

The **Historic District Subcommittee** of the Gates Mills Architectural Board met in regular session on **Wednesday, March 19, 2025** at **5:00 P.M.** in the Council Chambers of Town Hall.

Members present: Sara Welsh: Chair, Greg Nosan, and Charles Spear.

Members absent: Laurie Deacon and Jane Lindmark.

Also present: Steve Siemborski; Mayor, David Ellison; Architect, Joseph Giglio; Architect, and Todd Hunt; Law Director.

1. Revised 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.

The Board made the following comments for consideration:

1. Consider hip porch roof in lieu of the shed roof.
2. Consider lowering the slope of the front salt box roof to form a break in the roof plane and run the second floor gutter board straight through.
3. Consider rectangular wall vent in lieu of peak vent or no vent at all.
4. Revise rake return with lower slope and no shingles, should be metal flashing or board material.
5. Consider larger first floor front window.
6. Provide wall sections and rake return detail for final review.

No Action Taken

2. Revised addition and renovation plans for the **THOMAS** residence at **7816 Brigham Road**. David Schelhorn, Pantuso Architecture was present.

Mr. Schelhorn reviewed the revised plans for the Board. He stated the comments from the February meeting have been included in the revised design.

Mr. Giglio stated he preferred the design of the garage as proposed in the plans from the February meeting.

Mr. Ellison agreed.

After further discussion, a motion was made to approve the design as presented in the February meeting based on the fact the proposed design does not impact the Historic District in a negative way.

Motion by: C. Spear

2nd: G. Nosan

Roll Call: Ayes: All

Nays: None

Motion Approved

3. Courtesy review of addition and renovation plans for the **CRUZ** residence at **1817 Woodstock Road.**

Charles Fazio, Architect was present.

Mr. Fazio reviewed the proposed plans for the Board. He stated the additions will have brick veneer like the existing structure but because there currently is 3 different shades of brick and the new work will add a forth, he is suggesting all the brick veneer be painted white. He also stated the same situation is the case for the existing slate roof, proposing to remove the slate for new asphalt shingles throughout.

The Board had no objections to the proposed design and agreed the plans should move forward.

4. Siding repair/replacement plans for the **GATES MILLS GARDEN CLUB** at **1280 Chagrin River Road.**

Terry Ivancic, Groundskeeper was present.

Mr. Ivancic reviewed the proposed siding repair and replacement plans for the Board. He stated the siding and trim on the main house will be repaired and the siding on the north side of the detached barn will be completely replaced. All the new siding will be Azek ship lap siding to match existing.

Mr. Ellison recommended using Borel composite siding in lieu of Azek because it more stable and does not shrink or expand from varying temperatures.

Mr. Ivancic stated he could use the Borel material, is less expensive than Azek.

After further discussion, the Board agreed there is a practical difficulty in preventing birds and bees from damaging the existing cedar siding, the proposed composite material does solve the current rotting problems due to moisture issues, and replacing the siding with cedar does impose a unnecessary economic hardship.

For those reasons, and the work does not impact the Historic District in a negative way, a motion to approve the siding repair/replacement as submitted by either use of Azek or Borel was made.

Motion by: G. Nosan 2nd: C. Spear

Roll Call: Ayes: All.
 Nays: None.

Refer to audio recording for additional detail.

There being no further business the meeting was adjourned at **5:21 PM.**

Sara Welsh, Chair

Dave Biggert, Secretary