



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

**ARCHITECTURAL REVIEW BOARD  
MINUTES  
April 5, 2022 5:30pm**

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

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

**Visitors:** Kristen Brickman, 13060 Vista Point Dr, Chardon OH 44024;  
Alex Monroe, 49 Cascades Dr; Enoch Raber, 204 Water St, Chardon OH 44024;  
Justin Nelson, 112 Silver Springs Trail; Jeremy Martin, 5260 Wooster Rd W,  
Norton OH 44203

Chairman 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 March 15, 2022. Mr. Neola seconded. With unanimous vote, motion carried.**

**AGENDA ITEM 1: ARB CASE #22-07: 1560 BELL ROAD-EXTEND EXISTING FRONT PORCH. PRESENTED BY KRISTEN BRICKMAN, OWNER AND CONTRACTOR**

Mr. Neola asked Ms. Brickman to proceed with her presentation. Ms. Brickman said she wanted to start by saying that the work has already been done. She said when they purchased the house, it was completely dilapidated and was falling apart from the inside out. The original front porch extended about 8' out and was in severe disrepair, so they tore it off completely. They decided to construct the

new front porch to extend only 6' out towards Bell Road and then have it wrap around the side. There is still 4' between the porch and the driveway. She said between the two front windows on the right, there was a bump-out that had the front door, then 8' of porch extending from there; they removed the bump-out, rearranged the windows and built the new porch. She said the siding and the metal roof are also new. She referred to the photographs which indicated new stairs at the side of the house that wrap around and go down towards the garage, and new steps at the front of the house.

Mr. Neola asked if the front stairs were 6' wide. Ms. Brickman said according to the drawings they are, but that she would have to measure them to be certain. Mr. Neola asked about the installation of the railings. Ms. Brickman said she was not intending to install railings. Mr. Neola pointed out the railings that were indicated on the drawings. Ms. Brickman said they had talked about railings, and she will install them if required. Mr. Neola said the drawing also indicates the stairs being centered between two posts, but the photograph does not reflect that. Ms. Brickman said they could extend them out if the board recommends it.

Mr. Neola referred to the front elevation on the large screen and noted that the well pump seems to be right in front of the stairs. Ms. Brickman said they intend on covering that with a rock, and that it is actually several feet away from the stairs. Mr. Neola said it would make better sense to center the stairs and draw attention to the entrance. Ms. Brickman agreed. She said they are still fine tuning the porch project, and that she would also like to do some sort of lattice around the bottom of the porch. Mr. Neola said that would definitely dress it up.

Mr. Neola asked what type of finish was planned for the wood posts. Ms. Brickman said the posts are cedar wrapped and they are leaving it cedar. She said it matches the cedar on the porch ceiling. Mr. Neola said eventually it will weather and gray out, and he thought some kind of semi-transparent stain could be applied. Ms. Brickman said that will be left to the buyer, as they will be putting the house on the market after the renovations. She said they may end up sealing the cedar. Mr. Neola said it is beautiful at this point, but it does change with time.

Mr. Parsons asked if the garage doors will be updated. Ms. Brickman said the garage doors are brand new, but they were installed after the pictures were taken. She said they are black garage doors with no windows, and the man door is white. She said the driveway will also be redone after all the construction is finished.

Mr. Parsons said he assumes that along with adding the skirting, they will remove the existing steps and regrade along the sides. Ms. Brickman said yes, they will do that, and they will do latticework along the side as well, for a more finished look. Discussion followed regarding the size of lattice available, and the necessary measures needed to install larger sections. Mr. Neola asked what material the lattice would be made of to play off the cedar finishes. Ms. Brickman said she would probably do white, black, or something to match the cedar but would like to see the options before deciding.

Mr. Neola asked board members for any comments. Mr. Marino said it would be ideal to have the steps centered on the front door and to create some kind of logic in relation to the posts. Ms. Brickman agreed that it would look a lot better.

Discussion followed regarding the width of the stairs, rails, and guardrails. Ms. Brickman said she prefers no rails as long as it would comply with code.

Mr. Parsons said the applicant should be cognizant of code requirements and whether additional guard rail locations may be required, depending on final grading. He said in looking at the photos, there are some areas that would probably require guardrails. Ms. Brickman said the railings would take away from the open porch look they were trying to achieve, but she will remeasure and act accordingly. Mr. Parsons said he agrees with adding the skirting and relocating the stairs.

Mr. Neola told the applicant to come back before the board with updated drawings that show the relocation of the stairs and the skirting. Mr. Marino said the drawings should also show the railing details.

**Mr. Neola made a motion to have the applicant revise and resubmit plans that show the relocation of the stairs, railings added as necessary, and skirting. Mr. Marino seconded. With unanimous vote, motion carried.**

**AGENDA ITEM 2: ARB CASE #22-08: 49 CASCADES DRIVE-REMOVE EXISTING PATIO ENCLOSURE AND REBUILD IN WOOD. PRESENTED BY ALEX MONROE, OWNER AND CONTRACTOR**

Mr. Monroe began his presentation by saying they would like to tear down the existing patio enclosure and rebuild it as a wood structure. He said they are residing the house and want to address this project first. He said the new structure is pretty straight forward, there will be less sliders and they will install windows to match existing. He said the floor height will be the same as the house and they will match the existing roofline. He referred to the photos of the existing house and described where the steps, sliders and double hung windows would be. He said there will not be any skylights, and they plan to install a deck with a step down onto the patio.

