

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. Schildhouse Residence**

**Front and rear deck**

3549 Delmar Dr

Present – Aaron Dorrington, CLE Builders

- Building a rear deck and front porch
- Remove the existing wood front stoop and extending the porch out to the side corner of the residence
- Composite decking in dark cocoa color – the stair risers and fascia will be in the same color
- The Board would prefer it without the railing – if they were to do a railing, it should be black

Mr. Jennings motioned to approve as submitted, with the comment that no railing is acceptable; however, if one is to be provided, it should be black. Mrs. Schmitz seconded.

3 Ayes – 0 Nays  
**APPROVED**

**2. Muyschondt & Visconsi Residence**

**New single-family residence**

61 Buckingham Rd

Present – Anna-Katrin Strauss, Architectural Designer  
Suzanne Muyschondt, Homeowner  
Tony Visconsi, Resident

- Provided the massing for the 6/12 pitch
- The alternative roof pitch of 12/12 did not result in an attractive home – it was too much roof – front heavy
- The Board liked the 6/12 pitch over the 12/12 pitch

Mr. Jennings motioned to approve as submitted with the 6/12 roof option and conditioned on them receiving their variances. Mrs. Szytec seconded.

3 Ayes – 0 Nays  
**APPROVED**

**3. US Bank**

**Signage review**

19825 Detroit Rd

Present – Kathy Clarke, Ace Lighting Services

- Refresh on all the signage on the property
- Changing and increasing the size of the two directional signs
- Cabinet wall to a channel letter sign on raceways – there are four total signs – each sign was shrunk down to meet the 40% requirement
- Drive-up signage is being added
- Pylon signs will be aluminum with a vinyl graphic on top
- Raceway will match the wall background
- The Board said it was a big improvement

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

3 Ayes – 0 Nays

**APPROVED**

**4. Davis Residence**

**Rear two-story garage addition**

20025 Frazier Dr

Present – Matt Davis, Homeowner

- Demolishing the existing detached garage – adding a 2.5-car garage attached to the house – will also expand the kitchen
- New basement foundation under the addition
- Master bedroom on the second floor and a bonus room on the third floor
- Addition will be synthetic cedar, either shake siding or Tudor style
- The entire house will be reroofed – asphalt shingles
- The windows will be casement with internal grills to match the existing house
- Mrs. Schmitz said the variation in the window sizes is not favorable, and it would be nice to see some consistency – Mr. Davis said the windows on the left elevation could be adjusted to match one another – the rear window could be changed, but it is above the bathroom counter
- Mr. Jennings said it is a massive roof structure
- Mrs. Schmitz asked if the considered dormers in the third-floor space – Mr. Davis said no, but they are doing 6 skylights
- The Board said the skylight locations are important – want it to look cohesive
- Removing the existing concrete pad and adding grass behind the addition
- The Board would like some uniformity and cohesiveness in the design
- The Board said they need to break up the massing of the addition – there is no articulation

- The Board said they should align the windows as much as possible and keep the sizes consistent
- The Board said he could add some windows to the rear elevation
- The Board said to show some of the trim work around the windows on the drawings
- The Board said it would be nice to see the materials at the next meeting – if they do the stucco and timber look to mimic the front of the house to help break up the mass of the addition

Mr. Jennings motioned to table this item. Mrs. Szytec seconded.

3 Ayes – 0 Nays  
**TABLED**

**5. Lovely Residence**  
1961 Hampton Rd

**Corner side yard fence**

Present – Carly Lovely, Homeowner

- Small vegetable garden in the side yard
- Variance received for the style of fencing
- Small seasonal flower bed on the street side of the fence – nothing too large because of the possible shadows

Mrs. Schmitz motioned to approve with a small seasonal flower bed on the street side of the fence. Mr. Jennings seconded.

3 Ayes – 0 Nays  
**APPROVED**

**6. Gaughan Residence**  
2725 Gibson Dr

**Rear two-story addition**

**WITHDRAWN**

**7. Melling Residence**  
20623 Beachwood Dr

**Rear two-story addition**

Present – Steve Schill, Schill Architecture

- Removing the existing family room and adding a master bedroom
- Match the existing materials – existing aluminum siding will be hard to match, so a vinyl siding to match as closely as possible

- New basement foundation
- The side elevations have no windows – the Board said they need to add some windows – Mr. Schill said they could add a twin window on the lower left side and two single windows on the upper right side

Mrs. Szytec motioned to approve with the conditions that they add a twin window on the first floor of the left elevation and two single windows on the second floor of the right elevation. Mrs. Schmitz seconded.

