City of Lakewood
Planning Commission

(216) 529-6630
planning@lakewoodoh.gov

AGENDA
PLANNING COMMISSION
CITY OF LAKEWOOD
12650 DETROIT AVENUE
THURSDAY
December 3, 2026

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

REGULAR REVIEW MEETING WILL BEGIN IMMEDIATELY FOLLOWING PRE-REVIEW MEETING IN THE AUDITORIUM

1. ROLL CALL

2. APPROVE THE MINUTES OF THE THURSDAY, NOVEMBER 5, 2026 MEETING

3. OPENING REMARKS

OLD BUSINESS

NEW BUSINESS

4. Docket No. 12-29-26
   15316 Detroit Ave.
   Curo Pet Care

   Wendy Zhang, Curo Pet Care, applicant requests the review and approval of a conditional use permit to operate a veterinary clinic in the C2 Retail Zoning District, pursuant to section 1161.02 – General Standards for all Conditional Uses. (Ord. 61-04. Passed 7-6-2004.) The property is located in the C2, Retail Zoning district.

5. Docket No. 12-30-26
   14100 Franklin Blvd.
   Lakewood High School

   Peter Ketter, representing the Lakewood Heritage Advisory Board (LHAB), applicant, requests the review and approval of the "Viktor Schreckengost Artworks" for Historic Properties (HP) eligibility and designation. Three separate objects comprise the "Viktor Schreckengost Artworks", the first, the "Early Settler" a 3-dimensional ceramic sculpture on the north exterior elevation, the second, on the interior wall of the school cafeteria a carved wood mural depicting the letter "L" with the Great Lakes and State of Ohio as background adorned with other carved elements, and third, four (4) framed pencil sketches illustrating early concepts of the carved wood mural. Pursuant to 1134.03 Procedures for Identification, Nomination and Designation of an HPD or HP. (Ord. 15-14. Passed 3-17-2014) The property is located in the C4, Commercial Public School District.

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 .*"

