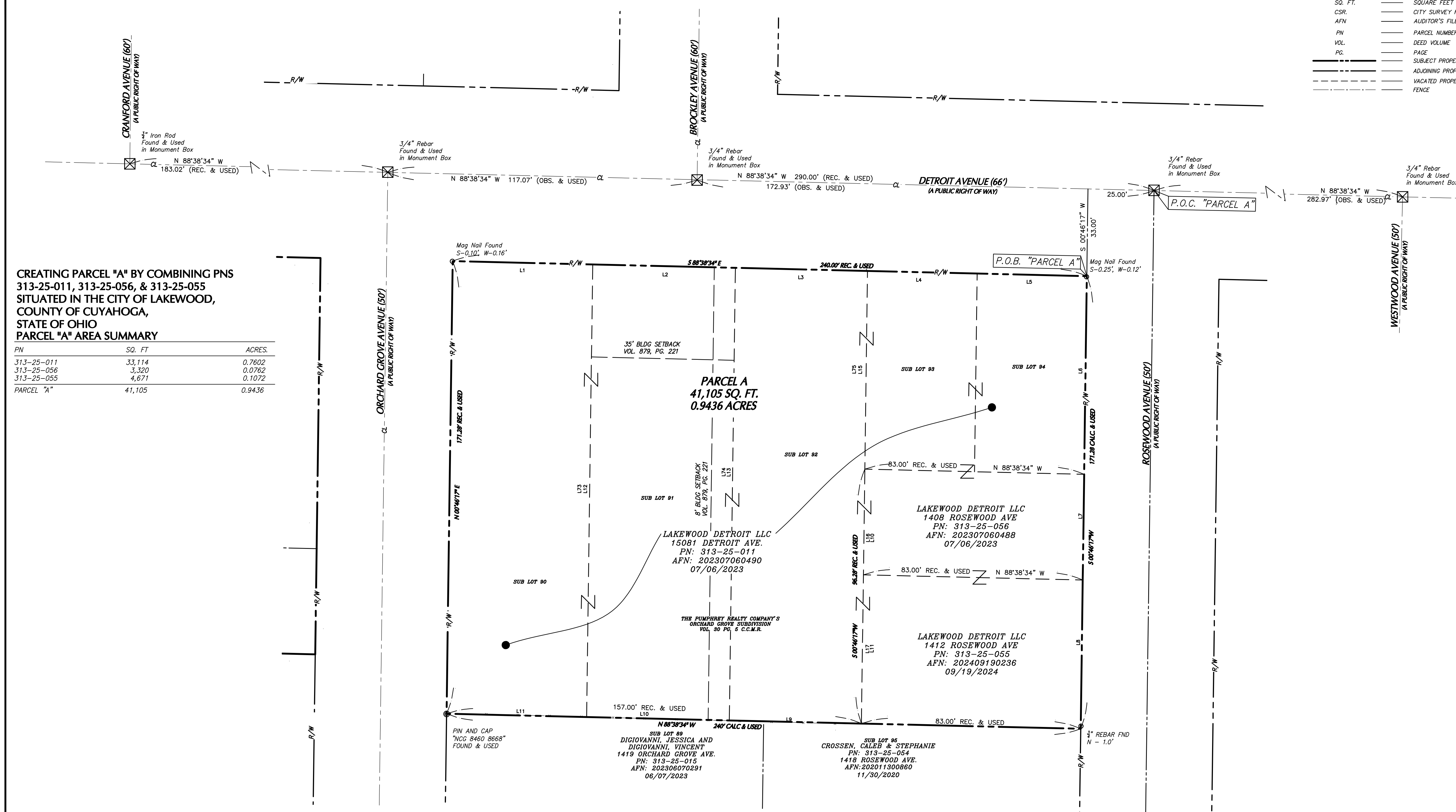
NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**BANK APPROVAL**

CIVISTA BANK THE MORTGAGEE OF THE LAND EMBRACED WITHIN THIS PLAT OF SURVEY DO HERE BY CONSENT TO THE RECORDING OF THIS PLAT.

CIVISTA BANK

AUTHORIZED AGENT (SIGNATURE) \_\_\_\_\_ DATE \_\_\_\_\_



**CREATING PARCEL "A" BY COMBINING PNs 313-25-011, 313-25-056, & 313-25-055 SITUATED IN THE CITY OF LAKEWOOD, COUNTY OF CUYAHOGA, STATE OF OHIO**

**PARCEL "A" AREA SUMMARY**

PN	SQ. FT.	ACRES.
313-25-011	33,114	0.7602
313-25-056	3,320	0.0762
313-25-055	4,671	0.1072
PARCEL "A"	41,105	0.9436

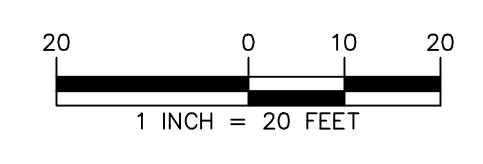
**CERTIFICATION**

I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT AND SURVEY IN ACCORDANCE WITH OAC 4733.37, AND THAT THE SAME IS CORRECT AND ACCURATE. THIS PLAT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORD PLATS, RECORDED DEEDS, AND CITY SURVEY RECORDS, (AS APPLICABLE). BEARINGS ARE BASED ON STATE PLANE COORDINATES PER GPS OBSERVATIONS. DISTANCES ARE GIVEN IN FEET AND DECIMAL PART THEREOF, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

**ANTHONY L. MAIONE, P.S.**  
PROFESSIONAL LAND SURVEYOR.  
OH LIC. No. 8544

- NOTES**
- THIS PLAN WAS PREPARED WITH THE RESPECT TO THE FOLLOWING REFERENCES:
    - THE PUMPHREY REALTY COMPANY'S ORCHARD GROVE SUBDIVISION PLAT AS RECORDED IN VOL. 30, PG. 5 OF THE CUYAHOGA COUNTY MAP RECORDS
    - MARGARET T. RANNEY'S ALLOTMENT PLAT AS RECORDED IN VOL. 24, PG. 23 OF THE CUYAHOGA COUNTY MAP RECORDS
    - ALTA/NSPS LAND TITLE SURVEY BY AMERICAN NATIONAL, PROJECT NUMBER 20180662-1 DATED SEPTEMBER 12, 2019
    - ALTA/NSPS LAND TITLE SURVEY BY LANGAN ENGINEERING, PROJECT NUMBER 400103701 DATED 06/29/2023
  - MERIDIAN IS REFERENCED TO OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 PER GPS OBSERVATIONS IN NOVEMBER 2022.
  - BOUNDARY AND PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES FIELD WORK COMPLETED DURING THE MONTH OF NOVEMBER 2022.
  - THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.

REVISIONS	Date	Description	No.
	5/15/25	Attorney Comments	1



LINE	BEARING	DISTANCE
L1	S 88°38'34" E	53.00'
L2	S 88°38'34" E	54.00'
L3	S 88°38'34" E	50.00'
L4	S 88°38'34" E	41.50'
L5	S 88°38'34" E	41.50'
L6	S 00°46'17" W	75.00'
L7	S 00°46'17" W	40.00'
L8	S 00°46'17" W	56.28'
L9	S 88°38'34" E	50.00'
L10	S 88°38'34" E	54.00'
L11	S 88°38'34" E	53.00'

**LANGAN**  
Langan Engineering and Environmental Services, Inc.  
6000 Lombardo Center, Suite 210  
Cleveland, OH 44131  
T: 216.328.3300 F: 216.328.3301 www.langan.com

Project  
**LAKEWOOD SURVEY**  
LAKEWOOD  
CUYAHOGA COUNTY OHIO

Drawing Title  
**BOUNDARY SURVEY**

Project No.	400103701	<b>VB101</b>
Date	MAY 7, 2025	
Drawn By	FWP	
Checked By	ALM	
Sheet 1 of 1		

Project No. 400103701 © 2025 Langan

400103701 Parcel A

Situated in Original Rockport Township Section 22, now in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being all of sublots 90-94 of The Pumphrey Realty Company's Orchard Grove Subdivision as shown by the plat recorded in Vol. 30 Pg, 5 of the Cuyahoga County Map Records also being the same property conveyed to Lakewood Detroit LLC., from the Fairlane Realty Co. Inc. dated July 6, 2023 and recorded in Instrument number 202307060490 Cuyahoga County Recorder's Office, property conveyed to Lakewood Detroit LLC, from Richard J. Watkins and Sandra L. Watkins, dated July 6, 2023 and recorded in Instrument number 202307060488 Cuyahoga County Recorder's Office and property conveyed to Lakewood Detroit LLC, from Adam R. Cook and Beth Ann Heffner HTTA Beth Ann Cook A/K/A Beth A. Cook, dated September 19, 2024 and recorded in Instrument number 202409190236 Cuyahoga County Recorder's Office, and being more fully bounded and described as follows;

Beginning at the intersection of the Centerline of Detroit Avenue, 66 feet wide, and the centerline of Rosewood Avenue, 50 feet wide, being referenced by a 3/4" rebar in a monument box assembly, thence North 88°38'34" West along the centerline of said Detroit Avenue, a distance of 25.00 feet to a point, thence South 00°46'17" West, a distance of 33.00 feet to the intersection of the Southerly right-of-way of said Detroit Avenue and Westerly right-of-way of said Rosewood Avenue, said point referenced by a found MAG nail 0.25 feet south and 0.12 feet west thereof, said point being the Principal Place of Beginning for the parcel herein described;

Course No.1 Thence South 00°46'17" West, along the Westerly right-of-way line of said Rosewood Avenue a distance of 171.28 feet to the Northeasterly corner of Cuyahoga County parcel 313-25-054 now or formerly owned by Caleb & Stephanie Crossen as recorded in AFN 202011300860 of the Cuyahoga County records, said point referenced by a 3/4" rebar found North 1.0 feet thereof;

Course No.2 Thence North 88°38'34" West, along the northern line of said Caleb & Stephanie Crossen lands and the northern line of Cuyahoga County parcel 313-25-015, now or formerly owned by Vincent & Jessica Digiovanni as record in AFN 202306070291 of the Cuyahoga County records, a distance of 240.00 feet to a found pin and cap inscribed "NGC 8460 8668" found in the Easterly right-of-way of Orchard Grove Avenue, 50 feet wide;

Course No.3 Thence North  $00^{\circ}46'17''$  East, along the Easterly right-of-way line of said Orchard Grove Avenue a distance of 171.28 feet to the intersection of the Easterly right-of-way line of said Orchard Grove Avenue and the Southerly right-of-way of said Detroit Avenue, said point referenced by a MAG nail found South 0.10 feet and West 0.16 feet thereof;

Course No.4 Thence South  $88^{\circ}38'34''$  East along the Southerly right-of-way line of said Detroit Avenue, a distance of 240.00 feet to the Principal Place of Beginning said parcel containing 41,105 square feet or 0.9436 acres of land according to a survey by Langan Engineering and Environmental Services dated May 2025 and being the same more or less and being subject to all legal highways and easements. The basis of bearings of this survey is based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011) derived from GPS observations and bearings are to denote angles only.

The intent of this survey is to consolidate Cuyahoga County Permanent Parcel Numbers 313-25-011, 313-25-012, 313-25-013, 313-25-014, 313-25-056, and 313-25-055 into a new consolidated Cuyahoga County Permanent Parcel Number: \_\_\_\_\_.





City of Lakewood  
Planning Commission

(216) 529-6630  
planning@lakewoodoh.gov

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Application Cover Page

Docket No.: 08-27-25

Permit No.: PC25-000029

Applicant Name: Milan Milasinovic, Virginia Marti Inc.

