



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

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

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

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

Visitors: Colleen Woodbury, 124 Fairview Rd; Enza Roth, 96 Paw Paw Lake Dr; Pat McVey, Englebrook Construction; Jeanine Wilson and Maddie Wilson of 106 Ashleigh Dr

Gary Neola called the meeting to order at 5:30p.m.

Board Secretary Ruth Griswold conducted roll call.

Mr. Neola asked if there were any comments on the meeting minutes from September 17, 2024. There were none. Mr. Parsons motioned to approve the minutes. Mr. Marino seconded. Mr. Neola abstained. With unanimous vote, the motion carried.

Agenda Item 1: ARB Case # 24-25: 106 Ashleigh Drive-24x20 Pool House. Presented by Applicant and Owner Jeanine Wilson.

Mr. Neola asked the applicant to begin her presentation. Ms. Wilson said they would like to add a pool house to their property, to complete the previously approved pool project. The structure is essentially a glorified shed and will be built by Weaver Barns. The interior of the building will not have any water; it will have windows and a sliding door, and they plan to add a pavilion on the front. The building will be painted in colors that match the home, and the roofing will match as well. Ms. Wilson referred to the paint samples presented to the board.

The media screen showed the site plan, and Ms. Wilson indicated where the shed would be in relation to the house and driveway. The door on the side would be for the pool equipment. All roof peaks would match the existing house.

Discussion followed regarding the orientation of the pool house in relation to the house.

Mr. Marino referred to the east elevation and indicated the small space between the window and the foundation and asked what the surface would be. It was determined that the siding would come below the window trim for about 6", and the block foundation would begin below the siding.

Mr. Neola said instead of being concrete masonry, it would make sense for any exposed foundations walls to be stone instead of painted block. Ms. Wilson said due to budget constraints, she has been holding off on deciding on some of the finishing materials. She said however, since the stone is on the front of the house, she believes this is something she would consider doing. She said she's not sure if that is an accurate depiction of what would be exposed on the front, and offered to call her contractor, who was standing by. Mr. Neola said he doesn't think that would be necessary. He understands they are trying to have the pool house blend in with the architecture of their home. He said the house has lap siding, but they are proposing vertical siding for the pool house. He thinks they should have lap siding on the pool house and have stone on the exposed foundation areas. He asked Mr. Parsons if he had any thoughts on it.

Ms. Wilson said these are things that she hadn't thought about, and she appreciates the insight of the board. She said she is learning as she goes throughout the process. She said she can promise the board that if anything does not look aesthetically pleasing, they would definitely change it. Mr. Neola said he appreciated her saying that, but the board would like to resolve any issues while they are before the board.

Mr. Parsons said there are two types of siding on the home, and the pool house is set far back from it, so he would not have an issue with the vertical siding of the same color. He said he is curious that two sides of the structure have higher sill plates than the other two and asked the applicant for the reasons for this. Ms. Wilson said her understanding is that it is due to grading and sloping on the property, and they have a large tree on the property that they want to keep.

Mr. Neola said he doesn't have a problem with the vertical siding so much, but he does think that the line between the siding and the foundation wall could theoretically come down, so the height is the same all around.

Mr. Neola referred to the media screens and discussion followed regarding how the grading affects the perception of the visibility of exposed foundation. He said that he would like to see any exposed foundation walls be covered with stone. Board members continued discussion. Mr. Neola said he thinks that not having stone on the north elevation wouldn't be a big deal, since it's not going to be seen, but that having stone, at least on the east and south elevations, would be appropriate. He told the applicant that if the exposed block on the other elevations would be painted, there will always be an ongoing maintenance issue. He said there are blocks that have a water repellent built into them that she may want to consider using.

Ms. Wilson said she didn't realize how much block would be exposed, and since she wants it to match well with the stone chimney and the house, she agrees that the stone would be appropriate. Mr. Neola said the pool house will be a nice enhancement to the backyard area.

Mr. Marino brought attention back to the small gap of siding underneath the window on the east elevation. Mr. Neola agreed that it would look sloppy if built like that, and discussion followed regarding options to correct the issue. It was agreed that the siding should be brought up to the underside of the window trim. Mr. Parsons said if the applicant decided it was easier to lower the window, that would work as well, and the same should be done on the north elevation. Ms. Wilson said she will do whatever the board recommends.

Mr. Parsons made a motion to approve the plans as noted, with the following conditions: all exposed block on the south and east elevations must be covered with stone, and the siding on the east elevation must be raised up to the underside of the window trim. Mr. Neola seconded. With unanimous vote, the motion carried.

Agenda Item 2: ARB Case # 24-26: 96 Paw Paw Lake Drive-Garage and Master Bedroom Addition. Presented by Applicant and Contractor Patrick McVey of Englebrook Construction, on Behalf of Owner Enza Roth.

Mr. Neola asked the applicants to begin their presentation. Patrick McVey introduced himself and the homeowner, Enza Roth. He said the scope of the project includes adding a one and half car attached garage and a master bedroom addition on the rear of the home. He said one bedroom will be eliminated to accommodate the new master bedroom. All colors will match the existing house.

Mr. Neola referred to the photographs of the house displayed on the media screen and pointed out an area with trim board that wasn't accurately depicted on the drawings. Mr. McVey said they can add that, and that frieze board will be added to any necessary areas. Mr. Neola said that's fine, as long as they match all the existing details on the house.

Review of the plans were followed by discussion. Mr. Neola pointed to the right master bedroom elevation on the screen and indicated that having a window in that room on that wall would break up the east elevation. Mr. McVey said the bed would have to sit right in front of it. Mr. Marino said it would have to be placed in the corner between the walk-in closet and the bed. Ms. Roth said that window would be right next to her neighbor's driveway, and only about 10' from their door. She said she would prefer to not have any window on that side of the house. Mr. Neola said it would also provide cross-ventilation. Mr. Marino said if you installed a window higher up, like many existing windows on the home, you would get the benefits of privacy while also adding more light and cross-ventilation, and break up the wall. Mr. McVey referred to the awning windows currently on the house and said he may be able to add one or two of those up high in the master bedroom. Ms. Roth said there is a window in the master bedroom closet. Mr. Neola said it would make sense to have more than one window on that wall. Mr. Marino agreed that having one or three would be awkward, but two would look good. Ms. Roth said it's a 13' wall, and the king-sized bed and two nightstands take up that whole wall. Mr. Neola said

installing the windows higher would make them be above the nightstands. Ms. Roth asked the reasons behind requiring more windows. Mr. Neola said the main reason is that the current east elevation is a blank wall. Ms. Roth asked if blank walls were not permitted. Mr. Neola said it's not that they are prohibited, but from an aesthetic perspective, it would be beneficial to have something to break up that wall.

Mr. Neola said his thoughts are to approve the submission with all materials to match, and to add one awning window on the east elevation. Mr. McVey said he would be concerned that adding one window would look very awkward. Further review of the existing windows and discussion followed. Mr. Neola said ideally, he would like to see more windows, but he understands their preference.

Mr. Neola made a motion to approve the submission with the note that all trim details and materials for the additions must match existing. 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 6:27 p.m.



Gary Neola, Chairman

12.3.2024

Date



Ruth Griswold, Board Secretary

12-3-2024

Date