

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
April 20, 2017

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

I. Swearing in Members:

Maureen Stauffer administered the Oath of Office to Donald R. Spice, Jennifer M. Frazier and Traci Bonvenuto

II. Roll Call:

Present: Traci Bonvenuto, Jennifer Frazier, Marge Gantous, John Midlik and Don Spice

Absent: None

Others in Attendance: Dan Cegelka, Building Department; Maureen Stauffer, Council

III. Approval of Minutes: April 6, 2017

Motion: Approve the minutes as written

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

IV. Excuse Absent Members: All members present

V. Public Participation: None

VI. Review:

VII.

1. Case 17-04-026 – 10336 Fox Hollow Cir., Front Porch with Pergola for Eric & Romona Redding by Steven Shick

Steven Shick and the homeowner Romona Redding presented their revised plans for review by the ARB. Mrs. Redding explained they used the Board's advice and considered new options for a pergola. After considering several options they settled on the plan presented this evening which is a small deck with a railing and a pergola style awning. The deck will be constructed in a gray composite material that will match the stone and existing concrete. The railing around the deck will be white. The pergola style awning, viewed from the side, will appear similar to a bracket supporting beam. The brackets, beams and pergola will be in white and provide the homeowner shade. Jennifer Frazier inquired how the brackets will be attached to the exterior of the house, specifically if the stone would be crushed. Steven Shick said he will look for studs. Don Spice thought the vertical support was long enough to attach in several places and it will be strong enough given the distance and multiple attachments and it should go right on top the brick. Jennifer Frazier thought the plan presented would not compete with the porch columns but it would need to be centered over the front windows. The applicant thanked the Board for their advice and help with this project.

Motion: Approve as submitted

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

2. Case 17-04-033 – 9615 Simsbury Ct., Pavilion & Outdoor Grilling Area for Sam and Michelle Taylor by Suncrest Gardens

Jeffrey Conn with Suncrest Gardens presented plans for a pavilion with an outdoor grilling area. This will be an open sided shade pavilion behind their home. An existing hot-tub will be removed and replaced with an outdoor grilling area. The applicant presented pictures to the Board. The pitch on the roof line and shingles on the pavilion will match the home. This pavilion will have a 1" x 6" rough sawn cedar fascia with rough sawn cedar braces and rough sawn cedar wrap posts set on top a cultured stone base. The under- side of the pavilion will be tongue and groove pine. The outdoor kitchen area will be in the same cultured stone with a granite counter. An existing deck will be removed and some existing steps up into the house will be dismantled and replaced with the same type of masonry steps with a stone riser and

stone cap. Marge Gantous clarified there will be no changes to the house. Access to the new area, stamped concrete and drainage was all reviewed by the Board.

Motion: Approve as submitted

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

3. Case 17-04-034 – 2816 Veron Ln., Exterior Renovations for Dr. Joe Coney by George Clemmens Architecture

George Clemmens the Architect for the Coney residence presented his plans for correcting and improving an addition in which construction was suspended last year. The re-designing and re-construction of a sunken area and retaining walls outside the basement was the impetus for this submission before the Board. The Architect explained his purpose is to make this a more successful open area. The room above the sunken area will remain. The roof will be re-built and tearing out the existing sunken area and rebuilding that. Thin brick will replace a tall thin strip of vinyl siding near the front of the house. A balcony and fireplace will be added to the house. The new balcony will be cantilevered off the 2nd story, south elevation. Jennifer Frazier clarified this is a two story outdoor space starting at the basement level with a room above it. The fireplace will be added to the rear elevation and two windows on the 2nd story will be relocated to accommodate it. There will be black aluminum fencing around the sunken area.

Motion: Approve as submitted

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

4. Case 17-04-035 – 2000 Trailwood Dr., 1st & 2nd Story Addition for Jeff McQuate by Property Renewals

Scott Frey with Property Renewals presented plans for a 1st and 2nd story addition. The addition will be above the garage on the 2nd. floor and will be a bonus room and a new bedroom with a bathroom and laundry. The addition on the 1st floor will be an infill and will house a mud room, lavatory and pantry. All the windows in the house will be replaced and all the existing aluminum siding will be replaced with vinyl siding. Jennifer verified there is a playground to the rear of this property: so there are no neighbors to the rear. There will be a little decorative roof over the garage door. John Midlik confirmed the window trim on the front window trim will remain, however Mr. Frey will case them. The siding will be a dark gray traditional siding with vinyl cedar shake in the gables.