3 Ayes – 0 Nays  
**APPROVED**

**8. Frank Residence**  
19188 Mitchell Ave

**Front porch addition**

Present – Jeff Miller, Pro Choice Exteriors

- Redoing the front stoop – filling with a gable – it will be a foot and a half from the corner of the house
- Cricket roof to move the water
- Wood-framed composite deck with black aluminum
- Mrs. Schmitz asked if they considered doing a shed roof – Mr. Miller said it would fit better as a shed roof, but the client wanted a gable roof
- The porch will be out 1 foot from the front of the house – with the overhang, it will be 2 feet
- The gable roof will be centered on the front door
- The steps will not be covered by the roofing
- Aluminum ceiling panel – similar to Bead Board – break metal lines going through it so it is not a flat sheet
- Columns would be vinyl wrap, and the beams will be wrapped in PVC/AZEK trim board
- The Board said the roof has to match the slope of main gable of the house – if they can't they will have to switch it to a shed roof

Mr. Jennings motioned to approve with the condition that the porch gable matches the slope of the main gable of the house as close as possible; if it can't, it will have to be changed to a shed roof. The Board also recommends that the columns be wrapped in the same composite material as the beams, instead of the vinyl that is being proposed. Mrs. Szytec seconded.

3 Ayes – 0 Nays  
**APPROVED**

**9. Robert Kilbane**

19092 Inglewood Ave

**Rear two-story addition**

Present – Robert Kilbane, Property Owner

- Picking up the rear right end of the house – no headroom for the bedroom
- Two 3 x 4 windows on the rear aligned with the other two windows on the first floor and one on the west elevations, matching the existing window in the second-floor gable
- Matching the existing white vinyl siding and asphalt shingles
- Window grills will match the existing windows

Mrs. Schmitz motioned to approve with the additional three windows with matching grills as proposed. Mr. Jennings seconded.

3 Ayes – 0 Nays  
**APPROVED**

**10. Riverdale Homes**

PPN: 301-09-121

**New detached single-family  
grouped dwelling unit**

Present – Angelo Corna, Architect and Perspective Owner  
Julie Haddad, Designer

- In the only buildable area of the lot, because of the steep hillside
- Moved the front door away from the parking easement as requested by the Planning Commission
- The house will have a rooftop deck on the “fourth floor”
- They want to maintain the vegetation of the hillside and disturb as little as possible to help with the erosion
- Cultured stone veneer with 1-2 inches in thickness – it will project on the front elevation but flush on the sides
- Mrs. Schmitz asked about pulling some asphalt back around the parking for this house for some landscaping – Mr. Corna said he would like to do landscaping along the north side of the house and a planting bed in front of the new front door location
- TPO roofing
- Black aluminum railing and TREK composite decking for the rooftop deck

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

3 Ayes – 0 Nays  
**APPROVED**

**11. ONE Constructive Services**

**East elevation renovation**

21190 Center Ridge Rd

Present – Jeremy Smith, Onward Design Collaborative

- Matching the Center Ridge roadside renovations
- Doing this to be code-compliant with accessibility
- Matching the materials on the front elevation – except they are switching the fiber cement to a rigid PVC material
- The door with the canopy is the main entrance – The Board said that those doors may want to switch, as the main parking is in the rear – Mr. Smith said that, for accessibility, it makes sense for them to remain as is
- The Board would like to see the fire escape removed – it can be filled with composite wood material
- The Board said the dock door should be brown instead of white
- All of the windows will be replaced with a storefront system
- There will be a 6-inch curb with bollards and railings to keep people and cars from falling into the sidewalk area
- Mrs. Schmitz asked about possible signage – Mr. Jeremy said possibly a tenant sign on the wall next to the door, but nothing on the canopy
- Mr. Minek asked what tenants were down there in that space – Mr. Smith said there is a gym in the back corner, and the rest is storage – Mr. Minek said any change in Use would need to be reviewed by the Planning Commission for a parking review
- Would integrate planters somewhere into the step to help with landscaping
- Mrs. Schmitz said she recommends a thicker canopy
- The Board asked about lighting – Mr. Smith said they haven't picked anything out, but there will have to be lighting for it to be a safe path

Mrs. Schmitz motioned to approve with the condition that the garage door be brown to match either the windows or the wood, and the recommendation that the fire escape be removed. Mrs. Szytec seconded.

