

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
April 18, 2019

Board President, Don Spice, called to order the regularly scheduled meeting of the Architectural Review Board for the City of Twinsburg at 6:00 p.m.

I. Roll Call

Present: Traci Bonvenuto, Jennifer Frazier, John Midlik, Marge Gantous, Don Spice
Absent: None
Others in attendance: Dan Cegelka, Building Department; Greg Bellan, City Council

II. Approval of Minutes: April 04, 2019

Motion: Approve minutes from April 04, 2019 as submitted

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

III. Excuse Absent Members: None

IV. Public Participation: None

V. Review:

1. Case 19-04-33 – 10352 Jessica Court – Pergola – John Tuggle – JTC Contractors

- John Tuggle presented on behalf of JTC Contractors and the homeowners. John Tuggle advised the Board that the pergola presented is part of a deck and concrete pad that has already been approved by the Building Division. The pergola is a 10 foot by 12 foot prefabricated structure made out of unfinished western red cedar wood. The wood will have clear sealer applied once completed. John Tuggle explained that the pergola will also have footers and will be bolted to the concrete.

Motion: Approve as submitted

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

2. Case 19-04-34 – 2065 Spring Ridge – Home Addition – Rich Miller – RM Construction

- Rich Miller presented on behalf of RM Construction and the homeowners. Keith Novak of RM Construction was also present. Rich Miller advised the Board he was presenting the “home addition” of an under deck storage area and two pergolas, one on top of the deck and the second on the side of the patio. Rich Miller advised the Board that the deck was approved, however Dan Cegelka advised that is incorrect, the deck was under review by the Building Division, pending approval.
- Jennifer Frazier inquired the location of the property. In turn Dan Cegelka advised this property is in the northern most part of the Corbetts Farm subdivision.
- John Midlik inquired what type of covering would be over the storage area and Rich Miller advised it would be a metal roof.
- John Midlik inquired what the top of the pergolas will look like in regards to decorative detail. Rich Miller advised the homeowner wanted a pergola with beam wrapping and 2x6 rafters and that it will be plain and modern in design. John Midlik inquired what type of material is being utilized for the rails and Rich Miller advised it will be a dark brown or black vinyl. The spindles will be aluminum and vinyl wrapped. Rich Miller also advised he is uncertain if the deck will be stained, painted, or left untreated.
- Jennifer Frazier inquired what types of walls were being erected for the storage area. Rich Miller advised the walls will be regular 2x4 construction with vertical siding the match the existing.
- After confusion of the plans that were submitted, Jennifer Frazier advised the existing sliders on the home will remain but will be under the proposed deck. There will be a pergola on the top of the deck,

one pergola on grade level, and a 6x12 “addition” which was clarified as a deck enclosure. The deck enclosure will have a sliding barn door. Rich Miller advised there is only one entry to the deck enclosure and the side of the enclosure will be vertical siding to match the existing home.

- Traci Bonvenuto inquired if the homeowner received HOA approval yet and Dan Cegelka advised they have not.

The Board is requiring:

1. Pictures of all elevations of existing home
2. Rail style detail, pictures, materials
3. Color/finish of the deck
4. Top view of each pergola showing decorative detail
5. Detail of the barn door. Material, colors, size, etc.
6. Floor plan of the grade level of enclosed area showing where the door is, where the stairs land, and where pergola lands
7. Letter of HOA approval

Motion: Table; Revise and resubmit

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

3. Case 19-04-35 – 2948 Darlene Court – New Single Family Home – Jamey Heinzman – Pulte

- Jamey Heinzman presented herself to the Board on behalf of Pulte Homes. The home will be a 3,168 square foot (finished space) Continental style home with a three car front load garage, five bedrooms and three baths. Pulte’s color scheme two will be utilized on the exterior of the home. Jamey Heinzman advised that all exposed foundation will be covered with brick to grade.
- Jennifer Frazier advised the front of two car garage needs more decorative detail. Jamey Heinzman advised Pulte can mirror the freeze board from the third car garage with a shed roof. Jamey Heinzman also advised the homeowners are open to the idea of adding stone to the two car garage bay and the smaller gable. Jennifer Frazier advised, that isn’t necessary, however the Board would be in favor with them adding stone if they so choose. Jamey Heinzman advised she will speak to the homeowner and if they choose to add stone, Pulte will resubmit the revision if that is the case.
- During Case 19-04-37 2958 Darlene Court, it was discovered that it is the same home and Twinsburg’s Look a Like ordinance is to have two homes on either side of different style. The Board is requesting additional changes to this home.

The Board is noting:

The front elevation of the two car garage to have an approximately 12 inch shed roof, eave to eave with freeze board underneath. Add a wrap around stone wainscot to the two car garage bay with a height to the bottom of the dining room with a stone ledge. The stone should wrap two feet on the right side and the left side to the house.

