

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
MINUTES
September 4, 2014

Chairman, Donald R. Spice, called to order the regularly scheduled meeting of the Architectural Review Board for the City of Twinsburg for the City of Twinsburg at 5:30 p.m.

I. Roll Call:

Present: Jennifer Frazier, Marge Gantous, John Midlik, Don Spice
Absent: Mike DiCillo
Others in attendance: Dan Cegelka, Bob McDermott

II. Approval of Minutes: August 21, 2014

Motion: Approve the minutes as written

Marge Gantous moved and Jennifer Frazier seconded, upon roll call the motion passed unanimously.

III. Excuse Absent Members:

Motion: Excuse Mike DiCillo from this evening's meeting

Jennifer Frazier moved and Marge Gantous seconded, upon roll call the motion passed unanimously.

IV. Public Participation: None

V. Review:

1. Case 14-08-70 – 1 Enterprise Pkwy East, 72 Bed Memory Care Facility by pH7 Architects for Sussex Properties I, LLC

Mike Healy with pH7 Architects on behalf of Sussex Properties I, LLC addressed the Board and reiterated what is proposed is a 65,500 sq. ft. single story, wood framed residence for those suffering with memory impairment. The project sits on a seven acre sub-parcel of a much larger parcel that is being developed for a full spectrum of senior care. There are a lot of topographical challenges to the site and the plan is to maintain as much of the natural vegetation as possible. There is a full loop around the building for employees and services. The building is mirrored across a center axes. The biggest challenge has been to break the scale down to make it look residential. The building has been broken down into two neighborhoods and four households with each side having 36 residences in it. There are four courtyards within the building for the residents. Mike Healy explained they took advantage of the natural nature of the site and chose to use an arts-and-craft style for the architecture. As presented last time it is a combination of cultured stone, vinyl siding, cement siding with a little bit of metal accent in the gutters, downspouts and decorative metal. The buff colored stone will be a dry-layed ledgerstone with limestone headers above some windows. There will also be a water table with a capstone. The fascia, trim, and corner posts will be cement siding in a cranberry color. The window casings will be cranberry. The shutters will be a vinyl board and batten product. The applicant provided a display of materials and there will be vinyl siding and shake siding in a sable color and the gutters and downspouts will match the trim. The porte-cochere was further evaluated and has been closed off a little bit and picked up the gable treatment from elsewhere on the building. The windows will be an all vinyl window by Weather Shield in a desert tan color. Don Spice mentioned he liked the windows better when they are capped with the same color as the shutters. It was suggested they change the lintels to a soldier course stone product and make it look like a mantel.

The Board is requiring a change in the lintels in the windows that are in the masonry to a soldier course stone product.

Motion: Approve as noted

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

2. **Case 14-08-71 -- 1 Corporate Pkwy., New Industrial Building by Precept, LLC for FedEx**
Kevin See with Scannell Properties presented for FedEx at Cornerstone Business Park. This is a 303,000 sq. ft. distribution facility that will be the second building in the business park. At the last meeting the main building was reviewed. From that meeting there were four take-aways that will be addressed. The Sherwin Williams colors are called out on the submission.
Secretary's Note: The applicant was wandering away from the microphone therefore only portions of his presentation were audible.
- A. The security building:
Front, rear, and side elevations of that building were provided. The building now has a wainscoting accent with a profile in the middle to break up the look. Don Spice questioned the purpose of the five doors shown on the security building. The applicant replied that three of the doors function as entry doors and the other two doors function as package pick-up.
 - B. The ancillary buildings:
 - 1. Fuel Island
Has a metal canopy.
 - 2. Maintenance Garage:
It is in the same theme as the main building.
There will be a salt storage dome located on the site
 - 3. The Building Entrance:
Has a canopy with painted metal doors
 - 4. Screening:
Anything that is needed for the office will be tucked behind a parapet
 - 5. The sound wall:
Not on the property line; it is located behind a landscaping buffer.
The existing chain link fence and entangled vegetation will be removed.
The tenant will maintain the landscaping buffer.

Motion: Approve as submitted

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

3. **Case 14-09-79 -- 9905 Chamberlin Rd. New single family dwelling by Kraftech, Inc.**
Paul with Kraftech Homes presented plans for a 3,146 sq. ft. two story, single family dwelling. The clapboard siding will be Cape Cod gray; shutters, musket brown; trim, white; entry door, musket brown; garage door, white; stone Dutch quality prestige ledgerstone; and the roof will be Timberline's slate. There are two old garages on the site that will be torn down. This house will have stone to grade. The house was presented with stone returns at one foot in keeping with the one foot jogs on the house. The Board recommended the applicant consider two foot returns especially along the longer walls and have the front door swing open to the left. The front porch ceiling will be a five foot barrel vault.

The Board is requiring:

- A. Wood trim or soldiered stone at eight inches over front door See page A-1a
- B. Trim between windows on rear elevation 1st and 2nd stories See page A-1a
- C. Landing and steps to grade no cattle gate on rear elevation See page A-1a

Motion: Approve as noted

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

4. **Case 14-09-80 -- 2053 Meadowood Blvd. S/L 26, New single family dwelling by Pulte Homes**
The applicant presented plans for a 5,868 sq. ft. Huntington model, two story single family dwelling. The shake siding will be Tuscan clay; siding, antique parchment, trim, white; front door, ripe olive, brick, country road, stone vintage wine fieldstone and the roof will be weathered wood. This house is the same as the model home.

Motion: Approve as submitted

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

5. **Case 14-09-81 – 2060 Meadowood Blvd. S/L 5, New single family dwelling by Pulte Homes**

The applicant presented plans for a 5,520 sq. ft. Eden model, two story single family dwelling. The shake siding will be Monterey sand; siding, Tuscan clay; trim, natural linen; front door, terra brun; shutters, federal brown; brick, country road; stone, charcoal mist ledgerstone and the roof will be weathered wood. A window has been added to the 2nd floor bedroom # 2 on the side elevation, and that has become a standard.

Jennifer Frazier questioned the lack of a path completely around the pond for direct access to the shopping center across from Corbett's Farm. Jennifer thought this would lead to pedestrians short-cutting through yards.

The Board is requiring the addition of vents to both gable ends. . See page 7.02a2

Motion: Approve as noted

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

6. **Case 14-09-82 – 10172 Bissell Dr., Roof over patio by H & M Landscaping for Chad Bryant**

Kenny Novak with H & M Landscaping is proposing a roof over a patio. The 16' x 16' roof will be an extension of an existing roof line and the shingles will match the existing black shingles and the white siding will match the existing white siding. John Midlik asked if the under side of the roof will be finished. The applicant replied it will be finished with a tongue and groove cedar. The 6" x 6" pressure treated columns will be wrapped in cedar. The soffit, fascia and gutters will match the existing white. The beam will be wrapped in white aluminum.

Motion: Approve as submitted

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

VI. Work Session:

Case 14-07-46 -- 11178 Heritage Dr. -- Dan Cegelka informed the Board that the homeowner had settled with using Hardie kaki brown, straight edge, shingle siding on the gable end.

Don Spice asked about the right-of-way question for the planter sign at 1936 Case Parkway South. Dan Cegelka replied the sign is 31 feet off the road.

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 7:15 p.m.


Donald R. Spice, Chairman *mlf*


Marilyn L. Freed, Secretary