

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. Corrigan Residence
18716 Inglewood Ave

Rear two-story addition

Present – Jill Brandt, Brandt Architecture

- Rear addition – first floor will expand the kitchen, dining, and living room, and the second floor will be an additional bedroom
- The addition does sit higher than the existing ridgeline of the main house – the rear gable is visible from the front and matches the front gable
- Materials and windows will match the existing house
- Mrs. Szytec said the east elevation is a little clunky where the addition and existing home meet
- The overhang for the addition would start after it hits the house
- Mr. Jennings said when they have had this before, they have sloped the gable and covered it in shingles – this one is bigger than what they typically see
- Mrs. Brandt said they could shrink the one bathroom window to create a separate mass and create some sort of breathing room
- Mrs. Schmitz said they could investigate continuing the overhang of the addition
- Mrs. Schmitz said the new dormer on the front is nice – it could be shake siding, it would look good either way
- Mrs. Szytec said the addition is very massive compared to the rest of the house
- Mr. Jennings said they could do two smaller gables and a low slope between the two; you would have less height – he said the neighborhood photos are pretty consistent that it is mostly single-story homes – this addition would look there is a building behind the existing house
- Mr. Schmitz said the addition is an abrupt vertical at the ridge. If they brought it forward from the ridge, would that clean up the side elevation – it would be more prominent on the front and look more intentional
- Mrs. Brandt said they can bring photos of homes in the neighborhood that have a similar condition and look at adjustments to bring the massing/scale down

- Mrs. Szytec said they could investigate a hip roof to reduce the height of the addition – or if they bring down the height of the addition, they could do pop-ups at the windows
- The Board said that if the height of the addition is reduced, it may not matter if the gables don't match – they need to study it

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

3 Ayes – 0 Nays

TABLED

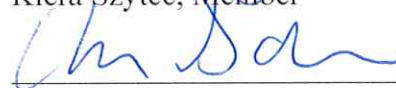
The meeting adjourned at 5:25 pm.

Respectfully submitted,

Steve Jennings, Chairman



Kiera Szytec, Member



Christina Schmitz, Member