

BRATENAHL VILLAGE  
10300 BRIGHTON ROAD  
BRATENAHL, OHIO 44108  
(216) 383-0468

ARCHITECTURAL REVIEW BOARD MEETING

APRIL 12, 2022  
5:30 p.m.

JUDY McGLINCHY, CHAIR  
WILLIAM CHILDS  
JAMES McKNIGHT

MARY RANNEY, BUILDING DEPT. ADMINISTRATOR  
NANCY L. MOLNAR, RPR, CLR

3

1 exterior alterations. Do we have a  
2 representative here today?  
3 MR. CHILDS: I have to recuse myself.  
4 MS. RANNEY: We need to let the record  
5 reflect that Bill Childs is leaving the room.  
6 MS. McGLINCHY: For the record, yes.  
7 (Whereupon, Mr. Childs left the meeting  
8 room.)

17:31:07

9 MS. McGLINCHY: All right.  
10 MR. SALWAN: My name is Jerry Salwan.  
11 I'm with Bill Childs Architects. And I'm  
12 representing the Haslams at 100 Bratenahl. I can  
13 walk you through the drawings here.

17:31:20

14 So we already had the preliminary  
15 approval. And not too much has changed since,  
16 other than developing drawings. So we are adding  
17 a fireplace to an existing room, which we had  
18 before and the hot tub. The hot tub was more  
19 joined with the stoop for a door out there and  
20 I'll show you in the detailed plans. We pulled  
21 that away. We're redoing the patio area. And we  
22 thought we were going to put the pool equipment  
23 inside the -- the spa equipment inside the  
24 garage, but they didn't want to consume the room  
25 in the garage, so we added a little closet on the

17:31:38

17:32:06

17:32:19

2

1 MS. McGLINCHY: It's officially 5:30, so  
2 I will go ahead and open our meeting this evening  
3 of the Architectural Review Board for Bratenahl.  
4 And I'm the chair, Judy McGlinchy. I'll let  
5 everyone else introduce themselves.

17:30:19

6 MR. CHILDS: Bill Childs, Architect.  
7 MR. McKNIGHT: Jim McKnight, Landscape  
8 Architect.  
9 MS. McGLINCHY: So thank you for coming

17:30:26

10 tonight. First order of business is approval of  
11 the minutes.

12 MR. McKNIGHT: I've read the minutes and  
13 motion for approval.

14 MR. CHILDS: Second.

17:30:37

15 MS. McGLINCHY: All in favor?

16 MR. CHILDS: Aye.

17 MR. McKNIGHT: Aye.

18 MS. McGLINCHY: So we have two votes.  
19 Okay. Next will be updates from the Building

17:30:45

20 Department.

21 MS. RANNEY: I do not have any updates  
22 overall, but I have a comment on a couple of the  
23 items before you open them up.

24 MS. McGLINCHY: So we want to start

17:30:57

25 first with old business, 100 Bratenahl Road,

4

1 exterior. And then we're moving the electrical.  
2 There's the meter that's here right now, so we're  
3 going to move into that existing area where they  
4 have the generator and some other equipment out  
5 there.

17:32:34

6 MS. McGLINCHY: So this is existing?

7 MR. SALWAN: That's all existing, yeah.

8 MS. McGLINCHY: This facade, is this a  
9 solid brick?

17:32:42

10 MR. SALWAN: That is a solid wall. It's  
11 like piers with infill.

12 MR. McKNIGHT: Do you have new photos by  
13 chance tonight?

14 MR. SALWAN: I believe there are photos  
15 on here. I don't have one of that area.

17:33:00

16 MR. McKNIGHT: But it's the same masonry  
17 wall.

18 MR. SALWAN: It's the same thing, yeah.  
19 Yeah, it's these masonry piers with the stucco,

17:33:25

20 then infill. Here's the landscape plan from  
21 Impullitti. I'm just showing the patio and the  
22 plantings that they're going to do. And they're  
23 going to plant in and around the utility area a  
24 little bit more. Right now it's just grass up to

17:33:39

25 it.

1 MR. McKNIGHT: Is the hot tub sunken?  
 2 MR. SALWAN: It will be 16 inches above  
 3 grade so they can sit down and then swing their  
 4 legs into it. And then what you see coming out  
 17:33:54 5 of grade will be stone veneer to match the house.  
 6 MS. McGLINCHY: I'm sorry, where is the  
 7 little outer room here?  
 8 MR. SALWAN: You know, Dave didn't get  
 9 his updated quite in time. It's the bumpouts  
 17:34:18 10 right here where the garage door is.  
 11 MS. McGLINCHY: So it will encroach into  
 12 this plan?  
 13 MR. SALWAN: It's in the paving area. I  
 14 have it on the actual architectural drawings.  
 17:34:31 15 These are just the demolition plans.  
 16 So foundation plans, you see foundation  
 17 work, here's the stoop, here's the masonry  
 18 chimney mass, the hot tub and then here's the  
 19 room that's being added. There's an existing  
 17:34:51 20 garage door there right now, almost like to bring  
 21 in lawn equipment and whatnot, so we're pretty  
 22 much just going right in front of that.  
 23 So this is the existing room. Here's  
 24 the fireplace that we're going to add and a door  
 17:35:12 25 and a stoop. There are two separate windows here  
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1 right now, so we're just going to center those  
 2 windows up into a bigger gain to three unit  
 3 together on that wall for views out to the lake.  
 4 Hot tub and then the closet.  
 17:35:31 5 And then you can see the patio, the  
 6 paving area, the new paving area. Elevation in  
 7 sections, so this is the north elevation. Here's  
 8 that closet that was added. Here you can see the  
 9 base of the spa with the stone veneer and it's  
 17:36:00 10 the roof, it's just a continuation of the roof.  
 11 MS. McGLINCHY: So that section is here?  
 12 MR. SALWAN: Yes.  
 13 MS. McGLINCHY: You're going to continue  
 14 that?  
 17:36:10 15 MR. SALWAN: Yes. And then here's the  
 16 elevation of what that looks like then, just a  
 17 continuation. Then obviously the chimney, the  
 18 door, the hood, the bracket and then this is the  
 19 new window.  
 17:36:30 20 MR. McKNIGHT: And the porch back here  
 21 stays the same?  
 22 MR. SALWAN: Yeah. Stone is all going  
 23 to match all the rake detail and brackets are all  
 24 going to match. Slate roof to match. Chimney  
 17:36:57 25 veneer to match. The cap at the top is to match  
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1 existing.  
 2 MS. McGLINCHY: So have you verified,  
 3 you have a lot of matching existing, the actual  
 4 products and if they're readily available for  
 17:37:11 5 you?  
 6 MR. SALWAN: Yeah. The slate is a  
 7 common slate. Stone veneer is a common stone  
 8 veneer, so it's easily matched Van Ness, so  
 9 everything is all easily obtained.  
 17:37:22 10 MS. McGLINCHY: And you submit the  
 11 actual item names and color, do you have that  
 12 noted anywhere, the actual product?  
 13 MR. SALWAN: Other than in my wall  
 14 section notes, you know, I make reference to the  
 17:37:42 15 Vermont slate match, thickness, color, texture,  
 16 pattern and same with the stone veneer, again, it  
 17 was from Van Ness, so they know what it is, they  
 18 have it on record so they can match.  
 19 MS. McGLINCHY: That would be helpful to  
 17:37:59 20 note that or submit that separately, just a list  
 21 of the actual products, the name and the color,  
 22 you know, whatever the color matches.  
 23 MR. SALWAN: Okay.  
 24 MS. McGLINCHY: That's just helpful for  
 17:38:12 25 record because for matching existing it's hard  
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1 for us to know what that is or if it's looks  
 2 different, if you can't obtain it, then just with  
 3 what's going on right now with supply chain.  
 4 MR. SALWAN: Right.  
 17:38:25 5 MS. McGLINCHY: And your paint colors,  
 6 if they're doing any painted.  
 7 MR. SALWAN: Yes, that's all -- I'll  
 8 have them submit them, those colors, too.  
 9 MR. McKNIGHT: This is your landscaping  
 17:38:37 10 materials. Are you reusing some of the stone  
 11 here?  
 12 MR. SALWAN: They're going to pull it  
 13 all up. And if they can salvage any of it, if  
 14 not, they'll get all new stuff. One, they're  
 17:38:48 15 worried about that's already been aged, so if  
 16 they try to mix into it, they're thinking they're  
 17 going to end up with all new stuff then.  
 18 MS. McGLINCHY: Okay. So you're going  
 19 to match the muntin pattern that's in your  
 17:39:05 20 existing windows now. You're matching the muntin  
 21 pattern, I see that.  
 22 MR. SALWAN: Yes. And the windows are  
 23 Pella. They're going to match the Pella so  
 24 they'll get the same color. So you want the  
 17:39:25 25 stone veneer color name, you want the slate  
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1 color, paint color.

2 MS. McGLINCHY: Did you have any  
3 comments from the Building Department.

4 MS. RANNEY: No.

17:39:41 5 MS. McGLINCHY: Do they have to provide  
6 a cover automatically with a hot tub?

7 MR. SALWAN: That's what this is right  
8 here, a retractable cover that goes into it.

9 MS. McGLINCHY: So that's built in.

17:39:52 10 MR. SALWAN: Yes. And Highland Pools  
11 are going to be doing a set of detail drawings  
12 for construction that they'll then submit to you  
13 guys.

17:40:06 14 MS. RANNEY: And Scott Packard will  
15 review that for permitting.

16 MS. McGLINCHY: Okay. I don't have any  
17 further question. Do you, Jim?

17:40:17 18 MR. McKNIGHT: I want to see the  
19 landscape one more time. How much of the  
20 landscape is disrupted by putting underground  
21 through for the new electric service?

22 MR. SALWAN: I'll show the demolition  
23 plan, might help you a little bit.

24 MR. McKNIGHT: Looks like an existing --

17:40:39 25 MR. SALWAN: You see the dash line of  
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1 the existing patio that's there right now, this  
2 is all grass.

