



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

**ARCHITECTURAL REVIEW BOARD
MINUTES
September 17, 2024, at 5:30pm**

Members Present: Ryan Parsons, Acting Chairman, Denis Marino
Member Absent: Gary Neola
Other Officials: Mayor Bill Koons, Ruth Griswold, Board Secretary
Visitor: Chris Chubbuck of Royce Allen Construction

Ryan Parsons called the meeting to order at 5:33p.m.

Board Secretary Ruth Griswold conducted roll call.

Mr. Parsons asked if there were any comments on the meeting minutes from August 20, 2024. There were none. Mr. Marino motioned to approve the minutes from August 20, 2024. Mr. Parsons seconded. With unanimous vote, the motion carried.

Agenda Item 1: ARB Case # 24-23: 63 Cascades Drive-20 x 25 Addition to Front Left of Existing House. Presented by Applicant Chris Chubbuck of Royce Allen Construction, on Behalf of Property Owner Nelson Axelrod.

Mr. Parsons asked the applicant to begin his presentation. Mr. Chubbuck said the plan is to build an addition on the front left side of the house. The addition will be 25' x 20', and they will match existing siding, T-111 and roofing. He said the existing stone on the house will be removed. The roof will be trusses that match existing and will cantilever over to provide a nice little porch. There will be windows on the front on each side. There will be a 42" heated crawl space added from the existing basement, enabling him to bring all the mechanicals through. He said the addition will be off the main bedroom, with a sitting area, a large closet, and a full bathroom.

Mr. Parsons referred to the exterior elevations on the media screen. He questioned the intent to match the existing house with T-111, since he doesn't see any T-111 on the existing house. Mr. Chubbuck referred to a photograph of the house and pointed out some T-111 on the front, although it is difficult to see from the photos. There is wood siding on other areas of the house. He said he could use wood siding as opposed to T-111.

Mr. Parsons said T-111 is not the best material to use, and Mr. Chubbuck agreed, and said the homeowner wanted it for the contrasting vertical lines.

Discussion followed clarifying the final look after the stone has been removed. Mr. Marino referred to the proposed elevation on the left side showing T-111, and said he thinks it should be continuous siding. Mr. Parsons noted that the only T-111 is to the left of the existing recessed front entrance, and that the rest of the house has horizontal lap siding. He said he appreciates what they are trying to do by adding different lines for the addition, but the difficulty will be what it abuts to and aligns with on the side.

Mr. Chubbuck agreed. He said he could continue the lap siding all around, and install board and batten on the gable, which would provide a dimensional look. Mr. Parsons said he is not opposed to a vertical siding but would like to get away from the T-111. Mr. Marino said he would rather see the alternate siding on the gable. Mr. Parsons said that would keep the intent, and having the left elevation be lap siding would make the addition look as if it was always there. Mr. Chubbuck agreed.

Mr. Marino asked if they were going to side the whole house. Mr. Chubbuck said no, but he is able to match the type of siding and existing paint color to the house.

Mr. Parsons said the issues with the siding have been resolved by eliminating the T-111 and said the only other issue is the right elevation. He asked the applicant if there was an opportunity to install a window on that wall. Mr. Chubbuck said yes, but the homeowners have a very large armoire, and the room would be like a dressing room. Mr. Marino said since the look is mid-century, a higher casement window would make sense, and be consistent with everything else on the existing house. Mr. Chubbuck said adding a window would not be a problem.

Discussion followed regarding the siding on all elevations. After considering the house, neighborhood and aesthetics, and it was decided that to achieve the most attractive look, the addition would have horizontal lap siding, and the only vertical siding would be the board and batten on the gable.

Discussion followed regarding the window to be added on the right elevation. Mr. Parsons said it could be the size of the window depicted in the right elevation. Mr. Marino suggested sizing it to be about half of what is shown on the front elevation.

Mr. Parsons asked for any further comments. There were none.

Mr. Parsons made a motion to approve the plans as noted, with the change in the siding and the addition of a window on the right elevation. Mr. Marino seconded. With unanimous vote, the motion carried.

Mr. Chubbuck said he could draft something up with the changes and provide it to board members if needed. Mr. Parsons said it wouldn't be necessary for the board, it's just whatever the building department needs. It was determined that the plans, with the changes noted in red by the board members, would suffice.

Old Business: None

New Business: None

There being no further business, Mr. Parsons adjourned the meeting at 5:55 p.m.




Ryan Parsons, Acting Chairman



Date



Ruth Griswold, Board Secretary



Date