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Application Cover Page

Docket No.: 12-29-26

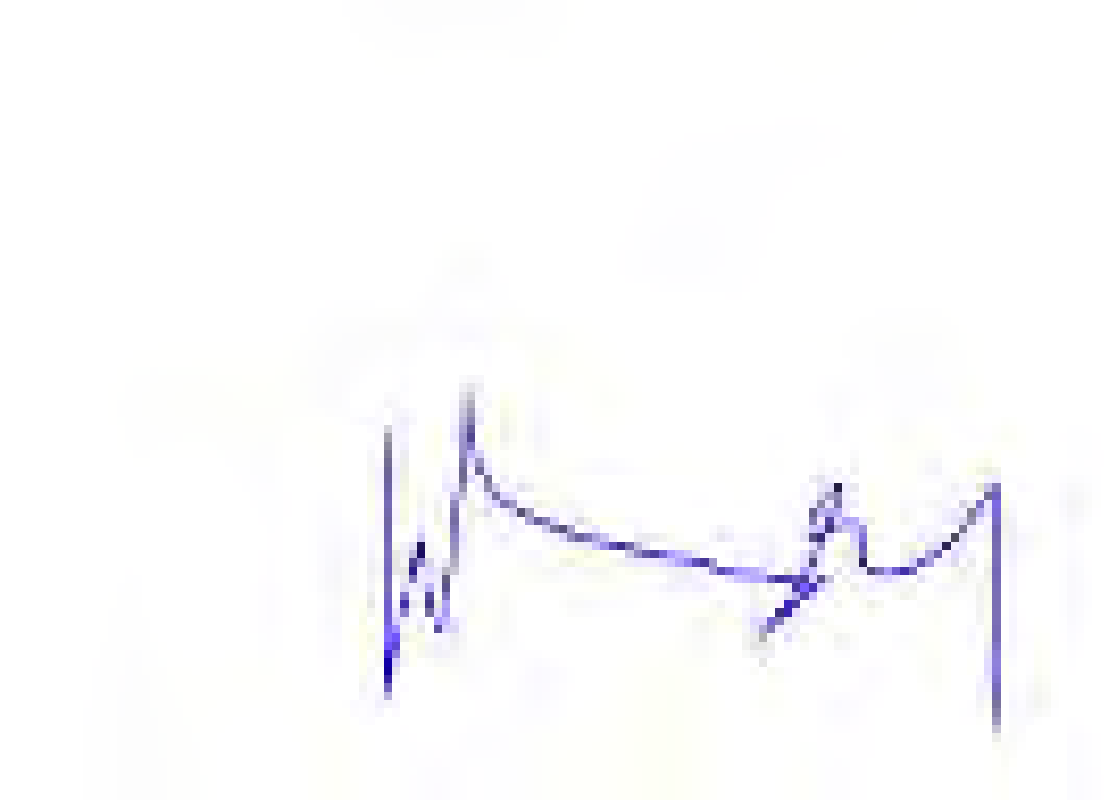
Permit No.: PC26-000030

Applicant Name: Wendy Zhang, Curo Pet Care

Project Address: 15314 Detroit Ave.

Project Name: Curo Pet Care

Proposal: The review and approval of a conditional use permit to operate a veterinary clinic in the C2 Retail Zoning District, pursuant to section 1161.02 – General Standards for all Conditional Uses. (Ord. 61-04. Passed 7-6-2004.) The property is located in the C2, Retail Zoning district.





FRONT VIEW



FRONT VIEW



REAR PARKING LOT VIEW



FRONT VIEW



SIDEWALK VIEW



REAR PARKING LOT SIDEWALK VIEW

1 Existing Photos
3/4" = 1'-0"

CLE Pet Hospital

15316 Detroit Avenue
Lakewood, Ohio 44107

△	Date	Description

Project Name
Lakewood Startup

Dr. Partner
-

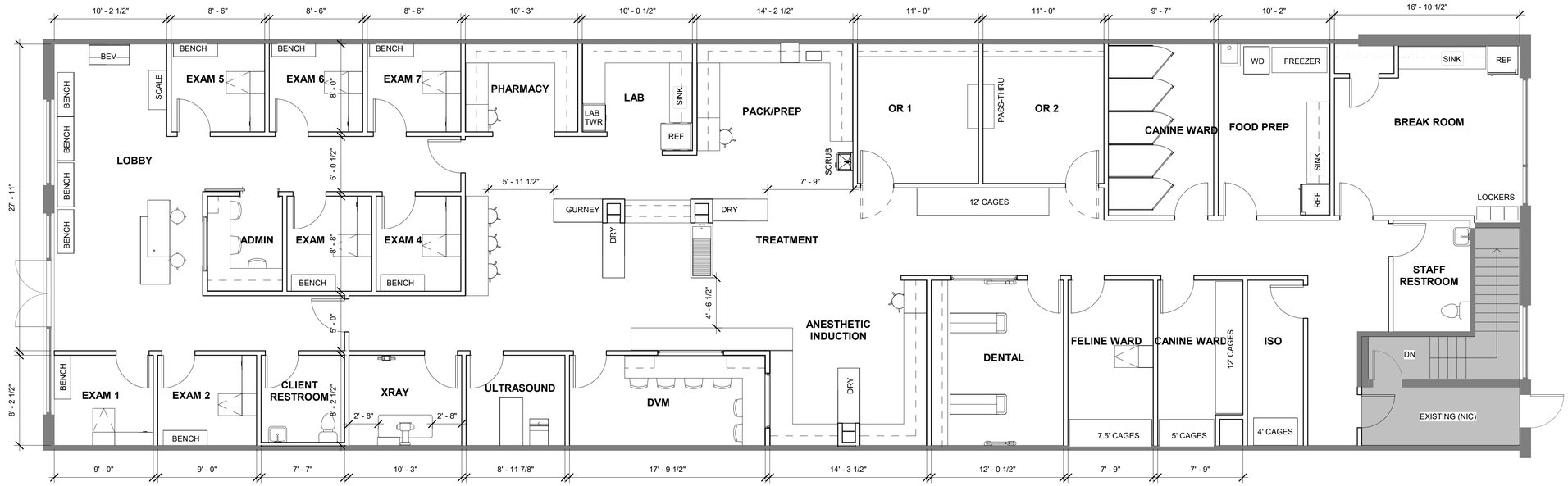
Description
EXISTING PHOTOS

Scale
3/4" = 1'-0"

A1

NOTE:

