



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

**ARCHITECTURAL REVIEW BOARD
MINUTES
April 16, 2024 at 5:30pm**

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

Other Officials: Ruth Griswold, Board Secretary

Visitors: Carmen Starkey, 1393 Bell Road; Jeremy, Nicole, and Maddie Bond, 1241 Bell Road; Rebecca Pantuso, 30 S Franklin Street, Chagrin Falls

Gary Neola called the meeting to order at 5:31p.m.

Board Secretary Ruth Griswold conducted roll call.

Mr. Parsons motioned to approve the minutes of March 19, 2024. Mr. Neola seconded. With unanimous vote, the motion carried.

Agenda Item 1: ARB Case # 24-10: 1241 Bell Road-New Addition to Rear of Existing House.

Presented by Applicants and Property Owners Jeremy and Nicole Bond.

Mr. Neola asked the applicant to begin his presentation. Jeremy Bond said they moved into their home, which was built in 1951, in 2008. They did some interior remodeling but now with a family of five, plus two dogs, they need more room. They want to remain in South Russell and build an addition to the north on the rear of the house. The project will not extend past the width of the original house. The garage will be extended by two spaces, and the addition will include a living area, an enlarged kitchen, and a master bedroom with a bathroom.

Mr. Bond said the house currently sits on a slab basement, but the addition will only have a small crawl space.

Mr. Parsons asked if all the exterior finishes would match existing. Mr. Bond said yes, the siding, roof and windows will all match what exists on the house. Mr. Parsons asked if they would be changing the front of the house at all. Mr. Bond said no, they are not.

Mr. Marino said he would suggest adding a window to the master bedroom in order to provide cross-ventilation. Mr. Neola said that would be a good idea. The applicants agreed.

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

Agenda Item 2: ARB Case # 24-11: 104 Laurel Road-Demolish Existing Sunroom and Construct Two New Rooms. Scope Includes Window Replacement and Interior Renovations. Presented by Becky Pantuso, AIA, of Pantuso Architecture, Applicant on Behalf of Property Owners Tiffany and Scott Perry.

Mr. Neola asked the applicant to begin her presentation. Rebecca Pantuso referred to the media screen and indicated the areas where the additions and window replacements will be. She said all the new finishes will match the existing house and garage.

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

Agenda Item 3: ARB Case # 24-12: 1393 Bell Road-Replace Front Porch with a Smaller Roofed Porch. Presented by Applicant and Property Owner Carmen Starkey.

Mr. Neola asked the applicant to begin his presentation. Carmen Starkey said he and his wife, like the first gentleman, have chosen to stay in South Russell, and made some interior improvements. They are now ready to begin on the exterior.

The plan is to demo an existing front porch and construct a new one with new footers. The risers will be brick, and they may decide to have brick treads as well. The roof will be extended out over the porch. Their intention is to side the house and probably put a new roof as well to tie everything together.

Mr. Neola said it is difficult to tell from the photo of the house if the front door is solid. Mr. Starkey said it does have a half-light with textured glass; it is existing and will remain. Mr. Neola said having natural light in the foyer area is nice. Mr. Starkey said he agrees, which is why they changed from a solid door to their current one.

Mr. Parsons asked if the wood is to remain exposed wood. As of now, Mr. Starkey said that is the plan, although they may end up painting it white.

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

Old Business: None

New Business: None

There being no further business, Mr. Neola adjourned the meeting at 5:59pm.



Gary Neola, Chairman

5.7.2024

Date



Ruth Griswold, Board Secretary

5-7-2024

Date