



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

**ARCHITECTURAL REVIEW BOARD
MINUTES
February 7, 2023, 5:30pm**

Members Present: Gary Neola, Chairman, Ryan Parsons, Denis Marino

Other Officials: Ruth Griswold, Board Secretary

Visitors: Paul Papageorge, 1184 Bell Road

Gary Neola called the meeting to order at 5:36 p.m.

Board Secretary Ruth Griswold conducted roll call.

Mr. Neola motioned to approve the minutes of January 17, 2023. Mr. Marino seconded. With unanimous vote, motion carried.

AGENDA ITEM 1: ARB CASE #23-03: 972 Bell Road-Proposed Additions and Modifications. Presented by Paul Papageorge of Alexandra Fine Homes Inc., Applicant for Property Owned by Brego, LLC.

Mr. Neola referred to the drawing and noted that there are a lot of doors on the front elevation. Mr. Marino asked if there was a photo of the front of the house. It was determined that there was no photo submitted that accurately showed the front of the existing house.

Mr. Papageorge referred to the rendering on the large screen and provided orientation and perspective for the board. He noted that the house currently has two doors on the front of the house, which makes no sense. He is proposing eliminating one of the front doors and adding a small, covered porch over the remaining door to better identify the entryway. There will be a new attached garage and an addition

with a modern feel. He said it's been designed in such a way so as to allow more light into the house, since the ceilings are very low and it's currently very dark inside.

Discussion followed among board members and the applicant regarding discrepancies and omissions on the plans. Mr. Neola said an actual roof plan would have been more clear instead of just having it superimposed over the floor plan. Mr. Papageorge again referred to the elevations on the large screen to better explain the proposal.

Mr. Parsons asked if the "gingerbread" trim will remain on any existing structures, but not added to the new. Mr. Papageorge said the owner decided they wanted it all removed.

Mr. Neola referred to the front elevation and said the door that enters into the dining room should be replaced with a window. He said the other door is recessed back, and the front entry will be better defined by adding the covered entryway. Mr. Papageorge agreed, and said the existing extra door looks odd on the front elevation.

Mr. Parsons referred to the rear elevation which shows decorative storage barn doors, and the front elevation opposite is showing a window. He asked why he wouldn't have windows on both elevations, although he has no issue with the decorative barn doors, especially since the gingerbread is all being removed. Mr. Papageorge said above the garage there is no living space, which is why they chose the decorative barn door instead of a window.

Mr. Marino referred to the front porch gable, and said they might consider changing the texture. Mr. Neola said he thinks the gable should be dropped down, and the front door be trimmed out to provide some importance.

Mr. Neola said he doesn't have an issue with anything other than the front entrance, and having the second door on the front elevation be replaced with a window. Photographs of the front entrance should be submitted, along with a better elevation drawing. It would be nice to see the gutter line dropped a bit. He said they are going to the trouble of putting a nice cover over the front entrance, but it still looks as if it's lacking. Mr. Papageorge said he agrees with that assessment.

Discussion followed regarding the need to obtain a variance from the Board of Zoning Appeals for the new front entry, due to the front setback not meeting code. Mr. Papageorge indicated that his client may decide not to move forward with the porch as submitted, since it requires obtaining a variance.

Mr. Marino said he thinks introducing a different texture to provide separation would benefit the overall look. The front porch gable, for one, would definitely be a good place for a contrasting texture. Mr. Neola said that is a good suggestion. Mr. Papageorge said he would prefer to not move in that direction, as board and batten seems to be a trend that is being overdone. He agreed that the front entry could use some attention, but would like to stay away from different textures, and would like to keep the street side as it is. He showed photos to board members of an addition that provided inspiration for this project. Discussion followed regarding different ways to break up the elevations, including adding frieze

board and stone in certain areas. Mr. Papageorge said he really doesn't want to draw more attention to those areas.

Mr. Neola motioned to approve the overall design with the exception of the front entrance area, which must be revised and resubmitted to show a lowered gable roof, trim details around the front entrance door, and a matching window instead of the extra front door. Mr. Marino seconded. With unanimous vote, motion carried.

Old Business: None

New Business: None

There being no further business, Mr. Neola adjourned the meeting at 6:13pm.



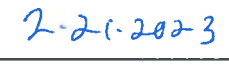
Gary Neola, Chairman



Date



Ruth Griswold, Board Secretary



Date