3 MR. McKNIGHT: Got you.

17:40:54 4 MR. SALWAN: They're going to be digging  
5 up this corner anyhow, so those bore in. They're  
6 going to tear up the patio and then they'll do  
7 grass and go through the bores in the grass.

8 MR. McKNIGHT: Is there an existing  
9 maple here that they're going to swing out.

17:41:15 10 MR. SALWAN: Yeah, it's out here  
11 (indicating.)

12 MR. McKNIGHT: Okay.

17:41:29 13 MS. McGLINCHY: I'd like to make a  
14 motion that we approve the plans as presented  
15 with the caveat that you turn in a list of the  
16 materials, paint colors, product numbers, things  
17 like that so we know what match existing means in  
18 this situation.

19 MR. McKNIGHT: I will second.

17:41:44 20 MS. McGLINCHY: All this favor?

21 MR. McKNIGHT: Aye.

22 MS. McGLINCHY: Aye. Okay. Thank you.

23 MR. SALWAN: Thank you. And then I had  
24 a question then as far as what permit

17:41:55 25 applications I need to -- will you let me know

1 that then?

2 MS. RANNEY: I will. I'll reach out to  
3 you tomorrow.

4 MR. SALWAN: Perfect. Thank you very  
5 much.

6 MS. RANNEY: Thank you.

7 MS. McGLINCHY: Okay. Next I'd like to  
8 call up -- I have new business. 12611 Lake Shore  
9 Boulevard, new garage connected. And we need  
10 Bill to come back in.

17:42:02 11 MR. BROER: I'm Peter Broer from  
12 Edgewater. Vikki and I have been 37-year  
13 residents of Bratenahl and 22-year residents of  
14 Edgewater. We have a garage that's kind of  
17:43:09 15 crumbling, so we turned to -- it's a house that  
16 was done by Abram Garfield in about 1900, so we  
17 turned to someone who knows historical  
18 restoration well, David Ellison. What we're  
19 trying to do is as closely as possible match the  
17:43:25 20 architectural spirit of the house.

21 MR. CHILDS: So this is the existing  
22 house.

23 MR. ELLISON: That's right.

17:43:38 24 MR. CHILDS: This is the old garage  
25 you're removing?

1 MR. ELLISON: Correct. That was  
2 actually built inside maybe a long court where  
3 they hung clothes to dry. It has this --

17:43:55 4 MR. BROER: Beautiful brick pattern,  
5 which we'd to restore the courtyard feel to it.

6 MR. CHILDS: That makes sense.

7 MR. ELLISON: And make it more of a  
8 garden inside. Right now it was a paved yard, so  
9 they just built a very low garage down into it.

17:44:11 10 And once we get rid of the old garage, it's going  
11 to be this big brick courtyard, but rather than  
12 just leave it paved, want to do landscaping and  
13 revealing what that wall looks like from inside.

17:44:28 14 MR. CHILDS: Makes sense. It's  
15 beautiful. What style house is it? Is it  
16 Georgian?

17 MR. BROER: It's Georgian. It's not a  
18 massive Georgian with great big columns. Not my  
19 favorite feature.

17:44:46 20 MS. McGLINCHY: So you're building the  
21 connector and then this piece here?

22 MR. ELLISON: There's a garden shed  
23 right there. We have a portico right here. So  
24 we'll build a connector through the garden shed  
17:44:58 25 to the garage.

1 MS. McGLINCHY: I'm trying to match this  
2 with what -- so this piece right here, does this  
3 stay?

4 MR. BROER: Correct.

17:45:08 5 MR. ELLISON: Well, the footprint is  
6 existing. It's actually a little bit lower than  
7 what -- it's behind this wall. It's on both  
8 sides. And one of them in front has been  
9 restored at great expense. It's got this low  
17:45:26 10 copper roof and brick parapet and all this. The  
11 other one is in a state of decomposition as you  
12 can imagine. Lintels exploding all that. It  
13 seems we should rebuild it rather than restore  
14 the thing.

17:45:42 15 MR. CHILDS: Right. So it all matches  
16 and be unified?

17 MR. ELLISON: Here's the old.

18 MR. BROER: That's the deteriorated  
19 garage.

17:45:49 20 MR. CHILDS: That's the courtyard?

21 MR. BROER: It needs to come down.

22 MR. ELLISON: Mike thought that this  
23 brick is a Pawnee brick that comes in a range of  
24 other colors, browns and -- well, brick that is a

17:46:14 25 little bit redder than this purple from this  
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1 other company. Both these bricks have a similar  
2 texture to what the brick is on the house now.  
3 It's not quite this orange, so we thought that in  
4 some experimentation that this Pawnee brick is  
17:46:33 5 going to be a closer match, but we need to get  
6 these out. This one is wet. We need to get them  
7 dry. We need to put them in front of the house.  
8 We need to grout them together and actually look  
9 at both. So we don't have the exact  
17:46:45 10 specification on the brick yet.

11 We're not going to be using the  
12 limestone that is trimming the house now, instead  
13 of painted trim similar to the painted trim on  
14 the porch that we're connecting to. So we were  
17:47:07 15 looking at that kind of thing. We're talking  
16 about something in this sort of range of colors.

17 That's probably the most accurate picture of the  
18 brick. But you can see if you think about those  
19 bricks, that gets a little bit dark. It's very  
17:47:26 20 close, but came up at the end, it's not really

21 this purple, but my printer printed it that  
22 purple. It's not really this brown, but my  
23 printer printed it that brown. It's kind of like  
24 this, so we're going to look at it and you can  
17:47:41 25 see that some were in there in this kind of color

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1 that we'll use. When the sun is hitting it head  
2 on, it turns yellow. So it's really a question  
3 of what color is that really and we'll be working  
4 on that.

17:48:01 5 MS. McGLINCHY: I was going to say I've  
6 had manufacturers just blend where you order both  
7 and then blend in the field.

8 MR. ELLISON: That may be what we have  
9 to do to get the right color. The brick on the  
17:48:14 10 house is dirty. You can see it on the house that  
11 there's soot and stuff on this brick that if it  
12 was clean, it would look completely different.  
13 And this looks different than that. That's the  
14 way it is out there on site, the dirt that  
17:48:30 15 there's a range of colors.

16 MR. BROER: It gives it character.

17 MR. CHILDS: Is that a soldier seam?

18 MR. ELLISON: The roof itself will be  
19 black EPDM Rubber, because you can't really see  
17:48:47 20 it and it's just extremely expensive to do it.

21 MR. CHILDS: The garage door is metal or  
22 are they wood?

23 MR. ELLISON: Well, they might be  
24 synthetic materials as well. It will be a custom  
17:48:59 25 garage door maybe made out of synthetic composite

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1 material probably.

2 MR. CHILDS: You have a window at the  
3 opposite end of that access where the wall of  
4 garage is? It's in your plan?

17:49:14 5 MR. BROER: Both sides of the garage.

6 MR. CHILDS: That one right there.

7 MR. ELLISON: There's a window here and  
8 then three across the back.

9 MR. CHILDS: Got it. Perfect. What  
17:49:28 10 windows are you using, if you don't mind me  
11 asking?

12 MR. ELLISON: I think the plans are  
13 talking about black, Pella. At first we were  
14 going to explore the idea of a copper-clad  
17:49:39 15 window, because the back of the house had an  
16 addition in the 1930s, this beautiful little  
17 bronze window. And we thought copper gutter,  
18 copper-clad and tabature and windows mullions  
19 and that could weather to that green color and be  
17:49:59 20 fantastic, right? But, again, it's like this  
21 thing is already expensive enough without going  
22 that length.

23 So I think some of these renderings show  
24 a dark green in here, which would have been the  
17:50:11 25 idea of that bronze connector. And otherwise, we

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1 would try to match the cream color that's on the  
2 house and use that pre-finished aluminum window  
3 color.

17:50:25

4 MR. CHILDS: Is this an OGEE gutter on  
5 the outside?

6 MR. ELLISON: That gutter is bent to the  
7 corner shape. And it's very much like the  
8 gutters on Gwinn, which we did not too long ago.

17:50:40

9 The metal comes down and then it's folded into  
10 the shape and it sits right on top of the  
11 mouldings that are -- I'll show you in the  
12 drawings.

13 MR. CHILDS: Okay.

17:50:59

14 MR. ELLISON: So it's this bent piece of  
15 sheet metal that comes out and around. Now that  
16 I'm looking at this, the height of this is the  
17 same across here. So this gutter wraps around  
18 and it forms the shape of the cornice. And  
19 that's how this -- I think you can see this one

17:51:13

20 is kind of beat up, but that's what's going on  
21 here where the copper roof comes down, it folds  
22 around and it's bent up.

23 MR. CHILDS: It goes back up almost like  
24 a built-in gutter in a sense?

17:51:23

25 MR. ELLISON: It's just not built into  
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1 anything, it's built onto it. It sits there on  
2 top of the whole thing.

17:51:35

3 MR. CHILDS: And then you had to do the  
4 sloping on the stair?

5 MR. ELLISON: Right, the porch is up  
6 high. Right now the steps come down  
7 perpendicular to that and go out towards the  
8 driveway, but we'll turn them around and run them  
9 on the inside. There they are right there. But  
10 right now they're coming out towards you.

17:51:50

11 MR. CHILDS: Are you going to them in  
12 sandstone, limestone?

13 MR. ELLISON: That will be stone, yeah.  
14 This will be the clad material of the windows  
15 system, but this will be a wood door or the  
16 composite door. We'll have the same people make  
17 all of these across the front there.

17:52:05

18 MR. CHILDS: That looks good. Nice job.  
19 That's all the questions I have. You built that  
20 pier up and match it so there's some symmetry  
21 about that garden area, correct?

17:52:22

22 MR. ELLISON: That's right. The gateway  
23 into that laundry court or whatever it had been  
24 originally had some stone. I mean, stone corbel,

17:52:35

25 I guess, or console. And we'll put that back on  
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1 so it will look exactly like it does now coming  
2 in. That's one of them. We'll put that on  
3 there.

17:52:51

4 MR. CHILDS: See there's one missing  
5 right there, so he added that one to make this  
6 its own space and it goes back to the old garden  
7 which will look beautiful.

