



Village of South Russell

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

ARCHITECTURAL REVIEW BOARD MINUTES

February 17, 2026 at 5:30 pm

Members Present: Gary Neola, Chairman; Ryan Parsons, Denis Marino
Other Officials: Mayor William Koons; Ruth Griswold, Board Secretary
Visitors: Ron Fernberg, 869 Garrison Rd, Ashtabula; William Partain, 83 Maple Hill Drive; David Jansen, 1065 Sheerbrook Rd

Gary Neola called the meeting to order at 5:32 p.m.

Board Secretary Griswold conducted roll call.

The minutes of the previous meeting held on February 3, 2026, were approved following a motion by Mr. Marino and second by Mr. Parsons. Motion carried unanimously.

Agenda Item 1

ARB Case #26-02: 55 Maple Hill Drive-Addition at rear of house. Presented by Ron Fernberg of R & R Renovations, Construction and Design, on behalf of property owner Kathleen Advey.

Project Overview:

- The applicant proposed removal of an existing rear addition approximately 14 feet by 30 feet in size and replacement with a smaller 14 feet by 18 feet addition to be used as a year-round family room.
- The existing addition is not original to the structure and will be removed entirely. The proposed addition includes a cathedral ceiling to increase interior volume and a roof designed to coordinate with existing rooflines. The space will be conditioned for year-round use.
- Exterior materials include vinyl siding with aluminum-wrapped trim. The previously exterior brick wall of the home will remain intact after removal of the existing addition.

Board Discussion:

- Board members discussed architectural proportions and the relationship of the new addition to the existing structure.

- Discussion included alignment of window types and sizes with the existing home, use of double-hung windows, taller window head heights due to the cathedral ceiling, possible clerestory or transom windows, and use of trim bands or varied siding patterns to break up larger wall planes.
- Board members noted the current window layout appeared disproportionate and recommended further refinement. The applicant indicated revisions would be made.

Board Decision:

- **Mr. Parsons made a motion for the plans to be revised and resubmitted, showing the addition in the context of the house, showing existing materials on the house, including windows, and reworking proportions of the addition. Mr. Marino seconded. With unanimous vote, the motion carried.**

Agenda Item 2

ARB Case #26-03: 83 Maple Hill Drive-Accessory structure. Approved at Board of Zoning Appeals on 1-21-2026 for side yard and square footage area variances. Presented by William Partain, property owner.

Project Overview:

- The applicant proposed demolition of an existing accessory structure consisting of multiple connected sections and replacement with a smaller outbuilding located in approximately the same position behind the house.
- The new structure will match the primary residence in materials, including horizontal siding and coordinated roofing.

Board Discussion:

- Board members noted the proposed structure simplifies the existing condition and improves overall appearance. Exterior materials will match the house, and no design concerns were raised.

Board Decision:

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

Agenda Item 3

ARB Case #26-04: 1065 Sheerbrook Drive-New front porch, changes to roof design, siding. Presented by David Jansen of Jansen Architecture, on behalf of property owners David Allen and Maureen McGoff.

Project Overview:

- The proposal includes modifications intended to improve curb appeal and address existing roof and water infiltration issues.
- Proposed improvements include reconstruction of portions of the roof to create a Dutch Colonial-style roof form, construction of a new front porch approximately six feet deep,

replacement of siding and trim, and roofline adjustments to better integrate existing dormers.

Board Discussion:

- Board members expressed support for the proposal and noted the design improves the architectural character of the home.

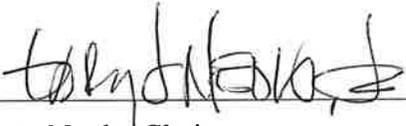
Board Decision:

- **Mr. Neola made a motion to approve the plans 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 at 6:17 p.m.



Gary Neola, Chairman

3.17.2026
Date



Ruth Griswold, Board Secretary

3-17-2026
Date