

DESIGN AND CONSTRUCTION BOARD OF REVIEW
MEETING MINUTES
FEBRUARY 3, 2020

A regular meeting of the Design and Construction Board of Review was held at 5:00 PM in Council Chambers of Rocky River City Hall with the following members present:

Jim Larsen, Chairman
Jill Brandt, Member
Michael Tomsik, Member

1. DEVITA KIDNEY CARE
19133 Hilliard Blvd. Replacement Sign Faces
for Wall and Monument Signs

Present: Jim Briola, Northcoast Sign and Lighting

- Wall and ground sign face replacement presented
- Brick to be patched upon removal of existing sign
- Rail mounted channel letters for wall sign
- Brick to be patched upon removal of monument sign face
- Install 1” thick acrylic stud mounted letters
- Mr. Tomsik requests to raise letters up on monument sign for a more centered appearance; applicant agreed
- Monument sign to be landscaped per Code

Mr. Larsen moved to approve the sign face replacements for Devita Kidney Care. Applicant agrees to raise the letters on the monument sign and landscape around the base of the monument sign. Mr. Tomsik seconded.

3 yes – 0 Nays
APPROVED

This application is approved for design and review concept. Upon checking with the Building Department for all Zoning and Building Code requirements, a permit may be issued.

2. JACOB FILIPIC
18939 Story Rd. Second Story Garage Addition

Present: Jake Filipic, Homeowner

- Second story to be added to existing garage for two bedrooms and a shared bathroom
- Size of windows was discussed. Verify with Building Department that windows are adequate for egress and confirm via email to Building Department
- Engineering to be analyzed to be sure garage can support the second story addition

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- Beam detail was discussed

Mrs. Brandt moved to approve the second story garage addition as presented. Applicant to verify window size is sufficient for egress with Building Department. If window size is enlarged by a great deal, applicant to return for review of new proposal. Mr. Tomsik seconded.

3 yes – 0 Nays
APPROVED

This application is approved for design and review concept. Upon checking with the Building Department for all Zoning and Building Code requirements, a permit may be issued.

3. SCOTT AND MINDY LANG Addition
3810 East Surrey Ct.

Present: Tammy Graf, Hurst Design Build Remodel

- New first floor master suite, mudroom, laundry room, and kitchen remodel
- Replacing all exterior materials except for existing stone to remain
- Exterior materials discussed

Mr. Tomsik moved to approve the addition, as presented. Mrs. Brandt seconded.

3 yes – 0 Nays
APPROVED

This application is approved for design and review concept. Upon checking with the Building Department for all Zoning and Building Code requirements, a permit may be issued.

4. ANDREA KERZNER AND JEREMY THOMPSON Addition
20942 Avalon Dr.

Present: Dave Maddux, Architect

- Existing house to be connected to existing garage with kitchen area as connector piece
- Master bedroom to be located over kitchen piece
- Window replacement on front elevation
- Courtyard to be open with modern forms
- Exterior materials were discussed
- Mr. Larsen does not approve of the contemporary infill that is creating a wall that disconnects this property from the rest of the neighborhood; he considers this property

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as the “gatehouse” to the other three houses; this design does not take into account the bigger picture’ there is not have a pleasant relationship between neighbors

- Mrs. Brandt agrees with Mr. Larsen and said that the existing home has nice proportion and scale and this is one long wall with no reveal
- Mr. Tomsik agreed with Mr. Larsen and Mrs. Brandt and said there is no rhythm of window pattern in this design
- Board agrees that this piece does not have to be flush with the existing wall of the house and garage and it can serve as the transition point

Mr. Tomsik moved to table the two story addition for revisions as discussed. Mrs. Brandt seconded.

