

Design and Construction Board of Review
Meeting Minutes
August 18, 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. Spooner Residence
20852 Beaconsfield Blvd

**Rear addition and second-story
reconstruction/expansion above
the garage**

Present – Michael Spooner, Homeowner
Tom Liggett, The Arcus Group

- Expanding the existing room above the garage
- Master bath addition off the back of the house with a mudroom underneath that
- Shingle siding and painting the brick to match the existing painted brick – replacing windows where the renovation is happening
- Metal shingles will be removed so there is not a 2-toned roof – more traditional roof shingles – not sure on what color yet
- The siding will be white – creamer white, not hard white
- Shake in the front of the house possibility
- Adding a front porch – will be painted wood or AZEK
- Keep shake accents and brick on the front, the shake will not continue around the house, it will be siding on the sides and the rear
- Shake will be on the front and turn the corner on the garage, but not on the east elevation
- New garage door – either a white door with a navy blue front door or a darker stained garage door that would match the front door
- Brick stoop painted white with white columns on the porch
- The bay window and garage accent roof will match – the Board likes it darker

Mr. Jennings motioned to approve with the condition that the garage accent roof matches the bay window roof and that the new roof on the entire house is the same material. Mrs. Szytec seconded.

3 Ayes – 0 Nays
Approved

2. TFit

Sign Review

19630 Center Ridge Rd

Present – Maan Yousef, All Signs Designs

- Impact, individual letters
- Only has 10' of frontage – so the tenant does not have much space to work with when it comes to the design of the sign
- On the logo, the letters are about 3"
- There is currently no monument signage for the tenant, working with the landlord to see if she can get space for one
- Mrs. Schmitz said it would be nice if it looked more like the other signs in the plaza, where in bigger letters it said TFit and in smaller letters it said studios – worried that the letters may not be big enough to read on the logo
- Mr. Yousef said they are working with limited space and a limited budget – he threw the logo in to be helpful to the tenant
- Mr. Yousef said that if the Board does not agree with the sign, he will fix it after the fact – the sign is already at the signable area maximum
- Mrs. Szytec said it is individual letters that match the shopping center, and the pink will pop, which are both effective

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

3 Ayes – 0 Nays
Approved

3. W Gallery

Sign Review

19340 Detroit Rd

Present – David Budge, WXZ Development
Ryan Brady, Brady Signs

- Sets the precedent for the tenant to the west – these two signs should be consistent
- Not internally illuminated – will have exterior lighting fixtures to shine on the sign
- The Board said the lighting they choose should be consistent across the south elevation – concerned there may not be enough room for them to be mounted – Mr. Budge said they will be smaller lights, but that is their problem to figure out
- Depending on the size of the lighting, the Board said the sign may have to be lower or smaller

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- The Board thinks a more modern lighting fixture would be more appropriate than a traditional goose neck – they would like to see a copy of it

Mrs. Szytec motioned to approve with the comment that they submit the lighting plans and that the tenant to the west has a similar language to this signage. Mr. Jennings seconded.

3 Ayes – 0 Nays
Approved

4. Eleanor & Hobbs
19340 Detroit Rd

Sign Review

Present – David Budge, WXZ Development
Ryan Brady, Brady Signs

- Can have a different sign style than the signs for the two tenants to the west – this section of the building is on the corner and has a different architectural style
- Not internally illuminated – the canopy has can lights over the front door and will cast downward over the sign
- Sign on the east elevation will have ground lights that project up on the sign
- The Board asked about the tenant in the rear – Mr. Budge wanted to ask what signage would be permitted – The Board would be in favor of signage on the rear tower architectural feature that is similar to this signage – Could use a lighting fixture to add more prominence, could be similar to what's on the south elevation

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

3 Ayes – 0 Nays
Approved

5. Wood Residence
20300 Parkview Ave

Rear second-story addition

Present – Patricia Saracusa, Dover Home Remodelers
Leslie Alton, Dover Home Remodelers

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- First-floor addition of 8' x 11' and a second-floor addition above that portion, as well as an existing first-floor office
- The second floor will cantilever over the first floor
- There will be no updates to the front of the house
- Matching existing vinyl windows, vinyl siding, and roofline
- Cantilever on the rear is to match the one on the front – did that to break up the massing on the rear
- Will handle the future patio in the rear
- Casement windows in the rear – will have grill patterns to match existing windows – mullions to give the illusion of a double hung window
- The Board feels there could be more windows or larger windows in the addition – Mrs. Saracusa said the functional layout did not allow for it
- Mrs. Schmitz asked how the foundations will tie into one another with the new addition – Mrs. Saracusa said they will match the heights. Cut back the slab portion, and the siding will go over it – all you will see is siding to brick
- Existing house will be reroofed as well – it will either be driftwood or black – the Board recommends the black color
- The new siding on the rear will match what is already existing
- The Board said it is unfortunate that the interior is driving the windows from having any consistency or rhythm
- Mr. Jennings said they could pull in the closet on the second floor to match the depth of the bathroom and center the gable over the bedroom and windows on the second floor – Mrs. Schmitz said she is worried that would complicate things and put the load in the middle of the room
- The Board does not like how the roofs do not match on both the left and right elevations, they over built on the left elevation, and the right elevation has the existing roof line – they would like to see the rooflines the same – could be achieved by shrinking the gable in the rear and centering it on the windows as Mr. Jennings previously pointed out – Mrs. Alton is concerned that they would be making the client's space smaller and costing them more money to do so
- All the corner trim pieces will match

Mrs. Szytec motioned to approve, commenting that they should use the black roof instead of the driftwood. Mrs. Schmitz seconded.

2 Ayes – 1 Nays (Jennings)

Approved

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6. Boccia Residence
60 Buckingham Rd

**Enclosing the existing second story
covered patio for a master closet**

Present – Joe Lombardo, Lombardo Construction

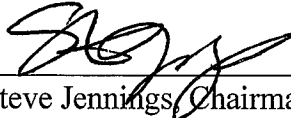
- Did the original project in 2009
- Originally, this area was supposed to be a closet, and the homeowner wanted a porch – it was already insulated to be a closet, just was never enclosed – wanting to enclose it now
- Mr. Lombardo said they are going to expand the existing patio – the Board said these plans are not correct then
- Windows will match the rest of the house – the Board thinks windows are needed on the sides – transom windows are sufficient
- The Board thinks more accurate drawings would need to be submitted

Mrs. Schmitz motioned to table. Mr. Jennings seconded.

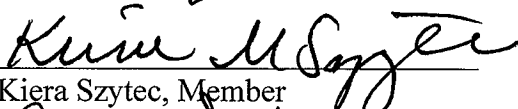
3 Ayes – 0 Nays
Tabled

The meeting adjourned at 6:30 pm.

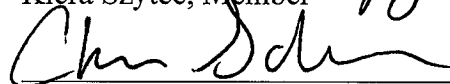
Respectfully submitted,



Steve Jennings, Chairman



Kiera Szytec, Member



Christina Schmitz, Member