

**AGENDA
PLANNING COMMISSION
JANUARY 3, 2013
LAKEWOOD CITY HALL**

**PRE-REVIEW MEETING
6:30 P.M.
LOWER CONFERENCE ROOM**

Review docket items

**REGULAR MEETING
7:00 P.M.
AUDITORIUM**

1. Roll Call
2. Approve the Minutes of the December 6, 2012 meeting.
3. Opening Remarks

OLD BUSINESS

4. **Docket 12-26-12** **13474 Edgewater Drive
Heideloff House
*Designated as Eligible on December 6, 2012***

Mary Breiner and Jeff Weber submitted an application and recommendation to designate the Heideloff House (aka Sly Mansion and aka Morgan House) (PP# 312-07-001) as an historic property (HP), pursuant to Chapter 1134. The property is located in an R1M, Residential Single Family and Medium Density district. (Page 2)

5. **Docket 12-27-12** **Communication from Planning and Development Director
Regarding Clifton Boulevard Bus Shelter Enhancements**

The proposed Clifton Boulevard Bus Shelter Enhancements plan will be presented for approval. As collaboration between the City of Lakewood and the Greater Cleveland Regional Transit Authority, the project will traverse from West Clifton Boulevard to West 117th Street.

In the latter part of 2012, it was announced the Lakewood local investment will be capped at \$50,000 for nearly \$950,000 of federally funded improvements. The City will redirect other existing transportation dollars to fund its share. This presents an opportunity to improve Clifton Boulevard with a much smaller investment while keeping our options open for future projects funded by state and federal dollars. This item was deferred from the meeting of December 6, 2012. (Page 25)

6. **ELECTION OF OFFICERS.**
7. **ADJOURN.**

L. James Hackenberg
Richard A. Hennig
J. Peter Szeman
James R. O'Leary
Janet L. Hennig
Lisa M. Klammer**



Baker
Hackenberg
Hennig

Charles P. Baker, Jr.
1905-2004

*Also admitted to the Florida Bar
**Also admitted to the Oregon Bar

Baker, Hackenberg and Hennig Co., L.P.A.

77 North St. Clair Street, Suite 100
Palmsville, OH 44077
www.bakerhackenberghennig.com
Tel. 440-354-4364 / Fax. 440-354-0135

writer's e-mail:
jpsmentor@yahoo.com

December 20, 2012

Dru Siley, Director
Department of Planning and Development
City of Lakewood
12650 Detroit Ave.
Lakewood, OH 44107

Re: Semaan
13474 Edgewater Drive
Application for Historic Designation

Request to Defer 01.03.13 Hearing

Dear Mr. Siley:

I am writing to you in your capacity as Secretary of the Planning Commission and on behalf of the Semaans relative to the above-referenced property. Specifically, the Semaans are asking the Commission accept this as a formal request to defer the hearing presently scheduled for January 3, 2013 to afford us time to compile information.

As you are aware, the Semaans did not initiate this process but now have to play catch-up to address it. It is not simply a question of compiling information already on-hand. We are going to have the property inspected by a qualified firm and, because of asbestos, may need multiple firms to conduct inspection. We will then need to obtain cost estimates for remediating the identified issues. Without the additional time, the Semaans simply will not be able to adequately address §1134.04(j) of the code with respect to hardship.

Siley / Semaan

12.20.13

Pg. 2

We are also, quite frankly, struggling with what additional information we need to prepare. Specifically, the factors of §1134.04(j) wherein it states the Commission must give "due consideration" to:

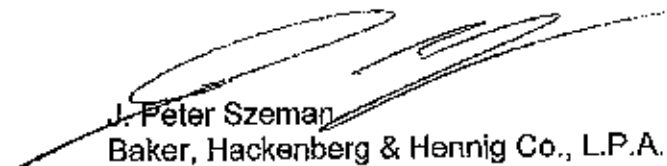
- 1) the advice of the Heritage Advisory Board;
- 2) consents to determination and comment that have been filed;
- 3) the views expressed by persons participating in the hearing; and
- 4) any other relevant information.

To our knowledge (1) the Heritage Advisory Board has not made any recommendation, (2) there are no consents, (3) people could show up for the hearing and say just about anything, so we have to be prepared for anything, and (4) we do not know what may be considered relevant information.

For these reasons, we would greatly appreciate a meeting with staff in order to discuss these issues.

Thank you for your time. I look forward to hearing from you.

Very truly yours,



J. Peter Szeman
Baker, Hackenberg & Hennig Co., L.P.A.

**CITY OF LAKEWOOD
NOMINATION FOR HISTORIC DESIGNATION OF
INDIVIDUAL PROPERTIES AND DISTRICTS**

1. Name of Property: Heideloff House

Historic Name Sly Mansion

Other Names Morgan House

2. Location

Street & Number / Streets 13474 Edgewater Drive

City Lakewood

3. Form Prepared By

Name Jeff Weber

Date March 24, 2011

Address 1095 Homewood Drive

Telephone 216-256-6176

City Lakewood

State Ohio

Zip Code 44107

4. Lakewood Heritage Advisory Board

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

Signature of Heritage Advisory Board Chair

Date

4A. Lakewood Planning Commission

Planning Commission designated the historic property or historic district.

Signature of Planning Commission Chair

Date

4B. Planning and Development

Notice of designation was forwarded to the following:

- | | |
|--|-------------|
| ☐ Mayor's Office | Date: _____ |
| ☐ City Council | Date: _____ |
| ☐ Architectural Board of Review | Date: _____ |
| ☐ Building Department | Date: _____ |
| ☐ Heritage Advisory Board | Date: _____ |
| ☐ Lakewood Historical Society | Date: _____ |
| ☐ Other: _____ | Date: _____ |

Signature of Planning and Development Staff

Date

Sly/Morgan/Heldeloff House

Property Name

13474 Edgewater Drive, Lakewood, OH 44107

Property Address

5. Classification**Ownership of Property**

(Check as many boxes as apply)

- ☒ Private
☐ Public-Local
☐ Public-State
☐ Public-Federal

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
2	0	Buildings
		Sites
		Structures
		Objects
2	0	Total

Sly/Morgan/Heideloff House
Property Name
13474 Edgewater Drive, Lakewood, OH 44107
Property Address

Number of contributing resources previously listed in the National Register: 0

6. Function or Use

Historic Functions

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

House

Carriage Barn

Current Functions

(List present building uses)

House

Garage

7. Description

Describe the historic and current condition of the property on one or more continuation sheets.

