

**CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
MINUTES
July 17, 2014**

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

I. Roll Call:

Present: Mike DiCillo, Jennifer Frazier, Marge Gantous, John Midlik, Don Spice

Absent: none

Others in attendance: Dan Cegelka, Bob McDermott

II. Approval of Minutes: July 3, 2014

Motion: Approve as submitted

Mike DiCillo moved and Marge Gantous seconded, upon roll call the motion passed unanimously

III. Excuse Absent Members: All members present

IV. Public Participation: None

V. Review:

1. Case 14-07-55 – 2011 Glenwood Dr., steel garage by homeowner Charles Herb

Charles Herb presented plans for a steel garage manufactured by Eagle Carports, Inc. to house his collector cars. All the sides will be enclosed and there will be three garage doors and a man door on the side. The siding, roof and trim will match his house. The size of the garage has been reduced to save costs and eliminate the need of a variance from the BZA.

The Board is requiring:

- A. The siding must be horizontal not vertical to match the home
- B. Reduce the size to 24' x 36'

Motion: Approve as noted

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

2. Case 14-07-56 – 10034 Parkland Dr., gazebo by Yardman's Home Services for Dan Manes

Jim from Yardman's Home Improvements presented plans for new deck and gazebo that will replace an existing flagstone patio. The deck will be 16' deep by 24' wide with a 12' octagonal gazebo overlapping the patio. The deck will be vertically skirted. The deck, gazebo and railings will be constructed from wood.

The shingles on the gazebo will match the house. The roof inside the gazebo will be finished. John Midlik stated he would like drawings that will show exactly how this is supposed to look in particular the roof. Jennifer Frazier asked if the turned rails will be the same. The applicant replied the railings will be the same but the cannonball finials shown in the picture will not be used in this project.

The Board is requiring:

- A. Submit detailed drawing showing exactly what the gazebo roof will look like.
- B. Submit railing detail
- C. Submit photographs for next meeting
- D. Submit elevation section through gazebo

Motion: Approve as noted

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

3. Case 14-07-57 – 10184 Scenic View Dr. S/L 35, new single family dwelling by Pulte Homes

The applicant presented plans for a 5,302 sq. ft. Crestwood model single family dwelling. The siding will be Cape Cod gray; trim, white; front door, black fox; brick, signature blend; stone, mountain majestic ledgerstone; shake siding, vintage wicker and the roof will be weathered wood.

The Board is requiring:

- A. Add full height brick returns on left elevation: see page 7.21b4
- B. Remove band boards: see page 7.21b4
- C. Add louvered vents on both ends of the gable: see page 7.21b4

Motion: Approve as noted

John Midlik moved and Mike DiCillo seconded, upon roll call the motion passed unanimously.

4. Case 14-07-58 – 2041 Meadowood Blvd. S/L 22, new single family dwelling by Pulte Homes

The applicant presented plans for a 4,580 sq. ft. Saratoga II model single family dwelling. The siding will be vintage wicker; trim, white; front door, rook wood green; brick, country road; and the roof will be weathered wood.

The Board is requiring:

- A. Remove band boards: see page 7.05b3
- B. Add louvered vents on both ends of the gable: see page 7.21b4

Motion: Approve as noted

John Midlik moved and Mike DiCillo seconded, upon roll call the motion passed unanimously.

5. Case 14-07-59 – 2054 Meadowood Blvd. S/L 8, new single family dwelling by Pulte Homes

The applicant presented plans for a 4,891 sq. ft. Crestwood model single family dwelling. The siding will be antique parchment; trim, white; front door, ripe olive; shutters, musket brown; brick, country road; shake, Tuscan clay; board & batten, colonial ivory, and the roof will be weathered wood. The applicant stated these plans will demonstrate the full returns inside the porch and two foot returns on the outer corners of the building. Jennifer Frazier noted that windows are not shown on the elevations. The applicant pointed out that there are two 32" x 16" windows on the side and these are shown on the foundation plan.

