

**THE CITY OF MAYFIELD HEIGHTS
ARCHITECTURAL BOARD OF REVIEW**

MINUTES

October 20, 2016

Mr. Miller, Chairman called the meeting to order at 5:30 p.m.

PRESENT: Mr. Philip Miller, Mr. Christopher Panichi, Mr. Steve Ciciretto
ABSENT: Mr. David Spehar

Also present was Anne Weiland, Secretary.

Mr. Miller, seconded by Mr. Panichi moved to suspend reading the minutes of the August 18, 2016 meeting and approve as written. All in favor, except Mr. Ciciretto who abstained as he was not present at that meeting. Motion carried.

**2016-01604 David Toth
1574 SOM Center Road
Attached Garage Addition – Re-Submittal**

Present was David Toth, Property Owner and Jeff Raggets, Designer who is assisting Mr. Toth. The Board mentioned that they would like to see the roof pitch on the garage match the pitch of the existing roof. Mr. Raggets mentioned that the pitch was not matched to the existing because it was his understanding that the maximum garage height, according to code, is 17.5 feet. Raising the gable will increase the height. It was agreed that the roof pitch on the garage must match the pitch of the existing gable on the house (9/12), only if the zoning code allows it. If the zoning code does not allow it, build it according to what was submitted. Mr. Raggets will confirm the maximum height permitted with Tom Jamieson, Director of Building who was not present at the meeting.

After review and discussion, Mr. Panichi, seconded by Mr. Miller moved to approve the drawings with the following notations: match rear ridge to the main ridge, add a transom light above the man door, shift the man door away from the house at least four inches, shingles, windows, siding and decorative block to match existing and match the pitch of the existing gable, if the code allows it. All in favor, motion carried.

**2016-01907 Barr Bros. Remodeling & Construction, Inc.
6622 Hidden Woods Trail, S/L 72
New Single Family Dwelling**

Present was Dave Barr, Barr Bros. Remodeling & Construction, Inc. Mr. Miller pointed out that this house, where it is located and situated on the lot on the curve, has two exposures; therefore, the exposed right side must include additional architectural elements that wrap around from the front elevation. Multiple ideas were discussed. It was agreed to review the drawings with the following suggestions: extend the side of the garage out away from the house two feet and add a gable above it, add a window over the toilet, center the upper window shown on the drawing in between the two new lower spaced windows, add shutters on windows, carry stone around to the break line and return around, add shake to the gable, add half posts to the front porch.

It was agreed between the Board and Mr. Barr to review the drawings, as noted, to allow the Contractor to get started due to the weather. It was made clear that if the homeowner does not agree with this design and chooses another design, it must go back before the Board for review. As there was no further discussion, Mr. Ciciretto, seconded by Mr. Miller moved to approve the drawings as noted. All in favor, motion carried. Revised elevations must be submitted to the Building Department showing the notations.

**2016-01933 Herschman Architects
Golden Gate Plaza
6420 Mayfield Road
Storefront Renovation - Preliminary**

Present was John Quinn and John Novak, both representing Herschmann Architects, Inc. Mr. Quinn and Mr. Novak presented a color rendering, building elevations, material colors and samples and explained how they will all work together to achieve their goal of updating the Plaza. They also gave a brief overview of the master plan, including other additions to the Plaza which will be submitted at a later date. The Board members were pleased with the preliminary design. Final plans will be submitted at a later date for approval.

As there was no further discussion or other business, the meeting was adjourned at 7:10 p.m.

APPROVED:



Philip Miller
Chairman

Respectfully submitted,



Anne Weiland
Secretary