

The Gates Mills **Architectural Board** met in regular session on **Thursday, January 06, 2022** at **5:00 P.M.** on the first floor of the Community House.

Members present: John Spirk: Chair, Janet Auwerter, Sandra Turner, and Jann Holzman.

Members absent: Judi Embrescia.

Also present: William Childs; Architect and Joseph Giglio; Architect.

1. Porch and deck addition plans for the **DIVITA** residence at **790 Chagrin River Road.**

Mathew Divita, Homeowner was present.

Mr. Divita reviewed the proposed porch and deck addition plans for the Board. He indicated all the material used will be composite; the porch addition will have a metal roof.

Mr. Childs stated the drawings are lacking enough detail for a complete review. A side porch elevation is needed to completely understand the project. Also recommended studying the new porch roof and how it relates with the existing bay roof, appears to create an awkward pocket for snow and water to build up.

Mr. Divita agreed he have the roof detail studied and submit additional drawings.

No Action Taken

2. Addition and renovation plans for the **FORSTER** residence at **7840 Blackberry Lane.**

Rebecca Pantuso, Architect was present.

Mrs. Pantuso reviewed the proposed addition and renovation plans for the Board.

Mr. Giglio stated the proposed front addition was well thought out and greatly improves the structure.

After further discussion, a motion was made to approve as *final* the proposed addition and renovation plans as *submitted*.

Motion by: J. Holzman 2nd: J. Auwerter

Roll Call: Ayes: All.
 Nays: None.

Motion Approved

3. Revised new house plans for the **TRIP** residence at **1835 Surrey Place**. Michael Caito; Architect and David Hesse; Payne & Payne Builders were present.

Mr. Caito reviewed the proposed revised house plans for the Board. He indicated the changes suggested at a previous meeting have been included in the revised plans. He stated the siding, windows and trim will be white; the roof will be black asphalt shingles; and the stone will be grey.

Mr. Childs recommended the following changes for consideration:

1. Consider moving the Master Bedroom to the rear of the house to take advantage of the views and might improve the massing of the structure.
2. Consider only 2 material types in lieu of the 3 proposed materials.
3. Eliminate the casement windows and use double hung windows throughout.
4. Remove the horizontal bar in the overhead garage door windows.

Mr. Giglio recommended considering rotating the 90 degrees for a side load and creating a possible mudroom link between. He did not have an issue with the use of 3 materials. He also recommended additional windows in the closets to break up the side elevation.

Mr. Caito agreed to study the suggestions and make revisions.

No Action Taken

There being no further business the meeting was adjourned at **5:36 P.M.**

John Spirk, Chair

Dave Biggert, Secretary