

Village of Bratenahl  
411 Bratenahl Rd.  
Bratenahl, OH 44108

ARCHITECTURAL DESIGN AND REVIEW BOARD  
MEETING MINUTES

January 10, 2023

**BOARD MEMBERS**

Judith McGlinchy, AIA, LEED BD+C  
James McKnight, ASLA  
Mr. William H. Childs, Jr. AIA

**ALTERNATES**

Robert Maschke, FAIA  
Thomas F. Zarfoss FASLA

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**CALL TO ORDER:**

A meeting of the ARB was held on January 10, 2023 at the Community Center and called to order by Judy McGlinchy at 5:30PM.

**ATTENDANCE:** Jim McKnight and Bill Childs were in attendance.

**APPROVAL OF MINUTES:**

Ms. McGlinchy asked for a motion to approve the minutes from December 13, 2022. Mr. Childs made a motion to approve, seconded by Mr. McKnight. December minutes were approved.

**COMMENT FROM THE BUILDING DEPARTMENT:** None

**OLD BUSINESS: SL 3 Hamlet Ct. New Single- Family Dwelling**

Jeff Halpern from Kingdom Home Builders and Rick Siegfried from RSA Architects were present. Mr. Halpern reflected on the comments made by the board when the preliminary plan was first presented in April 2022. He pointed out the revisions based on those comments. Mr. Siegfried reviewed the elevations.

Mr. Childs asked about the exterior stone. Mr. Halpern stated the stone would have the same coloring element as the existing homes in the development but would have a fresher look. He added that the gutters would be dark brown and trim would be dark.

Mr. Childs suggested the window sills be stone and asked that they put muntin bars on all windows. Mr. Halpern said he was not opposed to it but expected push-back from clients, especially on the door. It was asked if the garage door was selected. Mr. Halpern said it was his intention to use a carriage-style door with panels and glass at the top, however supply issues may dictate final selection. Mr. Childs suggested that a window be added to the rear garage wall to break it up. Mr. Halpern said it would interfere with a storage wall and that no one would see it since it butts up against conserved land.

Mr. Childs suggested that they add two windows or a bump out to the upstairs bedroom to break up a big blank wall. Mr. Siegfried explained that the plan was driven by function and that it was a small room. He went on to say that they have had a lot of success with this floor plan and it has been replicated many times, adding that they need to meet a number to be cost effective. Mr. Halpern reiterated that it has been a very successful and proven floor plan.

Ms. McGlinchy asked if this plan will be replicated on the other lots. Mr. Halpern said another design, that is a ranch will be added. Ms. McGlinchy asked about the deck materials. Mr. Halpern answered that it would be composite in a dark color with cable rail.

Ms. McGlinchy asked for comment on the landscaping. Mr. McKnight noted that the plan was very minimal and there were discrepancies on the drawing vs. the civil plan. He asked about the property line vs. the common area and if it would be permitted to landscape into the common area as it is so stark. The rest of the development has mature trees and landscaping, the common area surrounding this unit should align with the existing. Mr. Halpern said it would be addressed and the lot will be a combination of sod and seed.

Mr. Ray Negrelli, Hamlet resident and HOA member, explained the history of the development stating that improvements to the development had stalled over the years but landscaping will be addressed, including working with the builder to install trees after construction.

The board agreed that the applicant should re-submit the plan to include:

- muntin bars on windows, exclude doors
- window or two high windows on rear wall of garage, keeping in geometry of existing
- rework composition of windows on "left elevation"; south elevation for this unit
- consider extending the rear elevation main bedroom form/massing; west elevation, to break up the length of this elevation
- formalize the mailbox detail which should match the rest of the development
- confirm lighting intent
- landscaping to be considered at a later date

Vote tabled to next meeting.

**NEW BUSINESS: NONE**

**PUBLIC COMMENT:** None

ADJOURN: 6:24pm

Respectfully Submitted By: Mary Ranney, Recording Secretary