8. Statement of Significance

Significant Dates or Periods of Construction

July 21, 1911-Dood to Sly (1912-13 Est. construction time)

1924-Major renovation by Morgan (Kitchen alteration,
Conservatory added, two-story rear addition)

Architect/Builder

Kauffman Architectural Company

John Stoffens Architect; AA Lane Construction; The WW
Ballantine Co (Cutstone Contractor); AD Taylor, Ext. Stair

Narrative Statement of Significance

See Continuation Sheet.

Explain the historical and architectural significance of the property to Lakewood's history on one or more continuation sheets. Significance 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 embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master. Include periods of significance (i.e., 1905-1920) and specific significant dates.

Sly/Morgan/Heldeloff House

Property Name

13474 Edgewater Drive, Lakewood, OH 44107

Property Address

9. Major Bibliographical References

Bibliography

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.

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

☐ State Historic Preservation Office

☒ Other

Name of repository: see Bibliography

10. Geographical Data

Verbal Boundary Description: Starting at the southwest corner of the lot at 13474 Edgewater Drive, proceeding northerly along the west property line to the edge of the cliff above Lake Erie, proceeding easterly along the cliff edge above Lake Erie to the east property line, proceeding southerly along the east property line to Edgewater Drive, proceeding westerly along the north edge of Edgewater Drive to the west property line and the point of origin.

Boundary Justification: Legal front of property is 147.2'. Legal depth of property is 448.4'. Lot size in sq ft is 65,340.

Additional Documentation

Continuation Sheets

Appendix A: Map List, Copy of Sly Deed, PD Articles

Property Owner

Submit multiple property owners by address on a continuation sheet.

Name Michael G. and Stacey L. Semaan

Address 20428 Donegal Telephone 440-238-9696

City Strongsville State OH Zip Code 44149

Continuation Sheet

13474 Edgewater Drive
Sly/Morgan/Heideloff House

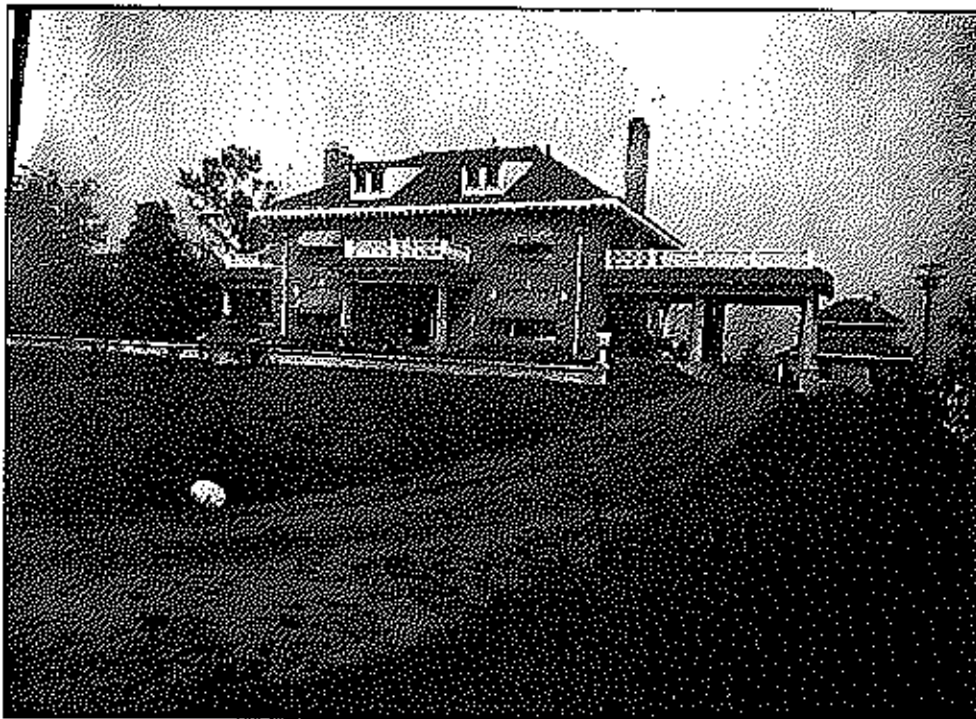
Section number 7 Page 1

DESCRIPTION

A stately lakefront home constructed in 1914 and located at 13474 Lake Avenue. In 1919 the property was re-addressed to accommodate Edgewater Drive. The address then became 13474 Edgewater Drive.

Constructed of yellow-beige brick with a center entrance portico, this 2 1/2-story house has a symmetrical street façade that features a large, overhanging hipped roof with exposed rafter tails, two shed roof dormers, two chimneys, stone appointments and window sills, flat and arched window openings with the original windows, and decorative wood railings on the entrance and side porches. The large porch on the east side of the house was originally a side porch and porte cochere under one roof, both of which were enclosed with glass to create a conservatory. The 4,316 square foot home has a soaring foyer, grand staircase, conservatory, 4 bedrooms and 4 1/2 baths and hardwood floors. The basement houses a Maid's Quarters including living area, bedroom, and bath. All are in their original state. The house is sited on a 2.5-acre parcel with a winding driveway and long lawn extending south to Edgewater Drive and north to the cliff above Lake Erie.

The property also has a detached 5-room, "Gardner's Cottage" with 924 square feet of living space including: 2 bedrooms, 1 bath and a three-car garage; a tennis court; and a recessed lily pond and rose plot. Some of the rose bushes date to the 1920s.

