



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

**ARCHITECTURAL REVIEW BOARD  
MINUTES  
August 2, 2022, 5:30pm**

**Members Present:** Gary Neola, Chairman, Denis Marino

**Member Absent:** Ryan Parsons

**Other Officials:** Mayor Bill Koons, Ruth Griswold, Board Secretary

**Visitors:** Wendy and Mark Pace, 807 Bell Road

Gary Neola called the meeting to order at 5:33 p.m.

Board Secretary Ruth Griswold conducted roll call.

**Mr. Marino motioned to approve the minutes of July 5, 2022. Mr. Neola seconded. Motion carried.**

**AGENDA ITEM 1: ARB CASE #22-18: 807 Bell Road: New Residential Dwelling. Presented by Mark and Wendy Pace, Property Owners.**

Mr. Neola said the applicants have been made aware that their submittal would not be approved due to items still needed in order for the Architectural Review Board to fully review.

Mr. Neola said, unlike other communities, there are no requirements in South Russell as to what colors are used on homes. He said their responsibility is to ensure it is well designed and fits into the context of the neighborhood.

He referred to the front elevation on the large screen and said the front door, although a bit recessed, does not provide any emphasis on where the front entry to the house is. He said it would be appropriate to have something in the roof, such as a gable, to break things up and identify the front porch and entry.

Ms. Pace referred to a rendering of the proposed house and said it shows the depth of the recess a bit better than the elevation. Mr. Pace said there is a porch that is more evident on the rendering. Mr. Neola said the recessed entrance does not adequately define itself as such. Mr. Pace said he thinks it's quite deep and with the walkway leading up to it, it is fairly well defined, as opposed to the current house, as well as the other houses in the neighborhood.

Mr. Neola said they have a "blank slate", and an opportunity to do something different than what is being proposed. He said a gable and a covered walkway to the house would accentuate the front door. Ms. Pace asked if a gable over the front porch, not projecting out, but just having a peak, would work. Mr. Neola said yes, and it would probably end up projecting out slightly by a foot or so. Mr. Neola said the roof needs to be broken up a little bit.

Mr. Neola said his other comment is that there is very little trim around the doors and windows, and they should be trimmed out in a way that is appropriate and proportional. He referred to the front elevation on the large screen and said there should also be a frieze board that goes above the garage doors.

Mr. Neola said what would also really help the design would be to install either taller windows or a transom window above the proposed windows. This would help the design and allow more light into the space. He went on to say that he thinks the front column is too slim and should be at least 10-12". He also noted that the siding is "dying" into the soffit. A trim board needs to be added for the siding to "die" into.

Mr. Marino said in the specs, the builder is saying the corner boards will be the same color as the siding. Ms. Pace said it is her understanding that all trim, soffits, and corner boards will be white. Mr. Neola said adding more proportionate trim around the front door for emphasis, more trim around the windows and garage would accentuate the look. He said taller windows would also be better.

Ms. Pace said she believes the final plans will show more detail, and the plans being viewed are just to give the board an idea of what the house will look like. Mr. Neola said if this is what the house will look like, the plans need more work. Mr. Pace asked if his changes are just suggestions, or, if they are requirements, then why, since the house is being built in a neighborhood with similar looking homes. Mr. Neola said the board's responsibility is to ensure that houses have good architectural design, and what they are seeing are plans that are lacking in some of the details that would make this house have the punch that it should, and the details that gives it architectural quality.

Mr. Pace said he understands that the proposed house is somewhat of a "Plain Jane", but when looking at the other homes in that neighborhood, the revisions would make the home stand out. Mr. Marino said they can't do anything about houses that were built 40 years ago, but recent builds in the Village have fresher looks. Mr. Pace said he understands. Mr. Neola said their proposal is lacking in design, and

people who live in South Russell enjoy the Western Reserve feel of the houses in the area, and they want this house to come up to those standards.

Mr. Pace said he agrees with most of the comments thus far, but he hesitates with the comment about providing something over the front door. Mr. Marino said adding anything to accentuate the entry would work, maybe vertical siding or trim. Mr. Neola referred to the rendering provided for color, showing lap siding then shake siding above, and said that would work as well. He referred to the large screen and said the space above the garage is too massive and the garage elevation is disproportionate to the remainder of the house; but by bringing the roof line down a bit, adding a trim board, changing the siding above it and perhaps installing a round window instead of the half window, it would add details that would make the house stand out, and also be more proportional for the space.

Ms. Pace asked if the peak of the roof was too high. Discussion followed regarding the roof pitch. Mr. Pace asked if they would offer alternatives to the issues regarding the garage elevation. Mr. Neola said their builder may offer a different solution. The Architectural Review Board is not there to design the house for them, but to provide input.

Mr. Marino said ideally, the front entry to the house should be the focal point, not the garage, and the easiest way to downplay the garage elevation would be to shrink the roof down a bit. Mr. Neola said having an 8' garage door would also help, and they may also consider an 18' garage door for ease of opening garage doors when both cars are parked in there.

Mr. Neola said the side elevations have next to nothing on them and adding windows would provide details and cross-ventilation. Mr. Pace asked if transom windows would be ok. Mr. Neola said transom windows, other than in a bathroom, should not be installed in order for the windows to be consistent throughout the house. Discussion followed regarding window placement that would provide conformity, symmetry, and balance to the side elevations. Bedroom windows also need to meet egress requirements to comply with the Ohio Residential Code.

Mr. and Ms. Pace showed the board the samples of their colors and the board agreed that they chose well; the house would like very nice with those colors.

Mr. Neola thanked the applicants and said hopefully their builder can redesign and resubmit based on what transpired at the meeting tonight and come up with some changes and improvements.

**Old Business: None**


**New Business:**

Mr. Neola said at the Geauga County Planning Commission, they begin every meeting with the Pledge of Allegiance, and asked if any meetings held by the Village begin that way, and if not, he was wondering if they should. Mayor Koons said the Pledge is only recited prior to all regularly scheduled Council Meetings.


Mayor Koons asked the board if they saw anything about the exterior improvements at the Red Barn that was not compliant with the Architectural Review Board's requirements. Mr. Neola said nothing jumps out at him as being different than what was reviewed, and although he doesn't really care for the red, the board cannot regulate colors.

There being no further business, Mr. Neola adjourned the meeting a 6:10pm.

  
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Gary Neola, Chairman

  
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Date

  
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Ruth Griswold, Board Secretary

  
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Date