

Village of Bratenahl  
411 Bratenahl Rd.  
Bratenahl, OH 44108

ARCHITECTURAL DESIGN AND REVIEW BOARD  
MEETING MINUTES

April 9, 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 April 9, 2019 at the Community Center and called to order by Judy McGlinchy at 5:00 PM.

**ATTENDANCE:**

Jim McKnight and Judy McGlinchy were present, Rick Bauschard was absent, Robert Maschke served as alternate.

**APPROVAL OF MINUTES:**

Ms. McGlinchy was the only member present from the meeting of March 12, 2019. Approval of minutes was tabled.

**UPDATE FROM THE BUILDING DEPARTMENT:** None

**OLD BUSINESS:**

**11912 Lakeshore Blvd. – Garage Renovation and Addition**

Mr. Joseph Park from JP Compass presented a revised plan including a 3D plan and color samples. He explained that he had done a study of the front elevation and the window design stating the homeowner still preferred an open look, without much obstruction. The windows would be Weathershield, aluminum clad in a bronze finish to match the house. Mr. Maschke expressed concern for roof drainage and suggested overflow scuppers. The exterior siding would be vinyl and Accoya. Mr. Maschke suggested Epay might be a better choice. The retaining wall would be smooth, unfinished concrete with the extension of the current driveway possibly in concrete. Mr. McKnight asked about tree removal for the addition. Mr. Park said no major trees to be removed and that the landscape plan would be very simple, keeping the existing ivy and ground cover. Ms. McGlinchy asked about lighting selections, Mr. Parks said there would be LED strips under the soffit at the garage. Mr. Maschke expressed concern for the connection of the soffit under the addition to the garage. Mr. McKnight made a motion, seconded by Mr. Maschke to table the approval until more detail can be submitted at a later meeting to include:

- Actual material sample and/or product brochures
- Window product and color
- Soffit material
- Lighting plan
- Landscape plan- rendering of site plan with labelled plants / perimeter material
- Garage door color
- Final retaining wall detail

**All in Favor 3-Ayes 0-Nayes 0-Abstain**

**NEW BUSINESS (order reversed)**

**1. 10125 Foster Ave. – Dormer Addition**

Susan Capello- Homeowner and Bill Doty-Architect presented a plan for a dormer addition including photos of surrounding houses with dormers. Mr. Doty stated it would create more needed space. The windows and siding would match existing, while a whole new roof would be installed. A skylight will be added for light and interest. The board liked the plan overall, but asked that they come to the next meeting with a sample of the siding, the roof shingle choice and the manufacturer type and color of windows or brochure. The vote was tabled.

**2. 10111 Foster Ave. – New Single Family Dwelling**

Ms. Gina Huffman- property owner, Mr. Victor Chapelle and Mr. Jeff Gonser from Schumacher Homes presented a site plan, elevations, exterior selections and lighting selections to the board to consider. The site plan reflected a garage to be built in the future. The materials (attached) were acceptable. It was suggested that mutton bars on windows all around the house would make a positive difference and would dress it up. It was also suggested to install lights at non-hinge sides of doors. There was discussion of a landscape plan and location of walkway to the house- suggested a study be done. Mr. Maschke made a motion, seconded by Mr. McKnight, to approve the plan as submitted with the addition of mutton bars in all windows and a landscape plan to include walkway be submitted for approval at a later date.

**PUBLIC COMMENT:**

Ms. Meade asked who the alternate was. Ms. McGlinchy answered that it was Robert Maschke and he was introduced at the start of the meeting.

Ms. McGlinchy adjourned the meeting at 6:56pm

Respectfully Submitted By: Mary Ranney, Recording Secretary

**Exterior Selections**

**Application for Review**

Owner Gina Huffman

Address 10208 Burton Ave., Bratenahl 44108

Phone Number 216-544-4329

Builder Schumacker Homes of Akron / Canton

Address 779 White Pond Dr., Akron 44320

Phone Number 234-542-0302 Lisa

**BUILDING DESIGN:**

Build Address:  
10111 Foster Ave  
Bratenahl

**PLANS SUBMITTED: YES OR NO  
INDICATE SQUARE FOOTAGE**

One Story	<u>1055</u>
Two Story	<u>                    </u>
Split Level	<u>                    </u>
Cape Cod	<u>                    </u>
Garages	<u>0</u>

**Color Selections:**

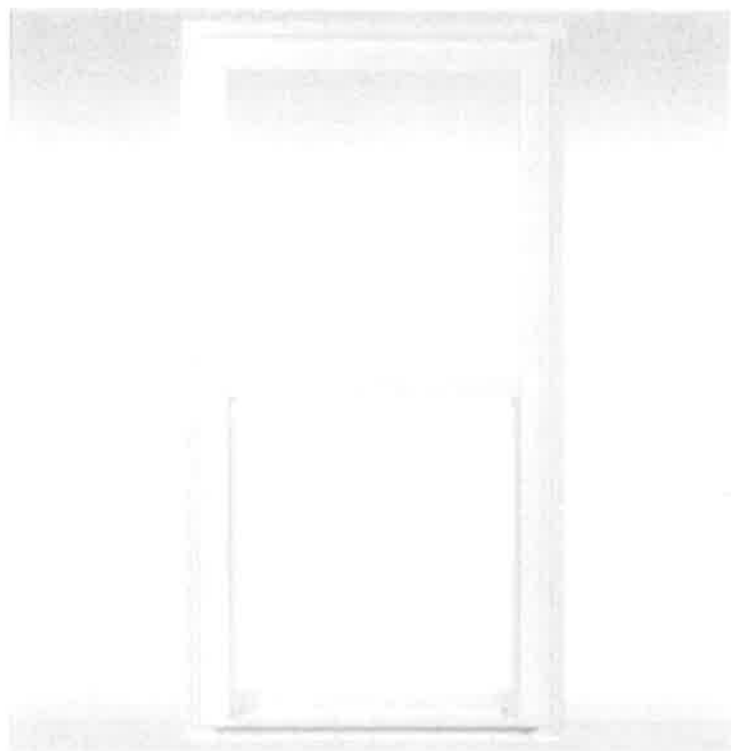
Brick	Brand <u>n/a</u>	Color <u>n/a</u>
Shingles	Brand <u>Certain Teed</u>	Color <u>Georgetown Gray</u>
Siding	Brand <u>Ply Gem</u>	Color <u>Georgian Gray</u>
Shakes	Brand <u>n/a</u>	Color <u>n/a</u>
Soffit/Fascia	Brand <u>Ply Gem</u>	Color <u>Dover White</u>
Windows	Brand <u>Ply Gem</u>	Color <u>White</u>
Shutters	Brand <u>Ply Gem</u>	Color <u>Blue</u>
Front Door	Brand <u>Masonite</u>	Color <u>White</u>
Garage Door	Brand <u>n/a</u>	Color <u>n/a</u>



Front Door Light Fixture



Rear Door Light Fixture



Ply-Gem Low E glass, energy efficient, double hung white vinyl window.