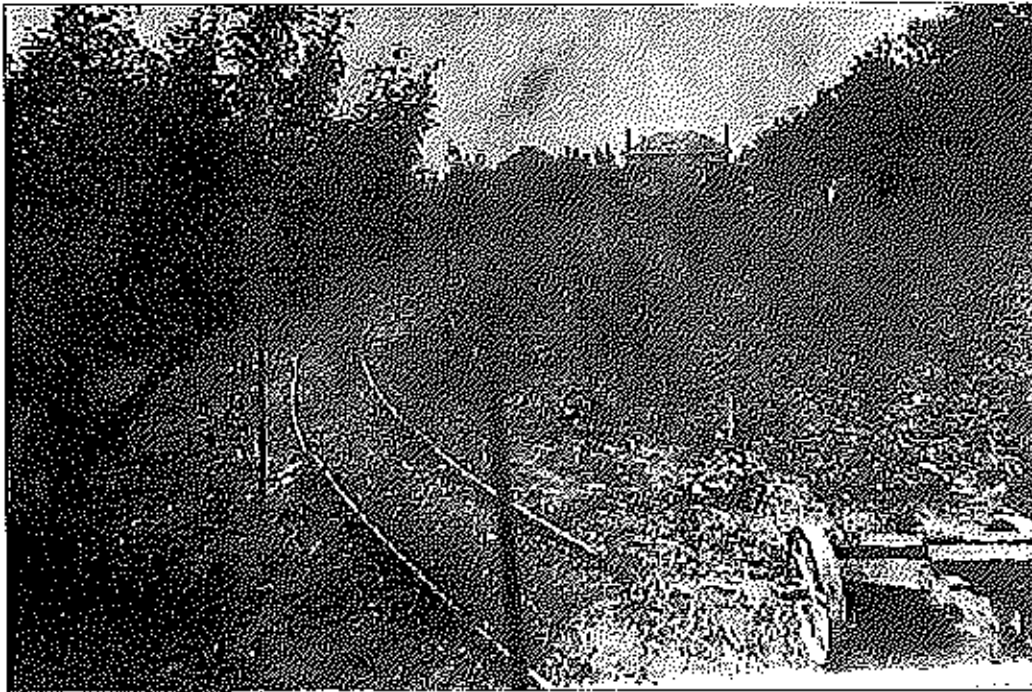


Continuation Sheet

13474 Edgewater Drive
Sly/Morgan/Heideloff House

Section number 7. Page 2

Looking south from the near the bluff above Lake Erie towards the rear of the Wilfred Sly residence on Edgewater Dr.



13474 Edgewater circa 1950

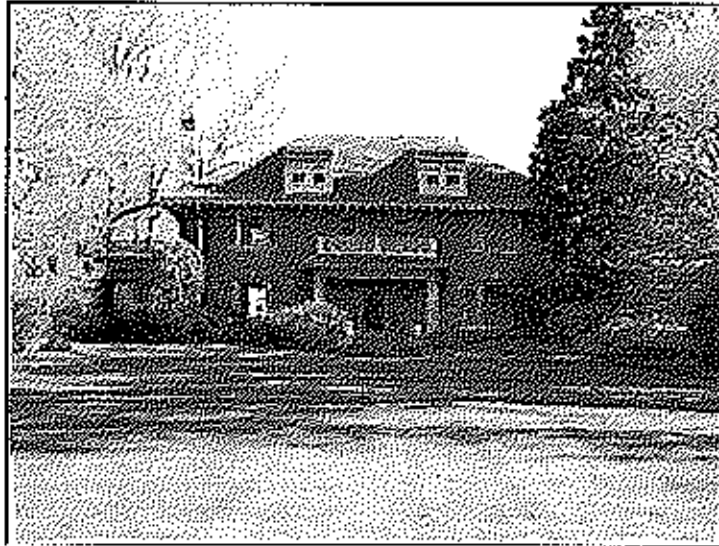


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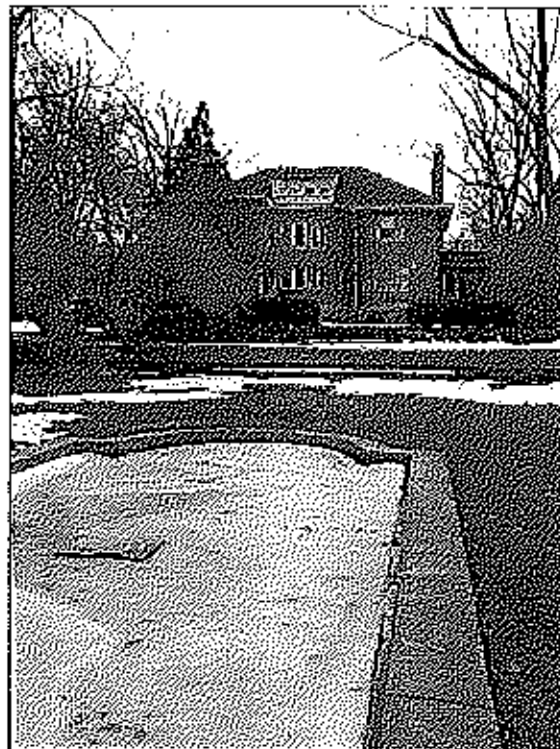
13474 Edgewater Drive
Sly/Morgan/Heideloff House

