

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
December 19, 2019

Board President, Jennifer Frazier, called to order the regularly scheduled meeting of the Architectural Review Board for the City of Twinsburg at 6:01 p.m.

I. Roll Call

Present: Marge Gantous, John Midlik, and Jennifer Frazier

Absent: Traci Bonvenuto, Don Spice

Others in attendance: Jo-Ann McFearn, Councilwoman Dan Cegelka, Building Department

II. Approval of Minutes: December 05, 2019

The Board is noting:

Jennifer Frazier would like clarification on Case 19-12-124. The colors for the street address could be any color of metallic including silver or nickel. It does not have to be black, bronze, or blue if the applicant so chooses.

Motion: Approve minutes from December 05, 2019 as noted

John Midlik moved and Marge Gantous seconded, upon roll call the motion passed unanimously

III. Excuse Absent Members: Traci Bonvenuto and Don Spice

Motion: Excuse Traci Bonvenuto and Don Spice from this evenings meeting

Jennifer Frazier moved and John Midlik seconded, upon roll call the motion passed unanimously

IV. Public Participation: None

V. Review:

1. Case 19-12-127 – 8782 Merryvale Drive – New Single Family Dwelling – Tyler Metts – Ryan Homes

- Tyler Metts presented himself to the Board on behalf of Ryan Homes. Tyler Metts presented a 2,718 square foot Hudson Elevation A model with a two car front load garage, five bedrooms and three bathrooms. Tyler Metts advised the siding will be Spanish Olive in color. The garage door and trim will be white in color. The front door will be Tricorn Black in color. The shutters will be Black in color. Finally the roof shingles will be Weathered Wood.
- Tyler Metts advised this home will have a garden view design.
- Tyler Metts advised this home will have a rear covered porch utilizing a hidden fastener system and with the home having a garden view design, the porch will have white vinyl railings all the way around.
- Tyler Metts asked the Board if the rear porch having a fully closed off railing, will there still need to be steps to grade. Jennifer Frazier advised there would need to have an extra egress path if there is no additional egress on the rear. Marge Gantous inquired the height of the porch. In turn Tyler Metts advised it is a four foot to grade. At that point, Jennifer Frazier advised that there will need to be steps to grade. Tyler Metts mentioned the homeowner may not want the break in the railing as it is fully enclosed. Jennifer Frazier gave the option to add a gate to match the railing and this could be on either side of the porch.

The Board is noting:

Add steps to grade off the rear porch. Add a garage man door. Add two basement windows with the recommendation one be egress. Align the two windows on the right elevation as they are off by approximately five inches.

Motion: Approve as noted

Marge Gantous moved and John Midlik seconded, upon roll call the motion passed unanimously

2. Case 19-12-128 – 9571 East Idlewood Drive – Twinsburg Congregation of Jehovah's Witnesses – Monument Signs – Marcellus Thompson

A. East Idlewood Drive

- Marcellus Thompson of the Twinsburg Congregation of Jehovah's Witnesses presented himself to the Board on behalf of this project. Marcellus Thompson presented a single sided, non-internally illuminated aluminum sign replacement. Marcellus Thompson stated the brick columns will remain. Marcellus advised the sign will be black and white in color and will utilize a blue JW.org logo as well.
- Jennifer Frazier inquired if the JW.org will be on the sign or remain on the column. Marcellus Thompson advised the logo would remain on the post. Jennifer Frazier advised the logo on the column is not in regulation with the City of Twinsburg sign code and will need to be removed from the column and placed on the sign face.
- Jennifer Frazier advised the address numbers that were submitted on the plan are not in regulation with the City of Twinsburg sign code as well due to the height. The regulation states the address numbers need to be a minimum three inches in height. Jennifer Frazier advised she would like to see the address numbers on the column in brighter metallic color such as silver or bronze at the minimum three inch height. Marcellus Thompson inquired if there was a direction orientation preference for the address numbers. Jennifer Frazier advised the address numbers could be left to right on the column or on the sign face but the address numbers are to remain on the sign face, the design may need to be altered to fit the three inch height requirement for the address numbers.

The Board is noting:

The sign is to have the JW.org logo on the sign and removed from the column. The address numbers to be added to the column with a minimum three inch in height with a brighter metallic color written left to right. The applicant has the choice to keep or remove the address from the sign. *After making the motion and voting, Jennifer Frazier advised the address numbers could be placed on of the bottom of the sign in the middle versus on the column if the applicant so chooses to help reduce cost.*

Motion: Approve as noted

John Midlik moved and Jennifer Frazier seconded, upon roll call the motion passed unanimously

B. Ravenna Road

- Marcellus Thompson remained at the podium. Marcellus Thompson stated the sign at Ravenna Road is a double sided sign and would match the East Idlewood sign. Marcellus Thompson asked if the JW.org logo could be on the column. Jennifer Frazier stated that the logo would need to be on the sign and not the column to stay in accordance with the sign code.
- Jennifer Frazier advised there will be no address numbers on the Ravenna Road sign because the address belongs to East Idlewood Drive and could be confusing to those driving by.

