

Design and Construction Board of Review
Meeting Minutes
September 2, 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. The Cleveland Acne Expert

Sign Review

20254 Detroit Ave.

Present – Jessica Larkin, Business Owner

- Very similar to the existing sign
- The black aluminum sign will stay, and new white lettering and verbiage – same sizing, length, and materials – just a different color
- No lighting – same as existing
- The existing black will stay, and any holes will be filled

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

3 Ayes – 0 Nays
Approved

2. King Wah

Sign Review

20668 Center Ridge Rd.

Present – Kathy Clarke, Ace Lighting Services

- Mrs. Clarke said the plans have changed a little bit, just the colors – she handed the board new copies – they will be entered into the records
- Two cabinet signs that are tiered – red layer in the back, then beige, then black – all aluminum
- “King Wah” will be push-through letters – red
- The restaurant is backlit – white
- Same sign on both elevations
- No signage on the door – just hours of operation

Mrs. Szytec motioned to approve as submitted. Mrs. Schmitz seconded.

3 Ayes – 0 Nays
Approved

3. Heckner Residence

One-Story Rear Addition

18943 Story Rd.

Present – Daniel Kowalski, Kowalski and Sons

- Rear addition – reconstructing a 3-season room into a conditioned space for living – there will also be a primary bedroom expansion
- Match existing materials – front and sides of house have aluminum siding – the rear addition has vinyl siding
- Charcoal black roof – reroofing the entire house
- The Board asked how they plan to tie in the two different sidings to one another – Mr. Kowalski said from the corner to the garage, it would be vinyl, and then switches to aluminum at the corner
- The Board would like to see one type of siding – they would prefer seeing just the aluminum siding
- The Board asked why the roof over the sunroom is higher than the rest of the roof – to get the floor level in the interior of the addition, with the rest of the house, required a certain pitch to the roof – the Board would like to see the fascias line up

Mr. Jennings motioned to approve with the conditions that there is aluminum siding on the rear and to lower the gutter line to align on the rear of the house. Mrs. Szytec seconded.

3 Ayes – 0 Nays
Approved

4. Jezeski Residence

Two-Story Addition

19859 Beach Cliff Blvd.

Present – Jerry Salwan, Architect

- Existing enclosed porch – take that footprint and extend it to the south and make it two stories – first floor is an office, and the second floor is for the master bathroom and closet
- Mechanicals in the basement
- Brick on the first floor and board and stucco on the second floor to match the existing – matching roof pitch and materials
- The south elevation – will have a set of doors with a hood over it
- The Board thinks it is very well done – like the plans

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

3 Ayes – 0 Nays
Approved

5. George Residence
1719 Southbend Dr.

Second-Floor Addition

Present – Jill Brandt, Brandt Architecture
Warren and Lisa George, Homeowners

- Second-floor addition over existing home
- The existing master bedroom has a low-sloping ceiling, and this gives them a taller ceiling
- New siding, roof, and porch
- The addition will come over the porch, new columns on the porch, and then stone along the front
- Board and batten on the first floor and shake on the second floor and gables – all the same color, a medium grey – white trim that matches the nice trim on the existing house over the garage
- On the rear, the addition will line up with the first-floor wall
- Stone around the corner will butt into the chimney on the north side and then 3' back on the south side
- Chimney will be extended higher
- The Board thinks a horizontal trim board is needed between the materials
- The new roof will be charcoal black
- New shutters – will be black as well

Mrs. Szytec motioned to approve with the condition that a horizontal trim piece be added between the board & batten siding and the shake siding. Mr. Jennings seconded.