8 MR. ELLISON: The shed was right here,  
9 so that's a replacement, but we're building the  
10 cornice up to the same height as the garage,  
11 which is not the way it is now. It matches this  
12 low building over here, but that will change.  
13 However, the walls coming in on either side will  
14 be matching.

17:53:03

15 MR. CHILDS: Nice job.

16 MS. McGLINCHY: What kind of light  
17 fixtures are you thinking or what are shown here?

17:53:16

18 MR. ELLISON: I typically recommend a  
19 Bevolo handmade copper fixture. Actually they're  
20 made in New Orleans and they make just really  
21 beautiful fixtures. Usually the French Quarter  
22 is the one that I like using. I'm sorry I didn't  
23 bring them.

17:53:31

24 MR. CHILDS: Are you doing lights or are  
25 you doing flames?

17:53:44

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1 MR. ELLISON: We'll probably use  
2 electric lamps.

3 MR. CHILDS: There's another one in  
4 North Carolina.

17:53:51

5 MR. ELLISON: McLean's, they do nice  
6 work, too. Either one of those companies.  
7 Actually, there are a lot of companies that we  
8 can use that are similar in appearance that might  
9 not -- I can't imagine you won't like these  
10 fixtures, but I haven't actually worked through

17:54:06

11 that detail with Mr. Broer.

12 MR. CHILDS: What do you do for lighting  
13 the door, just recessed canning under the hood?

14 MR. ELLISON: Probably. There's not a  
15 lot of room there to do it.

17:54:20

16 MR. CHILDS: Exactly.

17 MR. ELLISON: I don't know if that's  
18 shown on the plans.

19 MS. McGLINCHY: Would you like final  
20 approval for this one?

17:54:29

21 MR. ELLISON: We don't have an  
22 electrical plan. We will put a down light there.

23 MR. CHILDS: Some place up in a little  
24 hood.

17:54:38

25 MR. ELLISON: Because we'll be requiring  
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1 that for code.  
 2 MR. CHILDS: Yeah.  
 3 MR. ELLISON: In fact, I had been told  
 4 we need an electrical plan and I neglected to do  
 5 that at this meeting. We'll need it.  
 6 MS. RANNEY: It's for permitting, yeah.  
 7 MS. McGLINCHY: Any other questions or  
 8 comments?  
 9 MR. CHILDS: No.  
 10 MR. McKNIGHT: No. I can move approval  
 11 as presented.  
 12 MR. CHILDS: Second.  
 13 MS. McGLINCHY: You second. All in  
 14 favor?  
 15 Ayes: 3.  
 16 MS. McGLINCHY: Thank you. Very nice.  
 17 Very thoughtful. You can leave all this with me  
 18 and I officially submit it. Is that okay?  
 19 MR. BROER: Would you like these  
 20 pictures as well? You can have them.  
 21 MS. McGLINCHY: This is what I have. I  
 22 have this.  
 23 MR. BROER: You have the pictures. All  
 24 right.  
 25 MR. ELLISON: But you don't have these  
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1 brick pictures.  
 2 MS. McGLINCHY: We need whatever is not  
 3 in this package.  
 4 MR. ELLISON: So these pictures, you  
 5 should have that.  
 6 MR. BROER: This is yours. This is  
 7 mine.  
 8 MS. McGLINCHY: And then do you want the  
 9 larger plans?  
 10 MR. ELLISON: I have six sets.  
 11 MS. RANNEY: I'll take a set. Just one.  
 12 Thank you.  
 13 MS. McGLINCHY: So we need to keep  
 14 these?  
 15 MR. ELLISON: Tell me, truth be told, do  
 16 you really need these?  
 17 MS. McGLINCHY: How do you word the --  
 18 do you word anything on here like match?  
 19 MR. ELLISON: It's match existing.  
 20 MS. McGLINCHY: For the limestone, yeah.  
 21 MR. ELLISON: It's unclear which color  
 22 we're going to use. We might like have these to  
 23 compare kind of work with, AND maybe it's not  
 24 even one of these colors.  
 25 MS. McGLINCHY: We don't have to have  
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1 those paint chips.  
 2 MR. ELLISON: We'll write down what we  
 3 eventually decide with Mike Rutter with the  
 4 mortar and with the paint color and the window  
 5 cladding.  
 6 MS. McGLINCHY: And blending, you know,  
 7 get like whatever smallest order you can get and  
 8 a small order, maybe they'll give you samples and  
 9 just stack them in the field and see.  
 10 MR. ELLISON: And maybe we take those  
 11 over there and they're not all right and we have  
 12 to look for something else. We'll report back to  
 13 you with more specificity.  
 14 MS. McGLINCHY: Match existing, we  
 15 realize when it comes to historic work that's a  
 16 challenge.  
 17 MR. ELLISON: Fortunately, we're not  
 18 right up against the other brick. We do need to  
 19 match the neighboring wall that we're tying into,  
 20 but we're not right against the house. So the  
 21 match, like the picture showed, there's a variety  
 22 of looks that this brick has.  
 23 MR. BROER: Vikki is going to be looking  
 24 very closely.  
 25 MR. ELLISON: I'm sure. I've leave this  
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1 with you.  
 2 MS. RANNEY: Thank you.  
 3 MS. McGLINCHY: And you're going to  
 4 match the mortar, too.  
 5 MR. ELLISON: That's right. It will be  
 6 white cement is natural sand. Mike told me that  
 7 I should specify ASTM C 144 sand and the concrete  
 8 sand has even bigger aggregate in it. That's  
 9 what we want. So it's going to be something with  
 10 slightly larger sand and it will be washed down  
 11 so you see it. It has rake drawings. So we'll  
 12 see if we can get something that looks as good.  
 13 And fortunately, like I said, we're not right up  
 14 against the house.  
 15 MR. CHILDS: Thank you so much.  
 16 MS. McGLINCHY: Thank you.  
 17 Our next order of business is 12522 Lake  
 18 Shore Boulevard, a storage shed and deer fencing.  
 19 MR. GIBLOCK: Hello. I'm Jack Giblock.  
 20 Are you familiar with Larry, my dad? He was on  
 21 the Shade Tree Commission for quite a while.  
 22 He's been working with Lucy quite for 30 years on  
 23 and off.  
 24 MS. RANNEY: Jack, can I pause for a  
 25 second? I do have a little preamble on this one.  
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1 There's two parts, the fence and the shed. A  
 2 fence requires a 10-day neighbor notification, so  
 3 any approval would be contingent with that. And  
 4 also, there is a letter of support. If you want  
 5 it for the record, I have that for you that was  
 6 emailed to me. Go ahead.  
 7 MR. GIBLOCK: Let's start with the easy  
 8 one, the storage shed. Are you familiar with  
 9 what we do at Lucy's property? It's 40-acre  
 10 property. 26 acres is under a conservation  
 11 easement with the land conservancy. We're  
 12 working on native restoration. On Nine Mile,  
 13 we're doing a massive construction -- a massive  
 14 project for erosion control. So we're trying to  
 15 build it back to what it was before we came in  
 16 with machines and started destroying everything.  
 17 We need space. We need places to put  
 18 things. So we are looking to build a storage  
 19 shed. It's going to be 24-foot long and only a  
 20 little under seven feet deep. Good, you guys  
 21 have the pictures. Thank goodness. It's just  
 22 for random things, metal, wood, places to put  
 23 things. We're going to -- as you can see on the  
 24 map, which is here, it's about 1200 feet away  
 25 from Lake Shore. It's way in the back. It's  
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1 behind what we call our orchard, which is at the  
 2 end of that green strip.  
 3 MR. CHILDS: Sorry to interrupt you. To  
 4 get me oriented, where is Lake Shore Boulevard?  
 5 MR. GIBLOCK: This helps. So Lake Shore  
 6 is coming here and north/south (indicating.)  
 7 MR. CHILDS: Is this different?  
 8 MR. GIBLOCK: No, this is the same.  
 9 MR. CHILDS: So we're missing the Lake  
 10 Shore Boulevard.  
 11 MR. GIBLOCK: Yeah, on this picture.  
 12 MR. CHILDS: So where is that shed,  
 13 where that black arrow is?  
 14 MR. GIBLOCK: This black arrow is about  
 15 1200 feet away.  
 16 MR. CHILDS: This is a private drive,  
 17 right?  
 18 MR. GIBLOCK: Yeah. We call it the  
 19 lane, but this is the old -- this used to connect  
 20 over to Oakshore and come back around when Mr.  
 21 Mather put everything together. But we're  
 22 looking to -- Oakshore is way over here and  
 23 there's quite a bit of woods through it, but we  
 24 do want to line the edge with the Arborvitae to  
 25 create a green buffer. Tom Hennessy lives right  
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1 here and he's in support of all of our projects.  
 2 If you have a chance, we've done so much so far.  
 3 MR. CHILDS: So do you see this from the  
 4 road?  
 5 MR. GIBLOCK: Absolutely not. So the  
 6 massive garage blocks it straight there and then  
 7 this whole -- this is a strain way back, but like  
 8 I said, it's 400 yards. I'm proposing to build  
 9 it from scratch.  
 10 MR. CHILDS: So it's just a model?  
 11 MR. GIBLOCK: I'm proposing to build it  
 12 from scratch.  
 13 MR. CHILDS: This is an example. You  
 14 photo shopped it.  
 15 MR. GIBLOCK: Yeah, I photo shopped it.  
 16 The actual structural plans are here. So I'm not  
 17 an architect, but that's the best I can do. So  
 18 the front will have the three posts. These will  
 19 be six by sixes to hold up the weight of snow and  
 20 things like that. And the back will be just four  
 21 by fours that's support. It's basically a  
 22 glorified wood shed.  
 23 We are going to match the current shed  
 24 that's in our vegetable garden, which is right  
 25 here. And we're going to match the same color  
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1 and the approximate same roof, just a simple  
 2 roof.  
 3 MR. CHILDS: Is this the same here  
 4 size-wise?  
 5 MR. GIBLOCK: It's going to be -- well,  
 6 this is not open.  
 7 MR. CHILDS: What about the header  
 8 between that supports the two beams, just so  
 9 you've got this, to make sure the load is going  
 10 to be adequately held.  
 11 MR. GIBLOCK: Yeah, that's the best one.  
 12 As I said, I'm definitely not professional at  
 13 this, but I've learned my way through on  
 14 structure building.  
 15 MR. CHILDS: So the sides are open,  
 16 correct?  
 17 MR. GIBLOCK: The sides will be closed.  
 18 I'm making it look --  
 19 MR. CHILDS: Just like that.  
 20 MR. GIBLOCK: It's going to look just  
 21 like that. The slats that I have there, it may  
 22 not be slats. I think it will probably be more  
 23 of a solid, solid horizontal slat, but no, you  
 24 won't be able to see through it.  
 25 MR. CHILDS: There's no foundation. It  
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1 will sit right on the ground, gravel?  
 2 MR. GIBLOCK: I'm going to put simple  
 3 like cement footers, just, you know, for  
 4 strength. Then just on all of the four by fours  
 5 that will go for the floor.  
 6 MR. CHILDS: But no doors on the front?  
 7 MR. GIBLOCK: No, it will be totally  
 8 open, but it will be oriented towards the south,  
 9 so you won't be -- you wouldn't be able to see  
 10 into it even if you tried.  
 11 MR. CHILDS: I just had a question as  
 12 far as Building Department is going to look  
 13 through all the beams, columns, I'm assuming  
 14 footer-wise?  
 15 MS. RANNEY: Yes.  
 16 MR. CHILDS: Are you painting it or is  
 17 it going to be natural wood?  
 18 MR. GIBLOCK: It's going to be the same  
 19 color as the vegetable garden shed. It's brown.  
 20 It's called light baronial brown or something. I  
 21 can get you all that information. We're going to  
 22 match the paint on there and the roof will be as  
 23 closely matched as we can.  
 24 MR. CHILDS: No electric required?  
 25 MR. GIBLOCK: No, absolutely not.