The Board is requiring:

- A. Add louvered vents on both ends of the gable: see page 7.19b2

Motion: Approve as noted

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

6. Case 14-07-60 – 2070 Meadowood Blvd. S/L 38, new single family dwelling by Pulte Homes

The applicant presented plans for a 5911 sq. ft. Huntington model single family dwelling. The siding will be Tuscan clay; trim, white; front door, Van Dyke brown; shutters, musket brown; brick, red range velour; stone, autumn sunset ages ledgerstone and the roof will be weathered wood. The applicant stated he had a late change order and asked if the Board had revised drawings showing changes to the windows on the rear elevation. Jennifer Frazier suggested offering this window placement to everyone who orders the Huntington model. John Midlik pointed out this is a hip roof so there will be no vents. Jennifer Frazier pointed out that the side of the house facing Glenwood Dr. is the most visible and will be seen by everyone coming down the street and adding a window will help offset the span of siding on the left elevation.

The Board is recommending:

- A. Add a window to master walk-in closet stacked above window in bathroom # 4

Motion: Approve as noted

John Midlik moved and Mike DiCillo seconded, upon roll call the motion passed unanimously.

7. Case 14-07-61 – 2242 Pinnacle Pkwy., wall sign by A-Sign-Above for Facial

The applicant presented plans for a 60" high by 120" long composite aluminum and PVC wall panel sign for the north elevation. The background is white, lettering black with a circular logo in a gradation from navy to silver. The sign will be attached to the building with tap-con fasteners. The Board noted the dimensions of the letters and logo on the submitted plans.

Motion: Approve as noted

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

8. Case 14-07-62 – 2608 Glenwood Dr., replacement signage by Signarama for Goddard School

The owner of The Goddard School explained to the Board that Goddard has changed their logo and this brought about their change in signage.

A. Wall Sign

This is a 28" high by 116" long non-illuminated high density urethane panel sign with Dark Blue (PMS 295C) and Red (Matthews Paint MAP00643) letters

Motion: Approve as submitted

Mike DiCillo moved and Jennifer Frazier seconded, upon roll call the motion passed unanimously.

B. Planter Sign

This is a 34" high by 72" wide double sided replacement panel that will be supported by the existing masonry pillars. The face will be white and the colors the same as the wall sign.

The Board noted there will be no 4" changeable copy section on the sign.

Motion: Approve as noted

John Midlik moved and Mike DiCillo seconded, upon roll call the motion passed unanimously.

9. Case 14-07-63 – 11660 Ravenna Rd., re-face sign by owner for Euphoric Day Spa

The applicant explained she has recently leased this space and will be re-facing the existing white polycarbonate sign face with red vinyl letters.

Motion: Approve sign as submitted

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

10. Case 14-07-64 – 8054 Darrow Rd., planter sign by Speedpro Imaging for New Adventures

Tom Lane explained to the Board that he is updating his logo and would like to change his planter sign. He explained he has closed his restaurant and will be expanding his existing childcare business into that space. He explained he will be removing the existing vinyl lettering from the existing sign and replacing it with new vinyl copy. The Board would like to see a drawing that is more reflective of what the sign is going to look like. The Board has concerns about the height and angles on the sign as represented.

Motion: table for dimension of sign

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

11. Case 14-07-46 – 11178 Heritage Dr. reverse gable patio roof by American Builders for David Miller

The applicant re-appeared before Board with new drawings and photographs. The drawings show panels of faux stone in the gable end of the roof addition. Jennifer Frazier pointed out the material is easily dented and would not hold up to animal damage or weather conditions. The deck has beveled corners. The two outside corners are clipped at a 45 degree angle. The columns will be outside the clipped corners in line with the end joist and the box joist so that they would line up inside. The two columns that are in front and the two columns at the house will come through the deck alongside the end joists and box joists and the railings will be re-attached to what is there.

The Board is requiring:

- A. No faux stone to be used in the gable end; ask the customer to choose siding

Motion: Approve with option of board and batten, horizontal siding similar to siding on house or shake shingles. Color to match existing or slightly lighter or darker or similar earth tones.

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

VI. Work Session: None

VII. Adjournment: As there was no further business before the Board Jennifer Frazier moved and Marge Gantous seconded and the meeting was unanimously adjourned at 7:45 p.m.

ARB 07/17/2014
Donald R. Spice, Chairman

Marilyn L. Freed, Secretary