

Design and Construction Board of Review
Meeting Minutes
March 30, 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

1. Moulden Residence **Front porch addition**
18951 East Shoreland Ave

Present – Drew Thomas, Homeowner

- Front porch big enough for seating
- Roof will remain – Only the decking will expand
- Composite Trex material for the decking
- Removing the posts in the middle and pushing them off to the sides
- Removing the brick sidewalk to the point at which the deck is extended
- The Board said that they should keep the two posts in the middle, in addition to the posts at the corners
- Steps will be Trex material as well
- Moving the bushes/shrubs to the other side of the patio

Mrs. Szytec motioned to approve with the condition that they keep the two posts in the middle, in addition to the posts at the corners. Mr. Jennings seconded.

3 Ayes – 0 Nays
APPROVED

2. Moore Residence **Two-story rear addition**
340 Morewood Pkwy

Present – Dan Margulies, Designer

- All of the work is in the rear of the home
- Small mudroom on first floor – building over existing kitchen bump out the new mudroom to create a new master bathroom on the second floor
- Hardie lap siding – cobblestone color
- The Board wishes there were more windows – the program inside is driving it with the sauna

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- The Board said a roof over the new door could help to break up the flat wall – it is an extremely flat wall, especially with the shed roof
- The Board asked what would happen if they were to put the sauna in front of the window – Mr. Margulies had one in there, and he was told to remove it
- The Board said they need to investigate adding a window and some sort of projection on that wall
- The Board approves of the form addition, aesthetically just needs some tweaking – Mr. Minek said they could start demo and foundation work, just need to get in contact with the Building Department

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

3 Ayes – 0 Nays
TABLED

3. Smith Residence

Rear screened-in porch addition

21247 Maplewood Ave

Present – Mike DeShane, Archadeck of Cleveland

- 12 x 12 screened-in porch on the rear of the house, stairs down to a 12 x 12 hardscape
- Pressure-treated lumber for the underneath structure
- TimberTech composite material for decking
- SPF lumber on the roof
- Finishing the posts and beams in cedar
- Asphalt shingles and fascia to match the existing house
- Flat roof on the existing portion of the house that they are tying into – “cricket” roof to transition from the new gable to the existing flat roof
- The Board asked why he didn’t continue the gable all the way back to the house – Mr. DeShane said he believes there are existing windows that would interfere
- Gutters on the flat portion of the roof so it is slightly pitched
- The Board said a smaller cricket between flat and gable is possible – something to match the slope of the existing flat roof
- The exterior cedar will not be painted or stained – they do recommend the homeowner stains it in the future
- Skirting will be lattice with a PVC frame
- The decking is brown, the railing is aluminum deck-mounted in bronze color, and chestnut color for the lattice – the frame will match – Mr. Minek asked if he could submit the material sheet for the City’s records

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- First floor stays the same
- Matching the existing materials – windows, siding, and roof
- New patio door
- Same trim details around the windows
- The north bedroom window is centered in the space – existing mechanicals run through the closet, so they couldn't center it on the exterior
- The Board said the new roof forms are similar to what is on the front of the house
- The Board said the rear of the home is kind of busy, but most of that is existing
- The Board said the posts should be “beefed up” – wrapped to be more substantial
- Most likely will be a composite material for the railing and posts

Mrs. Schmitz motioned to approve with the condition that they match the porch posts and railings on the rear with the existing railings and posts on the front of the home. Mrs. Szytec seconded.

3 Ayes – 0 Nays
APPROVED

6. Mayer Residence
21273 Aberdeen Rd

New detached garage

Present – Charles McGettrick, Architect
Anthony Latina, Contractor

- Demolishing of the existing garage and separate storage shed
- Construction of a new garage – emulating carriage style
- Pulling it further away from the property lines than the existing garage
- Matching materials of the existing house
- The Board said it looks nice – it is a nice improvement

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

3 Ayes – 0 Nays
APPROVED

7. Friel Family Trust
PPNs: 301-09-127 and 301-09-128

New single-family grouped dwelling

WITHDRAWN

8. Brewer Residence

3168 Goldengate Ave

New single-family residence

Present – Matthew Brewer, Property owners’ son-in-law
Yiliu Liu, Property owners’ daughter

- New single-family house and a detached two-car garage
- Currently a vacant lot – Mr. Brewer said they live right next door
- Vinyl lap and shake siding – Riviera Dusk color
- PVC white gable arches
- Black asphalt shingles
- The Board said above the rear windows, there is a lot of blank wall – could be broken up with more windows or shake in siding in the gable
- The Board said the windows’ headers and sills should match on the north and west walls in the great room – the mullions should match as well – the windows need to be consistent

Mrs. Szytec motioned to approve with the condition that they match the window sizes, mullions, headers, and sills for the first two rows of windows on the north and west walls of the great room. On the rear wall, they can either add the third row of windows at the same header and sill heights or add shake siding in the gable. Mr. Jennings seconded.

3 Ayes – 0 Nays
APPROVED

The meeting adjourned at 6:15 pm.


Respectfully submitted,



Steve Jennings, Chairman



Kiera Szytec, Member



Christina Schmitz, Member