

Village of Bratenahl
411 Bratenahl Rd.
Bratenahl, OH 44108

ARCHITECTURAL DESIGN AND REVIEW BOARD
MEETING MINUTES

May 14, 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 May 14, 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 presented the minutes from the meeting of April 9, 2019. Mr. McKnight made a motion to approve the minutes, seconded by Mr. Maschke. Minutes were approved.

UPDATE FROM THE BUILDING DEPARTMENT: None

OLD BUSINESS:

10125 Foster Ave. – Dormer Addition

Ms. Sue Cappello presented sample materials to the board. Windows: Anderson double hung A-series in white, Vinyl Siding: Alside “Monterey Sand”, Trim: “Antique Parchment”, Roof shingles: Landmark “Weathered Wood”. Mr. McKnight made a motion to approve, seconded by Mr. Maschke. **Motion Approved 3-Ayes 0-Nays 0-Abstain**

11912 Lakeshore Blvd. – Garage Renovation and Addition

Mr. Joseph Park from JP Compass presented a revised plan and material samples. He explained that the main change was that they reduced the rear part of the addition. He followed up on requests from the last meeting, And presented a Site Plan and Landscape Plan. Mr. McKnight thought the landscape plan, which included hostas and hydrangeas, was minimal but acceptable. They will plant ivy to tie in with existing ivy and will have a gravel edge to keep it off the house. It was suggested to use a metal barrier edge to hold in the gravel.

A sample was presented for the soffit and masonry covering. It was suggested that it not meet the ground. This vinyl product will match the color and profile already existing on the house. A sample of the wood horizontal siding in a custom stain color was presented. Mr. Park stated that it will not be nailed, but will be tongue and groove. Windows will be aluminum clad in a bronze, dark color, manufacturer to be determined. Lighting will include a sconce at the man door and cans under the cantilever over the garage door will be in bronze or dark to match the soffit color.

The board felt that the exterior material choices were moving in the right direction but would like to see more specific color-matched samples to include:

- Actual window choice and color (Pella and Weathershield under consideration)
- Milled sample of tongue and groove wood horizontal siding or profile drawing

- Custom stain name or number for wood horizontal siding
- Exact sample of vinyl vertical siding in color

The item was tabled until the next meeting.

NEW BUSINESS:

Lakehurst Development Security Wall Repair and Modifications

Michael Augoustidis and Brian Daily presented drawings for repairs and changes to a 33 ft. wall that runs north-south at the entrance of Lakehurst Development. It varies from 5-6 ft. in height. Photos of existing conditions were also presented. Mr. Augoustidis explained that it had failure in block, cracking and spalling, and some footer movement.

Repairs will involve removing two courses of CMU block and replace with split-face. They will add pre-cast posts on top of pilasters and caps to match. A railing will be black vinyl coated or powder coat- will decide by cost. The color scheme will be grays and tans to match existing stone pillar using the color samples Sherwin Williams "Accessible Beige" and "Amazing Gray" as a basis. Existing vegetation will be removed along with a few trees that are impacting the wall. It was suggested that the contractor do a mock up in an area before full wall. Mr. Augoustidis agreed. Ms. McGlinchy made a motion to approve the design as presented. Mr. McKnight seconded. All were in favor.

3-Ayes 0-Nays 0-Abstain Motion Approved

Informal Conversation Oakshore Green

Mary Ranney explained that approval of modification of siding falls under the Commissioner of Buildings under Bratenahl code. However, since the board was struggling with material choices, it was suggested they get feedback from the ARB members.

Mr. David Kozinski and Mr. Dave Casella from the HOA of Oakshore Green stated that the association wants to upgrade the existing T1-11 siding. They presented various samples, including horizontal vinyl and metal. The board strongly recommended keeping any new material vertical. Mr. Maschke suggested they drive through the Walden Development in Aurora to see a good example of a large development in wood siding and in various colors. The board suggested they use T1-11 again and/or use a good quality cedar, possibly even keeping it natural. Epay was also suggested as a possible material choice.

PUBLIC COMMENT:

Ms. Meade suggested that the architect and homeowner of 11912 Lakeshore Blvd. choose deer-resistant plants, citing the choices as on landscape plan will be decimated by deer. It was taken into consideration.

Ms. McGlinchy adjourned the meeting at 5:54pm