



Village of South Russell
5205 Chillicothe Road
South Russell, Ohio 44022
440-338-6700

ARCHITECTURAL REVIEW BOARD
Record of Proceedings
October 5, 2021 5:30pm

Members Present: Gary Neola, Ryan Parsons
Member Absent: Denis Marino
Other Officials: Mayor Bill Koons, Ruth Griswold, Board Secretary
Visitors: Michelle and Clark Miller, 10986 Washington Street, Chagrin Falls 44023

Chairman Gary Neola called the meeting to order at 5:30 p.m.

Board Secretary Ruth Griswold conducted roll call.

Mr. Neola made a motion to approve the minutes of September 21, 2021. Mr. Parsons seconded. With unanimous vote, the motion carried.

CASE #ARB 21-22: 119 MAPLERIDGE ROAD: ADD DORMERS ON FRONT OF HOUSE, ADD PEAKED ROOF OVER FRONT DOOR AND CONVERT SHED ROOF TO GABLED ROOF ON GARAGE - PRESENTED BY MICHELLE AND CLARK MILLER-OWNERS AND CONTRACTOR

Michelle Miller said their original intent for renovation included a large addition, which was presented to the board by Ann Dunning in September of 2020. She said due to Covid and the high cost of lumber, they decided to forego the addition and move forward with dormers. She said Dave Hocesvar brought the issue of the dormers not being on the plans to their attention. Since they have been unable to contact Ann Dunning, they had Stephen Ciciretto provide plans for the dormers.

Board members reviewed and discussed the plans.

Mr. Clark Miller said his intention, when purchasing the windows, was to have a small basket underneath and to add shutters, which is why the windows are sized as they are.

Mr. Parsons noted that on the drawings, the dormers are aligned with the lower windows, but it is not built that way. Mr. Neola asked if this project was fully completed, the applicants confirmed that to be the case.

Ms. Miller said the windows are unable to be centered due to the location of the interior staircase. Mr. Miller noted that the dormers are centered on the roof and said he doesn't recall why, but they were unable to shift the window to be centered with the dormer above. He recalled that the front door was not centered on the house, and they wanted the dormers to be evenly spaced.

Mr. Parsons said the proportions of the dormers and the alignment of the one on the left is troubling. Mr. Neola agreed and said the windows on the dormers are also too small. Ms. Miller said they could get larger windows installed. Mr. Miller said the other windows were a little wider but much taller, and they would pretty much fill the entire dormer. Mr. Neola said that look is very traditional for Cape Cod architecture.

Mr. Neola asked if they were considering adding shutters to the dormer windows. Mr. Miller said yes, and flower boxes as well. He said another house he saw in the neighborhood gave him the idea.

Mr. Neola asked if the interior was finished on the second floor. Mr. Miller said yes, the whole house is completely done, and moving the dormer would be a very huge job, but that installing larger windows in the dormers would not be difficult.

Mr. Neola referred to the photo of the house on the screen and indicated how adding another window to the left of the front door would balance things out better. Ms. Miller said she feels with only one window to the right of the door it may look out of proportion. Mr. Parsons said that would not be an issue, since it is already out of balance, and it would help with proportions.

Discussion followed about options to achieve a more balanced look.

Mr. Parsons said he is torn between installing larger windows in the dormers or if adding shutters would be better. He said his concern is that larger windows will not achieve the Cape Cod effect. Mr. Neola agreed and said the windows would just end up looking too big for the dormers.

Mr. Parsons said his recommendation would be to add shutters to fill the gaps.

Mr. Miller asked if he could add the same size window next to the one on the bottom or take the existing window out and add a larger window instead. Mr. Neola said he feels it should be two windows, not one larger window. Mr. Miller said he would talk to his window contractor and order the same size

window that is existing. He said he would be able to cut it in without changing any siding, even if there is some electrical to consider.

Ms. Miller asked if they could either add a second window or shift the existing window over. Mr. Parsons said that if the lower window could be relocated to be centered on the dormer above as shown on the drawings, then that could be approved today, but if the applicants need to look at how either approach would work with their plan, the board would need to table the submission today. He said the board would want to see a new drawing depicting two windows, if that was the option chosen.

Mr. Miller said he would confer with his window and siding contractor.

Mr. Neola said they have two options; add a window to the left of the front door or shift the existing window to be centered on the dormer above. Ms. Miller said she prefers to keep one window, as depicted on the drawing.

After discussion, Mr. Miller verified that they would add shutters and window boxes to the dormers and shift the window on the bottom left to be centered on the dormer above. Mr. Miller asked if they would then have to come back before the board and present photographs. Mr. Neola said they would not have to come back if that is what they do.

Mr. Parsons made a motion to approve the plans as noted. Mr. Neola seconded. With unanimous vote, the motion carried.


Old Business: None

New Business: None

There being no further business, Mr. Neola adjourned the meeting at 5:55pm.




Gary Neola, Chairman



Date



Ruth Griswold, Board Secretary



Date