NO EXTERIOR SCOPE PROPOSED
SIGNAGE DESIGN TO BE PERMITTED SEPARATELY



TREATMENT

30" O2	24"	30"	24"	36"
48"		48"		48"

12' - 0"

FELINE WARD

30"	30"	30"
30"	30"	30"

7' - 6"

CANINE WARD

36"	24"
36"	24"

5' - 0"

ISO

48"
48"

30"	30"	30"	30"	24"
48"		48"		48"

12' - 0"

1 Conceptual Floor Plan
3/16" = 1'-0"

CLE Pet Hospital

15316 Detroit Avenue
Lakewood, Ohio 44107

△	Date	Description

Project Name
Lakewood Startup

Dr. Partner
-

Description
PROPOSED FLOOR PLAN

Scale
3/16" = 1'-0"

A2



1 Site Plan
1" = 20'-0"

CLE Pet Hospital

15316 Detroit Avenue
Lakewood, Ohio 44107

△	Date	Description

Project Name
Lakewood Startup

Dr. Partner
-

Description
SITE PLAN

Scale
1" = 20'-0"

A0

City of Lakewood
Planning Commission

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Application Cover Page

Docket No.: 12-30-26

Permit No.: PC26-000031

Applicant Name: Peter Ketter, Lakewood Heritage Advisory Board

Project Address: 14100 Franklin Blvd.

Project Name: Lakewood High School

Proposal: The review and approval of the "Viktor Schreckengost Artworks" for Historic Properties (HP) eligibility and designation. Three separate objects comprise the "Viktor Schreckengost Artworks", the first, the "Early Settler" a 3-dimensional ceramic sculpture on the north exterior elevation, the second, on the interior wall of the school cafeteria a carved wood mural depicting the letter "L" with the Great Lakes and State of Ohio as background adorned with other carved elements, and third, four (4) framed pencil sketches illustrating early concepts of the carved wood mural. Pursuant to 1134.03 Procedures for Identification, Nomination and Designation of an HPD or HP. (Ord. 15-14. Passed 3-17-2014) The property is located in the C4, Commercial Public School District.

Owner consent to the HP Designation will be sought but is not required.

Peter Ketter

11/18/2026

CITY OF LAKEWOOD
Department of Planning and Development

HISTORIC DESIGNATION OF INDIVIDUAL PROPERTIES AND DISTRICTS

Property Being Nominated:

Historic Name (if applicable) Viktor Schreckengost Artworks - Lakewood High School Campus

Property Address 14100 Franklin Boulevard, Lakewood, Ohio 44107

Property Owner(s) Lakewood City School District

Owner Address 13701 Lake Avenue, Lakewood, Ohio 44107

Phone 216.529.4000 Email ask@lakewoodcityschools.org

☐ 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: **3** ☐ # of Non-Contributing Resources: **0**

Verbal Boundary Description:

Nomination Prepared By:

Name Peter Ketter and Jeanne Mackay Date November 18, 2026

Address 1265 W. Sixth St. Cleveland, OH 44113

Phone 216-621-8055 Email pketter@sandvickarchitects.com

Viktor Schreckengost Artworks
Property Name
14100 Franklin Boulevard
Property Address

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

Artwork

Current Functions
(List present building uses)

Artwork

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

See attachments.

Viktor Schreckengost Artworks
Property Name
14100 Franklin Blvd, Lakewood, OH 44107
Property Address

Significant Dates or Periods of Construction

1953; 1954

Architect/Builder

Viktor Schreckengost (1906-2008), Artist
James J. Fillous (1912-1991), Wood Carver (Wood Mural)

Narrative Statement of Significance

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

See attachments.

Viktor Schreckengost Artworks
Property Name
14100 Franklin Blvd, Lakewood, OH 44107
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.

1. Carmie Amata, "An Artist Catches the Essence of and Era," *The Plain Dealer* (Cleveland, Ohio), August 14, 1983.

2. Paul B. Metzler, "Gargantuan Ceramic," The Plain Dealer (Cleveland, Ohio), December 5, 1954.

3. Berta Terrell, "Helping Out is Part of Fun in Lakewood High's 'L' Room, Handsome New Center for Relaxation," The Plain Dealer (Cleveland, Ohio), January 30, 1954.

