

DESIGN AND CONSTRUCTION BOARD OF REVIEW
MEETING MINUTES
SEPTEMBER 20, 2021

A 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

1. **JIM WILLIAMS** Front Porch
19317 Telbir Ave.

Present: Leslie Alton, Dover Home Remodelers

- Home has deep setback on Telbir Ave.
- Existing deck in front to be removed and replaced with a more substantial front porch that is architecturally compatible with existing home
- Porch measures 8' deep; roofline was discussed
- Board agrees that this is a very big improvement to this property and it looks like it is part of the original home

Mr. Larsen moved to approve the front porch as submitted. Mrs. Brandt seconded.

3 Ayes – 0 Nays
APPROVED

This application is approved for design and review concept. Upon checking with the Building Department for all Zoning and Building Code requirements, a permit may be issued.

2. **DAVE & JEANINE HEIN** 2-Story Addition
21298 Endsley Ave.

Present: Greg Allen, General Contractor

- 2-Story addition to wrap around the house
- Whole house exterior renovation
- All new windows, siding, roof, trim, chimney to be extended
- Color palette is to be determined. Contractor will email color choices to the Building Department
- All materials were discussed
- Board agrees that this addition is a natural extension to the house

Mr. Larsen moved to approve the 2-story addition as presented. Mr. Tomsik seconded.

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3 Ayes – 0 Nays
APPROVED

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3. **MARY GRACE PATTISON** 2-Story Addition
21153 Erie Rd.

Present: Terry Bennett, Bennett Builders

- Board commended applicant for listening to their comments at the last meeting
- Siding will be seamless steel in light grey with a texture
- All new Pella windows
- Roof was converted to a large gable, which Board said is a huge improvement

Mr. Larsen moved to approve the 2-story addition as presented. Mrs. Brandt seconded.

3 Ayes – 0 Nays
APPROVED

This application is approved for design and review concept. Upon checking with the Building Department for all Zoning and Building Code requirements, a permit may be issued.

4. **MICHELLE LePROVOST** Exterior Renovation
19140 Detroit Rd.

Present: Dave Maddux, Arcus Group Architects
Michelle LeProvost, Property Owner

- Siding to go over existing brick; Brick on front façade as well as the corner piece to remain
- New copings
- Slate roof to be maintained
- Second floor to be vinyl shingle
- West balconies to be a contrasting darker color
- Materials were presented; Colors to match those already on the exterior of the building
- Mr. Larsen wonders if there is a way to bring the top color down in the center of the first floor wall to provide a break in the long wall
- Possibility of shutters was discussed to break up the long wall

Mr. Larsen moved to approve the project as presented. Mr. Tomsik seconded.

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3 Ayes – 0 Nays
APPROVED

5. RADIANT BRIDE
19415 Detroit Rd.

New Retail Building

Present: Tom Liggett, Arcus Group Architects
Scott McFadden, Business Owner

- Material and color samples were presented
- A few windows were added since the last Design Board review
- Lighting was discussed at length
- Board and applicant agree to make the widows and the dresses should be the focal point of the building rather than strongly lighting the awnings
- Signage was briefly discussed. Two wall signs are permitted on the corner lot but Planning Commission will weigh in on signage at the final review
- Board agrees this project is elegant and lovely and will be a beautiful addition to this section of Detroit Rd.

Mr. Larsen moved to approve the new retail building as presented. Mr. Tomsik seconded.

3 Ayes – 0 Nays
APPROVED

This application is approved for design and review concept. Upon checking with the Building Department for all Zoning and Building Code requirements, a permit may be issued.

The meeting adjourned at 5:45 pm.

Respectfully submitted,

Jim Larsen, Chairman

Jill Brandt, Member

Michael Tomsik, Member