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13474 Edgewater, 2010



13474 Edgewater, looking south; lily pond in foreground (2011)

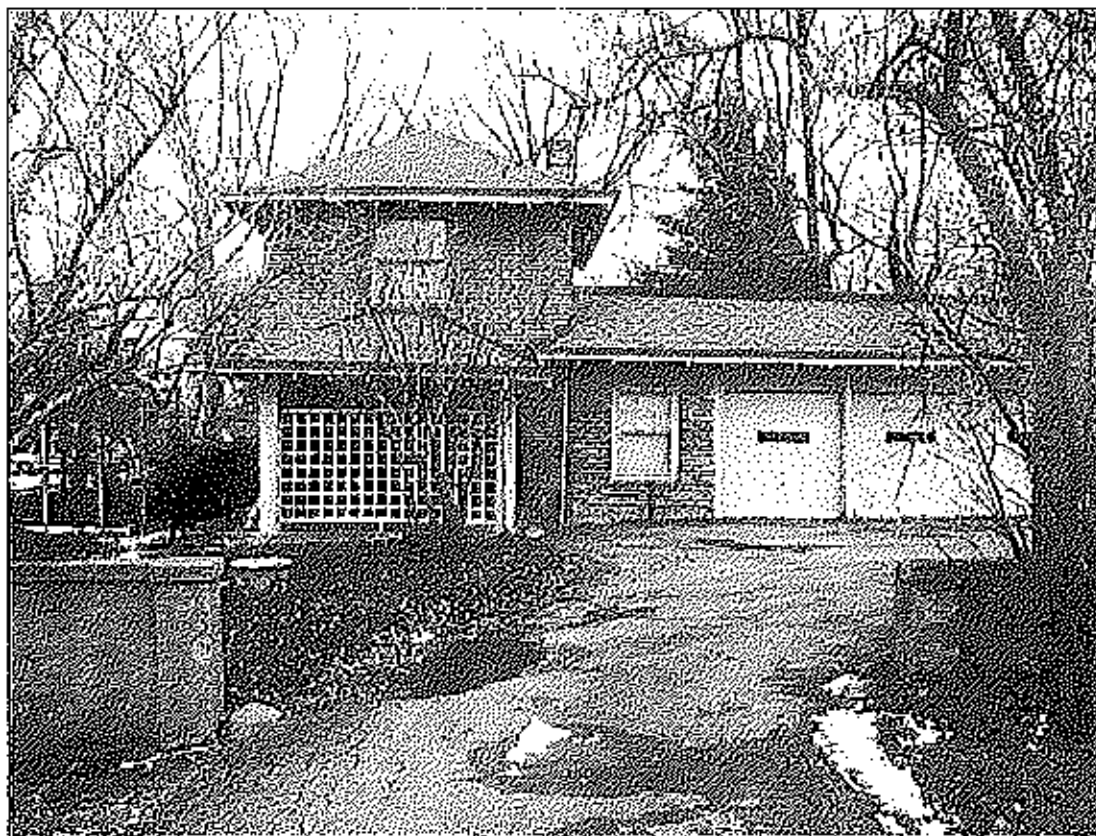


Continuation Sheet

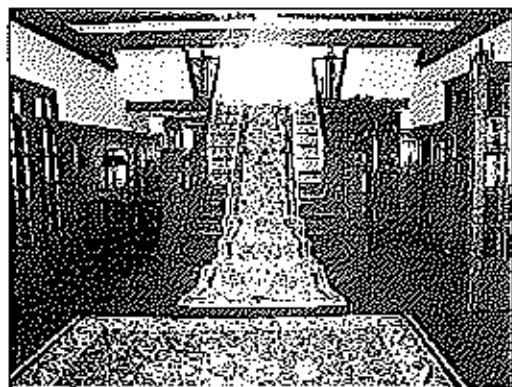
13474 Edgewater Drive
Sly/Morgan/Heldeloff House

Section number 7 Page 4

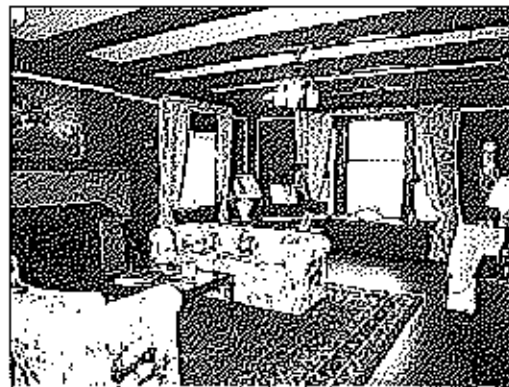
13474 Carriage House (2011)



Condition of home interior as of July 2010:



Grand Staircase

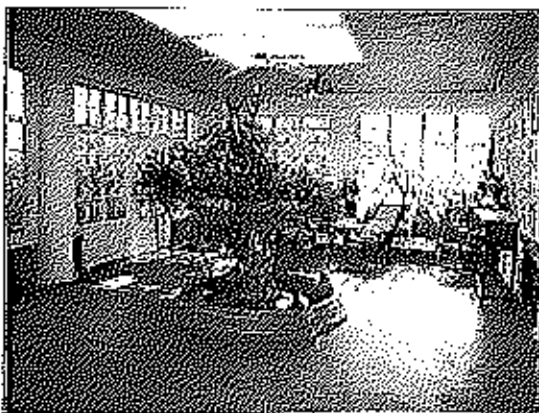


Living room

Continuation Sheet

13474 Edgewater Drive
Sly/Morgan/Heideloff House

Section number 7 Page 5



Conservatory



Master Bedroom



Sitting Area off Master Bedroom



Original Walk-in Closet in Master

Continuation Sheet

13474 Edgewater Drive
Sly/Morgan/Hoideloff House

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STATEMENT OF SIGNIFICANCE

Lakefront homes in Rockport Township (Lakewood) built during the two decades following the turn of the century played a significant role in Lakewood's growth. Wealthy industrialists bought properties that were orchards and built stately homes befitting their stature in the community. This housing along with their prominent owners helped transform Lakewood to the streetcar suburb it became.

The 1914 Hopkins Map (Revised in 1919) shows 34 plats between West 117 and Webb Avenue with properties extending from Lake Avonue to Lake Erie. This home is one of only three remaining.

Maria A. Sly was deeded the property on July 21, 1911. Maria was married to Wilfred C. Sly, a prominent industrialist. When construction began, Sly was President of the W.W. Sly Manufacturing Company founded by his father in 1874 as a supplier of foundry equipment. He took exceptional pride in the construction of the three-story brick manor, which was completed in 1914. He personally selected the handsome Philippine mahogany used for the central staircase and woodwork and beams of the first-floor rooms.

George A. Kauffman a prominent residential architect in Cleveland designed the home. He and his firm, Kauffman Architectural Company designed distinctive homes throughout Northeast Ohio. Kauffman had a reputation for very atypical, "quirky" sorts of designs. At least three other houses in Lakewood on Cohassett Avenue are Kauffman-designs, as was the now-gone house of Nelson Cotabish (once Lakewood Mayor), which was located on Detroit at the southwest corner of Cohassett.

Wilfred Sly achieved local renown when he and his business partner were robbed and killed on West 47th Street on the last day of 1920, after they had withdrawn their cash payroll from the bank and were returning to their plant. The five assailants fled the city. Persistent police pursuit over 15 years located the killers in Los Angeles, Cleveland, Detroit, Mexico and Italy and brought them to justice.

