

The Gates Mills **Architectural Board** met in regular session on **Thursday, May 02, 2024** at **5:00 P.M.** in the Council Chambers of the Town Hall.

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

Members absent: Judi Embrescia.

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

1. Building demolition request for the **LANE** residence at **1405 Echo Glen Road**. Heidi O'Neil, Landscape Architect and Mr. & Mrs. Scott Lane were present.

Ms. O'Neill reviewed the proposed demolition request for the Board. She indicated the existing house is in such poor condition and currently has major structural issues causing the foundation walls and masonry fireplace to shift. She continued by stated a contractor had previously looked at the building and estimated over \$500,000 to restore the building. The proposed estimate did not include any cost to repair or correct the foundation structural issues.

Mr. Biggert stated the demolition request has been reviewed and approved by the Historic District Subcommittee with no objection at the April meeting.

After further discussion, a motion was made to approve building demolition request and landscape plan as submitted.

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

Roll Call: Ayes: All.
 Nays: None.

Motion approved

2. Addition and remodeling plans for the **BOYKIN** residence at **1671 Epping Road**. Charles Fazio, Architect was present.

Mr. Fazio reviewed the proposed addition and remodeling plans for the Board. He indicated the existing rear porch will be removed for a new master bedroom and bath addition. The existing interior of the structure will be remodeled and the existing side entry porch will be relocated to all for a wider driveway area.

After further discussion, The Board had no comments or recommended changes.

No Action Taken

3. Preliminary new house plans for the **PASSOV/NEALE** residence at **1220 Fox Hill Drive.**

Anthony Asimou, Architect was present.

Mr. Asimou reviewed the proposed new house plans for the Board. He indicated the existing house and pool will be removed for new, the existing detached cabana building will remain.

Mr. Childs stated he thought the massing was good. Need to create bump outs and corners where gable ends meet walls. Also, the details of the house need to be more in context of Gates Mills and more traditional.

Mr. Kawalek agreed with Mr. Childs comments and added typically the Board prefers a single front door with sidelights. Details need to be more of what is seen throughout Gates Mills.

Mr. Spirk also agreed with the comments. Felt the current design looks vary "sterile and cold".

No Action Taken

4. Final addition and renovation plans for the **BARBATO** residence at **7155 Settlers Ridge Road.**

David Ellison, Architect was present.

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

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

Roll Call: Ayes: All.
 Nays: None.

Motion approved

5. Front porch addition plans for the **BALLER** residence at **534 Riverview Road.**
Calvin Heintz, Architect was present.

Mr. Heintz reviewed the proposed front porch addition plans for the Board.

Mr. Childs suggested considering a shallow hip roof with railing in lieu of the proposed shed roof with reverse gable. Also stated the details need to be revised to be more traditional.

Mr. Kawalek suggested if the owner wants to keep the reverse gable at the entrance door, pull it forward as its own element and add columns. Examples of this are throughout the Village, Hunt Club.

After further discussion, the Board agreed with the recommended changes. Redesign and resubmit.

No Action Taken

There being no further business the meeting was adjourned at **5:59 PM**.

John Spirk, Chair

Dave Biggert, Secretary