Project Address: 11730 Detroit Ave.

Project Name: Northcoast Apartments

Proposal: The review and approval of a mixed use overlay – pursuant to Chapter 1135 – Mixed Use Overlay District. Property is in the C3 - Commercial, Business district



**Re: Maroon Parking Permits**

Valerie Michos<Valerie.Michos@lakewoodoh.gov>

You <milan.may17@gmail.com>

Hello Dr. Milasinovic,

Unfortunately we cannot hold spots, however the available spaces have been open for a few years so I do not anticipate them being unavailable by 1/1/26. Permits for the Maroon lot can be purchased for 6 months at \$100 each or for the year at \$200 each. I suggest waiting until the end of the year to purchase the permits and at that time you can decide if you would like them for 6 months or a year.

Respectfully,

**Valerie Michos**

Assistant to the Chief

Lakewood Police Department

12650 Detroit Avenue

Lakewood, Ohio 44107

**(216) 529-6749 office**

(216) 521-7727 fax

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**From:** milan.may17 <milan.may17@gmail.com>

**Sent:** Friday, May 16, 2025 3:58 PM

**To:** Valerie Michos <Valerie.Michos@lakewoodoh.gov>

**Subject:** RE: Maroon Parking Permits

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

Hello Ms. Michos,

Thank you for your prompt reply and information about parking.

I anticipate that our building will be completed by the end of the year, so we would need permits starting January 1, 2026.

Do I purchase them now for January 1st, or can we reserve spots for January 1st?

Also, just to make it clear it is \$100 for 6 months?

Finally, is there any time cap on the permits or they are renewable every six months?

Thank you,

Best regards

Milan

**Dr. Milan Milasinovic**

**11730 Detroit Avenue LLC**

**Lakewood, OH 44107**

**P. 917-365-9469**

**E. milan.may17@gmail.com**

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Valerie Michos <Valerie.Michos@lakewoodoh.gov>

Date: 5/16/25 3:29 PM (GMT-05:00)

To: Milan.may17@gmail.com

Subject: Maroon Parking Permits

Hello,

I was given your information from our Record Clerk today. She explained that your interested in purchasing approximately 14 parking permits for our maroon lot located behind Value World. I wanted to let you know that you are able to purchase maroon parking permits at any time. We have 43 permits available for that lot. You will need to come up to the police department (Monday-Friday 8am-4:30pm) and fill out a municipal parking permit application. At that time you may make payment and receive your permits. We take cash, check and credit card payments. The maroon lot permits are \$100 dollars bi-yearly. They renew on January 1<sup>st</sup> and June 30th. If you have any other questions please let me know.

Respectfully,

**Valerie Michos**

Assistant to the Chief

Lakewood Police Department

12650 Detroit Avenue

Lakewood, Ohio 44107

**(216) 529-6749 office**

(216) 521-7727 fax

## **PARKING SPACE LEASE AGREEMENT**

This Parking Space Lease Agreement (the "Agreement") is made and entered into on this 13th day of May 2025, by and between West 117 Development Flagship LLC, an Ohio limited liability company ("Lessor"), and 11730 Detroit Avenue LLC, an Ohio limited liability company ("Lessee").

### **Terms and Conditions**

**1. Leased Premises**

Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, thirteen (13) parking spaces located at 11801 Detroit Avenue, Lakewood, OH 44107 (the "Premises"). Lessor shall determine designated parking spaces.

**2. Term**

The term of this lease shall commence on January 1, 2026, and shall continue for a period of one (1) year, expiring on December 31, 2026, unless earlier terminated as provided herein. This Agreement shall automatically renew for successive one (1) year terms unless earlier terminated as provided herein.

**3. Rental Amount and Payment**

Lessee agrees to pay to Lessor as rent the sum of \$975.00 per month (calculated as 13 spaces at \$75.00 each). Lessor shall auto draft rent on the first (1st) day of each month from an account designated by Lessee. A charge of \$100 will be added for any month where there are insufficient funds to draw the rent, resulting in a late rent payment.

**4. Initial Payment**

Upon execution of this lease, Lessee shall pay to Lessor the sum of one month's rent to reserve the parking spaces and offset any maintenance and equipment costs until the lease commencement date of January 1, 2026.

**5. Use of Premises**

Lessee shall use the Premises solely for the purpose of parking motor vehicles. Lessee shall not use the Premises for any unlawful purpose or in any manner that will constitute waste, nuisance, or unreasonable annoyance to Lessor or other lessees.

Lessee shall have 24-hour access to the Premises which will be granted via the parking mobile app, fob, or other method as determined by Lessor in its sole discretion. Lessor will need first/last name, email address, make and model of vehicle and license plate of everyone who will be parking in the Premises.

**6. Maintenance and Repairs**

Lessor shall be responsible for maintenance and repairs of the Premises, except for damage or littering caused by Lessee or Lessee's invitees which is the responsibility of Lessee.

**7. Damages and Loss of Equipment**

Lessee is to be held responsible for replacement of any lost, stolen, damaged, or misplaced parking related equipment (fobs, passes, stickers, etc.) given to Lessee by the Lessor. Charge for replacement equipment is \$50.00 for each occurrence (or 125% of the cost of the replacement equipment, whichever is greater) and shall be added to Lessee's monthly rent.

**8. Indemnity**

Lessee agrees to indemnify and hold harmless Lessor from and against any and all claims, damages, or liabilities arising out of Lessee's use of the Premises.

**9. Termination**

Either party may terminate this Agreement at any point (before or during the term of this agreement) by providing at least sixty (60) days written notice. In the event of Lessee's breach of this Agreement including late or non-payment, Lessor may terminate this Agreement immediately upon written notice.

**10. Governing Law**

This Agreement shall be governed by and construed in accordance with the laws of the State of Ohio.

**11. Notice**

Any notice required or otherwise given pursuant to this Lease shall be in writing and made by email and/or mail certified return receipt requested, postage prepaid, or delivered by overnight delivery service to the following addresses:

If to Lessor:	If to Lessee:
West 117 Development Flagship LLC	11730 Detroit Avenue LLC
14665 Morgan Trail	11730 Detroit Avenue
Novelty, OH 44072	Lakewood, OH 44107
Attn: Betsy Figgie	Attn: Milan Milasinovic
(email) bfiggie@gmail.com	(email) Milan.Milasinovic@thencc.edu

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

LESSOR:

West 117 Development Flagship LLC

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

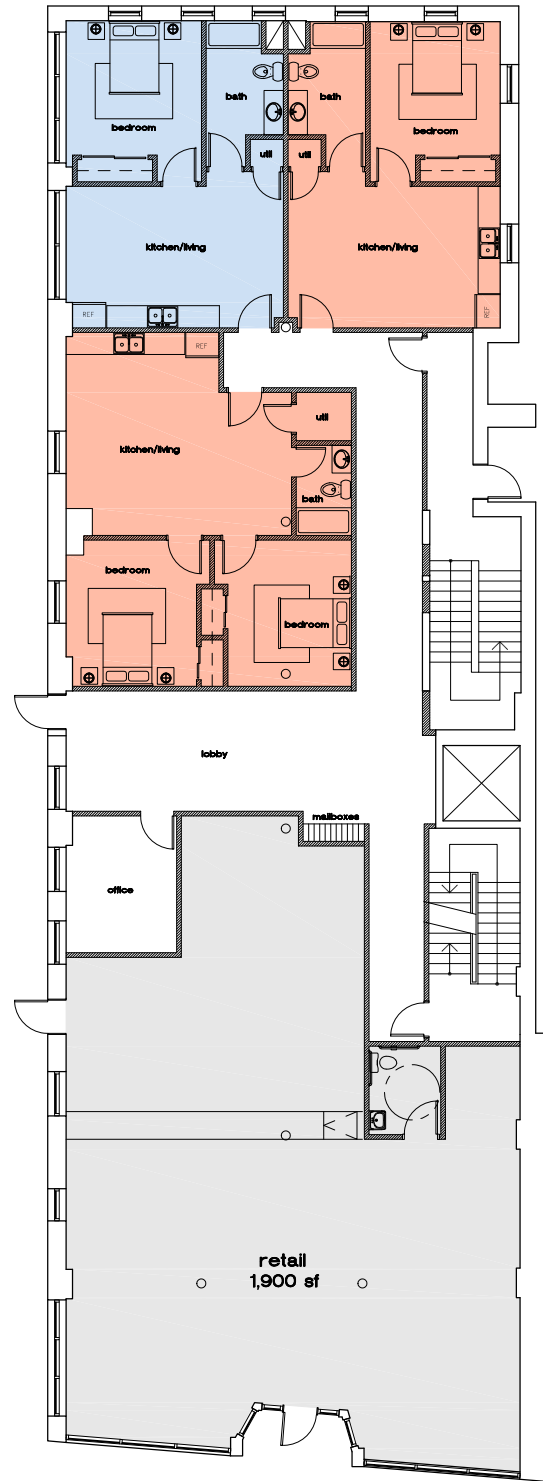
LESSEE:

11730 Detroit Avenue LLC

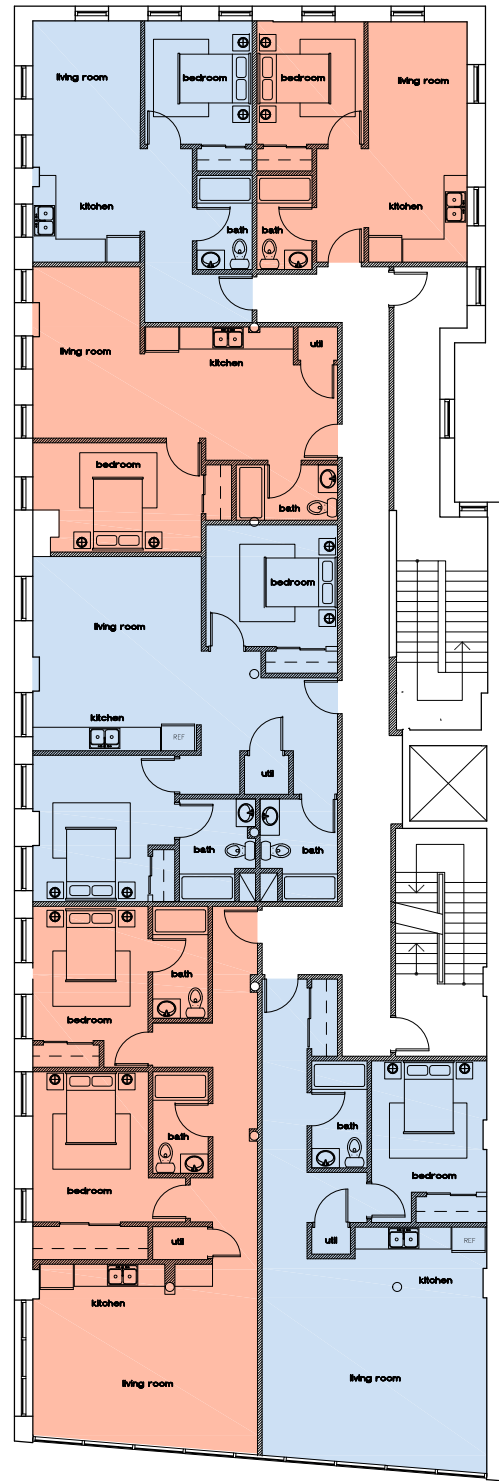
By: \_\_\_\_\_

Title: \_\_\_\_\_

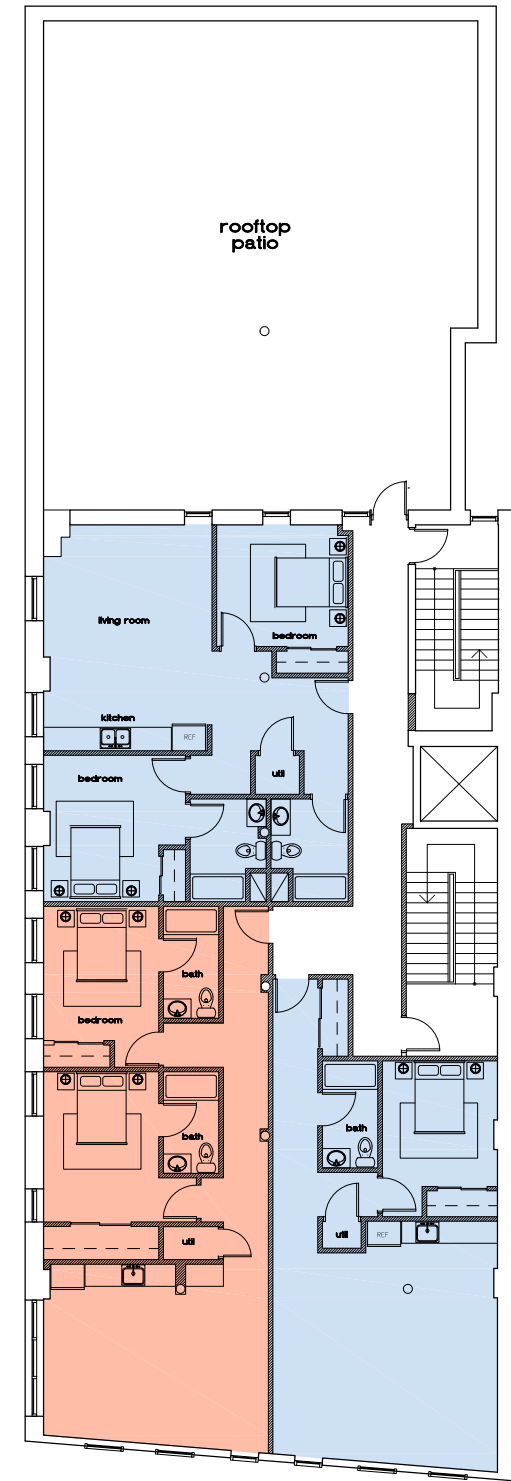
Date: \_\_\_\_\_



ground floor



second floor



third floor

**NORTHCOAST APARTMENTS**

11730 DETROIT AVE.  
LAKEWOOD, OH

# The North Coast Apartments

**PROJECT**  
The North Coast

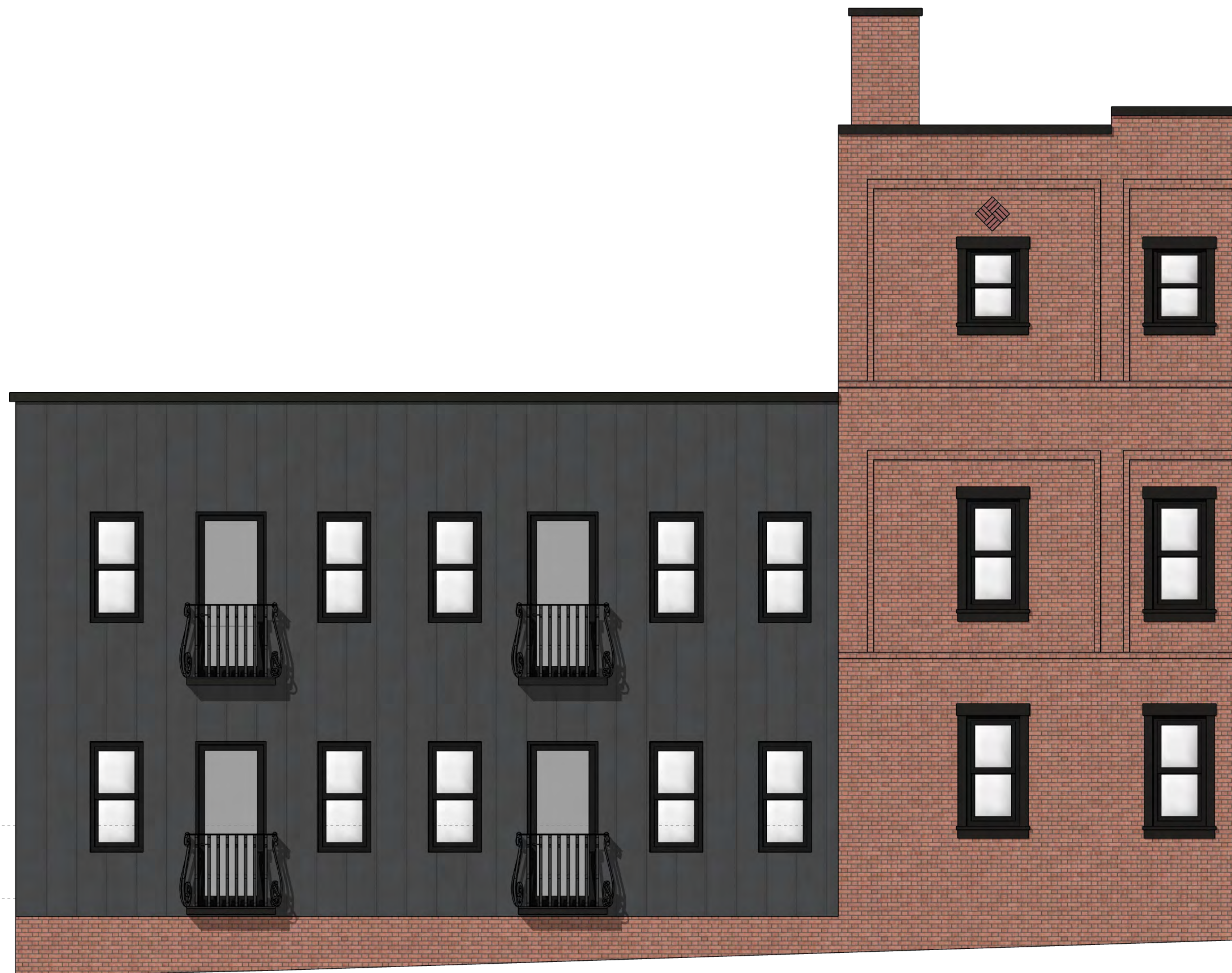
**DRAWN BY**  
Loomis Companies

**ISSUE**  
05/14/2025  
Preliminary

**RE-ISSUE**

**DESCRIPTION**

Partial West  
Exterior Elevation



**PROJECT**  
The North Coast

**DRAWN BY**  
Loomis Companies

**ISSUE**  
05/14/2025  
Preliminary

**RE-ISSUE**

**DESCRIPTION**

North  
Exterior Elevation





**PROJECT**  
The North Coast

**DRAWN BY**  
Loomis Companies

**ISSUE**  
05/14/2025  
Preliminary

**RE-ISSUE**

**DESCRIPTION**

East  
Exterior Elevation





**PROJECT**  
The North Coast

**DRAWN BY**  
Loomis Companies

**ISSUE**  
05/14/2025  
Preliminary

**RE-ISSUE**

**DESCRIPTION**  
Front  
Exterior Elevation

**PROJECT**  
The North Coast

**DRAWN BY**  
Loomis Companies

**ISSUE**  
Preliminary

**RE-ISSUE**

**DESCRIPTION**

Exterior Elevation





City of Lakewood  
Planning Commission

(216) 529-6630  
planning@lakewoodoh.gov

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Application Cover Page

Docket No.: 08-28-25

Permit No.: PC25-000030

Applicant Name: Ron Tannenbaum, RDL Architects

Project Address: 13901 Detroit Ave.

Project Name: The View on Detroit East

Proposal: The review and approval of a mixed use overlay – pursuant to Chapter 1135 – Mixed Use Overlay District. Property is in the C3 - Commercial, Business district

July 23, 2025

To Lakewood BBS/ARB  
12650 Detroit Avenue  
Lakewood, Ohio 44107

Re: The View on Detroit East

Dear City of Lakewood Commission Members,

Attached you will find the resubmission documents for the View on Detroit East (VODE) project. This is a project that was previously reviewed by the commission and is being resubmitted with some façade modifications. To maintain clarity and consistency, sheets without noticeable changes were left as presented previously, and sheets with modifications are noted on the table of contents.

Please let us know if you have any questions or concerns.

Respectfully,

**Ron Tannenbaum**



Sr. Project Manager  
**RDL Architects**

cc: *File*  
*Recipients*



DiGeronimo Development, LLC

5720 Independence Drive  
Brecksville, OH 44141

7/23/25

**City of Lakewood**

Architectural Board of Review  
12650 Detroit Avenue  
Lakewood, OH 44107

**RE: Authorization for RDL Architects to Submit ABR Application on Behalf of DiGeronimo Development, LLC**

To Whom It May Concern:

DiGeronimo Development, LLC, located at 5720 Independence Drive, Brecksville, OH 44141, hereby grants permission to RDL Architects, located at 21111 Chagrin Blvd., Suite 110, Beachwood, OH 44122, to act on our behalf in submitting an application to the Architectural Board of Review (ABR) for the City of Lakewood.

This authorization allows RDL Architects to complete and submit all necessary materials, represent our interests, and correspond with City officials regarding the ABR process for the project under DiGeronimo Development's ownership.

Should you require any additional information or confirmation, please do not hesitate to contact us directly.

Sincerely,

**Authorized Signatory**



Mackenzie Makepeace

Managing Director - DiGeronimo Development, LLC

(216) 224-2967

[mmakepeace@digeronimocompanies.com](mailto:mmakepeace@digeronimocompanies.com)



**THE VIEW ON DETROIT EAST**  
LAKEWOOD, OHIO

MIXED USE COMMUNITY  
DESIGN SUBMISSION

ABR SUBMITTAL  
JULY 23, 2025

07.23.2025 RDL 25084R

THE VIEW ON DETROIT EAST | LAKEWOOD, OH

The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.