Within a year of the Sly's murder, his widow, Marie sold the home to Harry W. Morgan and his wife Dora. The Morgan family was the longest occupant of the home, living there 56 years. At some point between 1921 and 1924, the east porch was expanded to twice its original size. At the same time, it is likely that the driveway was moved from the east side of the property to the west side to accommodate the larger porch. These improvements may have been prompted

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13474 Edgewater Drive
Sly/Morgan/Heideloff House

Section number 8 Page 2

by the sub-division of the southern portion of the property (south from Edgewater Drive and continuing south to Lake Avenue) into smaller lots. These lots were advertised in The Plain Dealer in June 1921.

In 1924 the Morgans converted the east porch and porte cochere to a conservatory and added many other embellishments to the house, including a mezzanine level room overlooking the grounds with views of the lake. At this time, they also removed a vault from the kitchen. The patched floor still marks the vault's location.

Architect, John F. Steffens, designed many of the 1924 revisions. John was a native Clevelandor who received a degree in Architecture from Columbia University. After serving as an assistant to Graham, Anderson, Probst and White, he returned to Cleveland where he was a member of Steffens & Steffens with his brother George between 1912 and 1923. His building list includes the (1908) Miller Block Building at 3201 Lorain Avenue and the (1925) Huron Ninth Building at 840 Huron Road. Both buildings are still standing.

The Morgans, accomplished gardeners who hosted flower shows at their home in the late 1920's, commissioned noted landscape architect Albert D. Taylor to design features such as the stone staircase; described on the original architectural drawing as being on the "west of the porch leading to the driveway". In addition, the Morgans added a large lily pool in the rear yard, along with a pond in their basement that was the winter home for their pond fish.

In all, there are four sets of concrete steps: conservatory, two back porches, front and, west side yard down to driveway. There are also four sets of concrete steps with brick risers and stone treads (front steps, up to terrace, down to the lily pond, and from terrace to driveway parking pad). And, there are concrete piers (flanking the steps to the pond and a pair beyond the pond) and the concrete wall. It is unknown whether A. D. Taylor was involved in the design of all these steps/piers, however, it is unlikely that he would have been hired to just design the steps on the west side of the property.

Original architectural drawings show an elaborate lattice fence, a birdhouse and a "look-out house" none of which survive today.

The Morgan's supported the local arts community hosting several meetings of the Three Arts Club of Lakewood at their home. Dora Morgan was one of nine west-side women who founded the Club on January 17, 1919 in the Lakewood home of its first president, Mrs. George Brown. Music, drama, and dance were

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13474 Edgewater Drive
Sly/Morgan/Heideloff House

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the three muses commemorated in the club's name. Membership was restricted to women residing on the west side of the Cuyahoga River until 1995, when the organization began accepting men. After several years of gathering in members' homes, the club in 1922 began giving recitals in the Clifton Club, which has remained its meeting place ever since except for the period 1942-50, when the building was lost due to fire.

The Morgan's son, Paul and his sweetheart Ruth were married in the tea garden behind the home in the early 1940s. Paul a chemical engineer and Ruth, a former Lakewood school teacher lived in the home until 1981 when they sold it to William and Marla Heideloff in 1981.

William, Marla and their three children lived in the home. In December of 2010, the home was deeded to Parkview Federal Savings Bank in a multi-property deal.

City of Lakewood, Department of Planning and Development
Landmark Nomination 2011.1

Continuation Sheet

13474 Edgewater Drive
Sly/Morgan/Heideloff House

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Bibliography

Lakewood Lore, Dan Chabek; pp.113-114, July 4, 1991

Collection: Lakewood Historical Society

Collection Homepage: <http://www.clevelandmemory.org/lakewood/>;

Donor: [Lakewood Historical Society](#)

Repository: Cleveland State University Library Special Collections

Repository Homepage: <http://web.ulib.csuohio.edu/SpecColl/>

County Records--Source: <http://fiscalofficer.cuyahogacounty.us/>

City of Lakewood--Source: 13474 Edgewater Drive Files (on microfiche)

Architectural Drawings on premises in the home

Albert Davis Taylor--Source: Encyclopedia of Cleveland History, online at
<http://ech.case.edu/ech-cgi/article.pl?id=TAD>

John Steffens--Source: <http://infoweb.newsbank.com.ezproxy2.cpl.org>

Here is a link to additional info:

<http://planning.city.cleveland.oh.us/landmark/arch/architects.php?phrase=steffens&anyallexact=all&button=Search>

John Steffens and Steffens & Steffens--Source: Cleveland Landmarks Commission, Cleveland Architects Database, online at:
<http://planning.city.cleveland.oh.us/landmark/archIntro.html>

George Kauffman--Source:

<http://planning.city.cleveland.oh.us/landmark/arch/architects.php?phrase=kauffan&anyallexact=all&button=Search>

Source: Cleveland Landmarks Commission, Cleveland Architects Database: <http://planning.city.cleveland.oh.us/landmark/archIntro.html>

Obituary--Source: <http://infoweb.newsbank.com.ezproxy2.cpl.org>

City of Lakewood, Department of Planning and Development
Landmark Nomination 2011.1

Continuation Sheet

13474 Edgewater Drive
Sly/Morgan/Heidloff House

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Appendix

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personally appeared the above named the Clark Donohue Company by F.A. Spachner its President and Robert S. Olshitsky Secretary who acknowledged that they did affix the corporate name and seal of said Company and sign the foregoing deed as such President and Secretary and that the same is their free and full deed and the free and full deed of said Company, in witness whereof I have hereunto set my hand and official seal at Cleveland Ohio this 11th day of July A.D. 1911.