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1 MS. McGLINCHY: Would you consider  
 2 vertical siding to match your shed instead of  
 3 running the horizontal?  
 4 MR. GIBLOCK: I can do that. They are  
 5 about 200 yards away from each other.  
 6 MS. McGLINCHY: I'm just thinking for  
 7 view, you can see -- I guess that's not where  
 8 it's going to go, right?  
 9 MR. GIBLOCK: That's exactly where it's  
 10 going to go be.  
 11 MS. McGLINCHY: There are houses back  
 12 there, but I thought it might help tie it  
 13 together. You have the same roof, formation, you  
 14 know, I don't know if you need it to breathe a  
 15 little bit.  
 16 MR. GIBLOCK: No.  
 17 MS. McGLINCHY: I think that that would  
 18 help tie the two structures together even though  
 19 they are far apart.  
 20 MR. GIBLOCK: Yeah, that's fine. Yeah,  
 21 I'm not -- I'll figure out the best way to do  
 22 something, not always the prettiest way to do  
 23 something, that's the math in me.  
 24 MS. McGLINCHY: I would match the slat  
 25 width, also.

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1 MR. GIBLOCK: Yes.  
 2 MS. McGLINCHY: Any reason why you're  
 3 not putting doors on it?  
 4 MR. GIBLOCK: They would get in the way.  
 5 It's extra construction. We're not storing  
 6 anything that has to be watertight or in there.  
 7 We're just getting a place for some of the stuff  
 8 that we have that needs a spot. It needs a home.  
 9 MS. McGLINCHY: You want to keep it from  
 10 getting rained on or snow?  
 11 MR. GIBLOCK: Like pieces of rebar,  
 12 we're going to put some shelving in there so we  
 13 can have vertical storage inside. I apologize,  
 14 too, if I'm a little -- this is 14 days of  
 15 24-hour care for my dad. He had a stroke. So I  
 16 am exhausted. And if I stumble, that's why.  
 17 MR. CHILDS: Got you.  
 18 MR. McKNIGHT: Can you explain the  
 19 fencing?  
 20 MR. GIBLOCK: Absolutely.  
 21 MR. McKNIGHT: Do we have any other  
 22 questions about the shed?  
 23 MS. McGLINCHY: I think I'm okay with  
 24 questions.  
 25 MR. CHILDS: Me, too.

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1 MS. McGLINCHY: Do we have a motion?  
 2 MR. McKNIGHT: On the shed? I'll move  
 3 approval.  
 4 MS. McGLINCHY: Second.  
 5 MR. McKNIGHT: We can do the vertical  
 6 side.  
 7 MS. McGLINCHY: Match the size and  
 8 orientation of the siding that you have on your  
 9 current shed and match the colors and roofing  
 10 materials.  
 11 MR. CHILDS: Agree.  
 12 MR. GIBLOCK: Okay.  
 13 MS. McGLINCHY: All in favor?  
 14 Ayes: 3.  
 15 MR. CHILDS: Good.  
 16 MR. GIBLOCK: Now, the fencing, deer are  
 17 our enemy. They have two things they do. They  
 18 eat and they reproduce. They love to eat the  
 19 plants we're putting into that frontage. As Lucy  
 20 put down, we're looking over the next five years  
 21 is to really add a lot of high-value wildlife  
 22 plants. We need things like your native  
 23 dogwoods, your witch hazels, things that would be  
 24 here and should be here, because we want to see  
 25 -- we want to see the original flora and fauna

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1 come back that should be there. You need to do  
 2 that cohesively. And deer are just the enemy of  
 3 all of that. They eat everything. And we have  
 4 done very well in the back acreage. With the  
 18:08:44 5 deer fencing that we have there, we've been able  
 6 to make strides. We've been able to get things  
 7 back in there. We're getting shrubs. We're  
 8 getting spice bush. And it's all coming back up.  
 9 The seed bank is showing what it can be without  
 18:09:02 10 deer grazing every single day.  
 11 So we are looking to do the same in the  
 12 frontage. We want to make this not just -- we  
 13 want to make it not just beautiful in the back,  
 14 but beautiful in the front as well.  
 18:09:17 15 MR. McKNIGHT: When you refer to that,  
 16 you need to provide us some context of the entire  
 17 property, where the existing fence is.  
 18 MR. GIBLOCK: Right.  
 19 MR. McKNIGHT: This is, I have to say,  
 18:09:28 20 very confusing.  
 21 MR. GIBLOCK: It is? Okay. That's  
 22 fine.  
 23 MR. McKNIGHT: To just see pieces and  
 24 parts of a site plan and not have the whole  
 18:09:37 25 context.

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1 MS. McGLINCHY: I'm trying to understand  
 2 it says this is the existing (indicating)?  
 3 MR. GIBLOCK: Yes. So we have an  
 4 existing fence. And the best thing I have is  
 18:09:47 5 going to be this right here.  
 6 MR. McKNIGHT: I don't want to touch  
 7 your phone.  
 8 MR. GIBLOCK: No, that's fine. I'm  
 9 wearing this because my dad had a stroke and I  
 18:09:57 10 have to be in there every single day, so I'm  
 11 protecting everybody or protecting him from the  
 12 world. So I only have -- I have a site plan. If  
 13 you need me to bring more stuff, I absolutely  
 14 can.  
 18:10:15 15 MS. McGLINCHY: There were some images  
 16 in here. Is this the fence line now?  
 17 MR. GIBLOCK: No. So this is your fence  
 18 that's there in front, so we need to bolster  
 19 that.  
 18:10:29 20 MR. CHILDS: This house is this house?  
 21 MR. GIBLOCK: Yes.  
 22 MR. CHILDS: This fence is over to the  
 23 right?  
 24 MS. McGLINCHY: Iron fence.  
 18:10:35 25 MR. CHILDS: So it's this right here.

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1 MS. McGLINCHY: But you want to add one  
 2 behind that.  
 3 MR. GIBLOCK: Yes. It needs to be at  
 4 least eight feet tall. We want to use what's  
 18:10:43 5 called a welded wire fixed knot fence. It's a  
 6 light, light -- it's easy to see through, which  
 7 is nice.  
 8 MS. McGLINCHY: Is that what this is?  
 9 MR. GIBLOCK: That is exactly what that  
 18:10:58 10 is.  
 11 MR. CHILDS: What's this fabric?  
 12 MR. GIBLOCK: That's nothing.  
 13 MS. RANNEY: She put her coat on the  
 14 fence so the product would show up.  
 18:11:07 15 MR. GIBLOCK: It starts closer at the  
 16 bottom and it gets wider as you go up to the top  
 17 of the eight feet, but it's structurally sound to  
 18 hold against deer. They can see it well enough,  
 19 but people can see through it. The black fence  
 18:11:23 20 usually associated with deer protection, it's  
 21 ugly, it's gaudy, you can see it at every point.  
 22 We put this stuff in behind our cornfield and we  
 23 were able to see, you can just see right through  
 24 it.  
 18:11:34 25 MS. McGLINCHY: So this, is that what's

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1 here now?  
 2 MR. GIBLOCK: That is what is all the  
 3 way across here (indicating.)  
 4 MS. McGLINCHY: Oh, it runs here.  
 18:11:43 5 MR. GIBLOCK: Yeah. It's about -- what  
 6 do we have? About 260 feet off.  
 7 MS. McGLINCHY: You're going to keep  
 8 that?  
 9 MR. GIBLOCK: We can take that out if we  
 18:11:54 10 enclose the frontage.  
 11 MR. CHILDS: So does the gray and the  
 12 red mean the same thing, because you're pointing  
 13 to both.  
 14 MR. GIBLOCK: Those are two separate  
 18:12:04 15 ideas. So we have -- over here where Mather Lane  
 16 is, 12522 is over here and Mather Lane is on the  
 17 other side of the property, so this is one  
 18 option. We want to enclose the Mather -- we call  
 19 this Mather meadow. It's basically a wetland.  
 18:12:20 20 It's very wet all summer, so we can put different  
 21 things in there that we normally would be able to  
 22 put in.  
 23 MR. CHILDS: Will this fence stay?  
 24 MR. GIBLOCK: We can remove that.  
 18:12:33 25 Wherever we cover the front, you can remove the

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1 back.

