

Village of Bratenahl
411 Bratenahl Rd.
Bratenahl, OH 44108

**ARCHITECTURAL DESIGN AND REVIEW BOARD
MEETING MINUTES**

March 12, 2019

BOARD MEMBERS

Richard Bauschard, AIA
Judith McGlinchy, AIA, LEED BD+C
James McKnight, ASLA

ALTERNATES

William H. Childs Jr., AIA
Robert Maschke, FAIA
Thomas F. Zarfoss FASLA

CALL TO ORDER:

A meeting of the ARB was held on March 12, 2019 at the Community Center and called to order by Rick Bauschard at 5:00 PM.

ATTENDANCE:

Rick Bauschard, and Judy McGlinchy were present, Jim McKnight was absent, Tom Zarfoss served as alternate. Also present: Sam O'Leary, Solicitor.

APPROVAL OF MINUTES:

Mr. Bauschard was the only member present from the meeting of February 12, 2019. Approval of minutes was tabled.

UPDATE FROM THE BUILDING DEPARTMENT: There was a request from a resident to allow public comment after the first agenda item. This was allowed.

OLD BUSINESS:

1. 12345 Lakeshore Blvd. Final Elevations and Exterior Improvements

Michael Caito and Jason Baylor from Payne and Payne Custom Builders as well as the Landscape Designer, Drew Cronin from DTR Associates presented final drawings.

Mr. Caito identified the documented change to the plan to reflect roof line adjustment discussed at the previous meeting. Mr. Bauschard suggested that approval to the home and the landscape plan be made in separate motions. Ms. McGlinchy made a motion to accept the final design of the house that reflect the requested changes. Mr. Zarfoss seconded. **All in Favor. 3- Ayes 0- Nays 0- Abstain**

Mr. Cronin presented final site and landscaping plan to include finishes on site wall, pool location and enclosure, identification of tree study. He noted that he checked with the village to identify non-approved species of plantings. Mr. Zarfoss urged plantings to be deer resistant. Mr. Bauschard reminded the board members that the property owner to the east asked that the fence be installed to avoid having to have access from his property. Mr. O' Leary interjected that while rights of property owners always apply, the village has no code for fence set-back. Mr. Cronin verified that the fence will be 6 ft. high. Mr. Bauschard submitted a position memo from David Hartt, Village Planner, regarding the regulation of patio accessories and read it into the record (attached). Mr. Zarfoss made a motion to approve the plan as presented. Ms. McGlinchy seconded.

All in Favor 3-Ayes 0-Nays 0-Abstain

Mr. Bauschard allowed public comment regarding 12345 Lakeshore Blvd. Ms. Erin Smith asked about the Engineer's review. Ms. Ranney stated it was not part of the Architectural review and can be addressed by the engineer's office. Ms. Erin Smith asked if the pool enclosure door could be rotated as it would face her bedroom and the door to the pool equipment enclosure of the neighbor to her west blew off in the wind. Mr. Cronin said he could look into it, but that it would be in good working order.

Ms. Kiley Smith stated that she had their property surveyed and some trees are on the property line.

NEW BUSINESS:

Mr. Bauschard introduced the first item of New Business: **295 Corning Dr. New Fence and Gate**

The homeowner, Mr. Rick Perez, presented a plan for a 4 ft. black ornamental fence to be installed at the front of the property and along the south side of the driveway. The plan indicated a twelve foot arched gate split with 2 six ft. panels. Mr. O'Leary noted that the plan reflects two different styles of fence on the property as an existing white picket fence was indicated in photos. The new gate would lead into the yard. The board members indicated that it was more appropriate to have a straight-lined gate when there is no drive or path. Mr. Perez stated that they need the access for trucks to enter for yard and tree maintenance and are considering a sandstone path in the future and that he preferred the arched gate. Ms. McGlinchy made a motion to approve the plan as submitted. Mr. Zarfoss seconded. Mr. Bauschard amended the motion to include any replacement of the existing fencing on the property is reviewable. **All in favor 3-Ayes 0-Nays 0- Abstain**

Mr. Bauschard introduced the second item of New Business: **11912 Lakeshore Blvd. – Garage Addition**

Mr. Joseph Park, architect with JP Compass Design/Build, presented elevations, illustrations, demolition plan and floor plans. He explained that the homeowner was interested in the relationship between old and modern and it was reflected in the new design that combined the existing old stone home with a new modern wood-clad addition. Ms. McGlinchy asked if they could have more breaks in the glass or vertical representation to tie-in with the existing windows. Mr. Parks stated that the homeowner wanted to capture as much view of the ravine as possible. Mr. Bauschard stated that the existing home is not very traditional, but merely a stone bungalow and he was not terribly disturbed by the combination of old and modern. Mr. Zarfoss did not find it favorable. Ms. McGlinchy said that they may be reacting to the rendering and not the real life look. She also thought the dark addition would be too much of a contrast from the existing home. The members asked that the plan be presented again with the following:

- Bring final materials, including color of metal siding
- Consider more verticality in the large area of glazing
- Information on retaining wall and landscaping
- Information on re-grading of slope and landscape/restoration materials/plantings
- A 3D rendering of the view of the corner

PUBLIC COMMENT:

Mr. Kesselem wondered if there were any existing examples of homes in the village that combined traditional with modern.