

Design and Construction Board of Review  
Meeting Minutes  
October 7, 2019

A regular meeting of the Design and Construction Board of Review was held at 5:00 PM in Council Chambers of Rocky River City Hall with the following members present:

Jim Larsen, Chairman  
Jill Brandt, Member  
Michael Tomsik, Member

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| 1. MICHAEL CASERIO<br>2736 Country Club Blvd.   | Garage Addition, Bedroom<br>Addition and Covered Porch<br>APPROVED         |
| 2. JOHN AND SHARI PORACH<br>20667 Beachwood Dr.                                       | 2 Story Addition<br>APPROVED   |
| 3. PETER AND LESLIE BERGAN<br>20681 Beachwood Dr.                                     | Additions<br>APPROVED  |
| 4. GREGG & HOLLY BROKAW<br>352 Elmwood Rd.  | Addition<br>APPROVED   |
| 5. ROCKY RIVER PRESERVATION<br>PARTNERS (700 Lake Project)<br>22732 Lake Road, et al. | <u>Pre-Preliminary Review</u><br>Multi-Family and Townhouse<br>Development |

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| 1. MICHAEL CASERIO<br>2736 Country Club Blvd. | Garage Addition, Bedroom<br>Addition and Covered Porch |
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Present: Michael Caserio, Homeowner  
Anthony Rhia, General Contractor

- Project consists of master bedroom, great room area, covered veranda and garage enlargement
- Exterior materials were discussed, including new whole house siding
- Roof line changes were discussed with knee walls and dormer information
- Metal roof on veranda and front entrance

Mrs. Brandt moved to approve the additions and covered porch, as presented. Mr. Larsen seconded.

3 Ayes – 0 Nays  
APPROVED

2. JOHN AND SHARI PORACH 2 Story Addition  
20667 Beachwood Dr.

Present: Anthony Latino and Darla Kurtz, General Contractors

- Existing rear bump out addition to be removed for basement, first floor family room and mudroom and second floor master bedroom and bath
- New siding on addition to match existing addition on side
- Mr. Tomsik does not approve of vinyl siding on the addition of this brick home because it provides no reference to the front of the house
- Note: Board suggested using darker siding on the addition for a better blend with the brick rather than the almond color for addition, as presented.

Mr. Tomsik moved to approve the 2-story addition, as noted. Mrs. Brandt seconded.

3 Ayes – 0 Nays  
APPROVED\*

3. PETER AND LESLIE BERGAN Additions  
20681 Beachwood Dr.

Present: Anthony Latino and Darla Kurtz, General Contractors

- All new siding to match the existing garage
- Windows to match existing
- Grilles on upper portion of windows
- Shallow pitch on roof was discussed. The low pitched roof on the rear elevation seems disconnected from the original charm of the house. Board suggested changing roof to a hip roof or raise the proposed roof pitch
- Grilles on upper portion of windows
- Window pattern of kitchen and master bath windows was discussed and suggestions were made for improvement

Mrs. Brandt moved to approve the footprint only of the additions. A foundation permit may be issued. The design of the additions is tabled for changes to window pattern and changes to roof line, as discussed.

3 Ayes – 0 Nays  
FOUNDATION PERMIT APPROVED  
TABLED FOR DESIGN

Design and Construction Board of Review  
Meeting Minutes  
October 7, 2019

4. GREGG & HOLLY BROKAW  
352 Elmwood Rd. Addition  
APPROVED

Present: Dan Bennett, Bennett Builders

- Single story family room addition and rear covered porch
- Reverse gable roof line
- 4" white vinyl siding to match existing
- Windows and doors to match existing
- Black dimensional roof to match existing
- Standing seam roof on covered porch
- Mrs. Brandt prefers to see windows on the 24' long elevation

Mr. Larsen moved to approve the addition, as presented with the recommendation for windows to be installed on the 24' long elevation. Mrs. Brandt seconded.