2 MR. CHILDS: Okay.

3 MR. GIBLOCK: But I mean, as many times

4 as you guys have gone down Lake Shore, have you

18:12:43 5 ever noticed our fence way back there?

6 MR. McKNIGHT: I don't know.

7 MS. McGLINCHY: Is this your access

8 point or is that a neighbor?

9 MR. GIBLOCK: Mather Lane is where I

18:12:53 10 live. I live right here in 100s and 102 is there

11 and 98 is there.

12 MS. RANNEY: I tried this to orient

13 them.

14 MR. GIBLOCK: Beautiful. I wish I would

18:13:10 15 have brought more. Here's Mather right there,

16 Mather Lane and then there's the house that we're

17 looking at right here (indicating.) And inside

18 the Mather Lane area is option two where we use

19 less fence. We don't go all the way across to --

18:13:26 20 that's my dad's house, that's where he lives.

21 And then option one is enclosing the whole thing.

22 MS. McGLINCHY: And what product is

23 this? This is different than this?

24 MR. GIBLOCK: That is the fence.

18:13:38 25 MS. McGLINCHY: It's the same?

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1 MR. GIBLOCK: That's the welded wire

2 fixed knot. It's very easy to see through. It's

3 a thin gauge wire, it's 14 gauge, and it blends

4 into the background.

18:13:51 5 MS. McGLINCHY: And this is painted

6 black?

7 MR. GIBLOCK: No, there's no paint on it

8 whatsoever. And the barbs are just your

9 galvanized steel.

18:13:59 10 MS. McGLINCHY: So it's just aged.

11 MR. GIBLOCK: Yeah, it's just

12 galvanized. Yeah. Now, of course, we will put

13 -- we will plant material in front of it. We

14 will do our best to hide it. We will do our best

18:14:12 15 to make it blend into the --

16 MS. McGLINCHY: So you're proposing

17 plant material here?

18 MR. GIBLOCK: Yeah. 35 feet back from

19 the existing iron fence will be the new fence and

18:14:26 20 that will have plant material of some sort.

21 MS. McGLINCHY: And six feet won't work,

22 because of the deer, you have to do eight?

23 MR. GIBLOCK: Absolutely. Actually, I

24 would much rather have 10, but eight seems to

18:14:39 25 work with this stuff because they can't really --

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1 it's got a thinness to it that they can't really

2 get an idea of how tall it is into jump it. I've

3 never seen them try to -- the only times I've

4 ever seen them try to jump this, they've crashed

18:14:52 5 into it and fallen off of it, so they have

6 trouble.

7 MR. CHILDS: I have a question. Is this

8 fence, does this fence go from the house out to

9 the wrought iron?

18:15:03 10 MR. GIBLOCK: Yes.

11 MR. CHILDS: So you're going see it

12 coming down the road pretty good, same with this

13 one.

14 MR. GIBLOCK: That one, on that side of

18:15:11 15 the property, on the east side of the property

16 there is a lot of trees, foliage. My dad has

17 done a lot in his front yard so that one will be

18 more hidden and we can tear that down as we get

19 closer to the road.

18:15:32 20 MR. McKNIGHT: I'm not very familiar

21 with this. I'm honestly not comfortable.

22 MS. McGLINCHY: I'm thinking we need

23 more information just on the views and sight

24 lines what's happening here.

18:15:44 25 MR. McKNIGHT: Yeah, I think you really

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1 need a comprehensive look at this entire

2 situation. If you're really that invested in

3 keeping the deer at bay and also providing two

4 beautifully constructed wood spotting towers made

18:16:00 5 by the best deer snipers in the county.

6 MR. GIBLOCK: Yeah.

7 MR. McKNIGHT: No.

8 MS. RANNEY: That's not on the table

9 today.

18:16:08 10 MR. GIBLOCK: No. No, option four was

11 never -- I think that's Lucy's sense of humor.

12 MS. RANNEY: I agree.

13 MR. McKNIGHT: I don't think it's funny.

14 I don't appreciate it.

18:16:17 15 MR. GIBLOCK: I apologize for that. I

16 can't say --

17 MR. McKNIGHT: So I would suggest that

18 we table this and you come back with a much

19 better, more comprehensive presentation that

18:16:28 20 shows the entire acreage, where you're existing

21 deer fence is that evidently -- has this body

22 approved that fencing previously?

23 MR. GIBLOCK: No.

24 MR. McKNIGHT: Well, I mean, it seems to

18:16:42 25 me that what you're proposing to do is put

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1 eight-foot fencing around a substantial property  
 2 in the Village, correct? Is that not our  
 3 purview?  
 4 MS. RANNEY: That's why it's here,  
 5 because it's eight feet.  
 6 MR. CHILDS: You said it's 35, 25, 10?  
 7 MR. GIBLOCK: That was my dad's drawing.  
 8 He did that before we decided on 35.  
 9 MR. CHILDS: I hate to say for your  
 10 benefit, but if was a steel fence, this looks  
 11 like it's right on the road, which 35. It gives  
 12 you an illusion that it's further back.  
 13 MR. GIBLOCK: Let me tell you this: I  
 14 did not do this proposal. I did the storage  
 15 shed. You can see the differences in what was  
 16 put into giving you, so that you have everything  
 17 in front of you. I just walked in on this one.  
 18 I apologize.  
 19 MR. McKNIGHT: All right.  
 20 MR. GIBLOCK: I will do the next one and  
 21 I will get you everything you need.  
 22 MR. McKNIGHT: Yeah, we need to know  
 23 comprehensively where the existing fences are, at  
 24 what height and then where you're proposing new  
 25 fences. And then also, you mentioned screening  
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1 material, but we need to know specifically what  
 2 kind of plantings you're putting in, especially  
 3 along Lake Shore Boulevard front.  
 4 MR. GIBLOCK: Yeah. Definitely.  
 5 MR. McKNIGHT: And your neighbors  
 6 frontages, too. You're current neighbor may be  
 7 okay with it.  
 8 MS. McGLINCHY: So you submitted this  
 9 together so we'll table the entire submission. I  
 10 don't think we can approve one part and not the  
 11 other when it's one submission.  
 12 MR. GIBLOCK: Well, there were two -- on  
 13 the agenda, it was two separate items, so can we  
 14 still go on the supply yard and table the --  
 15 MS. RANNEY: I think that's reasonable.  
 16 MS. McGLINCHY: We can do what?  
 17 MS. RANNEY: We can approve the shed and  
 18 table the fencing. So we can whittle that down.  
 19 MS. McGLINCHY: We need far more  
 20 information on the fence. I guess I'd like to  
 21 know if you really need eight feet for deer  
 22 protection. I don't have the research behind  
 23 that. I'd like to understand more about that.  
 24 MR. GIBLOCK: I will tell you that we  
 25 put eight feet, eight-foot fences around the  
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1 property. They jumped over it. We raised it to  
 2 10 feet, I went through and put two extra feet  
 3 all the way around and they started using their  
 4 antlers to cut open the plastic fence. So I had  
 5 to put a four-foot metal fence all the way around  
 6 where they were doing that and I finally stopped  
 7 them from getting in. Deer are cagy. They're  
 8 crafty. And they have nothing to do but figure  
 9 out ways to penetrate the fences. And it's a  
 10 pain in my butt, but I won.  
 11 MS. McGLINCHY: So we will table the  
 12 fence submission. And you'll come back with  
 13 to-scale drawings, more photos that show the  
 14 approach, what you can see from Lake Shore,  
 15 what's happening next door. And what other  
 16 information do we need?  
 17 MR. GIBLOCK: I'll bring you everything.  
 18 MS. McGLINCHY: Just to give us a little  
 19 more background.  
 20 MR. McKNIGHT: Comprehensive at-scale  
 21 maps.  
 22 MR. GIBLOCK: I have no problem with  
 23 that.  
 24 MS. McGLINCHY: Thank you.  
 25 MR. CHILDS: Thank you so much.  
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1 MR. GIBLOCK: Thank you. I'm actually  
 2 excited to do this.  
 3 MS. McGLINCHY: Okay. Our next order of  
 4 business is 9915 Burton Avenue, the gazebo.  
 5 MS. RANNEY: He is joining us via  
 6 telecom. Zach, you're on.  
 7 MS. McGLINCHY: Thank you for being  
 8 patient. Go ahead and tell us what you're  
 9 project is.  
 10 MR. DALLMAN: So the backyard, there's  
 11 an area that's overgrown ivy. The plan right now  
 12 is.  
 13 THE REPORTER: I'm having a hard time  
 14 hearing him.  
 15 MS. RANNEY: If I can interject, this is  
 16 another one that needs a comment. He submitted  
 17 the plan to the Building Department and it was  
 18 rejected for noncompliance to code for two  
 19 issues. One is the height. And that is  
 20 satisfied by an ARB review for height. It needs  
 21 a 10-foot side yard setback and he would like to  
 22 site it closer to the side yard and he will be  
 23 seeking a variance for that at a BZA meeting in  
 24 May, but the height issue and overall look.  
 25 MS. McGLINCHY: What's the height  
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1 requirement restriction?  
 2 MS. RANNEY: Eight feet.  
 3 MR. CHILDS: What is this?  
 4 MS. RANNEY: Anything over eight feet  
 5 has to go to ARB. There's no limit.  
 6 MS. McGLINCHY: This is 306 centimeters.  
 7 Who's got their calculator?  
 8 MR. McKNIGHT: 10 feet?  
 9 MS. RANNEY: Zach, what is the height?  
 10 MR. McKNIGHT: 120 inches.  
 11 MR. DALLMAN: The height is 10 feet.  
 12 MS. RANNEY: It's 10 feet is what he  
 13 would like.  
 14 MS. McGLINCHY: Oh, 120.5 inches.  
 15 MS. RANNEY: Scott could have approved  
 16 it at eight feet, but over that that it has to go  
 17 before you and it's 10 feet high.  
 18 MR. CHILDS: What's the setback, 10  
 19 feet?  
 20 MS. RANNEY: 10 feet off, yeah.  
 21 MR. CHILDS: And he's only three feet.  
 22 MS. RANNEY: But that issue isn't for  
 23 you to deal with. It's literally the design and  
 24 the height.  
 25 MR. CHILDS: Basically prefab, it's  
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1 probably aluminum.  
 2 MS. McGLINCHY: Is that prefab, that  
 3 dimension, is that the only size the gazebo comes  
 4 in, the height?  
 5 MR. DALLMAN: Yes. So 10-foot tall and  
 6 12-foot deep and 16-foot wide.  
 7 MR. CHILDS: How does it get anchored?  
 8 I can't hear him.  
 9 MS. RANNEY: Speak clearly as best as  
 10 possible.  
 11 (Record read.)  
 12 MS. McGLINCHY: So you're pouring a  
 13 slab?  
 14 MR. DALLMAN: Yeah, it will be a slab.  
 15 MR. CHILDS: Is there any electric?  
 16 MR. DALLMAN: No electric.  
 17 MR. CHILDS: And it's black. Is that  
 18 the color of what it's coming in?  
 19 MR. DALLMAN: Yeah, it looks like a  
 20 very, very dark gray. It's not black.  
 21 MS. McGLINCHY: I'm trying to understand  
 22 where the gazebo is going. Is it going up  
 23 against the fence line in the photo you're  
 24 showing?  
 25 MR. DALLMAN: Yeah.  
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1 MR. McKNIGHT: This is three feet off  
 2 the fence.  
 3 MS. McGLINCHY: And you're avoiding the  
 4 trees?  
 5 MR. McKNIGHT: Where is it in  
 6 relationship to the big tree?  
 7 MR. DALLMAN: It's to the left of the  
 8 tree and then to the right of the other tree,  
 9 right in that area.  
 10 MS. McGLINCHY: And are you painting  
 11 your household dark blue or black or gray?  
 12 MR. DALLMAN: Gray.  
 13 MS. McGLINCHY: I'm sorry, so it's a  
 14 dark gray the same as the gazebo?  
 15 MR. DALLMAN: It's a light gray.  
 16 MS. McGLINCHY: Oh, you're painting it  
 17 light gray. I'm sorry. That's the old color.  
 18 Okay.  
 19 MS. RANNEY: It's already blue.  
 20 MR. CHILDS: At least it will disappear  
 21 being black.  
 22 MS. McGLINCHY: Do we know where this is  
 23 in the neighborhood, other than just this single  
 24 image? Do we have a neighborhood map? I don't  
 25 see one in here.  
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1 MS. RANNEY: No, we don't.  
 2 MR. McKNIGHT: Just the subplot.  
 3 MS. McGLINCHY: I just want to ask, do  
 4 we have the option to table this until after the  
 5 zoning meeting, the zoning variance?  
 6 MS. RANNEY: That would put him into  
 7 June, because the next ARB meeting is May 10th  
 8 and the zoning meeting that we're looking at is  
 9 May 12th, so you have that option.  
 10 MR. CHILDS: So we have to make our  
 11 comments and they read those at P and Z?  
 12 MS. McGLINCHY: Or we can wait until we  
 13 find out, because it's a zoning variance to place  
 14 it that close to the fence line.  
 15 MS. RANNEY: If he doesn't get the  
 16 variance, your comments, your approval is moot  
 17 anyway.  
 18 MR. CHILDS: Right. I agree.  
 19 MS. McGLINCHY: I would ask that once  
 20 you get the zoning variance, then come back and  
 21 then also include a neighborhood map that shows  
 22 so we can see the neighboring properties and how  
 23 the gazebo placement. I mean, I can see the  
 24 image, but it's a little hard to tell how close  
 25 everything is in the plan.  
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1 MR. DALLMAN: Understood. I have a much  
2 better plan.

