

Design and Construction Board of Review  
Meeting Minutes  
February 17, 2026

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

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**1. Adsuar Residence**  
380 Elmwood Rd

**Front yard fence**

**Withdrawn**

**2. Hill Residence**  
20794 Stratford Ave

**Rear two-story addition**

Present – Patti Saracusa, Dover Home Remodelers  
Beth Orr, Dover Home Remodelers

- Two-story addition that will replace the existing sunroom
- First floor will be for a conditioned sunroom and living space, and the second floor will be a primary bath with a stackable washer and dryer
- Match existing roof shingles
- Fiber cement board and batten – The Board prefers the lighter color
- Matching windows and trim color – fossil and pebble colors
- Removing existing foundation and walls
- The first-floor windows have the same header height as the existing windows
- The Board thinks the horizontal trim should align with the window header – eliminate the gaps in between
- The Board said vertical grills should be added to the two rear transom windows
- Stairs and landscaping will be done separately by the homeowner

Mrs. Szytec motioned to approve with the conditions that vertical grills are added to the two rear transom windows and that the horizontal trim boards align with the window headers. Mr. Jennings seconded.

3 Ayes – 0 Nays  
**APPROVED**

**3. Jonke Residence**  
19545 Battersea Blvd

**Rear two-story addition**

Present – Dan Marguiles, Daniel Margulies Co., Inc.  
Michael Hodge, Mickey Hodge, LLC

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- A variance was granted for lot coverage
- Two-story addition – the second floor steps back
- Existing rear of the house is built on the old porch piers – rebuilding with a new crawl space foundation
- First floor laundry, bedroom, mudroom, and full bathroom – age in place
- New black lifetime shingles, siding, and white windows
- Shake siding in the gables and a matching lap siding below the bands
- Porch metal work is in good shape and planned to leave as is
- Brick at foundation to match existing house – will paint the existing and new brick – no color picked out, but something darker
- The Board would like the existing roof on the first floor to match the 5/12 pitch of the addition
- The Board said the roof that connects the house to the garage creates an unusual condition – it does not cover the man door of the garage effectively
- The Board is not a fan of the house and garage connection – prefers separate overhangs at each door
- The Board has no issue with the rest of the house – they just want the attachment between the garage and the house removed or reworked

Mr. Jennings motioned to approve with the condition that the existing roof on the first floor matches the 5/12 pitch of the new addition. The applicant may either detach the garage roof from the main house or return with a revised proposal. Mrs. Szytec seconded.

3 Ayes – 0 Nays  
**APPROVED**

**4. Fritz Residence**

**Rear two-story addition**

922 Morewood Pkwy

Present – Michael DeMarco, Architect  
Betsy Frtiz, Homeowner  
Eric Frtiz, Homeowner

- Partial two-story addition to the rear of the house – second-floor step backs
- In-laws' suite on the first floor with en-suite bath and a walk-in closet
- Kitchen and laundry room remodel
- New master bath on the second floor
- Matching existing materials as much as possible
- Sun porch out from the new master bath – partially covered
- Tie into existing rooflines
- Shed dormer off of the existing main gable – shedding south
- Valley will need to be built up to shed water away from the covered sun porch
- Solid knee wall for more privacy in the sun porch – applicant is open to the idea of a railing around

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- Collection box or downspout for the flat portion of the roof
- Trim will be white to match
- Flat portion will be some sort of decking material
- Eyebrow canopy could be tongue-and-groove material
- The Board would like to see more substantial posts on the porch – white and more decorative – transition from wall to column needs a horizontal trim piece – they need more detailing
- Existing window on the south elevation will be framed in
- Bay window on the rear will move to the north
- The Board would like to see the two transom windows on the south elevation to be larger to match the other windows of the house – can keep the transom in the bathroom and eliminate the transom in the closer
- White or black railing
- The Board prefers the railing to continue on the covered portion of the porch, or paneling, something other than the siding
- The Board said they don't have an issue with the geometry of the addition; it is more the details of the porch – they would like to see the project again

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

3 Ayes – 0 Nays  
**TABLED**

**5. Wiedemer Residence**

**New boathouse**

21468 Avalon Dr

Present – Chad Costello, Peninsula Architects

- 800 sqft boathouse – demolishing existing
- Same footprint as existing, just taller
- Black Hardie panel
- Iron ore standing seam panels – 8 inches wide on the sides and 12 inches wide on the roof
- Composite wood soffit

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

3 Ayes – 0 Nays  
**APPROVED**

**6. University Hospitals**

20914 Center Ridge Rd

**Final Review**

Demolition of the existing building and construction of a new urgent care.

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Present – Eric Placek, WellStreet  
John Novak, Onyx Creative  
Brian Denamen, Stratus

- Dark grey spandrels
- Warmer white – snowbound
- Showing the west elevation rendering
- Updated the windows and mullions to match across the entire building
- Trash enclosure matches the building – The Board said maintenance is important for the enclosure since the white will get dirty
- Grey EFIS and red metal banding added on the west elevation
- Signage was reduced to under the 40% that is allowed
- Board thinks the signage is better, but thinks the signage on the east elevation is more attractive than that on the south elevation

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

3 Ayes – 0 Nays  
**APPROVED**

**7. Angelo Residence**  
22822 Lake Rd

**New single-family residence**

Present – Kristen Martinez, Otero Homes  
John Capitoni, Otero Homes  
Pete Angelokostopoulos, Property Owner

- Last lot in the City, on the Bay Village line – currently vacant
- Four-car garage to the front and a walk-out basement in the rear
- Mostly off-white and charcoal grey stucco, light grey stone, black aluminum clad windows, black asphalt roof, black metal roof accents, black gutters and black downspouts
- Metal roof accents will be across the front two bays of the garage, at the front entry, and at the stair tower
- Situating the house between the electrical easement and not blocking views for themselves and the neighbors
- Stone will be 2 inches with a masonry cap
- Stucco would have a little bit of pebbling
- Landscaping at the front of the house – no landscaping plan yet
- No windows on the west elevation – didn't add them because the kitchen upper cabinets, garage, and closets are along that wall
- There is 90 feet of stucco along the west elevation – there are no windows and no articulation along that elevation
- The Board would like to see the roof lowered on the garage bump-out

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- Along the west elevation, the applicant said they are open to adding windows, but there is no space to add articulation since they are maxed out on setbacks already
- The Board would like the two transom windows in the dining room to be wider
- The Board would like them to look at adding transom windows on the back side of the garage and the master closet

Mrs. Schmitz motioned to approve with the conditions that the roofline over the first two bays of the garage be lowered, that two transom windows in the dining room be wider, and that transom windows be added in the master closet and on the back side of the garage. Mr. Jennings seconded.

3 Ayes – 0 Nays  
**APPROVED**

The meeting adjourned at 6:30 pm.

Respectfully submitted,



Steve Jennings, Chairman



Kiera Szytec, Member



Christina Schmitz, Member