4. https://clevelandmemory.contentdm.oclc.org/digital/collection/lakewood/id/29/
https://www.cleveland.com/tipoff/2014/07/viktor_schreckengost_works_at.html

5. https://www.clevelandmemory.org/schreckengost/
"The Viktor Schreckengost Collection". Retrieved November 18, 2026.

6. "Viktor Announced as 2006 Medal of Arts Recipient". Viktor Schreckengost Foundation. November 10, 2006. Archived from the original on October 16, 2007. Retrieved January 27, 2008.

Viktor Shreckengost Artworks
Property Name
14100 Franklin Blvd, Lakewood, OH 44107
Property Address

Additional Documentation:

Current Photographs, Descriptions and Map/Photo Key

Site Map

Historic Photographs and Descriptions

Viktor Schreckengost Artworks

Property Name

14100 Franklin Blvd, Lakewood, OH 44107

Property Address

Lakewood Heritage Advisory Board Review Date: April 23, 2026 **Action:** Approve

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: _____

Viktor Schreckengost Artworks Narrative Description

The nominated property consists of three significant objects of art, all by Viktor Schreckengost, on the Lakewood High School campus.

The first object is “Early Settler,” a 3-dimensional ceramic sculpture adorning the north exterior elevation of Lakewood Civic Auditorium, facing Franklin Boulevard. The 18-foot-tall multi-colored sculpture depicts a stylized representation of Johnny Appleseed planting a tree in an open landscape, with mature apple trees, rolling hills, the sky, sun, clouds and birds in the background. The sculpture consists of 79 individual vitrified clay pieces joined together and mounted to a framework of steel and bronze rods projecting from the brick façade. First installed during the building’s original construction in 1954, the sculpture is unaltered, with its original material and appearance fully intact. It underwent a thorough evaluation and restoration completed in 2018 and remains in very good condition.

The two other nominated Viktor Schreckengost artworks are on the interior of the High School, currently in the cafeteria. These include a carved decorative wood mural, with multiple individual carvings arranged together around a large “L,” superimposed on a background relief depicting the Great Lakes and the state of Ohio. In addition to the wood mural, the nomination also includes a series of four framed pencil-drawn sketches (considered collectively as one single artwork) by Schreckengost, illustrating the early concepts for four individual carvings within the decorative wood mural. The wood mural was originally completed in 1953 to adorn the "L Room," a student center created in the High School's east wing. The east wing was demolished in 2014-2015 as part of a major renovation project, but the Schreckengost wood mural was carefully removed, stored, and reinstalled in its current location in 2017, along with the pencil sketches. Other than their relocation, the interior artworks are original and unaltered, and they remain in good condition.

Viktor Schreckengost Artworks Narrative Statement of Significance

Early Settler

Most Lakewood residents are familiar with the "Early Settler," a colorful 18-foot-tall terra-cotta sculpture, created by world-renowned Cleveland artist, teacher and industrial designer Viktor Schreckengost, which has graced the entrance to Lakewood Civic Auditorium since its original construction in 1954. (The building's exterior, including Early Settler, was completed in 1954, although the Auditorium officially opened in the spring of 1955.) Architect J. Byers Hays of Hays and Ruth, the firm responsible for the building's design, is credited with inviting Schreckengost to collaborate on the project, with the artist then commissioned by the Lakewood Board of Education to execute the sculpture.

An apple orchard was cleared from the site to make way for Lakewood Civic Auditorium and other expansions of the High School, prompting Schreckengost to feature Johnny Appleseed as the central figure in the sculpture. However, according to Schreckengost himself, "…somewhere along the line the Lakewood city fathers decided that Johnny Appleseed wasn't a proper image for young people…and they started calling him the Early Settler. But they can call him what they want, I made him and I know he's Johnny Appleseed all right." [1]

Despite the artist's stated intentions, the piece was ultimately named "Early Settler," and the central figure was publicly suggested to represent Dr. Jared Potter Kirtland, a noted 19th-century resident of Lakewood (then Rockport Township) who was himself a horticulturalist and naturalist (in addition to a medical doctor, professor, and state representative), as referenced in the interior inscription dedicating Early Settler (see Photo).