3 MS. McGLINCHY: That would be helpful.

4 MR. DALLMAN: So you can see the  
18:27:20 5 property line. I think you'll see on there that  
6 the further it comes off the property line, the  
7 more visible it is from Lake Shore looking at  
8 neighboring properties. So to me, I'll show you  
9 that on the plan.

18:27:37 10 MS. McGLINCHY: That's hard to tell. So  
11 I would like to propose a motion. I would like  
12 to table this until after the variance, zoning  
13 variance meeting.

14 MR. CHILDS: Second.

18:27:54 15 MR. McKNIGHT: Second. Aye.

16 MS. McGLINCHY: I don't know if we have  
17 to vote when we table something. Thank you.  
18 Sorry you had to wait so long for us to get to  
19 the agenda item. Thank you.

18:28:11 20 MS. RANNEY: Thank you, Zach. I'll be  
21 in touch.

22 MS. McGLINCHY: Our last item is subplot  
23 3, Hamlet Court, new single-family dwelling. And  
24 discussion only. So this is a preliminary.

18:28:57 25 Would you like to go ahead and explain  
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1 the project?

2 MR. SIEGFRIED: Sure. Jeff, do you want  
3 to go first?

4 MR. HALPERN: Just a quick overview.

18:29:05 5 Obviously we're here tonight to do a preliminary  
6 review for the first house at Hamlet Court. Ray  
7 Negrelli, I think you all know Ray, who is a  
8 resident there, bought a couple of lots, the  
9 remaining lots of the development, wanted to fill  
18:29:22 10 it up. Kind of tired of having it vacant. He

11 and I have a kinship and a friendship for many  
12 years. He called me and asked me if he kind of  
13 does this, would I build and would our company  
14 build a couple of houses with him or for him in  
18:29:39 15 some fashion.

16 So we got together, said sure. I said  
17 I'll handle the building part and architectural  
18 and I'll hire Rick. And I told him we'll handle  
19 the marketing and sales, so we've hired the Young  
18:29:52 20 Team to do that. And Ray is kind of handling the  
21 land part of it, which is why we're here.

22 So the first house is going to be a spec  
23 home. We've had some pretty good interest so far  
24 in the project and what we've been building. And  
18:30:08 25 what we're presenting tonight is something that

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1 is kind of well proven for us. We've had to  
2 modify the plans a little bit to fit the lots in  
3 the area, but this particular floor plan that  
4 we're presenting have been very, very successful  
18:30:25 5 for us in one of our other projects and we can't  
6 keep them in stock.

7 MS. McGLINCHY: So this is proposed for  
8 one home?

9 MR. HALPERN: This is proposed for one  
18:30:35 10 home, right. So our contact will be -- we have  
11 two floor plans. One is a full ranch plan. The  
12 other one would be a first floor master bedroom,  
13 a story and a half, which is what we're  
14 presenting for subplot three today.

18:30:53 15 And basically what we want do is put  
16 this house up, hopefully sell it, put another  
17 one, sell that one, put another one up until we  
18 finish all four. And if we get a couple of  
19 resales, great. Terrific. And we'll modify it

18:31:06 20 for clients. I don't know if anyone knows  
21 anything about our company, but we are a complete  
22 custom home building company, where we do  
23 everything here to A to Z and all over town and  
24 mostly the east side. And Rick and I have been  
18:31:19 25 working together for 30 years now --

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1 MR. SIEGFRIED: 30.

2 MR HALPERN: -- something like that. So  
3 even these we will completely customize the  
4 interiors, even our cluster home projects that  
18:31:31 5 we've done over the years, soup to nuts, we'll do  
6 all kinds of customization. Nothing is standard.  
7 Nothing comes out of a box. We obviously start  
8 with a plan and an exterior and the interior will  
9 be wildly customized and our team works on that.  
18:31:51 10 That's what we're here for.

11 MS. McGLINCHY: Do you want to walk us  
12 through the site plan?

13 MR HALPERN: I'll let Rick go and I'll  
14 chime in as I need to.

18:31:59 15 MS. McGLINCHY: I just want to remember,  
16 is this the development or this neighborhood  
17 where there's an exterior pallet that's been kind  
18 of approved?

19 MR. McKNIGHT: I think so.

18:32:10 20 MS. McGLINCHY: Is there like a  
21 homeowners association?

22 MR. HALPERN: Almost 20 years ago, I  
23 believe, close, 17, 18 years ago it was  
24 originally developed by another developer who I  
18:32:21 25 think midway through went out of business, may

