

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

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. Roll Call:

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

Absent: Marge Gantous

Others in attendance: Bob McDermott, Dan Cegelka

II. Approval of Minutes: April 4, 2014

Jennifer Frazier wanted to clarify that an existing sign post at 9044 Church St. will be replaced with a similar, new sign post.

Motion: Approve as submitted

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

III. Excuse Absent Members:

Motion: Excuse Marge Gantous from this evening's meeting

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

IV. Public Participation: None

V. Review:

2. Case 14-04-19—1910 Dooridge Dr., New Garage for Anthony Demchak by Class I Remodeling

Applicant cancelled for this evening

3. Case 14-04-20 – 10076 Dayflower Dr., Replace 3 season room with 4 season room and deck by homeowner Jerry Leonard

The homeowner, Jerry Leonard, presented his plans to the Board. The homeowner has an existing 3 season patio enclosure constructed on a deck that he would like to replace with a 12' x 16' four season room. The existing deck will be removed and replaced with a foundation. The applicant is proposing a structure with mostly windows, 2" x 6" exterior framing providing plenty of room for insulation. There will be a small attached deck either 8' x 8' or 10' x 10'. There will be baseboard heating and the vents from the existing house will also be extended into the new crawl space. Don Spice clarified that everything about the original deck will be gone. The windows will match the existing windows. There will be brick above grade. The homeowner commented that the new deck will eventually step down to a new patio. The Board suggested using white vinyl for the new deck railing.

The Board is noting:

1. Requiring the deck to be 10' x 10'
2. Requiring the handrail to be white
3. Recommending the installation of the optional 4th window on east elevation

Motion: Approve as noted

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

4. Case 14-04-21 – 10185 Scenic View Dr. S/L 29, New Single Family Dwelling by Pulte Homes

The applicant extended an invitation to the Board members to visit the models and subdivision. This will

be a Birmingham model to be constructed on S/L 29. This proposed single family dwelling will be 4,684 sq. ft. The siding will be Tuscan clay; the shake siding, maple; trim, white; front door, rookwood dark brown; shutters, coffee brown; brick, signature blend; stone, Glacier Valley ledgerstone, and the roof will be weathered wood. The applicant stated that they will add a 3' x 3' landing at the back that is not shown on the plans.

The Board is requiring:

- A. Add a window to right side elevation bedroom 3, location optional match the window size to match either the size in the front of bedroom or the size that is in the bathroom (2.0 x 4.0 or 3.0 x 5.3) see sheet 7.15b4
- B. Add two porches; one on each gable end, Pulte to determine shape – see sheet 7.15b4

The Board corrected the submission:

- A. The 1st floor window on the right side elevation was omitted from the elevation to match the plan – see sheet 7.15b4

Motion: Approve as noted

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

1. Case 14-04-17 – 9044 Church St., Variance for Planter Sign for Laudan Title by E.S. Sign Group

Motion: Move this case to the end of the meeting

Jennifer Frazier moved and John Midlik seconded

Don Spice commented that a variance is needed for the planter sign to be within the right of way by 13 feet.

Motion: Grant a 13 foot variance for this sign. Thirteen foot being within the right of way of Church Street

Don Spice moved and John Midlik seconded, upon roll call the motion passed unanimously

For the record the Board granted an easement of 23 feet because we should be 10 feet away from the right of way.

VI. Work Session:

The Board discussed Materials Standards for Commercial Districts. Don Spice suggested the discussion be directed by what kind of buildings we would see in the downtown area. The Board reviewed the memo from Larry Finch dated 08/02/2013. They reviewed Primary Materials, Accent Materials and Unacceptable Materials as shown in the memo. The Board thought the only unacceptable material was cinder block. The Board thought it was important to keep in mind that new construction materials are being put into use all the time. Jennifer Frazier thought glass should be added; Don Spice suggested aluminum be added. There has been some discussion that there may stores on a lower level with apartments above in the proposed construction area. The Board thought masonry on the lower level and have a residential look on the top by using (inaudible). John Midlik noted that Pulte's new house will have five different materials on the exterior. Don Spice said the first thing that defines a building, to him, is the massing of the building. What a building looks like is not just what materials are used. There are many components to a buildings look. Our goal would be to attempt to describe what a good design as a way to start. The character of the building ought to portray what it is used for. It should be designed in such a manner that it would focus you toward the entrance. Roofs should be done in such a manner that they make sense. A grouping of buildings could be more interesting if the buildings were not constructed with the same materials but they have the same quality and same design techniques. Jennifer Frazier thought massing was more important than materials. Good materials will not compensate for the lack of good design. Jennifer Frazier stated massing needs relief on an exterior face and transitional spaces are necessary. There needs to be a rhythm to the windows. The Board will contact Larry Finch and suggest a meeting.

VII. Adjournment: As there was no further business before the Board, Mike DiCillo moved and John Midlik seconded and the meeting was unanimously adjourned at 7:20 p.m.

Donald R. Spice, Chairman

Marilyn L. Freed, Secretary