3 Ayes – 0 Nays  
APPROVED

5. ROCKY RIVER PRESERVATION  
PARTNERS (700 Lake Project)  
22732 Lake Road, et al. Pre-Preliminary Review  
Multi-Family and Townhouse  
Development

Present: Alexandra Yonkov, Brickhaus Partners, Mark Giessen, Architect, John M. Carney, Rocky River Preservation Partners, John J. Carney, Rocky River Preservation Partners and Vince Monachino, Construction Manager

- Ms. Yonkov explained that they have addressed the condo building by making the west side windows and balconies more diverse. They added dark planters to diminish the length of the railings. They added an overhang for shading of the penthouses and to add more visual interest.
- Ms. Yonkov stated that the amenity deck is in the process of being rendered.
- Ms. Yonkov discussed the townhomes along Breezevale Cove relative to the slope of the street. There are 2 options presented for the cornice. They prefer the dark colored cornice on the brick townhome.
- The front staircase for those townhomes are introduced for a lighter feeling option with landscaping around them. She showed photos of the stairs at Eleven River and at their Clifton Pointe site.
- Ms. Yonkov introduced the exterior elevation, the rear/garage elevations, which utilize a distinct pattern using the fiber cement board material.
- Ms. Brandt said she likes the lighter stone cornice on the brick townhomes. She discussed the possibility of turning the stairs so that they are entered straight on from

Design and Construction Board of Review  
Meeting Minutes  
October 7, 2019

the sidewalk. Ms. Yonkov responded that they may not have the distance required from the right of way to configure the stairs that way.

- Mrs. Brandt said that the project is moving in the right direction and requested that they develop the “crosses” in the middle of the rear elevations by perhaps adding a vertical element as well as a maybe different shade for the garage doors.
- Regarding the condo building, Mrs. Brandt said she likes that the massing on the southwest corner is smaller in scale and she likes the changes made to the railings on the west elevation.
- Mr. Larsen passed out a copy of his prepared notes to the applicant. He feels that the rear elevations lack the continuity of the other three sides. There is not the same scaling breakup on the rear elevations. In addition, the stairs in the fronts of the Breezevale Cove townhomes do not feel integrated to what is going on above. Perhaps change the direction of the stairs like Mrs. Brandt suggested.
- Mr. Larsen said he only wants a stone cornice, and not the cornice material being presented on the brick townhomes.
- Regarding the rear/garage elevations of the townhomes, Mr. Monachino said that it is not cost effective to take the materials they are presenting all the way around the townhomes to the back of the building, especially with the 16’ garage doors.
- Mr. Larsen responded that the vocabulary should have the sense of continuity around all four sides and with the condominium building. Mr. Larsen wants this to feel in concert with the homes on Breezevale Cove and wants all four sides of the townhomes to be of the same materials.
- Mr. Carney said that they own three of the five homes on Breezevale Cove. They are in contract to purchase the fourth one. There are sisters that own one of the homes who are in favor of the project and they plan to ultimately acquire that property, as well.
- Mr. Tomsik likes the redesign of the condo balconies and he favors the dark tone of the railings and planters, as well as the overhang. He likes and will accept the changes made to the condominium building. He suggested panel detailing on the rear elevation like is on the south elevation of the condo building.
- Mr. Tomsik is startled by the large cross pattern at the rear of the townhomes. He is not in favor of all of the fiber cement board. Ms. Yonkov responded that they will have score joints and more depth on the fiber cement board than has been rendered for today’s meeting. They will try to mimic the look of cast stone with fiber cement material.
- Mr. Tomsik suggested that it could be something like a color choice for the fiber cement board.
- Mr. Tomsik would like heavy stone base stairways for the stairways on Breezevale Cove to give a good beginning feel to what they are ascending to.
- He is not in favor of dark metal cornice on the brick elevations
- Mr. Tomsik feels the balconies on the townhomes have come along nicely and he imagines that they will be dressed up with lighting and light fixtures. Ms. Yonkov confirmed that and it will be shown next time on the rendering.
- The Board agrees that they are moving in the right direction and recognized that they have produced a tremendous volume of work since the last meeting.

Design and Construction Board of Review

Meeting Minutes

October 7, 2019

- Applicant will further develop the rear of the townhomes and the amenity deck. They will proceed to Planning Commission for a final pre-preliminary review before the Preliminary Review/Public Hearing.

The meeting adjourned at 6:50 pm.

Respectfully submitted,

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Jim Larsen, Chairman

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Jill Brandt, Member

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Michael Tomsik, Member