



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

**ARCHITECTURAL REVIEW BOARD
MINUTES
March 15, 2022, 5:30pm**

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

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

Visitors: Patrick Holtz, 31 Garden Park Drive; Ken Badalamenti, 34055 Country View, Solon OH 44139; Joe Myers, 38030 Second St, Willoughby OH 44094; Peter Cary, 6075 Chagrin River Rd, Bentleyville OH 44022

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

Board Secretary Ruth Griswold conducted roll call.

Mr. Parsons motioned to approve the minutes of March 1, 2022. Mr. Marino seconded. With unanimous vote, motion carried.

AGENDA ITEM 1: ARB CASE #22-05: 477 INDUSTRIAL PARKWAY-MULTI-TENANT GROUND SIGN. PRESENTED BY PETER CARY, OWNER'S REPRESENTATIVE

Mr. Neola and board members reviewed the submission. Mr. Neola asked for comments or questions. There were none.

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

AGENDA ITEM: ARB CASE #22-06: 807 BELL ROAD-PROPOSED ADDITION AND EXTERIOR MODIFICATIONS. PRESENTED BY KEN BADALAMENTI OF ALAIR HOMES SOLON AND JOSEPH MYERS, ARCHITECT, REPRESENTATIVES FOR OWNERS MARK AND WENDY PACE

Mr. Myers said the existing home is a small brick house with siding on the gable ends, and they will be adding a substantial addition. He said there was a detached garage next to the house which will be demolished. Their project will start with the original base of the brick house, and the addition will have brick wainscot and siding to match the gable ends of the existing house. There will be a new garage attached to the side of the house, and the addition includes a master bedroom, great room, and rear sunroom. He said since it is a large addition to a small house, they tried to break it up into smaller sections with gables and pieces that protrude so the scale is more in line with the original house. He said they will install all new windows, new roof, and new siding. Mr. Myers said the owners want to do what is called a German schmear on the brick areas.

Mr. Badalamenti provided photos of a German schmear finish, and Mr. Neola asked him to explain the process. Mr. Badalamenti said it is a masonry-based product which will be applied by their painter. He referred to the photos of the house and pointed out the variations in the existing brick color, and said they chose this method to achieve uniformity. Mr. Neola asked if it would prevent the brick from breathing. Mr. Myers said that was also his first concern, but said it will not be detrimental to the brick.

Mr. Badalamenti presented samples of finishes to board members. The siding will be 4" lap board white Norandex vinyl, with black raised panel vinyl shutters, and the roof shingles will be pewter gray.

Mr. Neola asked for confirmation that they would follow the drawing showing raised panel shutters that mimic the authentic shutters and are half the width of the window. Mr. Myers said yes, that is correct. Mr. Neola asked what material the crossheads over the windows would be. Mr. Badalamenti said they will use a molded architectural vinyl, and the porch columns will be wrapped in Azek. Mr. Neola asked if the circular louver above the garage door would be made of the same material. Mr. Badalamenti said yes.

Mr. Parsons referred to the rear elevation and noted the two circular accents with false vents, then a rectangular one above the great room. Mr. Myers said they didn't want to repeat the same circle element too many times across the back.

Mr. Parsons referred to the left side elevation and asked why they chose vertical siding for the screen porch. Mr. Myers said the slab is visible, and two of the sides are open screens, but it is fairly close to the neighbor's house and the siding provides some privacy. He said the windows are up high for the same reason, still allowing light to enter the area from that side.

Mr. Parsons asked if the fireplace was ventless. Mr. Myers said it would be a direct vent, so there would be a vent coming out of the wall.

Mr. Parsons referred to the window on the furthest left of the front elevation and noted it was the only window without any treatments and asked if they had considered any for that window. Mr. Myers said

he felt due to the width of the window itself, any shutters would seem out of proportion, and they are replacing the window in the same opening to avoid piecing in the brick. Mr. Parsons said he agrees with that.

Mr. Neola asked board members for any further comments. There were none.

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

Old Business: None

New Business: None

There being no further business, Mr. Neola adjourned the meeting a 5:56pm.



Gary Neola, Chairman

4-6-2022

Date



Ruth Griswold, Board Secretary

4-6-2022

Date