PAGE 01 COVER SHEET (UPDATED)  
PAGE 02 TABLE OF CONTENTS (UPDATED)  
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~~PAGE 25 CONTEXT ELEVATIONS~~  
~~PAGE 26 WALL SECTION~~  
~~PAGE 27 WALL SECTION~~

## EXHIBITS

PAGE 1A EXHIBIT A - CONSTRUCTION DOCUMENT ELEVATIONS (UPDATED)  
PAGE 2A EXHIBIT A - CONSTRUCTION DOCUMENT ELEVATIONS (UPDATED)  
PAGE 3A EXHIBIT A - CONSTRUCTION DOCUMENT ELEVATIONS (UPDATED)  
PAGE 4A EXHIBIT A - CONSTRUCTION DOCUMENT ELEVATIONS (UPDATED)  
~~EXHIBIT B - ALTERNATE ELEVATIONS WITH CONTINUOUS  
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PAGE 1C EXHIBIT C - LOCAL CONTEXT INSPIRATION IMAGES  
PAGE 2C EXHIBIT C - LOCAL CONTEXT INSPIRATION IMAGES  
PAGE 3C EXHIBIT C - LOCAL CONTEXT INSPIRATION IMAGES  
PAGE 4C EXHIBIT C - LOCAL CONTEXT INSPIRATION IMAGES  
PAGE 1D EXHIBIT D - FAÇADE DEPTH STUDY ELEVATION (UPDATED)  
PAGE 2D EXHIBIT D - ELEVATION DETAIL (INCLUDED WITH PREVIOUS PAGE)  
PAGE 5 EXHIBIT E - MATERIAL BOARD (NEW PAGE)

LAKEWOOD ABR CHECKLIST		RESPONSES	
<input checked="" type="checkbox"/>	Site Plan		<b>March 11, 2021</b>
<input checked="" type="checkbox"/>	Photographs as needed		<input checked="" type="checkbox"/> Enlarge landscape / planting plans provided
<input checked="" type="checkbox"/>	Floor plans with north arrow and scale		<input checked="" type="checkbox"/> Provide planting schedule provided
<input checked="" type="checkbox"/>	Elevations to scale		<input checked="" type="checkbox"/> Provide brochures for siter amenities provided
<input checked="" type="checkbox"/>	Sketch or Rendering		<input checked="" type="checkbox"/> Consider other sites context with light placement same as above
<input checked="" type="checkbox"/>	Product brochures and specs for colors and materials		<input checked="" type="checkbox"/> Provide actual photos of the site context provided
<input checked="" type="checkbox"/>	Sufficient Detail		<input checked="" type="checkbox"/> Provide elevations and renderings of secondary facades provided
			<input checked="" type="checkbox"/> Provide buffer at residential first floor units at streets Physical barriers or pavement variations are used to push pedestrian traffic away from the building at residential units at street
<b>April 01, 2021 - Staff Comments</b>			
<input type="checkbox"/>	Provide material cut sheets/product specs for all proposed materials	Provided as Exhibit C	<input checked="" type="checkbox"/> Consider carrying the vertical articulation to grade same as above
<input type="checkbox"/>	Provide additional wall sections through other areas of the building	Wall section is provided to describe floor to floor height and wall depth. No other wall sections are required or needed.	<input checked="" type="checkbox"/> Provide wall sections provided
<input checked="" type="checkbox"/>	Consider breaking the horizontal band and continue the white brick down to grade	Provided as an option as Exhibit B	<input checked="" type="checkbox"/> Provide enlarged bay elevations provided
<input checked="" type="checkbox"/>	Provide photos of context inspiration	Provided previously submitted context images as Exhibit D	<input checked="" type="checkbox"/> Provide parapet detail, adjust break points of parapet refer to current deisgn
<input checked="" type="checkbox"/>	Provide a canopy on the entrance to the west building and recess the entrance doors	The entrance has been recessed +/-3'-0" from face of building. Canopy is not needed for shelter or visual queue	
<input type="checkbox"/>	Consider signage relocation	We feel the signage is acceptable at its current location and is a place holder for further study during the completion of the design documentation.	<b>March 5, 2021</b>
<input type="checkbox"/>			<input checked="" type="checkbox"/> How does project relate to Commercial District Design Guidelines? Refer to the Commercial District Design Principles sheet
<input type="checkbox"/>	Building seems flat	We disagree	<input checked="" type="checkbox"/> Return the end of the high parapets back into the roof refer to current deisgn
<b>March 29, 2021 - Staff Comments</b>			<input checked="" type="checkbox"/> Provide ceiling heights at first floor provided
<input checked="" type="checkbox"/>	Extend brick pier detail from upper floors through the first floor	This is a minor detail. We have a sketch of what this looks like and can comply.	<input checked="" type="checkbox"/> Where will mechanical equipment be located? condensers on roof
<input checked="" type="checkbox"/>	Provide brick / relief detailing on side and rear elevations	Currently in the design	<input checked="" type="checkbox"/> Will mechanical equipment be screened? no, but will not be visible at street level
<input checked="" type="checkbox"/>	Provide stamped concrete at existing curb cut at east buiding	Will comply	
<input checked="" type="checkbox"/>	Provide accent material at all access points to parking lots	Accented concrete will be provided at sidewalk crossing parking lot entries	<b>February 12, 2021</b>
<input checked="" type="checkbox"/>	Relocate bike racks on Detroit closer the the building	Will comply	<input type="checkbox"/> Address pedestrian crossing at Parkwood & Detroit This is part of the city "right of way" and is a city issue to resolve.
<input checked="" type="checkbox"/>	Step down wood fence at building lines	Will comply	<input checked="" type="checkbox"/> How will retail be accessed from parking lot? Parking for commercial space is not provided in parking lots
<input type="checkbox"/>	Remove 4 light fixtures in parking lot area abutting residential lots.	Cannot comply, this will create areas within the parking lot that are not properly illuminated.	<input checked="" type="checkbox"/> How will retail be accessed from Detroit? Park on street and enter commercial space
			<input checked="" type="checkbox"/> Provide landscape buffer along streetscapes Provided along Parkwood & Bunts
			<input checked="" type="checkbox"/> How will 3' buffer be designed along detroit?
			<input checked="" type="checkbox"/> How will 3' buffer be designed along side streets?
			<input checked="" type="checkbox"/> Recommend using city standards for bike racks
			<input type="checkbox"/> Provide pedestrian circulation patterns for parking lot Pedestrian circulation in parking lot will be similar to other Lakewood precidents. No defined path will be provided.
			<input checked="" type="checkbox"/> Show site context and on-street parking provided
			<input checked="" type="checkbox"/> Denote visitor parking provided
			<input checked="" type="checkbox"/> Address snow removal in parking lot Snow will be pushed into landscape buffers throughout the parking lot
			<input checked="" type="checkbox"/> Provide a landscaping plan provided
			<input checked="" type="checkbox"/> Verify parking dimensions meet required code zoning code does not specify width and length of parking space
			<input checked="" type="checkbox"/> Confirm turning radius' in parking lot are adequate confirmed

●	Define corners and how elevations change when approaching residential areas	Corners along Detroit are well defined
●	Study adjacent buildings for horizontal context lines	Refer to elevations and Commercial District Design Principles sheet
●	Better define residential vs commercial space	Building articulation clearly defines residential vs commercial
●	Consider increasing the floor height of the residential space as a buffer / privacy	Floor to ceiling height on first floor of East Building increased
●	Better define articulations	Articulations are more defined and provide depth to the elevations
	Further explore material choices to influence massing	Material are as represented in the submittal
●	Recommend using full brick	Project is using full face brick
	Explore different fence materials at residential borders	current design is per city zoning requirements
●	Consider additional landscaping buffer at fences	Refer to landscape plan and planting schedule
●	Cable railing may not be effective in creating differentiation	Refer to revised product brochure
●	How will first floor windows be treated for privacy	Window treatments will be provided
●	Consider additional details at parapet coping	Current design show parapet detailing
●	Remove proximity slide from submittal	deleted
●	Provide elevations showing neighborhood context	provided
●	Recommend creating heirarchy between the 2 buildings	East - Alpha, West - Beta
●	Provide provisions for delivery services	Current site plans show delivery access
February 5, 2021		
●	Consider context of building at 13605-21 Detroit	Inspiration has been derived from this area, refer to Commercial District Design Principles sheet
●	Provide unit breakdown for each building	West - 55, East 65
●	Locate trash enclosure	Trash is kept interior until pickup.
●	Pedestrian safety when crossing between parking lots	Parking in the west lot, pedestrians will have to walk to the corner of Detroit & Parkwood, cross the street and access the other building
January 27, 2021		
●	Designs of VODE and VODW should not be twins	Designs are different and independent

<b>Commercial District Design Principles</b>	
<b>Pedestrian First</b>	
<input checked="" type="checkbox"/>	First floor level has a separate aesthetic from floors 2-4 to accentuate the pedestrian level
<input checked="" type="checkbox"/>	Main entrances and retail entrances are recessed & articulated to for natural wayfinding
<input checked="" type="checkbox"/>	Transparencies are greater for retail environment with respect to residential to augment the pedestrian / retail experience
<input checked="" type="checkbox"/>	Physical barriers or pavement variations are used to push pedestrian traffic away from the building at residential units at street
<b>Activity at the Street</b>	
<input checked="" type="checkbox"/>	Minimum street setback are honored
<input checked="" type="checkbox"/>	Retail defined by separate & isolated entrance
<input checked="" type="checkbox"/>	Retail defined by larger viewing window systems
<input checked="" type="checkbox"/>	Differentiation of window articulation at street with respect to Retail vs Residential
<b>Minimize Parking</b>	
<input checked="" type="checkbox"/>	Parking is at the rear of the building and not visible from Detroit Avenue
<input checked="" type="checkbox"/>	Tenant access directly from rear parking lots
<input checked="" type="checkbox"/>	Minimize parking lot light bleed onto adjacent lots
<input checked="" type="checkbox"/>	Provide beautification of parking lots with ornamental fence and landscaping along streets and within lots
<b>Compatible with Lakewood Commercial Fabric</b>	
<input checked="" type="checkbox"/>	Current design borrows inspiration from local building for vertical articulation of window bays
<input checked="" type="checkbox"/>	Current design embraces design hints of other Neo / Stripped Classicism buildings in Lakewood
<input checked="" type="checkbox"/>	Developing horizontal articulation that blends to a mean elevation with that of adjacent urban fabric
<input checked="" type="checkbox"/>	Using materials that have already been reviewed and approved by Lakewood ABR



**CONTEXT MAP**  
Not to Scale




**GIS PARCEL MAP**  
Not to Scale





December 28, 2020

Mr. Alex Solove  
Jerome Solove Development, Inc.  
470 Olde Worthington Road  
Suite 200  
Westerville, Ohio 43082

**Re: The View on Detroit East  
Lakewood, Ohio  
Trip Generation Analysis**

Dear Mr. Solove:

TMS Engineers, Inc. has performed the following trip generation analysis for The View on Detroit East, a proposed residential development in the City of Lakewood, Cuyahoga County, Ohio. The development site is located along the south side of Detroit Avenue between Bunts Road to the west and Wyandotte Avenue to the east (see **Location Map, Figure 1**).

The purpose of the trip generation analyses is to estimate the traffic that will be generated by the proposed residential development. The proposed site plan for The View on Detroit East development can be seen in **Figure 2**.

The following are the results of our trip generation analysis.

**TRIP GENERATION**

Calculating future total driveway trips requires an estimate of the traffic generated by the proposed development. The most widely accepted method of determining the amount of traffic that the proposed development will generate is to compare the proposed land use with existing facilities of the same use. The Institute of Transportation Engineers (ITE) has prepared a manual titled "**Trip Generation Manual**", which is a compilation of similar traffic generation studies to aide in making such a comparison. The most recent update of this manual is the 10<sup>TH</sup> edition and was utilized for this analysis.

The proposed development is expected to consist of the following land use:

- **120 Residential Units**

Mr. Alex Solove  
December 28, 2020  
Page 2

The following table details the development land use from the site plan (**Figure 2**) and the corresponding ITE land use that will be used to forecast the site generated traffic volumes for the expected conditions:

ITE LAND USE CODE				
SITE PLAN DESCRIPTION	SIZE	LAND USE	ITE CODE	ITE DESCRIPTION
Residential Units	120 Units	Residential	221	Multifamily Housing (Mid-Rise)

**PROPOSED TRIP GENERATION CALCULATIONS**

Trip generation calculations were performed utilizing data contained in the **Trip Generation Manual** and the methods outlined in the (ITE) **Trip Generation Handbook**.

Based on the previously discussed trip generation analysis procedures, the table below shows the estimated site generated traffic during the AM and PM peak hours for the proposed The View on Detroit East development considering the number of dwelling units. A copy of the trip generation worksheet can be found attached to this letter.