Motion: Approve as submitted

Jennifer Frazier moved and John Midlik seconded, upon roll call the motion passed unanimously

VI. Work Session:

- Leslie Smith presented herself to the Board as a potential resident of the City of Twinsburg along with her builder, Paul Kuszmaul of Kuszmaul Builders. Leslie Smith advised that she has put in an offer for the vacant land at 10024 Ravenna Road contingent on Architectural Review Board approval for a new single family dwelling. Leslie Smith explained the reason for the work session is to provide a preliminary design plan to the Board to seek their opinion on the design she'd like to place on the property before she moves forward with the builder and the land purchase.
- Leslie Smith presented an approximate 1,400 square foot farmhouse style ranch home with three bedrooms and a side load garage.
- Jennifer Frazier advised this property is in a prominent location within the City of Twinsburg and the homes surrounding this property are in line with century style homes and the Board wants to be cautious of the style home that goes into this particular location.

- Jennifer Frazier advised the renderings provided had a good amount of character but wanted to make mention regarding the placement of the garage as specific items were stated at the previous Architectural Review Board meetings. Jennifer Frazier voiced concern that coming from the right of the property and seeing only the garage versus windows and additional character. In turn Paul Kuszmaul stated the garage would have a carriage style door, creating significant character versus a standard style garage door. Jennifer Frazier advised that carriage doors are great but would still like to do some research regarding previous made comments and be consistent with those previous statements. Paul Kuszmaul voiced his displeasure of potentially needing to move the garage to the rear of the home to get around the fact there is a prominent garage. Leslie Smith also mentioned that by moving the garage to the rear would increase cost greatly.
- Jennifer Frazier advised that since the garage is side facing and not front facing, the addition of a potential wing wall in a 1930's style without a roof feature or a small porch overhang over a door and window to give the side additional character. Jennifer Frazier then made the comment that since the garage door is side facing, it does make a huge difference versus the front load garage that was previously submitted.
- Marge Gantous voiced that the carriage door, a man door and two windows would break up the façade. Marge Gantous also mentioned to dress up the man door to match the carriage door and that she doesn't find that side elevation offensive. Marge Gantous advised that there is a good amount of tree coverage will help hide the fact the one side elevation would be the garage.
- Paul Kuszmaul asked what the minimum setback is for that property. Dan Cegelka stated it is 50 feet from the right of way. Marge Gantous asked if it would be offensive to ask the home to be moved back. Dan Cegelka advised it would be a costly request on the buyer. Jennifer Frazier mentioned that she would like the home to be in line with the neighboring homes. Leslie Smith and Paul Kuszmaul were in agreement with this.
- John Midlik inquired if there was going to be vertical siding around the entire house. Paul Kuszmaul stated that the front will be board and batten and then the side and rear elevations would be regular vinyl siding due to expense. Jennifer Frazier mentioned that if the home kept the belt board, it would add character to the home and if the decision was made for vinyl siding, the Board might request windows to give that character. Paul Kuszmaul advised that Leslie Smith hasn't made 100% of the decisions yet regarding materials and wanted to know that this design would be in line with what the Board would like to see.
- Jennifer Frazier stated as a preliminary design she is okay with the home being a ranch, the vertical board and batten look, larger windows, the roof line being broken up and not a huge massing, which is appropriate. Jennifer Frazier mentioned the only concern would be regarding the garage but with the design being a side facing with a dressy door it would be appropriate. Jennifer Frazier mentioned that the left side elevation has no windows and the Board requests each elevation to have windows but if there was still dressy materials and if the belt board remained with a feature that is symmetrical and centered it would be okay to not have windows because it is giving great character. Jennifer Frazier mentioned that if the decision was made to just have vinyl siding or the removal of feature, then the Board might ask for a window. Jennifer Frazier mentioned that she checked plan that was submitted and windows could be added in front of the closet doors in each bedroom because the door swing is there and you wouldn't put a piece of furniture there.
- Paul Kuszmaul mentioned that Leslie is 80-90% there with this plan and that Leslie Smith wants to move forward. John Midlik stated that the design is good. Marge Gantous stated she'd prefer to see windows in the bedrooms. Paul Kuszmaul inquired if windows were added to the elevation would it be okay to have the regular siding. The Board stated yes.
- Jennifer Frazier advised the design is timeless and the proportions are nice and well designed. Jennifer Frazier advised that Leslie Smith is good to move forward with a submission for this home for an official case and any changes would be small such as an addition of a window.

VII. Adjournment: As there was no further business before the Board, Marge Gantous moved and John Midlik seconded and the meeting was unanimously adjourned at 7:00 p.m.

Jennifer Frazier, Chairman

Julie E. Marinin, Secretary