

The **Historic District Subcommittee** of the Gates Mills Architectural Board met in regular session on **Wednesday, August 21, 2024** at **5:00 P.M.** in the Council Chambers of Town Hall.

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

Members absent: Sara Welsh.

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

1. Addition and renovation plans for the **WALKER** residence at **1410 Echo Glen**. David Leach, Contractor was present.

Mr. Leach reviewed the proposed addition and renovation request for the Board. He stated the homeowners need additional bedrooms for their children. The project consists renovating the existing attached garage into bedrooms and adding a new garage on the existing structure. He stated the new front porch will have a dark standing seam metal roof.

Mr. Ellison had the following recommendations:

1. Provide a detail of the deck and railing construction.
2. The new porch roof should be a minimum 3/12 if possible.
3. Add 2 windows to the garage side and 1 on center to the rear garage gable.
4. Add some type of lattice with screening below the new front porch deck to prevent animals accessing the area.

After further discussion, a motion was to approve the proposed addition and renovation plans as noted based on the work does not impact the Historic district in a negative way. Revised drawings will be sent to members for review.

Motion by: C. Spear                      2<sup>nd</sup>: J. Lindmark

Roll Call:        Ayes: All.  
                     Nays: None.

### **Motion Approved**

2. Front porch addition and potting shed addition plans for the **BOYKIN** residence at **1671 Epping Road**. Charles Fazio, Architect was present.

Mr. Fazio reviewed the proposed addition plans for the Board. He stated the work consists of a new front porch on the main house, similar to the porch on the neighboring property and a small open potting shed addition to the existing detached garage. He indicated all materials and colors will match existing.

Mr. Ellison recommended a straight frieze board on the potting shed addition in lieu of the arch.

Mr. Fazio agreed to make the suggested change.

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

Motion by: C. Spear                      2<sup>nd</sup>: L. Deacon

Roll Call:        Ayes: All.  
                     Nays: None.

### **Motion Approved**

3. Detached pool house/greenhouse plans for the **VARY/LEE** residence at **7785 Old Mill Road.**

Michael Vary representing Caroline Vary, Owner.

Mr. Vary reviewed the proposed detached pool house/greenhouse plans for the Board. He indicated the Board had previously reviewed the request a few months ago. At that time, the Board requested drawings of the proposed new construction in addition to the photographs that had been presented. He stated the goal is to receive enough of an approval so the existing buildings can be demolished so a structural engineer can evaluate the condition of the existing foundation. The hope is to reuse the existing foundation for the new buildings.

He stated the existing greenhouse wood is rotted and the glass continues to fall out creating a safety hazard. The pool house wood is also rotting.

He also stated leftover stone from the previous main house addition will be reused on the new construction.

After further discussion, the Board indicated they had no objection to the proposed new work so a request for a demolition permit can be made to the Architectural Board of Review. Final construction drawings will need to be completed and submitted to the Boards for approval and permit of the new construction.

### **No Action Taken**

There being no further business the meeting was adjourned at **5:57 PM.**

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Laurie Deacon, Chair

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Dave Biggert, Secretary