NEW TRIP GENERATION - THE VIEW ON DETROIT EAST						
ITE TRIP GENERATION			TRIP ENDS			
ITE CODE	DESCRIPTION	SIZE (Units)	Weekday AM Peak Hour Between 7-9 AM (Enter/Exit)		Weekday PM Peak Hour Between 4-6 PM (Enter/Exit)	
221	Multifamily Housing (Mid-Rise)	120	11	30	32	21
<b>TOTAL NEW TRIPS</b>			<b>41</b>		<b>53</b>	

**CONCLUSIONS**

The previous table shows that the proposed residential development is expected to generate a total of 41 trips in the AM peak hour and 53 trips in the PM peak hour.

Mr. Alex Solove  
December 28, 2020  
Page 3

It is our opinion that, when the anticipated changes in traffic volumes are at these levels, the traffic generated by the proposed residential development should not have an impact on the surrounding roadway network based on the following guidance:

- The **Institute of Transportation Engineers (ITE)** recommends that a Traffic Impact Study (TIS) be performed whenever an increase in trips in any peak hour is greater than 100 trips per hour. This recommendation is made because this is the point where a change in roadway capacity may be found and mitigation may or may not be needed.
- The Ohio Department of Transportation (ODOT) **State Highway Access Management Manual** states that a Traffic Analysis (TA) is required for any development that adds 60-200 trips and a Traffic Impact Study (TIS) is required for any development that adds more than 200 trips in an hour. ODOT does not require further analysis when the volume of trips added to the adjacent street is determined to be below 60 trips in an hour. Site generated traffic less than 60 trips in an hour is typically less than the daily variations in the existing volumes on the adjacent street network and should not be perceived by the traveling public.

Since the proposed development is expected to generate less than 60 trips during both the AM and PM peak hours, it is our professional opinion that the amount of site generated traffic will **not** have an impact on the adjacent roadway network nor require additional traffic analyses.

If you have any questions or need additional information, please do not hesitate to contact me.

Very truly yours,

**TMS Engineers, Inc.**

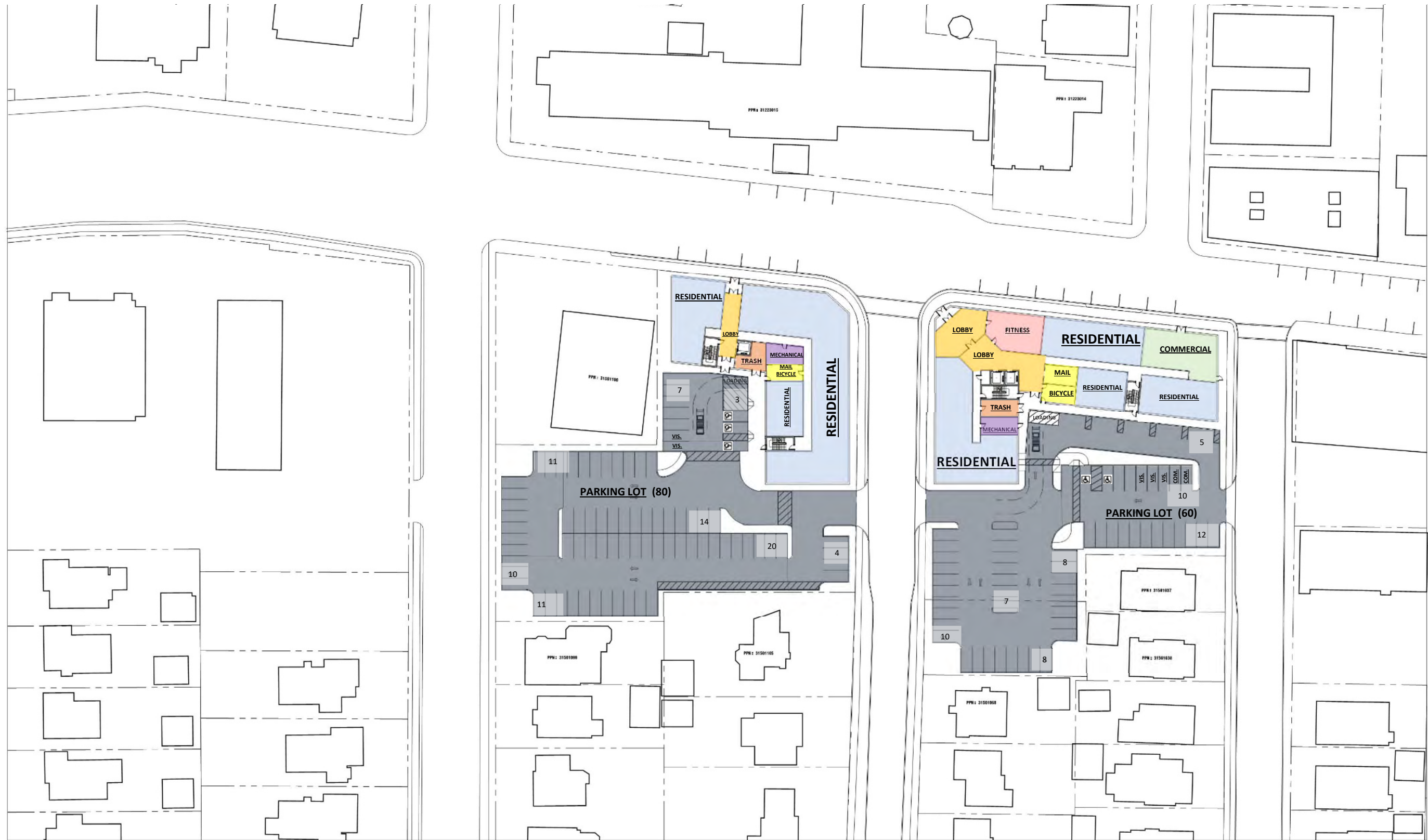
Andrew B. Comer, P.E.  
Senior Traffic Engineer

