

Design and Construction Board of Review
Meeting Minutes
July 7, 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. Emig Residence
1524 Hampton Rd

Rear dormer addition

Present – Ed Janesz, JFE Remodeling

- Expanding the second-floor attic space
- Bathroom so visitors don't have to go downstairs to use the bathroom
- Will be a 9' x 9' shed dormer on the rear of the house
- Materials will match the existing materials of the house – siding will be the same, and roofing will match as closely as possible

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

3 Ayes – 0 Nays
Approved

2. Spine & Joint Health & Wellness
21690 River Oak Dr

Sign Review

Withdrawn

3. TOCA
21220 Center Ridge Rd

Sign Review

Present – Marie Cipoletta, Signarama

- Replacing the sign face on the monument sign
- Doing an LED retrofit – internally lit already, just updating to LEDs
- Two-sided signage, same on both sides
- Blue trim in the rendering is meant to be black
- The Board feels the street number should be added at the bottom of the signage – doesn't have to include the street name, can be just the number

Mrs. Szytec motioned to approve with the condition that the street number be added. Mrs. Schmitz seconded.

3 Ayes – 0 Nays
Approved

4. Reising Residence
22355 Rivergate Dr

Rear single-story addition

Present – Gerald Reising, Property Owner

- Addition on the rear of the house – great room, full bath, and walk-in closet
- Remove the current sunroom, replace the current driveway, and reroof the house and garage
- The addition will be vinyl siding – colored to match the existing garage color
- White vinyl windows to match the rest of the house
- Asphalt shingle – leaning toward earth tones color
- The addition has two rows of cinder block being shown – could take the siding down more or pare it so it doesn't look so utilitarian
- The Board feels the windows should be bigger in the addition; they seem a little small – for a living space it would be nice to have the windowsills lower – closer to the size of the existing sunroom window sizes

Mrs. Szytec motioned to approve with the comment to look at taller windows of the south façade. Mrs. Schmitz seconded.

3 Ayes – 0 Nays
Approved

5. The Foundry at Rocky River
20325 Center Ridge Rd

Change of use from office to multi-family residential/ multi-family redevelopment

Present – Scott Wallenhort, HEART Design Group

- Been to Planning Commission and got conditional approval
- They rearranged units to make sure the louvers were consistent down the side of the building – Planning Commission asked for screening that felt more intentional, so they came up with these mesh screens that run top to bottom – you can still see the louvers, especially if you are looking directly upwards

Design and Construction Board of Review
Meeting Minutes
July 7, 2025

- The building will be power-washed and cleaned, and the existing windows will stay
- The louvers would take up an entire panel of glass – there would be one larger louver that would be at the bottom for HVAC, and three smaller ones above for the exhaust fans – it will be one metal panel, and the louvers would be built-in or directly attached
- The Board said they would rather see the louvers than the mesh screening – these vertical elements take away from the rhythm of the existing building – it is not centered, and each section is different – it takes away from the building's original grid pattern
- Having a louver set into the window frame would be less noticeable than the mesh screening – Mr. Wallenhorst wanted to make it clear that the louvers they have proposed would not be one large louver; it would be multiple smaller ones that serve different functions
- The Board wondered if they could put a large faux louver in front of the smaller ones and keep it within the window frames – Mr. Wallenhorst said he had no objections to getting rid of the vertical mesh screening elements
- The Board thinks the cleaning of the building and the landscaping will do a lot to transform the look of the building
- The Board feels that on the east and west elevations of the building, there is no need for any sort of screening since there are no louvers on those sides
- The vertical mesh screening comes off very harshly; if it is subtle, it will be more effective
- The Board will give approval today for it, but they would like to see an updated rendering emailed to them
- The color of the louver should match the window – it should not be the concrete color

Mr. Jennings motioned to approve with the condition that they eliminate the screen on the short elevations, the east and the west, and on the north and south elevations, do a screening that is the size of the window panel. Mrs. Szytec seconded.

