

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. Compass Self Storage** **Sign review**  
19901 Center Ridge Rd

Present – Doug Lamison, Compass Self Storage  
Linda Nickels, LAAD Sign & Lighting

- Updated the sign based on comments from the last meeting
- Shoe box style with channel letters mounted on top
- Reduced the size – width is going to be smaller
- Holes from the previous sign will be patched and painted
- The letters are the only portion of the sign that is illuminated
- The pylon tenant signage is vinyl, not painted
- The blues should match between the wall and pylon sign – the brand color is the darker blue; salty dog
- Mrs. Nickels said they could print the pylon signage rather than it being vinyl to match the salty dog color
- The office sign above the door will be removed

Mr. Jennings motioned to approve with the condition that the blue on the pylon sign matches the blue on the wall sign. Mrs. Schmitz seconded.

3 Ayes – 0 Nays  
**APPROVED**

**2. Taste Buds Kitchen** **Sign review**  
21808 Center Ridge Rd

Present – Megan Saucier, Archer Sign

- Flush-mounted and illuminated channel letters mounted to a backer
- Sign size is similar to the other tenant signage
- White vinyl linear lettering on the doors and windows – just the lettering not putting a whole film on the windows

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- The sign on the backer makes it difficult where they can put it on the wall – the Board said the Hair Affair’s signage is wrong and HotWorx and Firehouse are more appropriate – moving forward, new signage should reflect that
- No pylon tenant signage

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

3 Ayes – 0 Nays  
**APPROVED**

**3. River Plant Company**  
20145 Lake Rd

**Sign review & storefront  
renovation**

Present – Jennifer Hihn, Business Owner  
George Hihn, Husband

- Painting the storefront black
- Flush-mounted signage directly on the fascia – black backer with white writing with half-inch lettering
- Signage will sit directly above the windows – the signage will cover the height of that space, but not the full width – will be painted black to match
- Letter is on a backer, not individually mounted
- The bolts will be either painted or concealed
- The Board said the sign might be a little small

Mr. Jennings motioned to approve as submitted with the comment that they investigate the legibility of the sign. They are okay with the sign increasing in size as long as it does not exceed the 40% maximum size requirement. Mrs. Szytec seconded.

3 Ayes – 0 Nays  
**APPROVED**

**4. Verciglio Residence**  
20712 Beaconsfield Blvd

**Two-story addition**

Present – Jeff Foster, Payto Architects

- Taking the roof off and going up a full story – the gable faces toward the street
- Current space above the garage is an attic with a shed roof
- Squaring off the front corner of the garage

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- New recreation room and bedroom on the second floor
- Most of the work is on the second floor
- Residing the entire house in double 4 monogram siding
- Aluminum wrapped fascias
- Dark charcoal grey asphalt shingles
- Black shutters to match the existing house
- New <sup>Pella</sup> designer series windows – aluminum-clad wood – full divided lights
- The rendering shows vertical siding, that has changed and will only be horizontal
- Dormers in the rear are being bumped out to increase ceiling height
- East elevation windows are a hodgepodge
- The Board said the trim at the dormer on the west elevation should be added to the dormer on the east elevation
- No shutters on the bottom two garage windows

Mr. Jennings motioned to approve with the condition that the trim at the dormer on the west elevation be added to the dormer on the east elevation. Mrs. Szytec seconded.

3 Ayes – 0 Nays  
**APPROVED**

**5. Vecchione Residence**  
21185 Beachwood Dr

**Rear third-floor dormer addition**

Present – Anna-Katrin Strauss, The Architetta  
Ben Gertz, Contractor

- Constructing a new dormer on the rear for a new office space
- Matching the existing materials and roof pitch
- Dormer is offset by 6 inches from the edge of the house
- Replacing all of the trim that is in poor condition
- Windows will match the existing windows – same grills and size

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

3 Ayes – 0 Nays  
**APPROVED**

**6. Hunt Residence**  
22557 Locust Dr

**Rear first-floor addition**

Present – Jill Brandt, Brandt Architecture

- Rear addition to include a living room, expanded kitchen, and primary suite
- Extending the existing roofline up
- New white siding and new charcoal roof
- Painting the existing brick and chimney white
- Corner board trim at the corners and trim around the doors
- Keeping the shutters on the front elevation, including the picture window

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

3 Ayes – 0 Nays  
**APPROVED**

**7. Peterson Residence**  
21580 Lake Rd

**Rear two-story addition**

Present – Shane Peterson, Homeowner  
Kirk Hartung, Hartung Homes Services

- The first-floor covered porch is going to be enclosed for an office or flex space
- The second-floor small balcony and dormer will be removed – a larger shed dormer will be constructed to rework the primary bedroom and to add a bathroom, second-floor laundry, and a larger primary closet
- Matching existing vinyl shake siding and roof singles
- Three courses of brick step out slightly on the addition, and underneath that is an 8x8 lenth that matches the lenthils of the existing windows
- Extending a transition roof line above the brick to protect the top side
- The Board said trim should be added to the west elevation to mimic the roofline – bringing the flashing down – matching the existing overhang

Mr. Jennings motioned to approve with the condition that trim be added to the dormer on the west elevation. Mrs. Szytec seconded.

3 Ayes – 0 Nays  
**APPROVED**

**8. Stepanek Residence**

**Rear third-floor dormer addition**

20663 Stratford Ave

Present – Richard Barnett, Contractor

- Third-floor bathroom and bedroom rear addition
- Cobblestone colored prefinished Hardie board siding
- White aluminum trim
- 1:12 roof slope – rubber EPDM material
- The Board said there should be trim around and between the windows
- The Board said the new windows should match the mullions of the existing rear windows

Mrs. Szytec motioned to approve with the conditions that trim be added around the windows with mullions to match the existing windows. Mr. Jennings seconded.

3 Ayes – 0 Nays

**APPROVED**

**9. Carelli Residence**

**New single-family residence**

19446 Frazier Dr

Present – Dave Maddux, The Arcus Group

- Demolishing the existing home
- Street side is a single-story home; it gets larger as it goes down the hill
- Garage gable comes forward, and a gable running parallel to the street
- Cement board – a combination of shingle, lap, and board and batten
- Trim will match whatever siding piece it is in, color-wise
- Marvin windows in either the bronze or gun metal color
- The board and batten is white, the shingle is light grey, and the lap is dark grey
- Bricks will be full-size and darker, in the grey family
- Glass railings on the balconies
- Will be some sort of lighting – haven't decided the style of placement quite yet
- Stairs up from the bottom
- Mrs. Szytec said to study linking the windows on the riverside on the left elevation to make the window form look more intentional
- Mrs. Schmitz asked about the roof section at the chimney that reads through on the front elevation – Mr. Maddux said that condition exists because of the vaulted ceilings in the great room

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- Mr. Jennings said he would like to see a plan down the hillside for the landscaping where the existing home was
- The front yard will have pavement within the garage walls and a walkway; the rest will be landscaping
- Garage door will be a grey color

Mr. Jennings motioned to approve with the condition that a landscaping plan be sent and approved administratively. Mrs. Schmitz seconded.

3 Ayes – 0 Nays  
**APPROVED**

The meeting adjourned at 6:30 pm.

Respectfully submitted,




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Steve Jennings, Chairman



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Kiera Szytec, Member



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Christina Schmitz, Member