

The Gates Mills **Architectural Board** met in regular session on **Thursday, September 04, 2025** at **5:00 P.M.** in the Council Chambers of the Town Hall.

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

Members absent: None.

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

1. Revised final addition and composite re-siding plans for the **LEAZOTT** residence at **620 Chagrin River Road**.
John Payne, Architect and Dennis Leazott, Owner were present.

Mr. Payne reviewed the revised addition and composite re-siding plans for the Board.

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

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

Roll Call: Ayes: All.
 Nays: None.

Motion approved

2. Final addition and renovation plans for the **HOWARD** residence at **7420 Main Street**.
Fleur Howard, Owner was present.

Mrs. Howard reviewed the proposed plans for the Board. She stated the attached garage addition is going to be the only new work; the other additions shown on the drawings were completed years ago.

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

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

Roll Call: Ayes: All.
 Nays: None.

Motion approved

3. Revised final detached pool house plans for the **BOWEN/TOPALSKY** residence at **451 Overlook Road**.
Justin Davies, Architect was present.

Mr. Davies reviewed the proposed detached pool house plans for the Board.

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

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

Roll Call: Ayes: All.
 Nays: None.

Motion approved

4. New house plans for the **CARDIS** residence at **7040 Gates Mills Blvd.**
James Haas, Architect was present.

Mr. Haas reviewed the proposed new house plans for the Board.

Mr. Kawalek stated the massing, material use, and details of the proposed new house are very good. His only comment is to study and redesign or remove the truss gable brackets, to modern of a detail, cheapens the appearance of a very nicely designed building.

Mr. Childs agreed the gable brackets should be removed.

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

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

Roll Call: Ayes: All others.
 Nays: Welsh.

Motion approved

5. Addition and renovation plans for the **MISCHKA** residence at **420 Timberidge Trail**.
Mark Fremont, Architect was present.

Mr. Fremont reviewed the proposed plans for the Board.

Mr. Childs recommended moving the sink to the range location and the range to the sink location so the rear gable wall could have almost a full wall of triple casements, this allows for views to the rear yard while standing at the new sink location.

Mr. Kawalek recommended reconsidering the use of the large awning windows. Suggested a grouping of triple casements or a picture window flanked on either side by casements is a much better design and matches the existing casement style windows.

Mr. Fremont agreed to discuss the recommended changes with the owners and interior designer.

No Action Taken

6. Addition and renovation plans for the **MALONE** residence at **501 Chagrin River Road.**

Kevin Malone, Owner was present.

Mr. Malone reviewed the proposed plans for the Board. He indicated the proposed work includes a garage addition to the existing detached barn and an addition and renovations to the existing house.

Mr. Kawalek recommended redesigning the garage addition. He suggested the existing detached barn should remain untouched and build a completely new side-load detached garage.

Mr. Malone stated it would be challenging to add another detached structure because of the septic system location.

Mr. Kawalek also suggested the house renovations should be more in keeping with the existing details and character of the existing structure.

Mr. Childs agreed with the comments and suggest changes.

After further discussion, the Board recommended redesign and resubmit.

No Action Taken

7. Greenhouse addition plans for the **CALLUM** residence at **36399 Dorchester Road.** Bob Orovets, Architect was present.

Mr. Orovets reviewed the proposed greenhouse addition plans for the Board. He indicated the new greenhouse will be located on the east side of the existing detached garage. The aluminum frames will be white to match the existing house windows.

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

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

Roll Call: Ayes: All.
 Nays: None.

Motion approved

There being no further business the meeting was adjourned at **6:22 PM**.

John Spirk, Chair

Dave Biggert, Secretary