3 Ayes – 0 Nays
Approved

6. Cleveland Yachting Club
200 Yacht Club Dr

New gas dock building

Present – Jim Wallis, Perspectus

Design and Construction Board of Review
Meeting Minutes
July 7, 2025

- 5 years ago, they had to remove the tanks that were underground and put them above ground – the EPA said there is still some contamination, and they have to remove some of the soil, which means they have to tear the existing gas dock down
- The new building will be larger and offer more amenities, and try to match it architecturally to other buildings at the Cleveland Yachting Club
- Their master plan for the club had the goal to remove pavement and increase green space, making it more walkable
- Matching brick on the existing clubhouse, dark shingle for the roof, green metal roof on some of the accent pieces, aluminum dark bronze window, wood look aluminum fence, and beige Hardie Board plank side on the tower
- Concrete, steel top columns match what is found throughout the club
- The Board wanted to know if there will be any signage – there will be some to see how much gas you are buying, but nothing on the building – it's for members only
- They want to improve the visibility, not just of the gas pumps, but up and down the river, so they are moving closer to the water and increasing sight lines
- The Board is curious why they decided to do a flat roof overhang. Does it match the rest of the existing buildings? It is utilitarian. – the underneath is going to be wood, but they wanted to keep it pretty simple
- The Board would like to see landscaping around the flat roof overhang – it can be planters
- Mr. Wallis said they have to raise the building a foot above the ground since it is located in the 500-year floodplain – they are adding a 6” curb, so they just need to raise the building 6”, which creates one 4” step into the building – the Board thinks that could be a tripping hazard
- The Board would like him to grade out that step
- Make sure the soldier course doesn't stop at the corner – it looks like more of a modeling error

Mrs. Szytec motioned to approve with the conditions of eliminating the step and ramp at the patron entry and incorporating planters and landscaping at the front. Mr. Jennings seconded.

3 Ayes – 0 Nays
Approved

7. City of Rocky River
21012 Hilliard Blvd

New Fire Station

Present – David Urbansky, Perspectus

Design and Construction Board of Review
Meeting Minutes
July 7, 2025

Ray Reich, Building Commissioner
Rich Snyder, Director of Public Safety-Service

- Demolishing the old 4-bay Fire Station and replacing it with a larger 6-bay
- Trying to match the existing Police Station – same materials
- The generator will move, and the courtyard that enters the rear of the City Hall will be gated off – the general public would have to come through the front door of City Hall, employees would still be able to come through that rear entrance
- There will be no public entrance to the fire station – the watch office has a door for after-hours emergencies
- There will be an intercom at the door if someone needs emergency services
- The walkway for the watch office door comes from the apparatus apron; it isn't used for general public usage, it would be used only for emergencies
- The Board feels that the whole feature says, "here is the front door to the Fire Station" and it is not – it is confusing – it is designed like a front
- Mr. Snyder said that was done to mirror the Police Station from the front – The Board agrees that you should be borrowing design language from the Police Station, but it feels like a missed opportunity that it is just a watch room
- The Board did not like how the second floor of the watch office was not attached to the rest of the building
- The Board also thought the rhythm of the windows on the second floor did not make much sense – Mr. Urbansky said they follow the apparatus doors – The Board thinks that is super hard to read, especially with the second floor being setback
- The Board said they can keep their masonry dimensions, but to find a good rhythm on the exterior and keep them in the same location in each dorm as possible
- Same color brick and recessing it a half inch, matching the Police Station
- The garage doors will be transparent glass
- Exterior lighting will match what has been done on the police station
- The windows will match City Hall more than the Police Station
- Bay doors are four folding doors that fold apart
- The fire logo will be in stone
- The Board thinks the part with the logo is too short, if it matched the Police Station, or apparatus bays – there is not as much brick above the logo section on the Police Station as there is on the rendering for the Fire Station – it does have to be a higher ceiling it can be a parapet wall
- The Board thinks it shouldn't be all glass on the front of the building since it will be offices in those rooms rather than at the Police Station, which are walkways and open to the public

Design and Construction Board of Review
Meeting Minutes
July 7, 2025

- The Board feels that if someone pulls in, they are going to think it's an entrance, and they will have people going up to the emergency door
- Mr. Snyder said that is why the door is facing the apparatus doors to prevent people from coming up to that door
- The Board understands wanting to have that tall feature, but it is not working – compared to the Police Station – there is more mass and it is freestanding

Recommendations:

- The spacing on the second-story windows – so they are more equally spaced, and it doesn't have to have a relationship to the apparatus doors – it can read separately from the doors, since they are separate uses – the windows should be spaced evenly for the function they serve rather than forcing a relationship to the apparatus doors
- Increase the height of the single-story space so the proportion between that and the two-story space is less – so less brick is visible
- The height, and mullions spacing, or even remove some of the mullions – the height reads as an entry point – the other taller sections on the Police Station and City Hall function as an entry and are attached to the building – this is freestanding, so it reads much more like a tower – removing some of the horizontal mullions will make it more in line with the police station

Mr. Jennings moved to table this item. Mrs. Szytec seconded.

3 Ayes – 0 Nays

Tabled

The meeting adjourned at 6:30 pm.

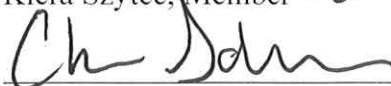
Respectfully submitted,



Steve Jennings, Chairman



Kiera Szytec, Member



Christina Schmitz, Member