

The **Historic District Subcommittee** of the Gates Mills Architectural Board met in regular session on **Wednesday, April 17, 2024** at **5:00 P.M.** in the Council Chambers of Town Hall.

Members present: Sara Welsh: Chair, Laurie Deacon, Jane Lindmark, Greg Nosan, and Charles Spear.

Members absent: None.

Also present: Joseph Giglio; Architect, and David Ellison; Architect.

1. Revised addition plans for the **BARNES** residence at **1439 Chagrin River Road**. Charles Fazio, Architect was present.

Mr. Fazio reviewed the proposed addition plans for the Board. He indicated the Board had requested an interior porch elevation showing the back wall of the existing house and a detail of the new railing for the front steps.

After further discussion, a motion was to approve the proposed addition plans as submitted based on the fact the proposed work will not impact the Historic District in a negative way.

Motion by: C. Spears 2nd: L. Deacon

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.

Mr. Ellison stated the proposed additions and exterior renovations do not impact the historical character of the main part of the house, in fact, the proposed renovations improve the house appearance and value.

After further discussion, The Board felt the proposed addition and renovation would not affect the Historic District in a negative way. Final construction drawings should be submitted for final approval.

No Action Taken

3. Building demolition request for the **LANE** residence at **1405 Echo Glen Road**. Heidi O'Neill, 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 he has posted the property as "unsafe to occupy" because of the current condition and structural issues.

Ms. O'Neill reviewed the proposed landscape plan for the property. She indicated the existing stone walls will be taken apart gradually and some of the stone will be left in place, masonry backing installed to support the stone. The portion of stone walls left will be a "relic" left and become part of the landscape.

After further discussion a motion was to approve the house and detached garage demolition as requested on the fact the restoration of the existing structures would cause an unnecessary financial hardship on the new property owners.

Motion by: L. Deacon 2nd: C. Spears

Roll Call: Ayes: All.
 Nays: None.

Motion Approved

4. Discussion regarding the unauthorized demolition of an existing detached structure for the **YOUNG** residence at **7510 Old Mill Road**. David Young, Owner was present.

Mr. Young reviewed the unauthorized demolition of the existing structure. He indicated the project started with renovating the interior of the building by adding a sink and toilet. Once started, he realized the building had no foundation and most of the lower portions of the walls were rotted. He thought he could tear down the building, without approval, as long as replaced with the same size and style building.

Mrs. Welsh asked if he would like to replace the building. Now that it is gone, nothing is requiring him to replace.

He indicated they would like to have a new building to replace the previous one.

Mrs. Welsh stated the Historic District Committee cannot impose any type of penalty, their mission is to protect existing structures that are intact.
Mr. Young stated he would be submitting plans for review and approval in the future.

No Action Taken

There being no further business the meeting was adjourned at **5:47 PM.**

Sara Welsh, Chairman

Dave Biggert, Secretary