attachments

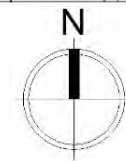
Solove-Lakewood Tgen 122820.wpd

**Trip Generation Analysis Letter**

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

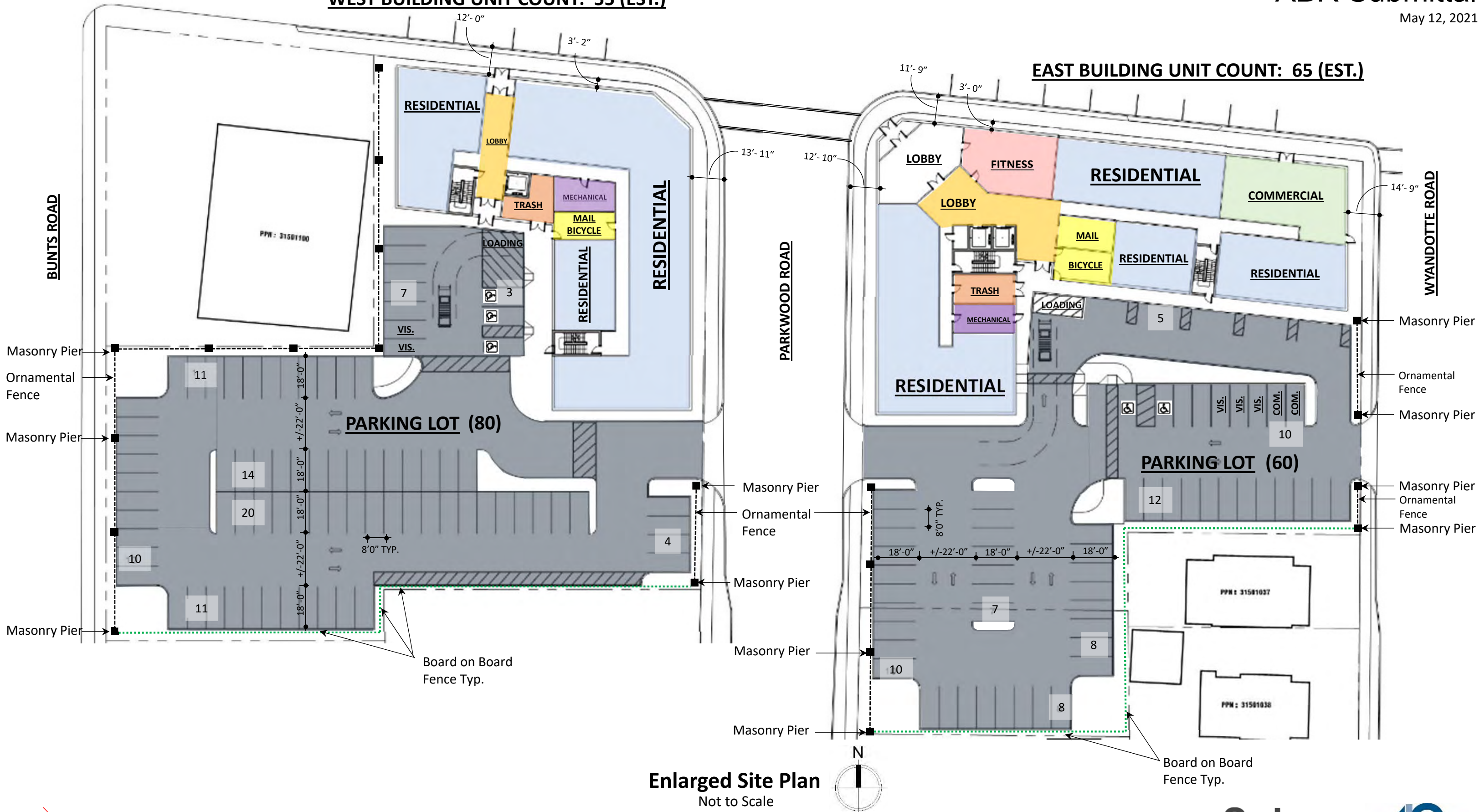


Site Plan  
Not to Scale

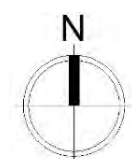


**WEST BUILDING UNIT COUNT: 55 (EST.)**

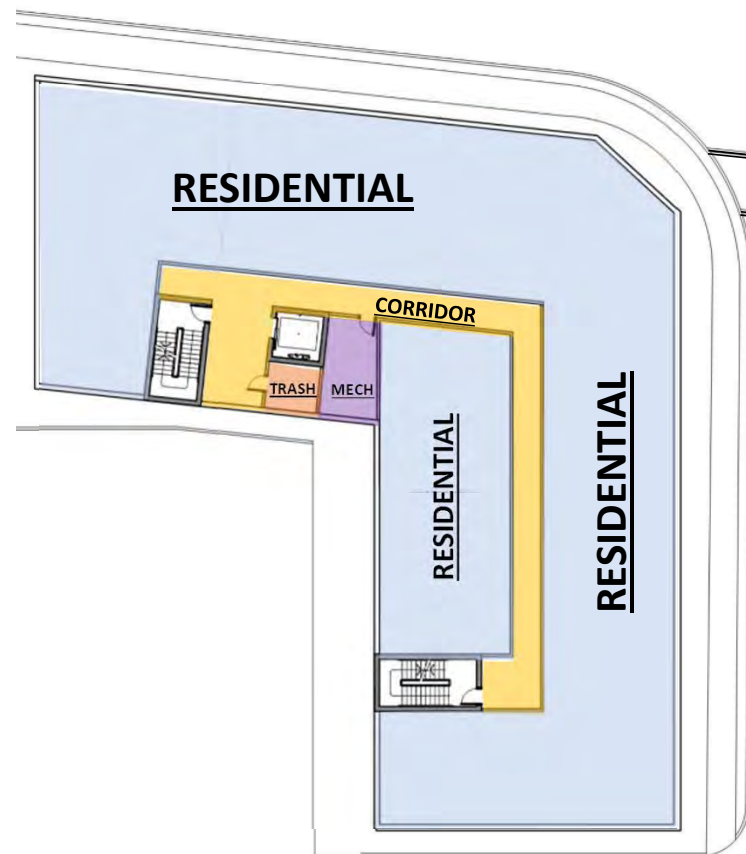
**EAST BUILDING UNIT COUNT: 65 (EST.)**



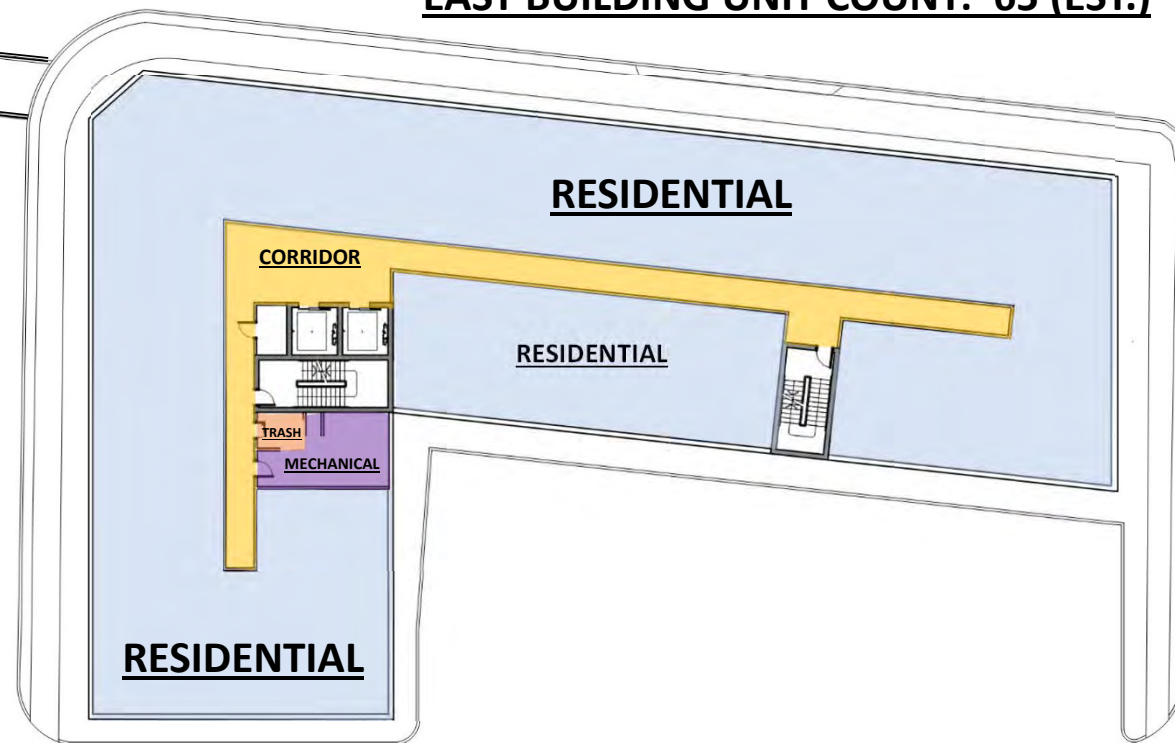
**Enlarged Site Plan**  
Not to Scale



**WEST BUILDING UNIT COUNT: 55 (EST.)**



**EAST BUILDING UNIT COUNT: 65 (EST.)**



**Enlarged Typical Upper Floor Plan**

Not to Scale





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

Overall Landscape Plan

### Overall Landscape Plan

Not to Scale



Steel Courtyard Park Bench



Bike Rack



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



West Building Landscape Plan

West Building Landscape Plan

Not to Scale



Tournesol Planters - Urban Collection Color TBD



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



East Building Landscape Plan

East Building Landscape Plan

Not to Scale



Trees



AC - Serviceberry



NS - Blackgum

Groundcover



CSL - Scarlet Leader Cotoneaster

Grasses



CAL - Karl Foerster Reed Grass



PAN - Red Rays Switch Grass

Shrubs



AM - Low Scape Hedger



HH - Hidcote St. Johnswort



HYP - Dwarf St. Johnswort



IGS - Shamrock Inkberry



IVJ & IVS - Winterberry



PF - Abbotswood Potentilla



RR - White Rugosa Rose



TME - Everlow Yew



TPG - Gelderland Arborvitae



VB - Newport Viburnum

Perennials



HEL - Lenten Rose



RUD - Black-eyed Susans

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

Plant Palette

Plant Palette for Landscape Plans

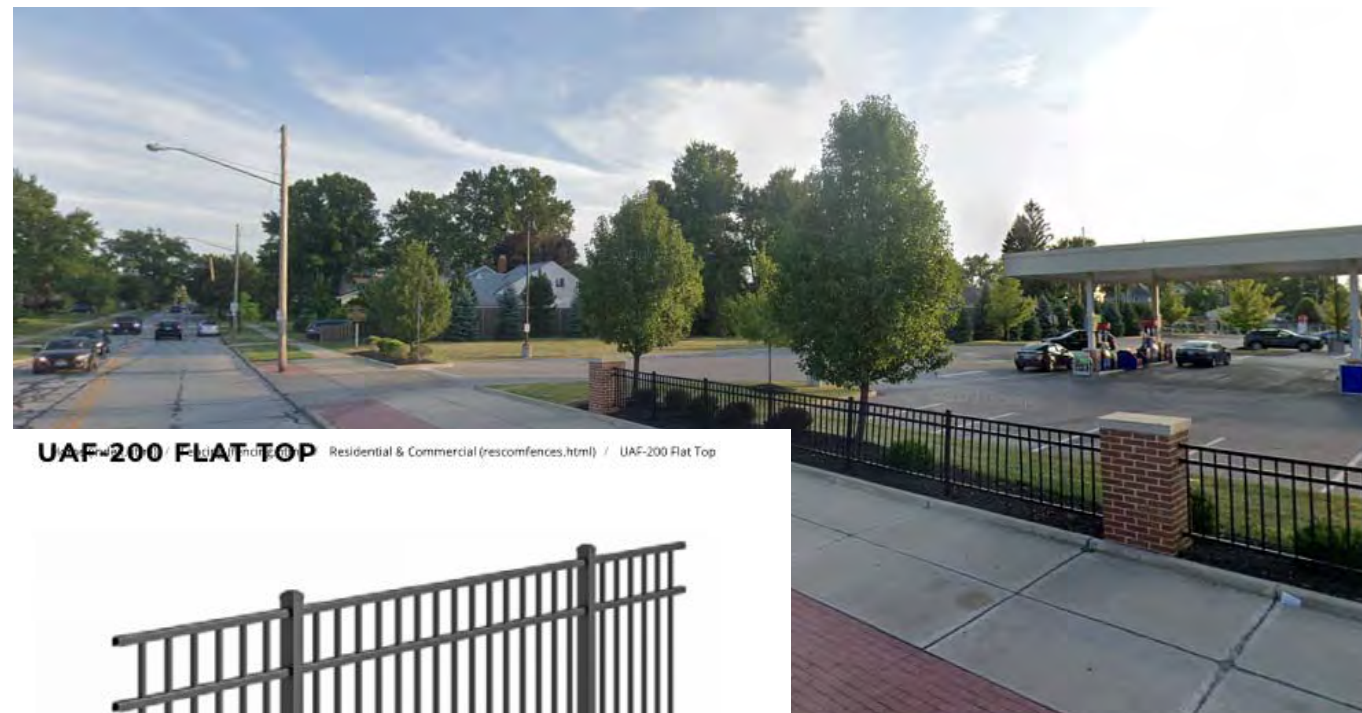
Not to Scale





6' horizontal wood fence

HORIZONTAL WOOD FENCE ALONG BORDERS TO RESIDENTIAL LOTS



UAF-200 FLAT TOP Residential & Commercial (rescomfences.html) / UAF-200 Flat Top

GETGO TO THE WEST

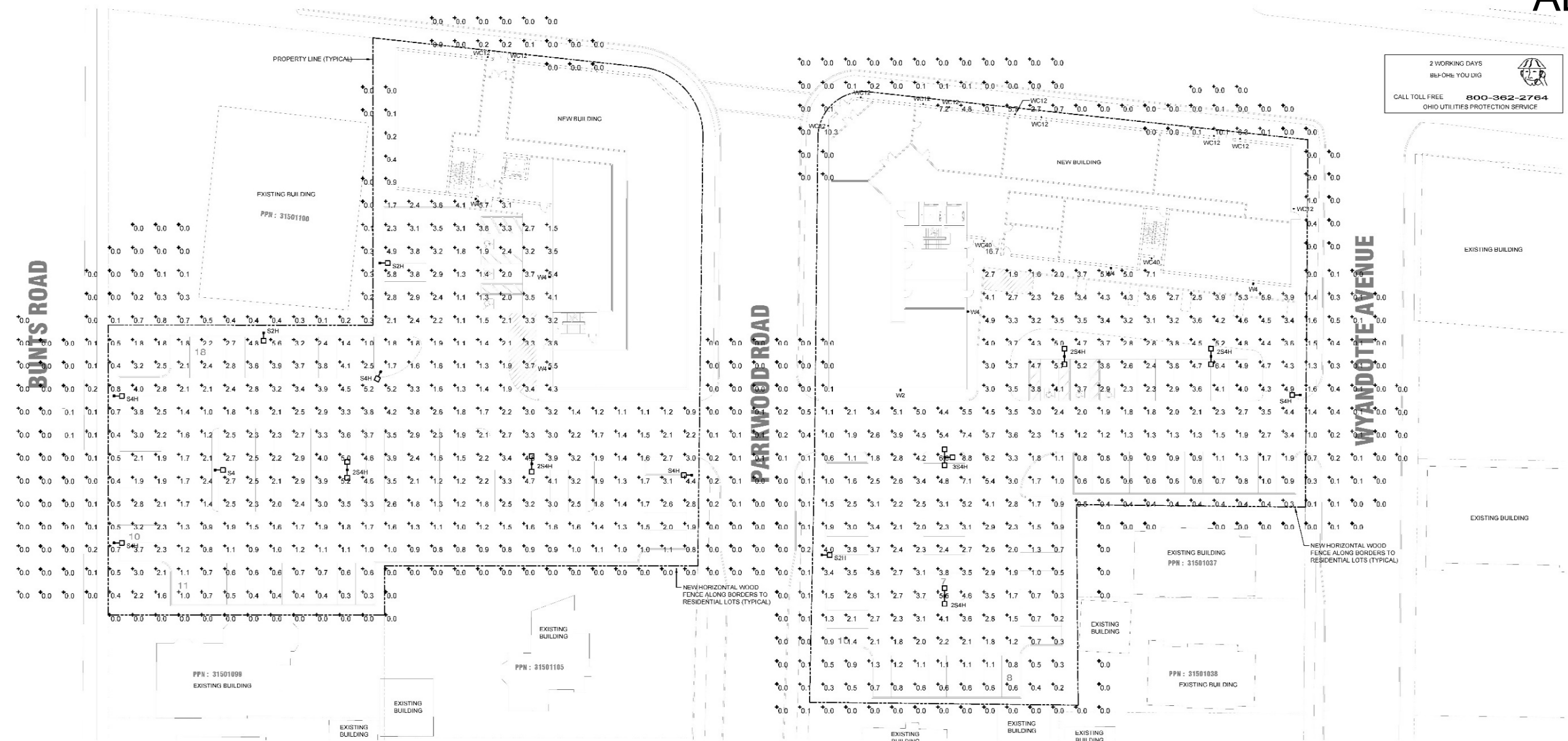


ORNAMENTAL FENCE ALONG STREETScape

SITE FENCING

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

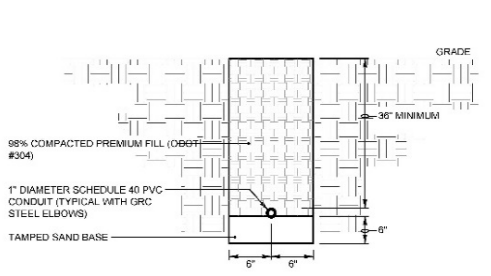
2 WORKING DAYS  
 B-B-OR: YOU DIG  
 CALL TOLL FREE **800-362-2764**  
 OHIO UTILITIES PROTECTION SERVICE



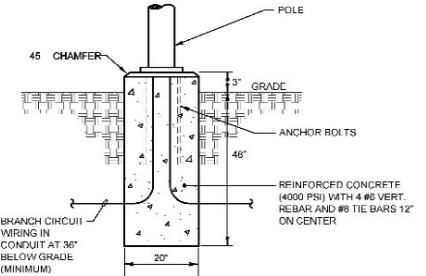
**SITE PHOTOMETRIC PLAN**  
 SCALE: 1" = 20'-0"

**ELECTRICAL SYMBOLS**

SITE LIGHTING PHOTOMETRIC CALCULATION POINT WITH ILLUMINATION LEVEL OF 0.5 FOOT-CANDELES, OR AS INDICATED ON PHOTOMETRIC PLAN.