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1 have passed away. It got picked up by another  
 2 developer and that developer built a couple of  
 3 houses and made some modifications. He since  
 4 passed away. And then it kind of sat floundering  
 5 for quite sometime. Those are the existing  
 6 houses, but they're 20 years old, 18, Tudor  
 7 style.  
 8 MR. SIEGFRIED: Tudorish, I guess, more  
 9 than anything else.  
 10 MR HALPERN: Tudor like.  
 11 MR. SIEGFRIED: There's a combination of  
 12 single family and duplex units, some are  
 13 attached, some are not. They're of genre, they  
 14 fit the need. They didn't run the stone all the  
 15 way around. You see where we run the stone all  
 16 the way around, but they work, people bought  
 17 them. As far as we know I think they were happy.  
 18 None of them are for sale.  
 19 MR. HALPERN: Actually there one is for  
 20 sale.  
 21 MR. SIEGFRIED: Obviously it sort of  
 22 lost its favor a little bit. Otherwise, the last  
 23 four lots probably would have been built and  
 24 developed and moved into a long time ago.  
 25 MR. CHILDS: So these are here about 20  
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1 years?  
 2 MR HALPERN: I think it was '03, '04.  
 3 MR. SIEGFRIED: The place is pretty well  
 4 landscape. What we're proposing is sort of a  
 5 different direction design-wise, but we still  
 6 think it will blend well in the neighborhood.  
 7 We're using stone. These are classy shingle  
 8 roofs. Little bit of metal accents, cement  
 9 poured siding. It's similar material and  
 10 quality. The floor plan is something we used  
 11 previously, poured in Mayfield Heights, which he  
 12 selling like crazy this year.  
 13 We modified some of it, because those  
 14 are long skinny lots. The garage is there sort  
 15 of a shotgun style. These are wider and the site  
 16 plan got kind of interesting, because it's like  
 17 this whole piece of property sitting there. It'  
 18 like architect, figure out how to fit some houses  
 19 in here, you know, meet the criteria, so we did  
 20 that.  
 21 MR HALPERN: Inspiration photo, that's  
 22 the inspiration. Colors.  
 23 MR. SIEGFRIED: Those aren't our forms.  
 24 This house has all metal roof on it. That's kind  
 25 of the pallet. We think it will stand on its own  
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1 and still co-exist okay with the Tudor stuff on  
 2 the street. There's four of them, first four  
 3 lots.  
 4 MS. McGLINCHY: Can you show us where  
 5 the property is versus the existing property of  
 6 existing homes?  
 7 MR HALPERN: I'm going to do one here.  
 8 MR. CHILDS: So these one here.  
 9 MR. SIEGFRIED: Those are the ones that  
 10 exist. The ones shaded in, those are us.  
 11 MR. CHILDS: These are existing, right?  
 12 MR. SIEGFRIED: Yes.  
 13 MR. CHILDS: We just saw those here.  
 14 MR. SIEGFRIED: The first one on the  
 15 right.  
 16 MS. McGLINCHY: Which one are you  
 17 starting with, which lot are you starting?  
 18 MR. SIEGFRIED: The one we call subplot  
 19 three across the street, right there.  
 20 MR. CHILDS: So what's next to that?  
 21 MR. HALPERN: That will be right here.  
 22 MR. CHILDS: These look so much smaller  
 23 than those.  
 24 MR. HALPERN: These are twins. These  
 25 are doubles, that's why, two full units. That  
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1 was the other thing, we were opting to go to  
 2 single units and just a couple units.  
 3 MR. SIEGFRIED: Right.  
 4 MR. CHILDS: Okay.  
 5 MR. McKNIGHT: And the first one is a  
 6 single?  
 7 MR. HALPERN: That one is a single one,  
 8 right. That was a remainder from the other ones,  
 9 so it kind of sticks out there by itself.  
 10 MR. SIEGFRIED: That lot on that side of  
 11 the road was the toughest one to figure out.  
 12 MS. McGLINCHY: It looks tiny.  
 13 MR. SIEGFRIED: It is, but it exists and  
 14 we did our best so they're not staring at each  
 15 other from the patio.  
 16 MR. HALPERN: That's Ray's house next  
 17 door to it, so I'm being really careful. That's  
 18 Ray there.  
 19 MR. CHILDS: This is the guy that owns  
 20 it?  
 21 MR. HALPERN: Yeah. I'm going to be  
 22 very conscientious and sensitive to his backyard.  
 23 MR. SIEGFRIED: We don't want him  
 24 complaining, which is always a good thing.  
 25 MS. McGLINCHY: So these existing homes  
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1 now are of brick or stone?  
 2 MR. HALPERN: So they're a combination  
 3 of brick and cultured stone, a little bit of  
 4 stone.  
 18:36:40 5 MS. McGLINCHY: And on the roof, is that  
 6 slate or are they shingles?  
 7 MR. SIEGFRIED: No, those are shingles,  
 8 not slate.  
 9 MR. HALPERN: Originally some of them  
 18:36:48 10 years ago were done in shake and they've been  
 11 sort of redoing them in shingles, I believe.  
 12 MS. McGLINCHY: So they're all shingles  
 13 now. You're proposing a metal roof?  
 14 MR. HALPERN: We're proposing shingles  
 18:36:59 15 with metal accents.  
 16 MS. McGLINCHY: Oh, because the image  
 17 you just showed us was --  
 18 MR. SIEGFRIED: That's what I said we're  
 19 not doing all metal roofing.  
 18:37:06 20 MS. McGLINCHY: That becomes sensitive.  
 21 MR. SIEGFRIED: We want the shingle in  
 22 there to blend and have metal accents.  
 23 MS. McGLINCHY: I always think the metal  
 24 roof is fine when you're out, but when you're in  
 18:37:19 25 the neighborhood, I feel you have to blend with  
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1 what's already there. So you're proposing --  
 2 MR. HALPERN: Asphalt shingle, so kind  
 3 of give you a color pallet. This was printer --  
 4 not printer issues, but things on the screens  
 18:37:36 5 don't print the same as they are. This is  
 6 actually going to be the color of the siding  
 7 trying to be as close as we could to that  
 8 inspiration photo. I'll call it back up.  
 9 This is really kind of like a dark  
 18:37:54 10 espresso color, which is what this is. As you  
 11 can see, two different printers, they kind of  
 12 print a little different, but that's the  
 13 Sherwin-Williams, seal skin color. And then the  
 14 shingle, very well-known weather blue shingle,  
 18:38:15 15 has a multitude of color, a little bit of gray,  
 16 browns, little bit of charcoal in it as well.  
 17 This was a really nice Casa di Sassi  
 18 cultured stone. It has a little bit of this  
 19 other pigmented colors in it, but it's a very  
 18:38:34 20 similar color pallet to this. You're seeing it  
 21 in a small square.  
 22 MR. CHILDS: So you break the joints or  
 23 is it going to be a reflection?  
 24 MR. SIEGFRIED: It's going to have to be  
 18:38:47 25 flush. It is pretty articulated.  
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1 MR. HALPERN: It's very blue.  
 2 MS. McGLINCHY: Is this with a mixture  
 3 of shingles?  
 4 MR. HALPERN: Yes. Again, that printer  
 18:39:08 5 came out very blue. The other thing to mention  
 6 in the original document, there was a -- I don't  
 7 know if you call it an addendum. There's a  
 8 section of the original HOA document that  
 9 actually says that anything added, any property  
 18:39:36 10 added to this or any houses added to this, and I  
 11 don't know how they did this, but sort of to our  
 12 benefit, I guess, does not need to conform or  
 13 have anything to do with the original  
 14 architecture. Really? Kind of strange, but  
 18:39:50 15 that's what it says. It's bizarre.  
 16 MR. SIEGFRIED: It's like they  
 17 anticipated this.  
 18 MR. HALPERN: I think that's probably  
 19 true. Actually, this section, Ray had forwarded  
 18:40:00 20 this on to us, which talks about -- not that  
 21 we're trying to completely vacate, we're trying  
 22 to be sensitive, but they did provide for this  
 23 for some reason, so that's the highlighted area,  
 24 Ray sent that over to me to make sure.  
 18:40:13 25 MS. RANNEY: I talked to him today.  
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1 MR. SIEGFRIED: We're not bound to match  
 2 the existing.  
 3 MR. HALPERN: That was kind of the  
 4 concept of it.  
 18:40:21 5 MS. RANNEY: This has to go back to  
 6 Planning Commission at the end of the month.  
 7 MR. CHILDS: Okay.  
 8 MR. SIEGFRIED: We got a favorable  
 9 review the first time.  
 18:40:29 10 MR. HALPERN: This is going to be the  
 11 metal roof color. I'm sorry I didn't show you  
 12 that.  
 13 MR. CHILDS: Is that light brown?  
 14 MR. HALPERN: It's a classic bronze, a  
 18:40:39 15 burnished slate. That's what they call it. I  
 16 have another one that's similar, but they call  
 17 that classic brown.  
 18 MR. CHILDS: So just to start with the  
 19 massing to start with, I think this roof starts  
 18:41:00 20 here and goes back, I think, 60 feet, so is that  
 21 a truss or what is that?  
 22 MR. SIEGFRIED: Mostly trusses.  
 23 MR. CHILDS: Will it fit on a flatbed?  
 24 MR. SIEGFRIED: Yeah.  
 18:41:13 25 MR. HALPERN: We match it out, but it  
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1 does work.  
 2 MR. CHILDS: Some of the things, I'll  
 3 show you what bothered me from a composition  
 4 standpoint. And starting from the roof, I mean,  
 5 we can look at the elevations, but the massing of  
 6 this just seems kind of odd to have this gable,  
 7 you have this gable, and you have this gable.  
 8 And how this roof hits, how this shed roof dives  
 9 into this volume and this volume is not very  
 10 clean.  
 11 When you look at this elevation here,  
 12 you can see all these roofs. You have a roof  
 13 coming here, a roof coming down here, roof coming  
 14 over here. It's a brand-new house. Is there any  
 15 way we can clean up those parts just so it's not  
 16 -- it looks like this roof comes down, here's  
 17 this big 60-foot roof. We have a shed coming  
 18 this way, then we have another roof of this roof  
 19 dive here, so you get all these pieces parts and  
 20 it's not very clean. It would be nice to like  
 21 clean this roof up.  
 22 And then the other thing I thought of,  
 23 you have -- it's almost like you're trying to put  
 24 a bay here, but it's window siding, can you pull  
 25 that together and make it one composition so that

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1 you get a little bit of -- this seems like  
 2 there's tension between this shed and this shed.  
 3 And it gives you more breathing room here. Same  
 4 on the other side, it becomes one composition  
 5 versus a lot of pieces parts, you know what I  
 6 saying?  
 7 MR. SIEGFRIED: I don't have any problem  
 8 with that.  
 9 MR. CHILDS: This I really think -- I  
 10 mean, it's a brand-new house. There's got to be  
 11 a way to clean that up and make that work better.  
 12 You see here this looks somewhat of an oddity.  
 13 This comes here, then it bounces up, then comes  
 14 down, then it goes here. It's almost as if you  
 15 could get a clean gable coming out here, clean it  
 16 up and put this extension on the front.  
 17 That picture you showed me, you had a  
 18 nice two-store volume like this, then you had a  
 19 gable, then you had a gable, so you had some  
 20 hierarchy here. And then you had that shed roof,  
 21 which was nice, it was this concept, then you had  
 22 a gable roof. So this composition started with a  
 23 hierarchy of the ridge, step down, step down,  
 24 step down, which you did that one, too, Rick?  
 25 MR. SIEGFRIED: No. Talking about this