Witnessed: July 20, 1911) S.A. Cook (Notarial seal)
Read: July 20, 1911 at 11.35 A.M.) Notary Public (Cuyahoga County Ohio)
Recorded July 21, 1911)
Fee for record \$4.00) Paul Schreiner-Recorder

506388 Chas. Isaac et al vs Charles Holack et al
Know all men by these presents that we Charles Isaac and Lena Isaac husband and wife the grantors, for the consideration of ten dollars (\$10.00) received to our full satisfaction of Charles Holack and Abbie Holack the grantees, to give, grant, bargain, sell and convey unto the said grantees their heirs and assigns, the following described premises situated in the City of Cleveland, County of Cuyahoga and State of Ohio; known as being Sublot No. 800 in Kate M. Ryffe subdivision of a part of original tract, in Township lots Nos. 28 and 29 as shown by the records in volume 3 of map page 27 of Cuyahoga County records and being 35 feet front on the southerly side of Cleveland Avenue and extending back of said width 155 feet deep as appears by said plat No. 28, more or less but subject to all legal highway, to have and to hold the above granted and bargained premises with the appurtenances thereof unto the said grantees their heirs and assigns forever. And we the said grantors do for ourselves, our heirs, executors and administrators covenant with the said grantees their heirs and assigns that until the canceling of these presents we are well and lawful owners of the above described premises as a good and indefeasible estate in fee simple and have full right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever, except all taxes and assessments now due and to become due which the grantees assume and agree to pay. And that we will warrant and defend said premises with the appurtenances thereto belonging to the said grantees their heirs and assigns against all lawful claims and demands whatsoever, except as above stated. And we the said Charles Isaac and Lena Isaac both do hereby certify, declare and forever guarantee unto the said grantees their heirs and assigns all our right and legal claim of title in the above described premises. In witness whereof we have hereunto set our hands the 10th day of July in the year of our Lord one thousand nine hundred and eleven.

Witnessed and acknowledged in the presence of: Chas. Isaac
Florence M. Ryffer U.C. Recorder) Lena Isaac
State of Ohio) Before me a Notary Public in and for said County and State now
Cuyahoga County) personally appeared the above named Charles Isaac and Lena Isaac
husband and wife, who acknowledged that they did sign the foregoing instrument and that
the same is their free and full deed, in testimony whereof I have hereunto set my hand and
official seal at Cleveland, Ohio this 10th day of July A.D. 1911.

Witnessed: July 20, 1911) U.C. Recorder (Notarial seal)
Read: July 20, 1911 at 11.50 A.M.) Notary Public (Cuyahoga County Ohio)
Recorded July 21, 1911)
Fee for record \$4.00) Paul Schreiner-Recorder

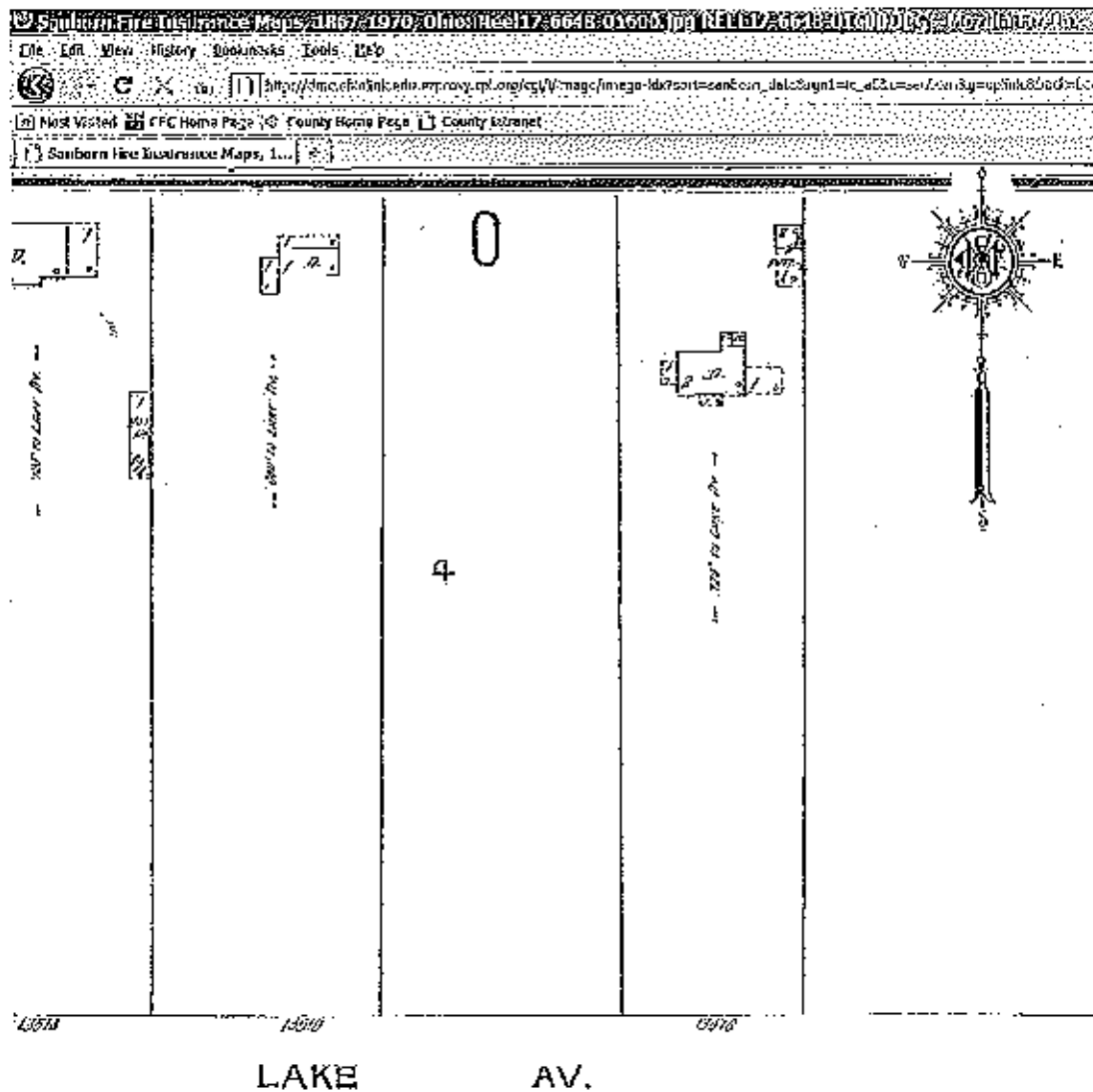
501148 Charles H. Lapp et al vs Marie A. Sly
Know all men by these presents that Charles H. Lapp and Minnie Lapp the grantors, for the consideration of ten dollars (\$10.00) received to their satisfaction of Marie A. Sly the

City of Lakewood, Department of Planning and Development
Landmark Nomination 2011.1