**UNDERGROUND CONDUIT DETAIL**  
 NO SCALE  
 NOTE: PROVIDE 6" CONCRETE COVER WHEN ROUTED R/O DRIVWAYS AND PARKING AREAS.

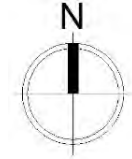


**LIGHTING POLE BASE DETAIL**  
 NO SCALE  
 NOTE: POSITION EDGE OF BASE AT 12" MINIMUM FROM ADJACENT SIDEWALK.

- GENERAL NOTES**
- A. THE ELECTRICAL INSTALLATION MUST MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE AND ANY APPLICABLE STATE OR LOCAL CODES, AS INTERPRETED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
  - B. EXACT POLE BASE LOCATIONS AND UNDERGROUND CONDUIT/DUCT BANK ROUTINGS TO BE COORDINATED WITH CIVIL PLANS AND DETERMINED IN THE FIELD FOR COORDINATION WITH ALL OTHER UTILITIES.
  - C. PROGRAM THE LIGHTING CONTROL PANEL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. FIXTURES MUST BE LUMINAIR AT DUSK, REDUCE TO 50% OUTPUT AT 11PM AND TURN OFF AT DAWN.
  - D. MINIMUM SIZE OF OUTDOOR UNDERGROUND SCHEDULE 40 PVC CONDUIT SHALL BE 1". ALL UNDERGROUND CONDUIT SHALL BE DIRECTLY BURIED AT 36" BELOW GRADE. CONDUIT IS PERMITTED TO RISE TO SHALLOWER DEPTHS AT HAND HOLES AND SPLICE BOXES AS PERMITTED BY NEC ARTICLE 300.7.
  - E. ALL WIRE SHALL BE 600 VOLT XHHW, 90 DEGREE INSULATED AND SHALL BE COPPER. MINIMUM SIZE OF OUTDOOR CONDUCTOR SHALL BE #10 AWG INCLUDING GROUNDING CONDUCTOR TO ACCOMMODATE VOLTAGE DROP. INCREASE BRANCH CIRCUIT WIRE SIZE TO #8 AWG WHEREVER BRANCH CIRCUIT RUN EXCEEDS 500'.  
 F. ALL WIRING SHALL HAVE DEDICATED GROUNDING CONDUCTOR THAT SHALL BOND TO METAL POLES, ANCHOR BOLTS AND ALL METAL SUPPORTS FOR ELECTRICAL EQUIPMENT AND WIRING.
  - G. ALL ELECTRICAL EQUIPMENT SHALL BE UL LISTED OR LABELED.

LUMINAIRE SCHEDULE								
TYPE	LUMINAIRE WATTS	LAMP VOLTS	LAMP TYPE	DESCRIPTION	MOUNTING	MANUFACTURER	CATALOG NUMBER	REMARKS
S211	59	120	LED 4000K TCCR	LED AREA PEDESTAL POLE MOUNTED FIXTURE WITH 1000MA DRIVER, TYPE S4H CONTROL, 35 HOUR WORN AND HOUSE SELF-SHIELD WAVELENGTH CONTROL MODULE AND FINISH TO BE SHIMMER BY ARCHITECT. 18" SHIMMER SQUARE SHIMMER CONTROL.	18" POLE	MOGRAVEDSON	GPC-SATC-740-LSL2-QM-FINISH-18S-PR7-WOLC-7P-10A	(1) (2) EQUALS INCLUDE VISIONARY VSK ARRAY AND LUMINAIR MOUNTING
S4	34	120	LED 4000K TCCR	SAME AS TYPE S4H, EXCEPT WITH TYPE IV FORWARD T-ROW DISTRIBUTION AND HOUSE SIDE SHIELD.	18" POLE	MOGRAVEDSON	GPC-SATC-740-LSL4-QM-FINISH-18S-PR7-WOLC-7P-10A	(1) (2) EQUALS INCLUDE VISIONARY VSK ARRAY AND LUMINAIR MOUNTING
S4H	59	120	LED 4000K TCCR	SAME AS TYPE S4, EXCEPT WITH TYPE IV SHIELD CONTROL DISTRIBUTION, HOUSE SIDE SHIELD AND 1000MA DRIVER.	18" POLE	MOGRAVEDSON	GPC-SATC-740-LSL4-QM-FINISH-18S-PR7-WOLC-7P-10A	(1) (2) EQUALS INCLUDE VISIONARY VSK ARRAY AND LUMINAIR MOUNTING
S4H1	118	120	LED 4000K TCCR	SAME AS TYPE S4H, EXCEPT WITH TWO HEADS MOUNTED AT 90 DEGREES.	18" POLE	MOGRAVEDSON	GPC-SATC-740-LSL4-QM-FINISH-18S-PR7-WOLC-7P-10A	(1) (2) EQUALS INCLUDE VISIONARY VSK ARRAY AND LUMINAIR MOUNTING
W2	34	120	LED 4000K TCCR	SAME AS TYPE S4H, EXCEPT WITH THREE HEADS MOUNTED AT 90 DEGREES.	WALL MOUNT	MOGRAVEDSON	GPC-SATC-740-LSL2-QM-FINISH-18S-PR7-WOLC-7P-10A	(1) (2) EQUALS INCLUDE VISIONARY VSK ARRAY AND LUMINAIR MOUNTING
W4	34	120	LED 4000K TCCR	SAME AS TYPE W2, EXCEPT WITH TYPE IV SHIELD CONTROL.	WALL MOUNT	MOGRAVEDSON	GPC-SATC-740-LSL4-QM-FINISH-18S-PR7-WOLC-7P-10A	(1) (2) EQUALS INCLUDE VISIONARY VSK ARRAY AND LUMINAIR MOUNTING
WC12	20	120	LED 4000K TCCR	WALL MOUNT CYLINDER DOWN LIGHT FIXTURE WITH 12 DEGREE BEAM SPREAD AND FINISH TO BE SELECTED BY ARCHITECT.	WALL MOUNT	MOGRAVEDSON	PC02-09UNV-940-20L-FINISH-D7-2	
WC40	20	120	LED 4000K TCCR	SAME AS TYPE WC12, EXCEPT WITH 40 DEGREE BEAM SPREAD.	WALL MOUNT	MOGRAVEDSON	PC02-09UNV-940-20L-FINISH-D40	

**LUMINAIRE SCHEDULE NOTES**  
 1. STEEL POLE WALL THICKNESS SHALL BE DETERMINED BY POLE MANUFACTURER.  
 2. PROVIDE COOPER WAVELENGTH CONTROLLER IN NEARBY BUILDING. PROGRAM TO DIM FIXTURES TO 50% OUTPUT AT 11PM.



## Site Photometric Plan

Not to Scale





07.23.2025 RDL 25084R

## THE VIEW ON DETROIT EAST | LAKEWOOD, OH | RENDERING

The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.

**DiGERONIMO**  
DEVELOPMENT

**RDL**  
ARCHITECTS



07.23.2025 RDL 25084R

## THE VIEW ON DETROIT EAST | LAKEWOOD, OH | RENDERING

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**DiGERONIMO**  
DEVELOPMENT

**RDL**  
ARCHITECTS



07.23.2025 RDL 25084R

## THE VIEW ON DETROIT EAST | LAKEWOOD, OH | RENDERING

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**DiGERONIMO**  
DEVELOPMENT

**RDL**  
ARCHITECTS



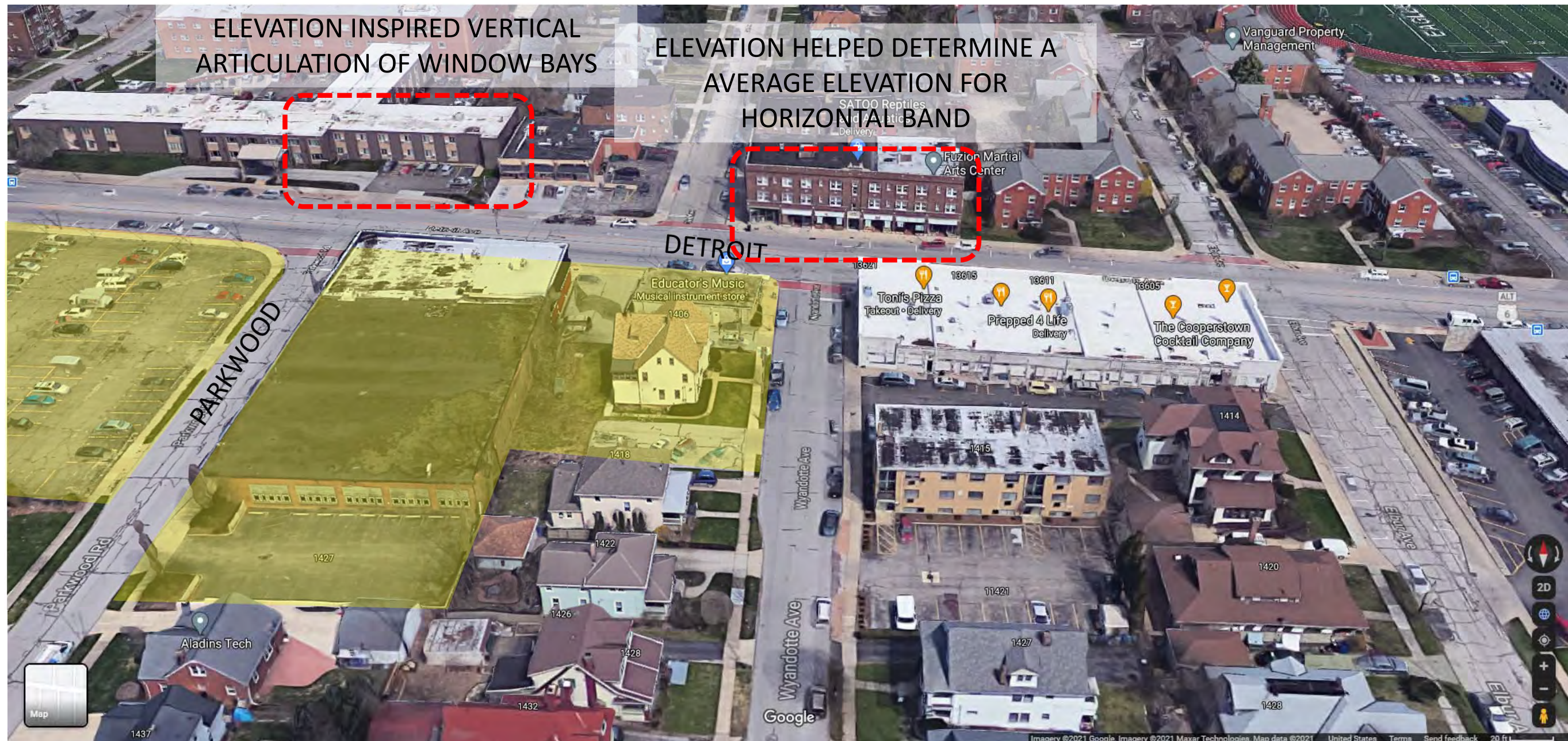
















**PRIMARY MASONRY (CIFS BRICK)**  
 MASTERWALL | ROLLERSHEILD DRAINAGE CIFS

1

MODULAR RUNNING BOND PATTERN |  
 GROUT | MAPAEI | 39 IVORY

(SAMPLE IMAGE IS REFERENCE MASONRY TO BE REPLICATED BY CIFS)