3 Ayes – 0 Nays
Approved

6. McCreary Residence
1293 Homeland Dr.

Single-Story Rear Addition

Present – Jill Brandt, Brandt Architecture
Robin McCreary, Homeowner

- One-story rear addition to provide a primary bedroom and bathroom space

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- The addition will also make room for a larger kitchen, a more spacious back entry, and a laundry room
- Existing house is brick and siding – will be doing a brick base with siding above – will be in a different plane
- Asphalt singles to match the existing
- Siding will be thicker to match the aluminum style
- Windows in the rear second story will get smaller – one is a bathroom, and the other two are bedrooms, and have windows on the side for egress
- Match brick and mortar in the rear

Mrs. Szytec motioned to approve as submitted. Mrs. Schmitz seconded.

3 Ayes – 0 Nays
Approved

7. TEG Self Storage
19061 Depot St.

**Sign Review and Exterior Color
Palette**

Present – Steve Jennings, LDA Architects

- The plans that were originally submitted had a red accent color – the owner changed it to a blue accent color to match his storage units inside
- The owner also moved the location of the door facing the parking lot – it was a new door and got moved farther from the sidewalk
- The owner painted the signage directly onto the walls – went to Planning for that review after the fact, some issues need to be resolved with the signage – would need a variance
- Mr. Jennings said the owner wants to keep the painted sign on the north elevation and then replace the painted signs on the east elevation with a panel sign
- The Board feels that if the painted signage looked nice and neat like the Van Aken District reference photo, they would be more in support, but right now, it feels childish
- The Board feels the blue is too much – the guard rail should have been painted the same color as the building
- The canopy on the east elevation looks tacked on
- The difference between the blue and the white is very stark – the white is white white, not a creamy white
- Some of the signs could be that blue, but not all of the trim and the guardrails should be that blue – less blue or less saturated, more muted blue
- They are okay with the design of the proposed panel sign

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- The Board asked about the cubes – is it supposed to not look very neat – the reference photos look neat and artistic – the design is not very artistic
- White guardrail
- Less saturated blue or muted color – the brand blue can still be on part of the sign – the doors could stay blue – it could be a greyish blue or even grey
- The muted colors would help the colors on the signage pop
- The Board would be in support of the panel signing on the east elevation, as long as it is manufactured with crisp lettering – the font needs to be uniform
- Uniform lettering needs to be on all signage – it should all match
- The Board thinks the size and height of the blade sign is fine – would endorse the variance
- The Board feels the sign elements together would make more sense – already asking for variances and should be together

For the color palette and architecture, the Board wants:

- White guardrail
- Grab from adjacent buildings and pull from their color palette – prefer grey color with a matte finish on the fascia
- Canopy over the door needs to be reworked – they want to see more of an architectural feature and coordinated with the rest of the building
- Okay with the blue doors – not first pick, but it is a reasonable compromise if those are branding colors

Mrs. Szytec motioned to approve with the conditions of a white guard rail, a grey matte fascia, and a more architecturally significant canopy over the east man door. Mrs. Schmitz seconded.

2 Ayes – 1 Abstain (Jennings)

Approved

For the signage, the Board wants:

- No objection to the design of the proposed signage on the east elevation as long as the lettering is uniform with the rest of the signage – lettering needs to match
- The blade signage is acceptable as long as the lettering is uniform with the rest of the signage – lettering needs to match
- Elements of signage should not be split on the north elevation – should be to the west of the garage door – should be a manufactured sign to match the sign on the east elevation

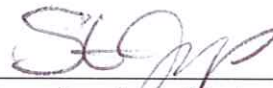
Mrs. Szytec motioned to approve with the conditions of no painted signs, and there should be two manufactured signs. The design of the proposed manufactured sign is acceptable. There must be uniform lettering on all the signs. Mr. Schmitz seconded.

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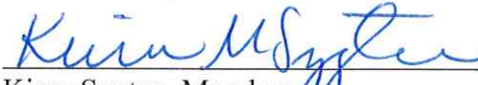
2 Ayes – 1 Abstain (Jennings)
Approved

The meeting adjourned at 6:15 pm.

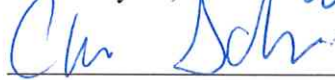
Respectfully submitted,



Steve Jennings, Chairman



Kiera Szytec, Member



Christina Schmitz, Member