

Design and Construction Board of Review
Meeting Minutes
March 17, 2025

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

Tom Evans, Member
Kiera Szytec, Member
Steve Jennings, Member

1. Heather Anderson
20821 Avalon Dr.

**Two-story rear addition with
covered patio**

Present – Heather Anderson, Homeowner
Mark Ramirez, Architectural Designer
Jason Amato, General Manager

- Refreshing the exterior of the home
- Rebuilding the existing garage
- Tearing down the existing addition and rebuilding it a little bit bigger
- Full interior renovation
- Adding a covered patio in the rear
- The front of the house will get its brick painted, new siding, and new windows; the bones will remain the same
- Reroofing the whole house
- Siding will be Hardie Cedar Mill Lap Siding
- The Pella Windows will be white to match other accent colors
- The roof over the patio and the bump out on the existing home will be metal
- Some windows will be removed that were in odd places, like the attic and closet
- The shutters should be removed and instead just use the same trim that goes around the other windows

Mr. Jennings motioned to approve as submitted. Mrs. Szytec seconded.

3 Ayes – 0 Nays
Approved

2. Peter Quinlan & Rebecca Roemer
1740 Wright Ave.

Bathroom Addition

Present – Peter Quinlan, Homeowner
Rebecca Roemer, Homeowner

- Dormer the roof on the backside of the house to create a third-floor master suite
- Will do a Hardie Board Siding, not sure what color yet
- The existing side porch will be refurbished, removing the rotten wood and adding Hardie Board Siding
- The siding for the bathroom and the porch will be consistent

- The windows for the porch will be new
- A metal roof will be on the bathroom addition
- The siding will be flush with the brick, might want some trim
- The drawings might be lacking in terms of what is needed for the Building Department
- Dormers should not be the same width as the building below, it should be set back on both sides
- It is okay to build on the third floor of a home just not the whole floor and it should not look like a three-story tower
- Changing the siding to a darker color but keeping the trim white around the vinyl windows
- Mr. Jennings would like it to come back to see it with an approved plan from the building department
- Some existing photos from the rear of the house
- Wants to hear more about colors

Mr. Evans moved to table based on comments from the board. The board agreed.

3. Michael Bertin
246 Cornwall Rd.

Half bath and mudroom addition

Present – Michael McGettrick, Architect

- Demolish an existing back deck and 2nd story patio
- Replacing it with a single-story ½ bath and mudroom
- The materials will match the existing home
- Will replace the existing windows in the rear
- The Board thinks it's a pretty simple addition and view mudrooms

Mr. Evans motioned to approve as submitted. Mr. Jennings seconded.

3 Ayes – 0 Nays
Approved

4. Gather Food + Drink
20253 Lake Rd.

Awning over patio

Present – Matt Barnes, Owner
Julie Barnes, Owner

- There are no awnings on the neighboring businesses
- Put an awning over the existing patio
- The restaurant is an intimate space, with the patio it's nice to have an awning over it so when it rains, they don't have to kick anyone out
- The awning would be the color of the existing siding
- The awning material is vinyl fabric

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- Everything underneath and the poles are black metal
- The awning can be power washed and/or removed when it needs to be cleaned
- The awning will start just a little bit above the windows, right at the trim pieces
- Not super crazy about the material, hopes it's not shiny and more of a matte
- The owners said that it is not shiny, and it has a matte finish
- Prefer to have the color of the awning match the trim but they couldn't find one that matched
- 34' x 11' covered space which gives about 5-6 tables

Mr. Evans motioned to approve as submitted with the stipulation that the material be a flat finished fabric rather than a shiny one. Mr. Jennings seconded.

3 Ayes – 0 Nays
Approved

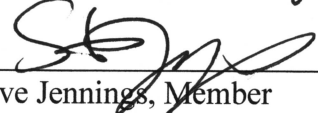
The meeting adjourned at 5:40 pm.

Respectfully submitted,

Thomas Evans, Chairman



Kiera Szytec, Member



Steve Jennings, Member