Continuation Sheet

13474 Edgewater Drive
Sly/Morgan/Heideloff House

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Continuation Sheet

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Sly/Morgan/Heideloff House

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Encyclopedia of Cleveland History: TAYLOR, ALBERT DAVIS

<http://ech.case.edu/ech-egl/article.php?id=TAD>



TAYLOR, ALBERT DAVIS (8 July 1883-8 Jan. 1951), landscape architect active in Cleveland from 1914-51, was raised in Carlisle, Mass., son of Nathaniel and Ellen F. Davis. He studied 1 year at Cornell University, and received his A.B. from Massachusetts College in 1905. He began his career in the office of Warren Manning in Boston, while there preparing the topographic survey for the new campus of Ohio State Normal College (Kent State University) in 1911. He accompanied Manning to Cleveland in 1914 and established his own office. Taylor is credited with introducing many principles of European landscape design to the U.S. His projects included residential, institutional, and public properties, in which he used both formal and informal planning principles. Taylor designed the garden of Trinity Cathedral House in 1930 and planned some of the later additions to LAKEVIEW CEMETERY in the 1930s.

Taylor's public works included the site plan for the Baldwin Filtration Plant in 1920, plans for developing Ambler Park from the Baldwin plant to Coventry Rd. In the 1930s, the retaining walls along Cedar Glen in CLEVELAND HEIGHTS, a plan for the completion of the Mall in 1931, and a development plan for FORESTHILLS PARK in 1938. Taylor was the landscape architect for the Pentagon, completed in 1943. Taylor found inspiration in European precedents such as the Ecole des Beaux-Arts and English estates and gardens. He wrote numerous pamphlets and articles on landscape design and home gardening. Taylor married Genevieve Brainerd in 1917 and had a son, Chas. B. Taylor. He died in Cleveland and was buried in RIVERSIDE CEMETERY.

Related Article(s)

- ARCHITECTURE

Discussed in by Encyclopedia of Cleveland History

Last Modified: 27 May 2011 11:55 AM

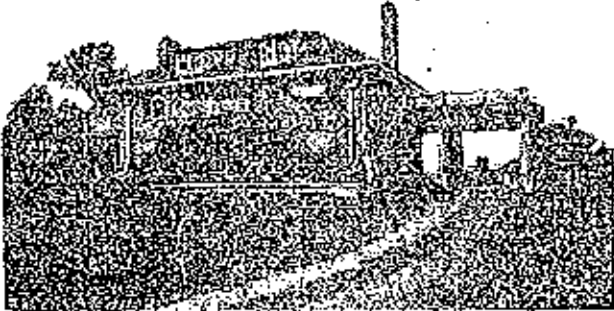
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13474 Edgewater Drive
Sly/Morgan/Heideloff House

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Paper: Plain Dealer, published as CLEVELAND PLAIN DEALER; Date: 04-05-1921; Page: 32; Location: Cleveland, Ohio
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**WHAT DOES THIS
MEAN TO
YOU?**



THIS BEAUTIFUL HOME
Overlooking Lake Erie
With Over 4 Acres of Land
Location, 13474 Lake Av.
Open for Inspection Today.
See Mr. Crocker on Property.
Or Call Lakewood 9126 for Appointment.

Continuation Sheet

13474 Edgewater Drive
Sly/Morgan/Heideloff House

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FOR SALE RESIDENCE PROPERTY. FOR SALE RESIDENCE PROPERTY. FOR SALE RESIDENCE PROPERTY.

Only Eight Large Lots

Available in the finest and most exclusive residential park in
Metropolitan Cleveland.

WILMARIE PARK

13474 LAKE AVENUE

FORMER WILFRED C. SLY
LARGE ESTATE

OPEN ALL DAY SUNDAY

SITUATED ON LAKE SHORE, EDGEWATER
DRIVE AND LAKE AVENUE

152247

15 Minutes from
Public Square

Over High Level
Bridge, through Edge-
water Park and Boul-
varde. No traffic con-
gestion. No delays.

On the Shore of
Lake Erie

One of the most
beautiful views over-
looking the lake from
Wilmarie Park.

Beautiful Trees
and Shrubs

Fruit trees, Sun
shade trees, roses and
lawn already devel-
oped.

WILMARIE PARK

will be divided into only eight lots, each of generous size. Lake
privileges to Park Lot owners.

Fine brick residences and three-car garages now on property
—with lot nearly an acre in size—can be bought for less than
reproduction cost of buildings.

Without doubt the most exceptional opportunity in exclusive
Residential Park properties to be found in Cleveland.

PARTICULARS FROM

E. L. CROCKER

THE SYLVAN REALTY COMPANY

Lakewood 9327.

15100 DETROIT AVE.

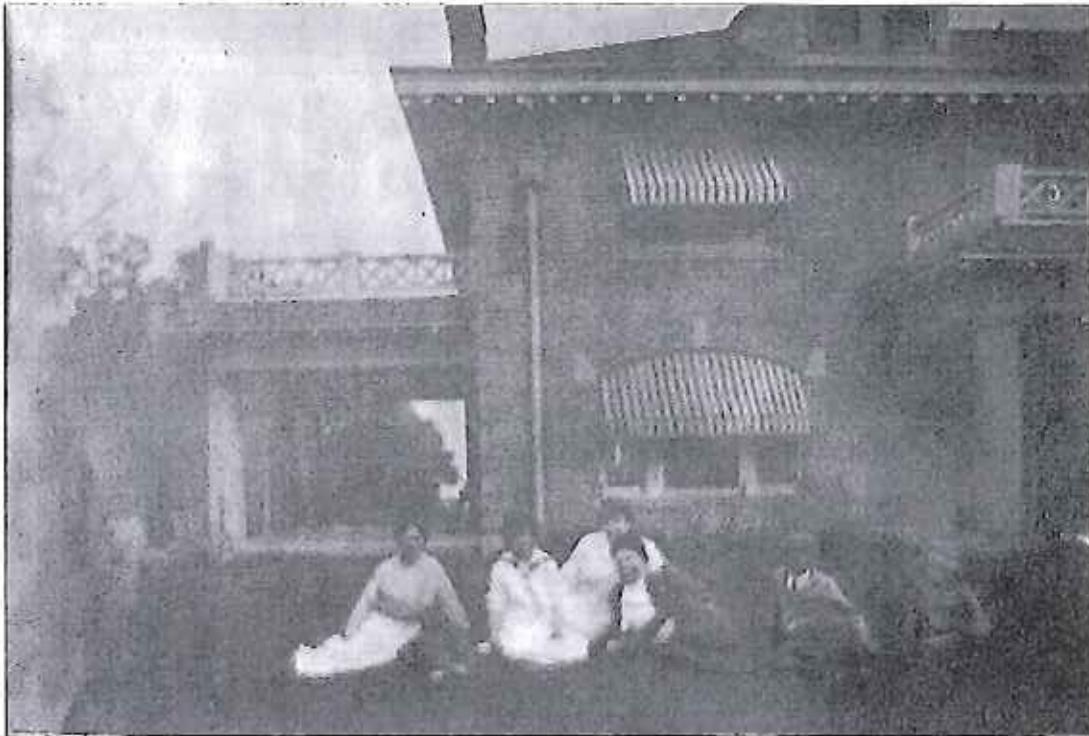
Lakewood 5128.

