

The Gates Mills **Architectural Board** met in regular session on **Thursday, April 03, 2025** at **4:00 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 and Richard Kawalek, Architect.

1. Detached barn plans for the **WHITNEY** residence at **669 Chagrin River Road**.
Al Klauss, Paskevich & Associates Architects.

Mr. Klauss reviewed the detached barn plans for the Board.

No suggested changes were discussed.

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

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

Roll Call: Ayes: All.
 Nays: None.

Motion approved

2. Addition and remodeling plans for the **KABELITZ** residence at **549 Riverview Road**.
Cole Crea, Payne & Tompkins was present.

Mr. Crea reviewed the proposed plans for the Board. He stated all the suggested changes from a previous meeting have been incorporated into the revised drawings except for the hood roof over the garage doors.

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. New house plans for the **DICILLO** residence at **640 Chagrin River Road**. James Haas, Architect and Maddie DiCillo, Owner were present.

Mr. Haas reviewed the proposed plans for the Board. He stated suggestions from the March Historic Subcommittee meeting had been included in the current drawings.

Mr. Haas submitted alternate front and side elevations for consideration.

After discussion, the Board made the following comments for consideration:

1. The second floor front bathroom dormer is too large and should be studied. Consider two story or story and a half for first floor element with shed roof back to front bath wall. Needs to be less dominate

No Action Taken

4. Addition and renovation plans for the **HADAM** residence at **7839 Blackberry Lane**. Ms. Laura Wolf, Architect and Jay Hadam, Owner were present.

Ms. Wolf reviewed the proposed plans for the Board.

The Board made the following comments for consideration:

1. Remove the proposed new dormers added to the front roof slopes.
2. The second floor front additional wall is too high and causes conflict with the main house element. Consider a low wall high with dormer windows breaking through eave.
3. Standing seam metal roof should only be used as accent on small elements, use asphalt shingles.
4. Addition should have horizontal siding in lieu of the proposed board-and-batten.
5. Proposed stone elements should not be used on the house, consider for feature in garden area.
6. Consider adding low railing to existing front entrance porch roof.

No Action Taken

5. Final new house plans for the **GROSZEK** residence at **443 Riverview Road**. Joseph Myers, Architect was present.

Mr. Myers reviewed the proposed final new house plans for the Board.

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

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

Roll Call: Ayes: All.
 Nays: None.

Motion approved

6. Addition and renovation plans for the **DREILING** residence at **1169 Hillcreek Lane.**

Mr. Brandon Young, Architect was present.

Mr. Young reviewed the proposed plans for the Board.

Mr. Childs stated the proposed additions are to larger in proportion and over dominating the existing main part of the structure. Need to study massing, addition should be made up of much smaller elements.

Mr. Kawalek agreed with Mr. Child's comments and suggested to consider the wood shop as a separate detached structure.

After further discussion, the Board recommended redesign and resubmit.

No Action Taken

7. Detached garage/pool house plans for the **BROOME** residence at **560 Battles Road.**

David Biggert representing Scott Broome, Owner was present.

Mr. Biggert reviewed the proposed plans for the Board. He stated the proposed building is a replacement of a previous structure that was crushed by a large tree in a previous wind storm.

The Board made the following comments for consideration:

1. Use casement windows with mullions and muntin bars in lieu of the sliders.
2. Double hung windows should be larger, add muntin bars, and be placed at quarter points.
3. Study trim details and add trim around all windows and doors.

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

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

Roll Call: Ayes: All.
 Nays: None.

There being no further business the meeting was adjourned at **5:17 PM.**

John Spirk, Chair

Dave Biggert, Secretary