Village of South Russell
5205 Chillicothe Road
South Russell, Ohio 44022
440-338-6700
ARCHITECTURAL REVIEW BOARD
MINUTES
August 19, 2025 at 5:30 pm

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

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

Visitors: Jim Yezbak, 7056 Mearsgate Dr, North Canton; Adam Valencic, 8575 Park Ridge Lane, Macedonia; Tom Hudson, 5961 E Oak Street, Tucson AZ; Richard Brown, 1974 Stine Rd, Peninsula; Vivian Suppes, 47 Wolfpen Dr; Andrew Reynolds, 1663 Edgefield, Lyndhurst

Gary Neola called the meeting to order at 5:35 p.m.

Board Secretary Ruth Griswold conducted roll call.

Mr. Neola asked if there were any comments on the meeting minutes from August 5, 2025. There were none. Mr. Neola motioned to approve the minutes. Mr. Parsons seconded. Mr. Marino abstained. With unanimous vote, the motion carried, and the meeting minutes were approved.

No applicant appeared to present Agenda item 1 for 111 Arrow Wood Circle.

Agenda Item 1: ARB Case # 25-14: Renovations and additions to an existing residence, including an expansion of the primary bathroom and closet on the second floor. Presented by Andrew Reynolds of Pantuso Architecture, applicants for property located at **408 Hazelwood Drive**, owned by Kurt and Katie Ragle.

Mr. Neola asked Andrew Reynolds to begin his presentation. Mr. Reynolds said their proposal includes a second-floor primary addition, and they would also extend the bathroom and closet. The new siding, windows and roofing would all match the existing on the exterior. The homeowners may replace the roof on the entire house, and it would be charcoal black. Mr.

Reynolds said it is a fairly basic and modest addition. They would also be removing the skylight in the sunroom because of issues with leakage and adding two windows in the family room on the side elevation.

Mr. Neola asked board members for questions or comments. Hearing none, he made a motion to approve the submission as presented. Mr. Marino seconded. With unanimous vote, the motion carried.

Agenda Item 2: ARB Case # 25-15: New single family custom home. Presented by Jim Yezbak of Old World Custom Homes, applicant for property located at **1172 Bell Road**, owned by Adam and Jenna Valencic.

Mr. Neola asked the applicant to begin the presentation. Jim Yezbak of Old-World Custom Homes introduced himself and said the homeowner is participating in the process and the presentation as well. Adam Valencic introduced himself and greeted the board. He said their new single-family, two-story home will be just over 4,000 square feet, with four bedrooms and three bathrooms. There will be a three-car garage. The front façade will be a mixture of stone veneers, with Hardie panels and board and batten construction. Vinyl siding will be on the side and rear facades. At the rear of the house, they will have a screened-in outdoor living area with a fireplace.

Mr. Neola said one of the concerns they have is that the front of the house is really well done with the paneling and stone, and then the sides and rear are vinyl siding, which seems inconsistent. He said it's going to be a very beautiful home, but he would like to see consistency all around.

Mr. Marino agreed that consistency is needed, and there are also a lot of elements on the front.

Mr. Parsons referred to the side and rear elevations and asked Mr. Neola if he wanted to see material changes, orientation changes, or both. He said the right elevation seems to be showing board and batten and asked if the gable end was vinyl siding. Mr. Yezbak said the board and batten and the lap are both vinyl products, as well as the paneling on the front, so what we're talking about here is a textural change, not a material change. Mr. Parsons thanked him for explaining, it helped him understand the intent and what was being done in terms of the sides.

Discussion followed regarding the types of siding and materials on the home. Mr. Yezbak showed the board members samples of the materials. He said the paneling on the front will also be similar soft colors. The stone will help pull it all together. It does have a little monochromatic effect, but the textures will make a difference, and the black lines will set if all off nicely. Mr. Neola said the colors are fine and are all fairly neutral. He asked what the roof color would be. Mr. Yezbak said it would be a weathered wood, which is kind of bronze and gray, not demonstrative at all, and it creates a soft tone. There are some cedar elements as well, the front door will also have a nice layer of stain to pull it all together. Mr. Parsons asked if there would be a metal roof over the front entry, sunroom and bay window. Mr. Yezbak said yes, and it will be an oil rubbed bronze.

Mr. Parsons said he appreciates what they're doing in terms of the termination at the inside corners and not transitioning at the outside corners. He said the horizontal and vertical changes don't bother him. He likes the vertical elements on the front elevation. The garage and the other bay are far enough back from the road, and given the neutral color pallet, they are subtle.

Mr. Neola said Mr. Yezbak's explanation helped a lot. Mr. Parsons agreed. Marino said although it wouldn't be his choice, he understands it.

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

The applicants thanked the board.

Agenda Item 3: ARB Case # 25-17: Habitable addition to an existing three car garage. Presented by Richard Brown of LB Architects, applicant for property located at **1101 Bell Road**, owned by James and Nancy Ebert.

Mr. Neola asked the applicant to begin the presentation. Richard Brown said he had presented Phase I of this project to the board around two years ago. There was an existing home with serious structural problems, and that home was demolished. Attached to the home was a master suite and a three-car garage, both in very good condition. Phase I converted the master suite into a tiny home, and the property owners have been living there, and they are now ready for Phase II, which is to construct a home on the other side of the three-car garage.

Mr. Brown referred to the elevations on the media screen, indicating the addition of the three-bedroom home, which will be just around 3,000 square feet. They will be using 8" wide Hardie shiplap siding, and they have chosen grey stone. Stucco elements around the bay windows will be a light gray as well as the siding. The owners plan to replace the roof and siding materials on the existing areas to match the new. The covered porch area will have the same elements. They will be consistent as they go around the house.

Mr. Neola noted that one of the elevations shows an extension of the front stone wall that is not reflected on the plans. Mr. Brown said that is an error on his part.

Discussion followed regarding the steel elements on the house.

Mr. Neola asked board members if they had any further questions. There were none.

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

Agenda Item 4: ARB Case # 25-16: Single story addition with basement for a master suite. Drawings by Gary Neola of Cornerstone Architecture. Presented by property owners Fred and Vivian Suppes of **47 Wolfpen Drive**.

Mr. Neola recused himself and left Council Chambers.

Vivian Suppes said they chose the location for their addition because it is best suited to their needs. She went on to provide an overview of the project, and the thought process leading up to the design.

Mr. Marino asked what type of siding was on the house. Ms. Suppes said the siding is vinyl.

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

Old Business: None

New Business: None

There being no further business, Mr. Neola adjourned the meeting at 6:15 p.m.

Gary Neola, Chairman

Date: 9.2.2025

Ruth Griswold, Board Secretary

Date: 9.2.25