City of Lakewood, Department of Planning and Development
Landmark Nomination 2011.1

Continuation Sheet

13474 Edgewater Drive
Sly/Morgan/Heideloff House

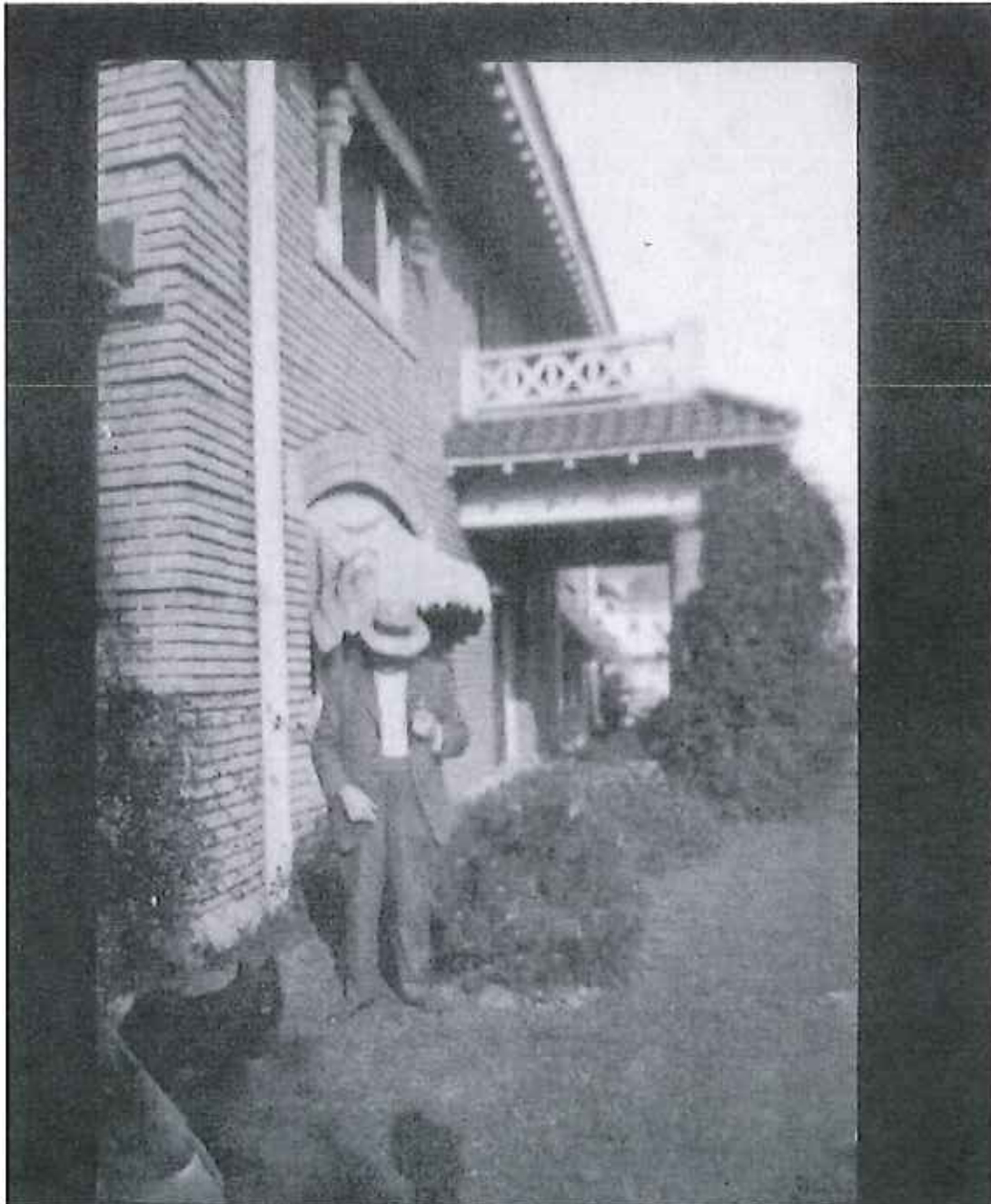
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Continuation Sheet

13474 Edgewater Drive
Sly/Morgan/Heidloff House

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DOCKET NO. 02-27-12

PLANNING COMMISSION
DRU SILEY, SECRETARY

12650 Detroit Avenue • 44107 • (216) 529-6830 • FAX (216) 529-5907
www.one.lakewood.com

December 6, 2012

Lakewood Planning Commission
12650 Detroit Avenue
Lakewood, Ohio 44107

**Communication from Planning and Development Director
Regarding Clifton Boulevard Bus Shelter Enhancements**

The proposed Clifton Boulevard Bus Shelter Enhancements plan will be presented for approval. As collaboration between the City of Lakewood and the Greater Cleveland Regional Transit Authority, the project will traverse from West Clifton Boulevard to West 117th Street.

In the latter part of 2012, it was announced the Lakewood local investment will be capped at \$50,000 for nearly \$950,000 of federally funded improvements. The City will redirect other existing transportation dollars to fund its share. This presents an opportunity to improve Clifton Boulevard with a much smaller investment while keeping our options open for future projects funded by state and federal dollars.

Sincerely,

Dru Siley
Secretary