

Village of Bratenahl
411 Bratenahl Rd.
Bratenahl, OH 44108

**ARCHITECTURAL DESIGN AND REVIEW BOARD
MEETING MINUTES**

July 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 July 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 presented the minutes from the meeting of May 14, 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:

11912 Lakeshore Blvd. – Garage Renovation and Addition- Final Approval

Mr. Joseph Park from JP Compass presented a final plan and specific material samples.

He submitted:

- A custom made Benjamin Moore dark stain to be used on the Accoya horizontal siding.
- The vertical siding to be used on lower portion that matches existing.
- Weathershield window section in matte black that will have a matching metal black sill.

There was no further discussion. Mr. Maschke made a motion seconded by Mr. McKnight to approve the materials. All were in favor. 3-Ayes 0- Nays 0-Abstain

NEW BUSINESS:

SL 15 Lakehurst Dr. – New Single Family Home

Mr. Brad Camposa from Premier Custom Builders was in attendance. Mr. Kevin White from AD Architecture and Design was present via Skype.

Mr. White began with a design statement describing the 4000 sq. ft. home as simple, symmetrical, serene and stately. Facades featured white clapboard and white brick with a dark roof. He gave an overview of all elevations and features. Mr. Camposa presented samples of the white brick, black railing for front balcony, and stone for a vent-less porch fireplace. The Board Members suggestions and comments:

- The design should consider utilizing brick for the entire front façade.
- Pediment over front door is acceptable as a smooth surfaced material.
- Consider other options for triangular areas at garage, possibly match pediment over front door.
- The siding material specific material selection should consider the harsh environment present at the lake.

- Consider a quality product for balcony railing, possibly wrought iron if allowed by HOA, consider a square profile to align with adjacent columns.
- Consider appropriate color choice for downspouts.
- The stone for the fireplace is inappropriate for the design, unless worked into other areas, i.e. deck, wall, etc.
- Reconsider material choice for porch floor. Concrete not appropriate for quality of home.
- Consider pavers for front porch.

The approval was tabled until next meeting when an updated rendering can be presented to include:

- Site Plan: specific material choices for terrace and walk
- Window selection product sample, finishes and color
- Roof Shingle product, color and sample
- Exterior Lights
- Garage door product and color

If an exterior fence is proposed for the property, this must also be submitted for review.

PUBLIC COMMENT: None

Ms. McGlinchy adjourned the meeting at 5:40 pm

Respectfully Submitted By: Mary Ranney, Recording Secretary