

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. MAYOR PAMELA BOBST** Administering the Oath of Office to Steven Jennings for a new term as a member of the Design and Construction Board of Review

Mayor Bobst administered the Oath of Office to Steven Jennings for a new 2-year term, expiring on December 31, 2028. Mayor Bobst said the total number of permits issued by the Building Department was down slightly from more than 1,700 in 2024. However, the total valuation added for the year was up from \$63 million in 2024 to \$78 million. She thanked the entire Board for their service to the Community.

- 2. Mack Residence** Enclosing the existing front porch
19417 Telbir Ave.

Present – Jim Dunphy, Patio Enclosures

- New 6x6 support posts
- Removing the existing frame structure of walls
- Tested the footed column support at each corner
- Floor frame will remain – new subfloor
- Custom-manufactured enclosure – a single pane tempered glass enclosure with a solid knee wall
- Full view white aluminum storm door – will swing inwards
- Brick stairs will remain
- Cross-hatching shows where the screens exist and where the screens would open
- 3 inches of closed-cell foam clad in aluminum for the knee wall – similar to orange peel
- Shake siding above will remain – Board thinks they look worse for wear
- Skirting around the bottom
- The Board thinks they should keep the two outside corners – either replace or repair
- The Board would like it to look more like a front porch rather than a rear porch
- The Board said the base and gable of the porch should match

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- If the homeowner wants to keep the shake siding, they need to either paint it, clean it, or replace it to match the gable
- The Board said a horizontal skirting rather than vertical, with a trim piece at floor level
- Will replace soffit on exterior of porch
- Rustic pine Armstrong plan ceiling on the interior of the porch

Mrs. Szytec motioned to approve with the conditions that (1) decorative, more substantial 6" x 6" columns that are separate elements from the siding, (2) sliding on the knee wall to match the gable, the gable can be repaired or replaced, (3) a trim piece be added at floor level, and (4) skirting to be horizontal and match the knee wall and gable, similar to the home across the street. Mrs. Schmitz seconded.

3 Ayes – 0 Nays
APPROVED

3. Dieter Residence
270 Argyle Rd.

**Two-story garage and covered patio
addition**

Present – Tammi Graf, Hurst Design

- Remove existing deck, breezeway, and garage
- Build a new, larger two-and-a-half-car garage, covered deck, and enclose the space between the garage
- Creating a new mudroom on the first floor and a bonus room above the garage
- Existing house is brick with a clay roof
- Savannah wicker shakes siding on the addition – similar color to the existing
- Standing seam metal roof in the same color as the existing roof
- Mrs. Schmitz said sometimes it could be better to have an addition with complimentary color rather than trying to match when the existing materials are hard to match
- Windows are intended to be centered over the garage door – left loaded to leave space for a potential bathroom upstairs, the shower would go to the right
- The Hardie trim on the wall of the patio should match the trim at the fascia/eave of the covered patio
- The notch in the roof of the patio is due to the mechanicals in the existing corner of the house
- Three skylights in the roof of the patio
- White vinyl windows with grills

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- Mr. Jennings does not have a strong opinion on the colors – Mrs. Szytec is okay with them trying to match the colors – Mrs. Schmitz thinks the colors should be complementary
- Mrs. Schmitz said the roof line of the addition does not match the existing or the connector piece – Mrs. Graf said the addition above the garage is at the level of the landing of the stairs instead of the second story
- The Board wants them to investigate the Hardie board and trim of the covered patio

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

2 Ayes – 1 Nay (Schmitz)
APPROVED

The meeting adjourned at 6:15 pm.

Respectfully submitted,



Steve Jennings, Chairman



Kiera Szytec, Member



Christina Schmitz, Member