Motion: Approve as noted

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

4. Case 19-04-36 – 2952 Darlene Court – New Single Family Home – Jamey Heinzman – Pulte

- Jamey Heinzman presented on behalf of Pulte Homes. The home will be a 2,666 square foot Ascend Elevation Three style home with a four foot garage extension, two car front load garage, three bedrooms and three baths. Pulte’s color scheme 23 will be utilized on the exterior of the home.
- Jennifer Frazier inquired about the interior layout/uses of the two flex rooms. Jamey Heinzman advised the Board that they are usually for an office or walk-in closet; however the homeowner wants the interior layout as presented where a door enters the flex room off the laundry room.
- Jennifer Frazier inquired about the size of the attic space as the roof is high. Jamey Heinzman advised there would be trusses, plywood bottoms and an access with a 8 to 10 square foot space for storage.

The Board is noting:

Change the rear gable to a 7/12 pitch to match the main front gable. Shift the slider door to the right under the sunroom window.

Motion: Approve as noted

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

5. Case 19-04-37 – 2958 Darlene Court – New Single Family Home – Jamey Heinzman – Pulte

- Jamey Heinzman presented herself to the Board on behalf of Pulte Homes. The home will be a 3,168 square foot (finished space) Continental style home with a three car front load garage, five bedrooms and three baths. Pulte's color scheme 16 will be utilized on the exterior of the home.
- Jennifer Frazier inquired if this was the same home that was presented in Case 19-04-35. Jamey Heinzman advised it is with a different color scheme. Jamey Heinzman advised the Board that the owners of the two homes are relatives. Jennifer Frazier advised there is a Look a Like ordinance where there needs to be two houses on the left and right along with across the street that are of different structure/look. Jamey Heinzman advised that the two homeowners were aware that there could be changes and are open to the Boards suggestions.
- The Board discussed several different options available to ensure that the homes do not look the same. Please see Case 19-04-35 for changes that have occurred as a result.

The Board is noting:

Horizontal band board on the front elevation of the two car garage and it should be taken back to the beam on the porch. The eave of bedroom three should have board and batten siding.

Motion: Approve as noted

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

6. Case 19-04-38 – 8900 Darrow Road – Wall Sign – Joe Berdine – Sign-a-Rama

- Joe Berdine presented on behalf of Sign-a-Rama and his client Chiromax. The business currently has the sign above one door and would like to remove the letters, add it to a new raceway and place it on the brick above the awing of suite H102. Sign-a-Rama will also remove the old raceway and cover/repair.

Motion: Approve as submitted

Marge Gantous moved and Traci Bonvenuto seconded, upon roll call the motion passed unanimously.

7. Case 19-04-39 – 3283 Cannon Road – New Single Family Home – Joe Kerrigan – Homeowner

- Joe Kerrigan, homeowner presented the case to the Board. Julia Judd from Wayne Homes was also present. Joe Kerrigan advised the home will be a 1,785 square foot home with three bedrooms, two bathrooms split level home with a two car attached garage. Julia Judd advised the siding will be in the color cast iron. The shutters will be in the color clay. The shingles will be in the color pewter. The trim, garage door, and front door will be in the color glacier white.
- Marge Gantous inquired about the findings from the BZA meeting this property was presented at. Joe Kerrigan advised that the BZA Board approved the variance on the property.
- Marge Gantous recommends but does not request placing an overhang over the front door.

The Board is noting:

Add a man door on the back of the garage approximately two feet from the wall. Add an overhang over the front door with 4x4 wrapped posts. The overhang can be a gable or a shed roof. If a gable is used, the gable should match the one next to it. Widen the front stoop to match the overhang. The Board recommends a window centered over the garage, left side elevation. Marge Gantous also recommends the overhang but does not require it.

Motion: Approved as noted

John Midlik moved and Jennifer Frazier seconded, Traci Bonvenuto voted no, the motion passed.

8. Case 19-04-32 – 10200 Alger – Roof over Deck – Julie Cain – Homeowner

- Julie Cain, homeowner presented on behalf of the project. The roof over the existing deck will be a roof attached to the house that has white, wrapped vinyl posts with open unfinished, stained exposed trusses underneath. The roof line will match the existing pitch. The roof will have shingles to match the existing home. There will be white trim board with gutters on the side. Jennifer Frazier inquired if there was going to be walls. Julie Cain advised no in return. Jennifer Frazier asked if there was going to be electric under the roof and Julie Cain advised there would be and it would have a light or ceiling fan.

Motion: Approved as submitted

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

VI. Work Session:

- 8984 Darrow Road – Wall Sign. Paul McGee, building owner and Dr. Bradley Gair, building tenant spoke to the Board regarding a sign program for the building. Currently facing Route 91, there is a planter sign and an illuminated UPS Store wall sign. The tenants are looking to have illuminated signs on both the front and back of the building for the other two vendors in the building which is a dentist office and a chiropractor practice. The Board discussed several options on what can be done including blade signs, an updated planter sign, or illuminated signs with a blue background. The Board is not in favor of having a sign being squeezed in above the windows. The Board unanimously agrees there should be signs on the building and the Board understands the importance of promoting their business. The Board finished by suggesting the owner to speak to the sign companies to get their professional opinions as well.

VII. Adjournment: As there was no further business before the Board, Marge Gantous moved and Jennifer Frazier seconded and the meeting was unanimously adjourned at 8:05 p.m.

Donald R. Spice, Chairman

Julie E. Marinin, Secretary