Mr. Neola said this project will be a big improvement, but the drawings submitted do not accurately reflect the proposed work. He said the drawings must include floor plans, elevations of the project as it relates to the house, and sections drawn to scale. Mr. Neola said what they are proposing will be very nice, it's just not represented in the drawings submitted for review. He said the floor plan should show how it's connected to the existing house, and the three proposed elevations should reflect how the new structure is tied into the existing house. He said the submittal will be tabled until the applicant returns with better drawings and accurate information. Mr. Neola said the floor plan should be drawn to a minimum ¼" scale, elevations to the same scale, showing existing house with the new added, how it's tied in, how everything fits together, and materials to be used. Mr. Neola told the applicant to refer to the Village website for the requirements for submission of plans to the ARB. Mr. Monroe said he was hoping visual pictures would suffice, but he is happy to have something drawn up. Mr. Parsons said the elevations should also indicate if the wood would be stained or painted. Mr. Monroe said it will be sided to match the house. Mr. Neola said the elevations must identify the materials to be used, what the trim looks like, where the siding goes, how the windows and doors would be trimmed out, and so on. Mr. Monroe said he understood and thanked the board for their time. **This item was tabled until sufficient required information is submitted.**

**AGENDA ITEM 3: ARB CASE #22-09: 103 FERNWOOD ROAD-REMOVE EXISTING FRONT DECK AND REPLACE WITH COVERED PORCH. PRESENTED BY ENOCH RABER OF E.R. CONSTRUCTION, APPLICANT FOR PROPERTY OWNERS DANUTA GOGOL AND JERE AUSTIN**

Mr. Raber began his presentation by saying he would be removing the existing front deck and replacing it with a covered porch that would start between the bay window and the small oval window, come out 10' and go 25' north, all the way to the end of the house. He said the small gable would match existing, as far as trim, Hardee board siding and paint color. Mr. Neola referred to the drawing and asked what material is proposed for the bottom. Mr. Raber said it would be Versetta Stone, which screws right into a wood wall. Mr. Raber said most everything will be white except for the Versetta Stone and the small gable to match existing, and they will use the existing light fixtures. He said the railing will have white posts and top rails, with stainless steel cable infill.

Mr. Neola asked if new light fixtures have been chosen. Mr. Raber said the existing light fixtures will remain in place. Discussion followed regarding the different roof pitches on the drawings, and finish materials for the decking, stone, and trim.

Mr. Parsons asked the applicant about drainage. Mr. Raber said there are downspouts on each corner, and the gutters would tie into existing. Mr. Raber referred to the side elevation and said there will be a small roof along the front of the gable with shingles to match existing.

Mr. Neola asked the board if they had any other comments. Mr. Marino asked the applicant if he thought the 2:12 pitch on the proposed front porch roof would work. Mr. Raber said he is going to frame it up and get it up there and see how far up it goes on the existing, but that it would be a minimum of 2:12. Mr. Marino asked if he would then install ice/water guard and shingles. Mr. Raber said they would be using black seal. Mr. Neola asked if it would make sense to install a standing seam roof on that 2:12. Mr. Raber said they haven't decided, but if they don't get it steep enough for shingles, it would be a standing seam. Mr. Neola said that would dress up the front elevation. He said the improvements are somewhat modern, so raising the pitch to 3:12 and installing a standing seam roof would work well with the cable railings and decking. He asked board members for their thoughts. Mr. Marino said it would be a personal choice, standing seam vs dimensional shingles. Mr. Parsons said his inclination is to leave it low and match the shingles on the house. Mr. Neola said after further review of the roof plan, installing a standing seam does not make sense.

**Mr. Parsons made a motion to approve as submitted. Mr. Marino seconded. With unanimous vote, the motion carried.**

**AGENDA ITEM 4: ARB CASE #22-10: 112 SILVER SPRINGS TRAIL-CONSTRUCT DECK AND PAVILION.  
PRESENTED BY JEREMY MARTIN OF WOODLAND DECK COMPANY, APPLICANT FOR PROPERTY OWNED  
BY LISA AND JUSTIN NELSON**

The board members reviewed the presented drawings and photos on the large screen. Mr. Neola said it looks like a very nice project, but the submission is mostly pictures and not a lot of technical information. He said the engineered drawings for the footings are appreciated, but there are no elevations drawn to scale for the project. He said they need a scaled roof plan and scaled elevations to provide a complete review of the project, and that the drawings submitted often don't correlate with other items in the submittal.

Mr. Neola referred to the side elevation showing the back of the chimney, and said he feels that looks way too massive going up above the roofline as shown in the rendering. Mr. Martin said that depiction may be software related, and he does have a side and front elevation as to how the chimney will be constructed.

Mr. Neola said what was presented certainly tells a story, but they are not technical drawings to scale that would enable the board to see proportions, with materials called out on them. Cross sections views should be provided, showing how everything is tied in. He said the list of requirements for an ARB submittal are on the Village website.

Mr. Martin asked how many elevations they would need to submit. Mr. Neola said they would need to submit all three elevations. Mr. Parsons asked if the stone on the chimney was real. Mr. Nelson said it is a veneer. Mr. Parsons said it bothers him that it does not go to the ground, and even if it is veneer, that is a lot of floating stone. He told the applicant to consider that when resubmitting the elevations. Mr. Neola agreed, and said it looks like it's a floating chimney, and realistically it should go to grade.

Mr. Martin said to clarify, the board would prefer the chimney to go to the ground. Mr. Neola said it would be a requirement, not a preference. Mr. Martin asked if that was due to code requirements. Mr. Neola said it is an architectural aesthetic requirement. He said as it is depicted, it doesn't look real, and although it can't be taken all the way to grade, it could get close and then be landscaped out.

**This item was tabled until sufficient required information is submitted.**

After clarifying what the resubmittal should entail, Mr. Martin thanked the board.

**Old Business: None**

**New Business: None**

There being no further business, Mr. Neola adjourned the meeting a 6:35pm.



Gary Neola, Chairman

4-19-2022

Date



Ruth Griswold, Board Secretary

4-19-2022

Date