**SECONDARY MASONRY**  
 BELDEN BRICK | BLACK DIAMOND VELOUR

2,4

MODULAR RUNNING BOND | NORMAN ROWLOCK SILL  
 (FIELD PAINT METAL LINTELS TO MATCH MASONRY)  
 GROUT | MIAMICOLOR MORTAR | CHARCOAL BLACK (25-A)



**PRE-FINISHED ALUMINUM STOREFRONT SYSTEM**  
 KAWNEER | TRIFAB VERSAGLAZE 451 | BLACK PERMAFLUOR  
 GUARDIAN GLASS | CLEAR INSULATED GLAZING | SUNGUARD SN68 (#2) W/ IS20 (#4)

5

**PREFINISHED ALUMINUM COMPOSITE**  
 ARCONIC | COLORWELD500 | DEEP BLACK  
 DATUM BAND

6,7

**CAST STONE**  
 INDIANA CAST STONE  
 SMOOTH CHARCOAL  
 WALL BASE  
 MATCH MASONRY 2 GROUT

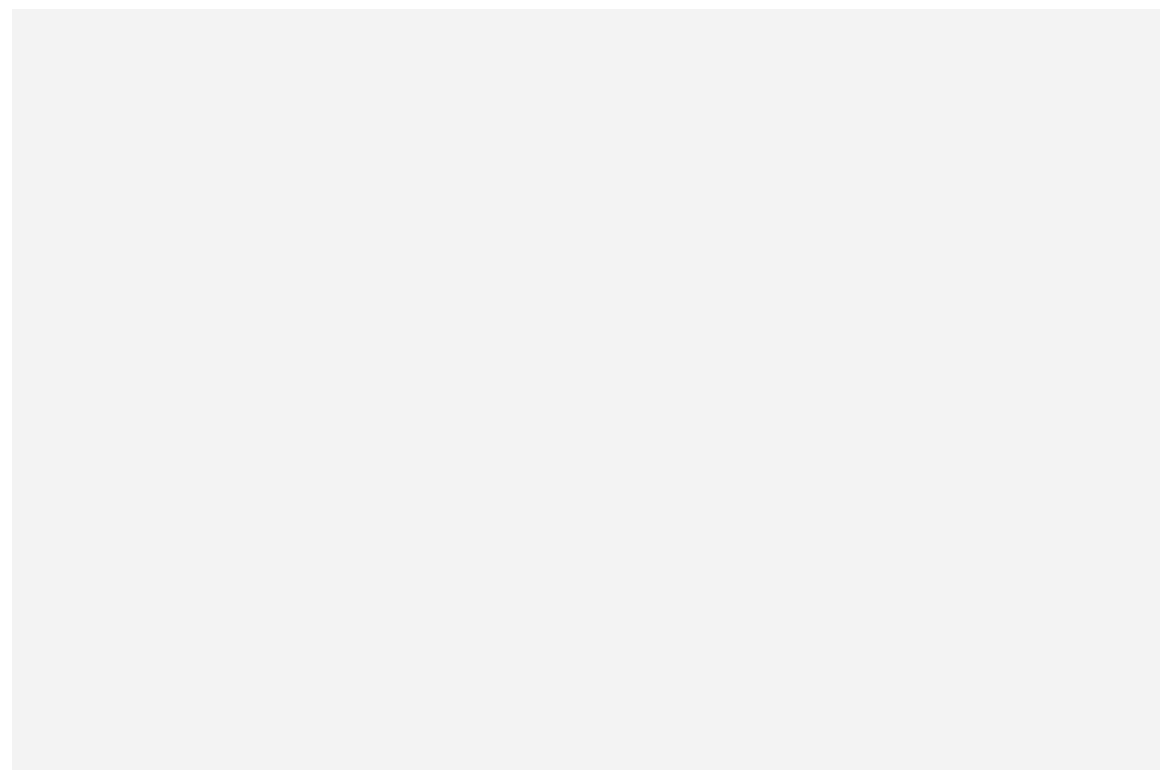
11

**WALL RECESSES AT PRIMARY CORNERS**  
 MASTERWALL | ROLLERSHIELD DRAINAGE CIFS  
 VERSATEX 0.5 TEXTURE (SMOOTH) | CUSTOM COLOR TO MATCH:  
 SW 6258 TRICORN BLACK

6A

**RIBBED SPANDREL PANEL AT PRIMARY CORNERS**  
 MASTERWALL | ROLLERSHIELD DRAINAGE CIFS  
 VERSATEX 0.5 TEXTURE (SMOOTH) | CUSTOM COLOR TO MATCH:  
 SW 6258 TRICORN BLACK

26

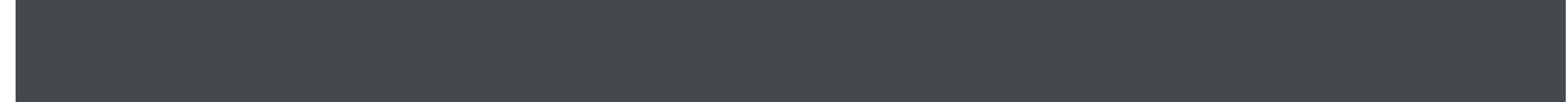


**WALL RECESSES, TYPICAL**  
 MASTERWALL | ROLLERSHIELD DRAINAGE CIFS  
 VERSATEX 0.5 TEXTURE (SMOOTH) | CUSTOM COLOR TO MATCH:  
 SW 7076 CYBERSPACE

6B

**RIBBED SPANDREL PANEL, TYPICAL**  
 MASTERWALL | ROLLERSHIELD DRAINAGE CIFS  
 VERSATEX 0.5 TEXTURE (SMOOTH) | CUSTOM COLOR TO MATCH:  
 SW 7076 CYBERSPACE

27



**PRE-FINISHED STEEL COPING**  
 PAC CLAD | PAC-TITE | ONYX (MATTE BLACK)

14

**DRAINAGE SYSTEM**  
 PRE-FINISHED STEEL  
 PAC-CLAD | PAC-TITE | ONYX (MATTE BLACK)  
 DOWN SPOUTS, COLLECTION BOX, THRU WALL SCUPPER

15,23

**HOLLOW METAL DOOR AND FRAME**  
 STEEL CRAFT | PRIMED AND FIELD PAINTED  
 SHERWIN WILLIAMS PAINT | SW 6258 TRICORN BLACK

12

**PVC COPING BAND**  
 AZEK | TRADITIONAL SMOOTH, FIELD PAINTED  
 SHERWIN WILLIAMS HEAT RESISTANT PAINT  
 SW 6258 TRICORN BLACK

13

**CLAD WOOD OPENINGS**  
 PRE-FINISHED ALUMINUM  
 PELLA | ENDURACLAD | BLACK  
 FIRST FLOOR WINDOWS

8

**COMPOSITE OPENINGS**  
 FIBERGLASS  
 PELLA | IMPERVIA | BLACK  
 UPPER FLOOR WINDOWS

9

**FABRIC AWNING**  
 SUNBRELLA | SHADE | BLACK  
 PRE-FINISHED BLACK ALUMINUM FRAME

16

**EXHAUST LOUVER**  
 PRE-FINISHED ALUMINUM  
 RUSKIN | ELF6375DX | STATIONARY LOUVER  
 FINISH AT COMPOSITE PANEL: BLACK (89)  
 FINISH AT PRIMARY BRICK: COLOR TO MATCH MASONRY  
 (OR CUSTOM COLOR TO MATCH ADJACENT FINISH)

18



**SITE LIGHTING**  
 MCGRAW-EDISON | GPC GALLEON  
 PEDESTRIAN COMPANION | BLACK



**EMERGENCY LIGHTING**  
 LITHONIA LIGHTING | ELA QWP | BLACK  
 4-1/2" REMOTE SINGLE HEAD ADJUSTABLE



**DOUBLE WALL SCONCE**  
 WAC | DS-WD05 | BLACK  
 5" TUBE UP AND DOWN LIGHT



**REAR LIGHTING**  
 LUMARK | AXCENT | BLACK  
 8" FULL CUTOFF WALL MOUNT



**CANOPY LIGHTING**  
 GOTHAM | EVO 4 | BLACK  
 4" ROUND DOWN LIGHT



City of Lakewood  
Planning Commission

(216) 529-6630  
planning@lakewoodoh.gov

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Application Cover Page

Docket No.: 08-29-25

Permit No.: PC25-000031

Applicant Name: Lakewood Heritage Advisory Board

Project Address: 13465 Franklin Blvd.

Project Name: Franklin School of Opportunity

Proposal: The review and approval to Designate as Historic property (HP) the Franklin School of Opportunity (PPN 31505121) - pursuant to Chapter 1134. Property is in the C4 - Commercial, Public School district.



City of Lakewood  
Planning Commission

(216) 529-6630  
planning@lakewoodoh.gov

August 7, 2025

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

Re: Docket No. 08-29-25  
13465 Franklin Blvd.  
Franklin School of Opportunity

Dear Members of the Planning Commission:

Lakewood Heritage Advisory Board, advisory to the Planning Commission, presents an application and recommendation to Designate as Historic property (HP) the Franklin School of Opportunity (PPN 31505121) - pursuant to Chapter 1134. Property is 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**

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**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 \_\_\_\_\_

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Property Name

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Property Address

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**Historic Functions**

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

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**Current Functions**

(List present building uses)

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

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Property Name

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Property Address

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**Significant Dates or Periods of Construction**

**Architect/Builder**

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**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.

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Property Name

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Property Address

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**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*.

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Property Name

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Property Address

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**Additional Documentation:**

Current Photographs, Descriptions and Map/Photo Key

Site Map

Historic Photographs and Descriptions

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Property Name

---

Property Address

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**Lakewood Heritage Advisory Board Review Date:** \_\_\_\_\_ **Action:** \_\_\_\_\_

**Date of Planning Commission Review (Eligibility):** \_\_\_\_\_ **Action:** \_\_\_\_\_

**Date of Planning Commission Review (Designation):** \_\_\_\_\_ **Action:** \_\_\_\_\_

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

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Signature of Heritage Advisory Board Chair \_\_\_\_\_ Date \_\_\_\_\_

---

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

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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