3 Ayes – 0 Nays

**APPROVED**

**12. Akron Children's Hospital**

**New medical office**

20220 Center Ridge Rd

Present – Scott Radcliff, Hasenstab Architects  
Anne Schwab, Hasenstab Architects  
Chris Petrone, Akron's Children

- 75,000 square foot renovation of an existing facility with the addition of a north and south stair tower

- Changing the overall site flow and adding landscaping throughout
- Four floors: Primary entrance/floor is an emergency department, lab, radiology, and outpatient pharmacy; second floor is outpatient behavioral health and outpatient rehabilitation; third/top floor is specialty services; and the lower level is primary care
- Curtain wall at the main entrance and the corner of the building with a green panel for recognition of the primary care entrance
- Full gut and rebuild with future space in the basement for future expansion
- They are adding the two stairs at either end to be code compliant – currently, two stairwells sit in the middle of the building – keeping one of them for convenience
- Demolishing the existing elevator and adding the two elevators
- Mrs. Schmitz doesn't like the stairwell towards the street side of the building – it disturbs the rhythm of the building, and it is a large mass towards the front of the building – Mr. Radcliff said they studied pushing the staircase elsewhere; however, this was the only location that would not disturb the structural integrity
- Demolishing the building at 20340 Center Ridge, but will keep the building at 20350 Center Ridge – both tenants will vacate, but no plans for that space yet
- The green color is a part of Akron Children's branding
- The Board had no problem with the signage; except they asked that the monument signage be changed from stone to brick to match the building and not introduce a new material
- The stair towers will be in brick to match the building
- The parapet is a corrugated metal panel attached to a metal stud backup – Mrs. Schmitz asked if they looked at other options – Mr. Radcliff said the wind load is very tight – Mrs. Schmitz said they could do Pro-Bels and eliminate the parapet entirely
- Anodized aluminum for all the curtain walls and storefronts
- Mrs. Szytec said the existing building has solidier coursing and recesses that line up with the mullions – if that was added to the stair tower, it could help tie it in with the existing building
- Mrs. Schmitz does not like the placement of the stair tower because of the symmetry of the building – maybe adding some green to that side to add some balance
- Spandrel and vision glass combination along the third floor
- Mrs. Szytec and Mr. Jennings have no issue with the stair tower
- Mrs. Szytec said she does not like the parapet – understands the need for it – but it looks tacked on
- There will be shielded lighting, and they will replace the existing 8-foot fence – it will be a solid, composite, modular system fence – to help shield the adjacent residences from the facility
- The Board said a pedestrian sidewalk should be added from the sidewalk to the main entrance on the west side of the building – square it up would be okay
- Mr. Jennings has no issue with the parapet he likes the multiple materials – Mrs. Szytec understands the functionality of it, but wishes it didn't look so tacked on a setback could help with that – Mrs. Schmitz agreed it looks tacked on

- Mrs. Schmitz said she does not like the stair tower because it just looks like a big box tacked on to the building – the rest of the building has so much depth and shadow – it's such a big element at the front of the building, something needs to happen with that element
- Mrs. Schmitz said there needs to be some sort of push pull element to mimic the building – some dimensions or planes – more “Brutal”
- The Board said they need to investigate the parapet and the stair tower – if there is a significant change, it will need to be reviewed by this Board again.

Mr. Jennings motioned to approve with the conditions that the monument sign be changed to brick and a pedestrian walkway be added from the sidewalk to the main entrance on the west side of the building. The applicant should investigate the parapet and the stair tower. Mrs. Szytec seconded.

2 Ayes – 1 Nay (Schmitz)  
**APPROVED**

The meeting adjourned at 7:15 pm.

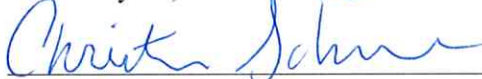
Respectfully submitted,



Steve Jennings, Chairman



Kiera Szytec, Member



Christina Schmitz, Member