Execution of the sculpture began with an 8-inch tall plasteline (modeling clay) scale model, enlarged to one-quarter scale in plaster for further development. Finally, twenty tons of water clay was applied to a full-size steel and wood framework and sculpted into its ultimate form. The full-scale prototype was then cut into 79 pieces, with a plaster mold made of each unit, from which the final ceramic pieces were cast. The cast clay pieces were aged for two months, then glazed and kiln-fired at 2,300 degrees, reportedly "making the vitrified clay more impervious to weather than marble or granite." [2]

Schreckengost selected Federal Seaboard Terra Cotta Corporation of Perth Amboy, New Jersey to produce the ceramic units, the same company he had previously used for outdoor sculptures commissioned by the Cleveland Zoo. The artist later recounted how he specifically sought out the producer of tiles for the Holland Tunnel, which he admired for their durability through extreme exposure to pollution and temperature changes, and Federal Seaboard turned out to be the company who'd made them.[3]

Early Settler won Schreckengost a citation at the 3rd Architectural Ceramic Sculpture Competition, part of the 18th Ceramic National Exhibition held at the Syracuse Museum of Fine Arts (now Everson Museum of Art), in Syracuse, New York. When it was first installed, it was hailed in the Cleveland Plain Dealer as "the largest free-standing ceramic figure cast in modern times."[2]

Wood Mural and Pencil Sketches

The wood mural by Victor Schreckengost that is now inside the Lakewood High School cafeteria, was originally created for a different space in the school dubbed the "L Room," a student center first opened in 1953. The L Room was used by students for informal gatherings before and after school and during lunch periods, as well as club meetings, post-game activities following football and basketball games, and organized school parties on Friday or Saturday nights. It was outfitted with comfortable furniture, magazines, a grand piano, a television, and an all-volunteer student-run snack bar serving milkshakes and other treats. [3]

The L Room was opened just in time for Ohio's sesquicentennial celebrations in March 1953, using $24,000 collected through donations and various student paper sales, magazine drives, carnivals and similar programs dating back to 1941. [3]

The Schreckengost wood mural was a centerpiece of the space, with its large "L," compass rose, and 11 individual relief carvings of Ohioana subjects mounted to a wood paneled wall. Smaller carved elements identify Ohio, Lakewood, and the 42nd parallel on the map of the state and Great Lakes that form the background (see Photo).

The four framed pencil sketches mounted on the wall near the mural illustrate Schreckengost's process, beginning with hand-drawn sketches that were then modeled in clay by the artist. The actual wood carvings were

executed by James J. Fillous, a master woodcarver and architectural sculptor who cofounded the Fillous and Ruppel Company in Cleveland in the early 1930s.

As indicated above, the L Room and Schreckengost's wood mural were originally located in the High School's east wing, which was demolished in 2014-2015. However, the mural was carefully salvaged prior to demolition and reinstalled in its current location in the cafeteria, along with the four pencil sketches and the original plaque commemorating the mural's installation in 1953.

Viktor Schreckengost

Viktor Schreckengost (June 26, 1906 - January 26, 2008) was a prolific and influential artist, teacher, and industrial designer, sometimes referred to as the "American DaVinci." Born in Sebring, Ohio in 1906, Schreckengost was the son of a commercial potter, but originally attended the Cleveland School of Art (now Cleveland Institute of Art) to study as a cartoonist. He instead became enamored with ceramics, continuing on to study the craft in Vienna, Austria after graduating from the Art School in 1929. [5]

In addition to creating his celebrated artworks, many of which are included in the permanent collections of major museums, Schreckengost joined the faculty of Cleveland Institute of Art in 1930, where he founded the nation's first industrial design program. His personal contributions to industrial design included the first modern mass-produced dinnerware, the first cab-over-engine truck, and his longtime role as the chief bicycle designer for Murray-Ohio. His first design for Murray, the 1939 Mercury Bicycle, was displayed at that year's World's Fair in New York, and approximately 100 million bicycles and pedal cars of his design were ultimately manufactured by the company. [5]

Schreckengost's combined contributions to fine art and industrial design, as well as his more than 70 years as an educator, made him a particularly influential figure in both artistic circles and popular culture. A few months after his 100th birthday, Schreckengost was awarded the National Medal of Arts by U.S. President George W. Bush in 2006.[6] He died in January 2008.



"Early Settler" today



The above Great Lakes carved wall mural can be found in the Lakewood High School cafeteria.

