

Design and Construction Board of Review
Meeting Minutes
May 19, 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:

Steve Jennings, Member
Kiera Szytec, Member
Christina Schmitz, Member

1. Timothy Palmer
315 Riverdale Dr

Rear/front yard attached deck

Present – Timothy Palmer, Homeowner

- Add a deck on the South Island facing part of the home, which is technically the rear of the home
- 22' by 14' is the main section of the deck, small bump out where the stairs go
- Small space under the deck used for storage
- Cable system with steel post
- Deck is virtually transparent from the ground up except for the posts
- All the variances have been approved
- The historic concrete post will just be on the roadside of the deck, acting almost as protection for the deck
- Will want to add a door to the deck down the road
- The width of the deck will be within 1 foot of the width of the home
- Under the skirting, Mr. Palmer was thinking about adding lattice; he may keep it open because of the storage
- There will be a pathway from the stairs to the street, and it will probably be river rock, which he'll put at the base of the deck and on his driveway
- Mr. Palmer said he is working with a lady down in Yacht Club Drive who does the landscaping for common spaces to help add landscaping to his project
- There should be something on the front side that blocks the view from the storage area – lattice with landscaping
- The space from the deck to the street is all gravel, and any landscaping could be destroyed
- The lattice should be less than 50% open
- The lattice should also continue up the sides to keep it uniform

Mr. Jennings motioned to approve with the condition that a screening lattice be added, that is, no less than 50% open. Mrs. Szytec seconded.

3 Ayes – 0 Nays
Approved

2. Tomon Residence
833 Wagar Rd.

Two-story addition

Present – Mike McGettrick, Architect

- Two-story addition off the rear of the home
- A new kitchen on the first floor and a master bedroom on the second floor
- Hardie stucco panel siding on the first floor's exterior to mimic what's on the front of the house
- Hardie panels on the second story to match the existing siding of the house
- The Board thinks the two should be flipped – dark siding at the bottom and the stucco panels on the top floors – to help alleviate the heavy feeling
- If they shifted the upstairs to the south 2 ft, eliminating the overhang on the north side of the building, there would be posts required, and those would go exactly where the existing door is – this was explored, but did not feasibly make sense
- The Board discussed the third-floor roof line on the north elevation, where there is an odd overhang, and they are not particularly fond of it
- The Board understands you have to infill – Mr. McGettrick said that it is the infill – but it looks a little odd in 2-D, it might make sense in 3-D
- The house will have to be resided on the third floor west of the chimney – Hardie siding and paint to match
- Roof and window frames will match the existing
- Mr. McGettrick said he will play with the roof line on the third floor
- Adding some brackets with the overhangs makes it look a little sharper – if they swap the sidings around, it may help, and the brackets wouldn't be needed; keep the same detailing that is on the front of the house
- The stucco panels' spacing will depend on the windows
- Dark brown on the bottom side of the overhang
- The Board does not need him to come back, but would like to see the revised plan via email

Mrs. Szytec motioned to approve with the condition of switching brown siding with the white stucco and timber on the one portion of the addition and keeping the siding on the second story to the inside corner. To also study the roof line on the north elevation. Mr. Jennings seconded.

3 Ayes – 0 Nays
Approved

3. Cahill Residence
2233 Winfield Ave.

Garage addition

Present – Mike McGettrick, Architect

- A second garage bay
- Replace the existing door with a new door to match the new bay

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- Continue the roof a little more so it does not look dwarfed compared to the existing house
- Siding and shingles to match
- Two coach lights on either side of the garage door
- Window on the north side
- The Board doesn't love the side profile
- The owners don't want to lose the window in their bedroom
- The house is going to be resided
- Add a parapet wall to make it look a little more substantial – Mr. McGettrick agreed and thinks he could sell that
- Owners are planning to reroof the whole house

Mrs. Szytec motioned to approve with the condition of making a parapet wall on the north elevation. Mr. Jennings seconded.

3 Ayes – 0 Nays
Approved

4. Dan Baus
19217 Eastlook Rd.

Bathroom addition

Present – John Emmericit, Contractor

- Same addition – 160 sq ft
- Master bathroom right off the bedroom
- Extending the roof at the same pitch on one side and the other side will be a little smaller
- There is an existing flat roof on the first floor, and using the walls to add a second story
- If a window is going to be added to the rear of the house is still up for discussion, not sure yet – will add the wall and let the homeowner decide – above the vanity is where it would possibly go
- Matching the existing siding and asphalt shingles
- There needs to be a window in the bedroom – an egress window

Mrs. Schmitz motioned to approve with the condition that there is an egress window in the master bedroom. Mr. Jennings seconded.

3 Ayes – 0 Nays
Approved

5. Convy-Malekzadeh Residence
19332 Frazier Dr.

New home

Present – Dave Maddux, Architect

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- Modern aesthetics
- Tearing the existing house down, the house to the south is down on Yacht Club, so it feels like an empty lot on the south side
- Stepped the house from the front and back to give less of an impact of the height
- Combination of stucco, wood, and new tech wood
- 3 coat cement stucco – smoked puddy color
- Endicott Norman brick – black color
- New tech wood running vertically – roman antique color
- Darker colors in the step backs
- Vertical metal longboard siding – back color
- Either ViewScapes or Marvin windows
- Horizontal thermally modified wood – Rewawn Timber Co – Acoya color/finish – garage elevation
- No reveals or joints with the stucco
- Solid panel steel front door
- Same metal material in the rear as in the front – longboard shiplap siding
- There will be some operable windows
- The Board has mild concern about the black siding and brick – might be a little stark compared to the natural tones of the other materials

Mrs. Schmitz motioned to approve with the condition to study the black siding color.
Mrs. Szytec seconded.

3 Ayes – 0 Nays
Approved

6. Mason and Amy Oatey
21213 Aberdeen Rd.

Front porch addition

Present – Dave Maddux, Architect

- Want to extend the front porch closer to the street
- Little shed roof porch – simple details – matching existing materials
- Bigger version of what is already there – deeper than what is there – coming out 6 feet
- Brick foundation to match the existing foundation
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Mr. Jennings motioned to approve as submitted. Mrs. Szytec seconded.

3 Ayes – 0 Nays
Approved

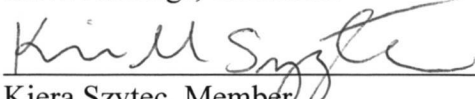
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The meeting adjourned at 6:15 pm.

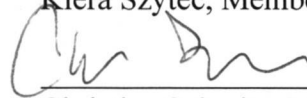
Respectfully submitted,



Steve Jennings, Chairman



Kiera Szytec, Member



Christina Schmitz, Member