Motion: Approve as submitted

John Midlik moved and Traci Bonvenuto seconded, upon roll call the motion passed unanimously.

5. Case 17-04-036 – 10349 Fox Hollow Cir S/L 14, New Single Family Dwelling by Ryan Homes

Jeremy Feehan with Ryan Homes presented plans for a 3,646 sq. ft. two story, "Florence" model single family dwelling. The siding will be natural almond; shake, sandy tan; trim, white; front door, French roast; shutters, brown; brick, sugar creek; stone, autumn buckeye ledgerstone and the roof will be weathered wood. This is the last home site in the Fox Hollow development. Jennifer Frazier verified there is a full brick return on the garage wall under the porch.

The Board is requiring:

- A. Page A-1 -- Add a garage man door to the right elevation
- B. Page A-1 -- Add one basement window to the left elevation

Motion: Approve as noted

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

6. Case 17-04-037 – 2711 Hunters Ridge S/L 8, New Single Family Dwelling by Ryan Homes

Jeremy Feehan presented plans for a 5,488 sq. ft. two story, "Torino" model single family dwelling. The siding will be silver mist; trim, sandy tan; front door, Aurora brown; shutters, terra brown; brick, sugar creek; stone, Conestoga ledgerstone and the roof will be weathered wood.

The Board is requiring:

- A. Page A-1 – Add two basement windows one on the left elevation and one on the right elevation.
- B. Page A-1 – Add a garage man door to the left elevation

Motion: Approve as noted

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

7. **Case 17-04-038 – 10153 Corbetts Ln S/L 83, New Single Family Dwelling by Pulte Homes**

The applicant with Pulte Homes presented plans for a 5,271 sq.ft. two story "Birmingham" model single family dwelling. The siding will be storm; shake, platinum grey; trim, glacier white; front door, tricorn black; shutters, black; brick, signature blend; stone, vintage wine fieldstone and the roof will be weathered wood.

The Board is requiring:

- A. Page 7.15b2 -- Add garage man door to the right side elevation

Motion: Approve as noted

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

8. **Case 17-04-039 – 2097 Spring Ridge Dr. S/L 89, New Single Family Dwelling by Pulte Homes**

The applicant presented plans for a 5,932 sq.ft. two story "Birmingham" model single family dwelling. The siding will be Cape Cod gray; shake, glacier white; trim, glacier white; front door, dark night; shutters, midnight blue; brick, country road; stone, charcoal mist ledgerstone and the roof will be weathered wood.

Motion: Approve as submitted

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

9. **Case 17-04-040 – 2098 Spring Ridge Dr. S/L 88, New Single Family Dwelling by Pulte Homes**

The applicant presented plans for a 6,212 sq.ft. two story "Huntington" model single family dwelling. The siding will be storm; shake, glacier white; board and batten, Cape Cod gray; front door, dark night; shutters, midnight blue; brick, old hickory; stone, charcoal mist ledgerstone and the roof will be weathered wood.

Motion: Approve as submitted

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

10. **Case 17-04-041 – 8960 Darrow Rd. Change to Directory Sign for Panera Bread by Cicogna Sign**

Brad Petro with Cicogna Sign Company asked the Board to permit Panera Bread to use corporate colors and corporate font on the new directory sign on Darrow Rd. at Town Center Plaza. Jennifer Frazier asked if the directory board was already installed. The applicant replied he did not think the new sign had been installed. This will be the first name plate to use corporate colors and lettering. The applicant informed the Board that Panera currently has three signs located on the property with a green background. This is the first tenant to come forward requesting a color change from the required gray background. The question became will this be the only tenant to request a color change? If not, what will the Board permit in the future and will the directory sign begin to be too colorful to read?

Motion: Approve this sign as submitted

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

VIII. Work Session:

Case 17-03-018 – 8903 Twin Hills Dr. Addition to Young Explorers by D.S. Architects

When these plans were submitted to the plans examiner, Charles Corcoran, he determined the fire wall was not needed. Doug Fuller of DS Architecture presented revised plans to the Board and Doug Fuller and the Board reviewed the revisions together. This revision removes the part of the wall that would be seen from the outside and changes the roof line.

Motion: Approve the revision as submitted today

IX. Adjournment: As there was no further business before the Board Marge Gantous moved and Traci Bonvenuto seconded and the meeting was unanimously adjourned at 7:15 p.m.