3 Ayes – 0 Nays
TABLED

5. DR. MOHAMED NAEM AND
MAHA SHEMISA
19215 Rockcliff Dr.

New Single Family Residence
PRELIMINARY REVIEW

Present: Dave Maddux, Architect

- Floor plan was presented; pool is included in a later phase
- Materials were discussed
- Mrs. Brandt would like to see the massive blank wall softened by some punched openings; she feels that this design is not in scale with the existing neighborhood; she believes it should be more pedestrian friendly
- Mr. Tomsik agreed with Mrs. Brandt and said that the neighborhood and pedestrian context is not regarded with this design
- It was suggested that changing texture or adding openings would make the scale a little more “friendly”
- Mr. Larsen likes this design a lot but questions whether it is in scale with the neighborhood
- Mr. Maddux will warm up the base with stone or brick, or perhaps add more wood to the exterior elevation

Mrs. Brandt moved to grant preliminary approval with the expectation of revisions to the materials; a pedestrian scale and detailing will be provided that is more in scale with the neighborhood and context of the street on the Rockcliff Dr. elevation.

3 Ayes – 0 Nays
Preliminarily Approved

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6. VALVOLINE

21114 Center Ridge Rd.

Final Review

New Commercial Building with a
Drive-Thru

Present: Chris Dooley, Valvoline Representative
Dave Budge, WXZ Development

- Changes that were made since preliminary review include brick was added to the top of the tower element; EIFS sign band remains; Sign was removed from the rear of the building; Service door was revised to make it more interesting
- Applicant showed a photo of another store that this was modeled after
- Board agrees they like color, textures, variety and landscaping; They very much like the exterior example of the model store

Mr. Larsen moved to approve the new commercial building as presented. Mrs. Brandt seconded.

3 Ayes – 0 Nays
APPROVED

7. ROCKY RIVER PRESERVATION

PARTNERS (700 Lake Project)
22732 Lake Road, et al.

Final Review

Multi-Family and Townhouse
Development

Present: Mark Geissen, Architect
Alexandra Yonkov, Brickhaus Partners

- Applicant attempted to demonstrate the match of the fiber cement product to the cast stone
- Fiber cement color to match; will have a sand texture; applicant was unable to get a sample of the cement board in the color they desired – the sample they received was damaged
- Applicant assured Mr. Larsen that the fiber cement board will appear to be stone
- Mrs. Brandt wants to be confident that the light will treat both materials the same way
- Applicant explained they will marry the coursing of the stone with the coursing of the fiber cement
- Miter joints were presented and discussed; Board prefers 18” coursing option for cement board and for stone
- Bulkheads on rooftop to have 18” scoring to match the rest of the front elevation
- Landscaping plan was discussed in relation to Mr. Tom Evans’ comments at the Planning Commission meeting on December 11, 2020. Mr. Larsen agrees with Mr. Evans’ suggestion that there is a lost sense of green and natural because of the height

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and proximity of the buildings to the street; a tree canopy would provide a general feeling of nature along Lake Rd.

- Applicants agreed to add one additional tree on the west end of the building and 2 additional trees on the east side and they will keep the trees along the entry way
- Mr. Larsen wants to see the trees they will add and for them to show the “Rocky River tree canopy” on the landscape plan. He cannot say that this landscaping plan satisfies the sense of buffering as described by Mr. Evans.
- Mrs. Brandt thinks that adding more trees on both ends of the project will satisfy the lack of tree canopy
- Mr. Tomsik thinks that the landscaping should be more free-form so that there are not trees every 15’ all lined up like soldiers. He believes the landscaping should be kept “loose”
- Board agrees that City Arborist should review the landscaping plan in conjunction with Mr. Evans’ comments

Mrs. Brandt moved to table the 700 Lake project for more information that satisfies the Board’s desire to have the fiber cement board match the cast stone in color and appearance and for an improved landscaping plan, per the discussion. Mr. Tomsik seconded.

3 Ayes – 0 Nays
TABLED

The meeting adjourned at 6:50 pm.

Respectfully submitted,

Jim Larsen, Chairman

Jill Brandt, Member

Michael Tomsik, Member