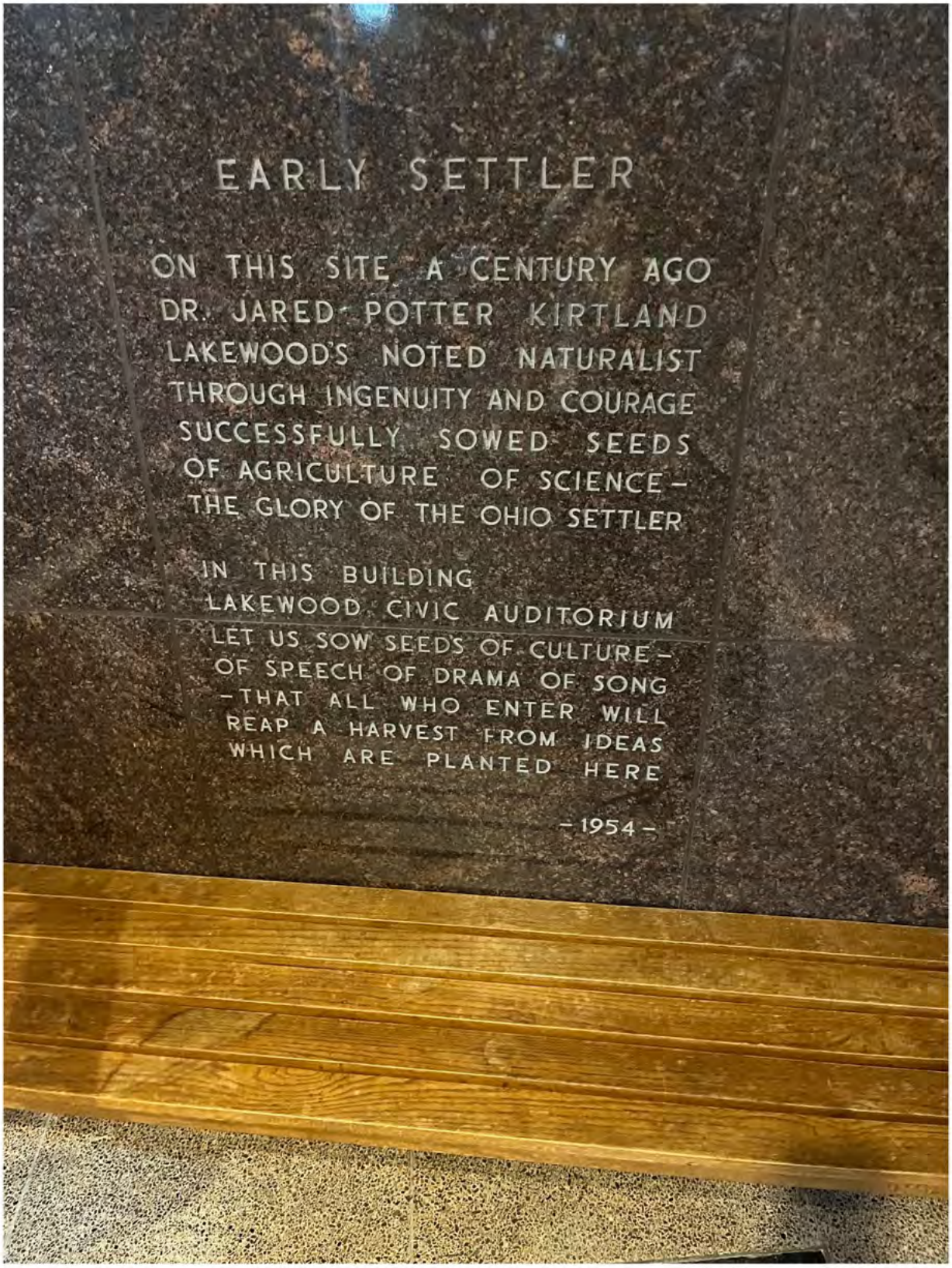




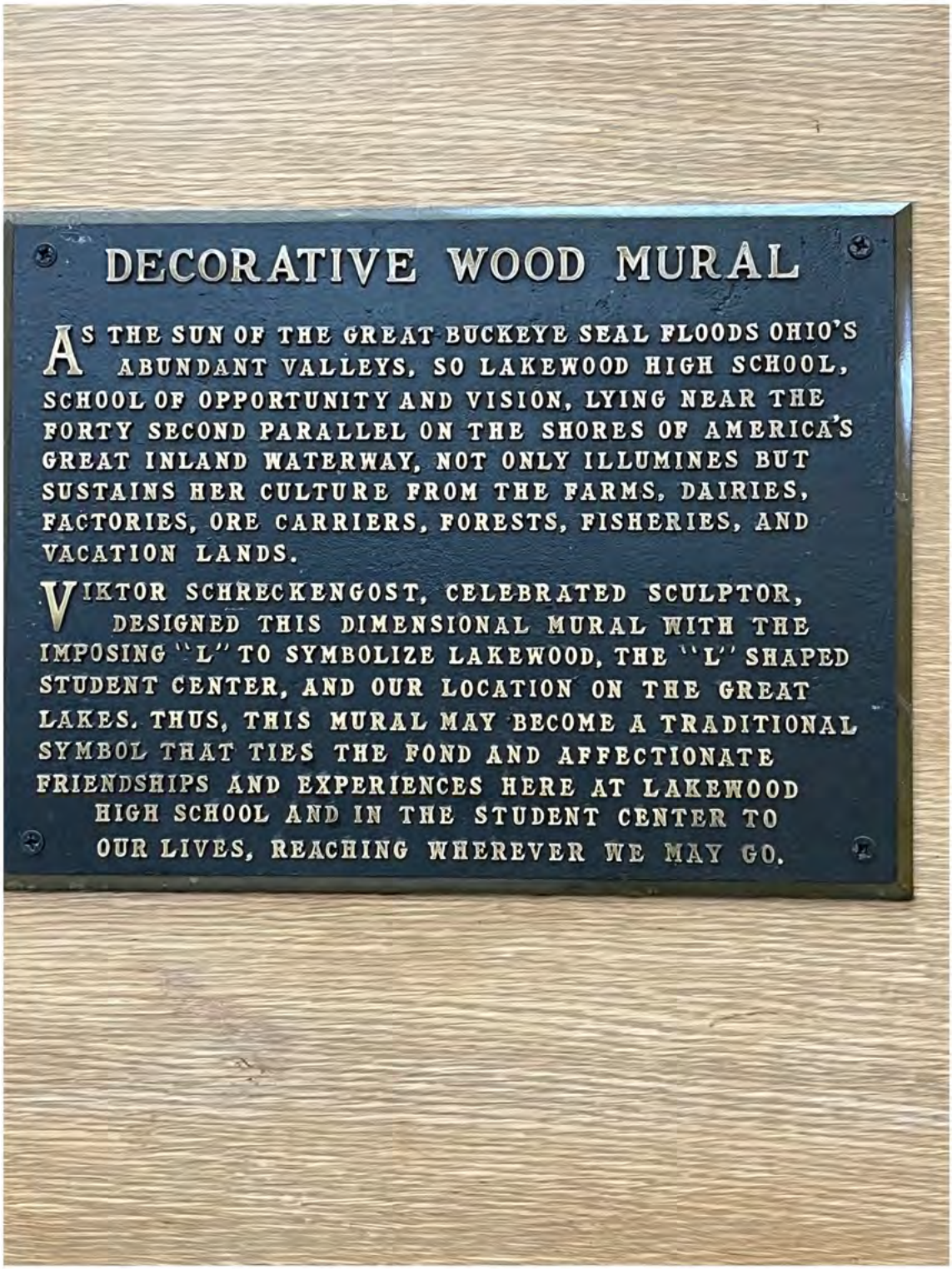




Sketch renderings of carvings found in the Great Lakes mural, by Viktor Schreckengost.



"Early Settler" engraving found in the entry way of the Lakewood Civic Auditorium.



This plaque is found on the lower right corner of the Great Lakes wall mural, Lakewood High School cafeteria.



Sketch/rendition of "Early Settler"



Viktor Schreckengost and "Early Settler", c. 1954





Restoration c. 2015, "bandages" giving a "facelift"

Viktor Schreckengost Artworks - Lakewood High School Campus
City of Lakewood Historic Property Designation
Location Map



Imagery ©2026 Google, Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/GEO, Map data ©2026 100 ft