

# VILLAGE OF HOMEWOOD



## MEMORANDUM

DATE OF MEETING: November 6, 2025

**To:** Appearance Commission

**From:** Noah Schumerth, Assistant Director of Economic and Community Development

**Through:** Angela Mesaros, Director of Economic and Community Development

**Topic:** Case 25-48: Appearance Review for Façade Renovation at 2020 Ridge Road



## DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application	1	Cyrus Su, Applicant	10/31/2025
Façade Rendering	1	Cyrus Su, Applicant	11/4/2025
Façade and Streetscape Rendering	1	Noah Schumerth, Asst. Dir. ECD	11/4/2025
Material Images	2	Cyrus Su, Applicant	11/3/2025
Material Fire Rating Information	6	SGS Group (SGS SA)	6/26/2025
Additional Material Information	1	Coowin Group	
Staff Exhibits	2	Noah Schumerth, Asst. Dir. ECD	11/4/2025

## BACKGROUND

The applicant, Cyrus Su, has proposed façade improvements for the existing building at 2020 Ridge Road. The building is currently under renovation to be used as a new restaurant called Jiao 66. The building was formerly used as a martial arts studio.

The current building on the subject property was constructed in the 1930s. The building received a concrete tile façade in the 1950s, which remains today. The façade has moldings and vertical accents built into the concrete material (**Figure 1**). The concrete façade has seen significant deterioration over the past decade, including damage to the concrete tile and significant wear on the mortar across the façade.

The remainder of the building is predominantly constructed of brick. The building features a large wooden bow-truss roof structure. The building has a large, concave set of storefront windows which face Ridge Road.

**Figure 1: Existing Façade at 2020 Ridge Road**

## DISCUSSION

The applicant has proposed a full overhaul of the current façade of the building facing Ridge Road. This façade overhaul includes replacement of the storefront windows, the application of a new wall treatment constructed from tile and composite board cladding, and new signage across the façade.

### Storefront System and Façade Improvements

The applicant has proposed to replace the existing storefront window system along Ridge Road. This current storefront system is aging and requires replacement. The new system will include tempered glass windows with aluminum framing with a brushed black finish. The westernmost (left) window of the storefront will be closed off and replaced with a smaller window for carryout orders. This window placement also creates a modern, asymmetrical design for the storefront.

The applicant has also proposed a new wall treatment across most of the remaining façade area (except for the bottom 12-18" of the façade). This material will be a wood-polymer composite board cladding, made from a blend of wood fibers, recycled plastic material and adhesives (**Figure 2**). This type of wood-polymer composite board is increasingly common in exterior commercial and residential applications.

The cladding will have a vertical fluted design. The flutes will have a dark teak color with a wood grain pattern embedded into the flutes to mimic a wood texture. The flutes will be affixed to a flat composite board with a black color and a similar wood grain pattern. The flutes are hollow, with water-resistant caps installed on the ends of the flutes. This material will be assembled in large panels and bolted directly to the front façade. Some architectural features will be removed to ensure level placement of the wall panels on the façade.

The bottom 12-18" of the façade will be clad in a black ceramic tile covering the foundation of the building (**Figure 2**). Each tile will be 2' x 4' with a thickness of 8mm. The tile will have a white patina embedded into the material.

**Figure 2: Material Samples for Front Facade**

*Sample of the composite board cladding (left) and ceramic tile (right) to be used on the proposed building façade.*

### Signage

The applicant has also proposed the installation of a large wall sign with the name of restaurant across the façade. The sign will be approximately 60 square feet in area. The sign will be comprised of aluminum channel letters directly bolted into the façade of the building. The channel letters will be partially transparent, and a gap will be created underneath the letters to provide an ambient lighting effect on the wall behind the sign letters. The sign will extend across 80% of the length of the 50' façade along Ridge Road.

### Appearance Plan

When reviewing these proposed improvements through the Appearance Review process, the Appearance Commission should consider the following provisions of the Appearance Plan:

#### *E. Building Design*

*“Architectural style- contemporary, traditional, or other- shall not be restricted. Evaluation by the Appearance Commission of building design and its supporting elements shall be based on:*

- 1. Acceptable design principles and proper use of materials and supporting surrounding elements.*
- 2. Buildings shall, with their own design concept, be an asset in the aesthetic sense to the Village of Homewood.*

*3. Materials shall be compatible with and complimentary to the design; as follows:*

*a. Materials shall be of a permanent nature and require a minimal amount of maintenance;*

*b. Exposed structural frames that reflect the design principles of the building shall be an integral part of the building design;*

*c. Colors shall be harmonious, with bright or brilliant colors used mainly for accent.”*

#### *F. Signs*

*1. Wall, ground, and identification signs shall be part of the architectural concept. Size color, lettering, locations and arrangement shall be harmonious with the building design, and shall be compatible with signs on adjoining buildings.*

*2. Materials used in signs shall be of sound architectural character, be durable, and be harmonious with building design and surrounding landscape. Materials that tend to become illegible shall be avoided.*

*3. Every sign shall be scaled and designed so as to conform with relationship to buildings and surrounds.*

*4. Colors shall be used harmoniously and with restraint. Lighting shall be harmonious with the design. If external spot or floor lighting is used, it shall be arranged so that light source is shielded from view.*

*5. The provisions of the Homewood Municipal Code as it regulates signs, shall be part of the criteria of this sub-section.*

#### *J. Factors in Evaluation*

*“In addition to the Appearance Plan, the following factors relating to buildings, signs, structures or developments which affect appearance will be included in the Appearance Commission’s evaluation of a project’s design submission.*

*1. Conformance to all ordinance of the Village of Homewood*

*2. Use of exterior space*

*3. Architectural concept and aesthetic value*

*4. Material selection and quality*

*5. Compatibility with adjoining buildings, misc. structures and space*

*6. Circulation for vehicles and pedestrians, and parking”*

## RECOMMENDED APPEARANCE COMMISSION ACTION

The Appearance Commission may wish to consider the following motion:

**Approve** Case 25-48: Appearance Review for Façade Renovation at 2020 Ridge Road, as proposed on the drawings submitted by Cyrus Su dated between October 30, 2025 and November 4, 2025.