

The Gates Mills **Architectural Board** met in regular session on **Thursday, June 05, 2025** at **4:00 P.M.** in the Council Chambers of the Town Hall.

Members present: John Spirk; Chair, Janet AuWerter, Judi Embrescia, Jann Holzman, and Sandra Turner.

Members absent: Sara Welsh.

Also present: William Childs, Architect and Richard Kawalek, Architect.

1. Revised new house plans for the **DICILLO** residence at **640 Chagrin River Road**. Madeline DiCillo and Richard Ziolkowski, Owners were present.

Mr. Biggert, Chief Building Official for the Village updated the Board on the current status of this project. He stated the plans had received final approval at the May Historic District Subcommittee meeting; the only change they requested was the 2 front double windows on the south addition should each be a single window with shutters. He also stated the current drawings reflect the recommended changes the ABR asked for at a previous meeting.

Mr. Childs stated the revised plans are consistent with what they had requested.

Mr. Kawalek agreed the plans look much better.

After further discussion, a motion was made to approve as final the revised new house plans as submitted.

Motion by: J. AuWerter 2nd: S. Turner

Roll Call: Ayes: All.
 Nays: None.

Motion approved

2. Final addition and remodeling plans for the **HADAM** residence at **7839 Blackberry Lane**. Laura Wolf, Architect was present.

Ms. Wolf reviewed the proposed plans for the Board. She stated all the suggested changes from a previous meeting have been incorporated into the revised drawings, mainly the use of the standing seam metal roof. It is being used in limited areas.

Mr. Kawalek suggested the new second floor

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

Motion by: S. Turner 2nd: S. Welsh

Roll Call: Ayes: All.
 Nays: None.

Motion approved

3. Revised addition and renovation plans for the **DEPETRO** residence at **1775 Epping Road**.
Nathanael Dunn, Architect was present.

Mr. Dunn reviewed the revised plans for the Board. He stated two single windows with shutters have been added to the second floor bedroom as both Boards have suggested.

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

Motion by: J. AuWerter 2nd: J. Embrescia

Roll Call: Ayes: All.
 Nays: None.

Motion approved

4. Addition and renovation plans for the **DREILING** residence at **1169 Hillcreek Lane**.
Brandon Young, Architect was present.

Mr. Childs recused himself from the discussion.

Mr. Young reviewed the proposed plans for the Board.

Mr. Kawalek suggested a single reverse gable above the center overhead garage door with gables on front and back.

After further discussion, the Board recommended redesign and resubmit.

No Action Taken

5. Detached accessory solar array plans for the **YOUNG** residence at **7859 Sherman Road**.
Zain Mahar, YellowLite Inc. was present.

Mr. Mahar reviewed the proposed detached solar array plans for the Board.

The Board made the following comments for consideration:

1. Consider moving the solar array over to the northeast corner in lieu of the current proposed location. .
2. Provide a complete aerial view showing surrounding properties and house locations.
3. Provide a landscape/screening plan for approval.
4. Provide photographs of other ground mounted solar arrays.

After further discussion, the Board recommended redesign and resubmit.

No Action Taken

6. Preliminary addition and renovation plans for the **HIRATA** residence at **7083 Hillcreek Lane.**

Gregory Sarver, Architect was present.

Mr. Sarver reviewed the proposed addition and renovation plans for the Board. He stated the project consists of a new master bedroom addition with the renovation of existing space for a closet and bathroom.

Mr. Kawalek stated he thought the addition is very fitting for the existing structure and improves the overall appearance of the house. Recommended the gutter board on the addition match the height of the existing gutter board.

No Action Taken

7. Revised final new house plans for the **PASSOV/NEALE** residence at **1220 Fox Hill Lane.**

James Park, Contractor was present.

Mr. Park reviewed the revised new house plans for the Board. He stated they had taken the Boards suggestions form a previous meeting and incorporated them into the revised set of drawings.

The Board made the following comments for consideration:

1. Lower the pitch of the garage front gable.
2. Consider a shed dormer on the front above the front entrance area even if the second floor space is not being used.

The Board appreciated the stone water table around the perimeter of the house had been removed.

After further discussion, a motion was made to approve as final the revised new house plans as *noted*.

Motion by: J. Holzman 2nd: S. Turner

Roll Call: Ayes: All.
 Nays: None.

Motion approved

There being no further business the meeting was adjourned at **5:53 PM.**

John Spirk, Chair

Dave Biggert, Secretary