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1 guy?  
 2 MR. CHILDS: Yes, to me this seems  
 3 like --  
 4 MR. HALPERN: It's a house we found. We  
 5 happed to like the color.  
 6 MR. CHILDS: You see how this volume is  
 7 a nice two story, then you have gable, gable, so  
 8 we have symmetry, our two bookends. Then we have  
 9 a shed, then this gable dives in, so we're  
 10 starting to step the composition down. One thing  
 11 I don't like about it is too bad we can't move  
 12 this over so this has it's own form.  
 13 MR. SIEGFRIED: If I'm following you, we  
 14 look at it in the three dimensional, what you're  
 15 talking about is this skinny little piece, tie  
 16 them together. This gets a little more room and  
 17 has more of a purpose.  
 18 MR. CHILDS: This roof, there's like --  
 19 MR. SIEGFRIED: The main roof.  
 20 MR. CHILDS: Right. There's a bunch of  
 21 roofs coming down, which I think this is easy to  
 22 solve. You pull them together. This is this  
 23 weird like piece that sticks up here.  
 24 MR. SIEGFRIED: Which is this guy.  
 25 MR. CHILDS: Yeah, when you're coming

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1 down the street, it's going to curve like this,  
 2 you're going to see that bump.  
 3 MR. HALPERN: Essentially, this is --  
 4 this is -- this is this house, but if you can  
 5 see, we had to take the garage and pull it over  
 6 here. So this portion of it in a farmhouse  
 7 concept is that section, so just trying to show  
 8 it to you in real life, that's all. Similar, but  
 9 different.  
 10 MR. CHILDS: These remind me of the  
 11 houses back in the '80s with the sawtooth roofs.  
 12 This all hangs together at the window, but this  
 13 seems like an odd window. Do you remember those  
 14 roofs in the '80s, they had the redwood and they  
 15 go like this and go like this and put windows  
 16 like that up in here?  
 17 MR. SIEGFRIED: Not really.  
 18 MR. CHILDS: They went like this, then  
 19 they come down like this. They have the clear  
 20 story here and they were all redwood, they were  
 21 all brown and did all kinds of stuff look this.  
 22 There's tons of them in the '80s.  
 23 MR. SIEGFRIED: Must have missed that  
 24 part.  
 25 MR. HALPERN: A little before my time.

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1 MR. CHILDS: Dating myself.  
 2 MS. McGLINCHY: There's a couple of  
 3 places in Aurora that I can't remember the name  
 4 of those developments.  
 18:45:43 5 MR. SIEGFRIED: Aurora?  
 6 MR. CHILDS: I think if you clean this  
 7 up and clean this up, then I would put some  
 8 windows here. You have this big long span.  
 9 Could you like mirror this over here so there's  
 18:45:56 10 balance here? See I have a window here to line  
 11 this one up so there's two windows in the  
 12 studies, which I know is more money and stuff,  
 13 but composition-wise it will look a little nicer.  
 14 Is there any way to get a break here  
 18:46:08 15 instead of having this run across here, so this  
 16 volume reads -- it's kind of like you're doing on  
 17 the front. You're reading the volume here. Why  
 18 couldn't volume read here and do an L shape. You  
 19 get a nice strong volume here, which is the  
 18:46:21 20 master bedroom. So this defines, it says the  
 21 family, defines it as the master.  
 22 Again, I know it's more money, but put a  
 23 couple windows in the garage to break up the  
 24 facade. I think this holds up together. This is  
 18:46:36 25 a long roof, man.

1 MR. SIEGFRIED: Well, in this  
 2 multi-family stuff or clusters, it happens all  
 3 the time. It's not --  
 4 MR. CHILDS: You can see this again how  
 18:46:51 5 many different roofs. There's one, two, three.  
 6 Is there any way to clean that up? What's the  
 7 style, transitional?  
 8 MR. HALPERN: It's more of a modern  
 9 trend. I don't even know I call it that.  
 18:47:03 10 MR. SIEGFRIED: It's not modern.  
 11 MR. HALPERN: We've been building so  
 12 many modern farm houses, which is where this came  
 13 from, but that's sort of run its course, even  
 14 though everybody is still asking for it. So we  
 18:47:16 15 want to do something a little fresher, a little  
 16 more timeless, not a period-esk.  
 17 MR. CHILDS: If it was an existing  
 18 house, I could see, but this brand-new, so why  
 19 couldn't we clean up the geometry a little bit,  
 18:47:27 20 you know what I mean, to try to keep it simple  
 21 instead -- also, wouldn't there be problems with  
 22 snow getting up there?  
 23 MR. SIEGFRIED: Up in here?  
 24 MR. CHILDS: Yeah, there's a lot of  
 18:47:39 25 pieces parts. I meant like here in this eave,

1 see how the eave is coming down in here, like up  
 2 in there, there's a little bit of room? Why put  
 3 a Band-Aid? Clean up the geometry and clean it  
 4 up. You guys have a ton of great houses.  
 18:47:58 5 MR. SIEGFRIED: Yeah.  
 6 MR. HALPERN: The only reason these are  
 7 here is it works better when it comes straight  
 8 down. It gives you an opportunity to kick it  
 9 out.  
 18:48:13 10 MR. SIEGFRIED: We spent a lot of time  
 11 trying to find the right home for this plan right  
 12 here.  
 13 MR. CHILDS: Those are my comments.  
 14 MR. SIEGFRIED: I'm listening. There's  
 18:48:27 15 something here to tighten that up.  
 16 MR. CHILDS: Just see like this should  
 17 be a pure form, right? Then you have this piece  
 18 here and this should be kind of -- you're just  
 19 here for comments, right?  
 18:48:46 20 MR. SIEGFRIED: Yeah.  
 21 MR. HALPERN: Not here to argue.  
 22 MR. SIEGFRIED: We're just talking.  
 23 MR. CHILDS: I'm just giving you what I  
 24 think.  
 18:48:59 25 MS. McGLINCHY: Any other comments?

1 MR. McKNIGHT: Bring a landscape plan  
 2 when you're ready to submit it.  
 3 MS. McGLINCHY: If you do bring in your  
 4 finals, can you bring in better photos of the  
 18:49:12 5 adjacent homes, maybe a Google map showing the  
 6 landscape between the two properties.  
 7 MR. HALPERN: One question, because I  
 8 know landscaping is part of the final review, but  
 9 being we're submitting for one house, do I need  
 10 to submit all or just do one at a time?  
 18:49:24 11 MR. McKNIGHT: Just one. And just  
 12 progressive form of the planting.  
 13 MR. HALPERN: I actually have a  
 14 preliminary that I had the landscaper draw up.  
 18:49:39 15 Once we come back, I'll have him color it.  
 16 MR. McKNIGHT: That should be fine.  
 17 Same with any outdoor living space, if you're  
 18 going to do anything.  
 19 MR. HALPERN: Sure, no problem.  
 18:49:49 20 MR. CHILDS: If you look at the massing  
 21 of these houses, see the gables, gables and  
 22 there's a lot of these duplexes. Even though  
 23 it's a single-family house, you almost have the  
 24 start of that same theme, so at least you're  
 18:50:00 25 keeping it in the same concept. Even though

1 you're going to a little different style, at  
 2 least from a massing composition standpoint, it  
 3 looks like it's a little more in keeping. Is  
 4 there any way you can do this concept and pull  
 18:50:13 5 the garage? This is pretty pure this entry,  
 6 which is kind of nice.  
 7 MR. SIEGFRIED: Again, we're not wanting  
 8 to copy that house, because that's a bad thing to  
 9 do.  
 18:50:28 10 MR. HALPERN: The floor plan, that's  
 11 been really successful.  
 12 MR. SIEGFRIED: So we have gable and  
 13 gable and another roof. I understand what you're  
 14 saying with that spot. It's been bugging me  
 18:50:41 15 quite honestly, too. We just didn't get to that  
 16 happy place.  
 17 MR. HALPERN: This was here. We can  
 18 work like -- we'll pull that out and make them  
 19 wider. I think we've bantered this around many  
 18:50:55 20 times, what does this become? And you know, it  
 21 ended up becoming a gallery from there to there  
 22 in the floor plan. So we had to kind of make --  
 23 MR. SIEGFRIED: At some point, it's like  
 24 stop we want to see what they say about the  
 18:51:07 25 concept of. We're not matching the Tudors, which  
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1 I don't think I've heard an objection to that.  
 2 MR. CHILDS: You don't have any room to  
 3 pull?  
 4 MR. HALPERN: We certainly don't have  
 18:51:17 5 any room front and back going over the hill if we  
 6 do.  
 7 MR. CHILDS: Width-wise, if you get rid  
 8 of some of this tension, this is pure, you have  
 9 the entry, you have a two-story part, an entry, a  
 18:51:29 10 link, then a garage. Is there a way to pull it  
 11 on the site plan?  
 12 MR. SIEGFRIED: I understand what you're  
 13 saying. You're wanting to get this gable here  
 14 out part of the entry. We've got the entry out  
 18:51:58 15 there. This is subordinate to that, so this area  
 16 circle twice now this area.  
 17 MR. CHILDS: Or could you slide this  
 18 piece up so that this is part of this and this  
 19 size into this, this comes back, we do a reverse  
 18:52:16 20 gable and gives you more glass in this family  
 21 room for a view.  
 22 MR. HALPERN: We can get more glass on  
 23 the wall. This is a 10-foot ceiling all the way  
 24 across.  
 18:52:27 25 MR. CHILDS: That's one big truss.  
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1 MR. HALPERN: This is 10-foot ceiling  
 2 here and yes, there's no voltage space here other  
 3 than a little bit in the foyer.  
 4 MR. SIEGFRIED: I don't think we put the  
 18:52:40 5 truss diagrams on the package you guys got. It  
 6 just didn't feel relevant to show you things we  
 7 usually don't talk about, but we've worked our  
 8 way all the way through this truss and there's a  
 9 half a dozen of them and there's a couple beams  
 10 that run through it. It gets a little  
 18:52:53 11 complicated, but when it's all done, it works  
 12 pretty well. They are funny, those 60-foot long  
 13 trusses.  
 14 MS. McGLINCHY: Thank you.  
 18:53:10 15 MR. SIEGFRIED thank you very much for  
 16 your time.  
 17 MR. HALPERN: Thank you.  
 18 MS. McGLINCHY: Any public comments? So  
 19 officially adjourn the meeting.  
 18:53:37 20 (Meeting adjourned 6:53 p.m.)  
 21 ~ ~ ~ ~ ~  
 22  
 23  
 24  
 25  
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