

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
October 18, 2018

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

Absent: none

Others in attendance: Dale Steppenbacker, Building Department

II. Approval of Minutes: October 04, 2018

Motion: Approve the minutes of October 4th.

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

III. Excuse Absent Members: All members present.

IV. Public Participation: None

V. Review:

1. Case 18-10-066 – Demolition of building at 9842 Darrow Rd. owned by City of Twinsburg

Larry Finch, Director of Community Planning & Development for the City of Twinsburg, appeared before the Board requesting demolition of the building at 9842 Darrow Road. He stated the original structure, a school house, was constructed in 1890. The Board viewed photographs of the structure. The original structure has been added onto and modified several times. Interior walls and plumbing have been added to turn the structure into a residential dwelling. A person can get a sense of the original building from the eastern elevation. All these changes to the building were done before the City purchased the property. There is also a detached garage on the property. Marge Gantous inquired, and Larry Finch replied, an asbestos survey has been carried out and no asbestos was found in the structure. Don Spice stated the building may have been heated by oil. There is a cistern along the south side of the structure. The intent of the City would be to establish a trail head for the park network on this site. The foundation stones and the hand hewn beams could be incorporated into a gazebo or other structure. John Midlik thought the beams probably would have come from trees on the property. John Midlik asked if this would basically be a parking lot. Larry Finch stated there might be a gazebo or something that could be constructed with the stone and timber. John Midlik asked how long the city has owned the property. Larry Finch stated since 1998. Don Spice stated he has not seen the building up close for a long time. He inquired if there was anything that would identify where the original building was. Larry Finch stated the only thing that could be relied upon to get a feeling as to where the original structure is would be by looking at the foundation. Don Spice asked when the building was built. Larry Finch stated the county records show 1890. Don Spice stated that many of the old structures have foundations constructed of stone quarried from a site here in Twinsburg. Don Spice suggested identifying the foundation for that building and put a small building that would remind the residents of what we once had and could be worked in with the park system in that it could be a place that had maps or photos and make use of it. Larry Finch told the Board members about a free standing stone chimney located about 500 feet from this building. This chimney is apparently all that remains of seven small cabins that were associated with an Inn that was constructed on the property just immediately north of this. Larry Finch encouraged the Board to view the site to see that the original structure has been substantially modified. Marge Gantous clarified the basement is under the original structure only; not the added on portions of the building. John Midlik asked if photographs of the old school have been found. Larry Finch stated he was not aware of any and he did not think the Historical Society had any photographs either. Don Spice commented he thought there were at least two other district schools in Twinsburg; one on Chamberlin Road and another on Liberty Road. Jennifer Frazier stated she would be interested in the beams being saved for educational purposes in a pavilion. Traci Bonvenuto ascertained Twinsburg's City Council asked Larry Finch to present the demolition to the Architectural Review Board.

Motion (A): To approve the demolition with the condition that the beams and the joists be preserved to be re-used on the site with an educational, identifying, plaque that explains what they are and the significance of them being from one of the original schools. If there are foundation stones that are in good shape and could be re-used I would want those to be re-used on the site as well.

Jennifer Frazier moved and John Midlik seconded, -- vote not taken

Don Spice stated he wouldn't do that right now. He would like everyone to go look at the site as it is now. Don Spice did not think there would be any question about the structure being torn down. Larry Finch stated there is no rush. Don Spice wanted to see it and understand the building. Larry Finch thought viewing the site may give the Board ideas on how other things could be utilized. Don Spice asked if the City has maintained the building. Larry Finch stated the roof was replaced not that long ago. The HVAC system is not in working order. The city used the building for equipment storage. Larry Finch stated he would be happy to arrange a meeting time. Larry Finch recommended sturdy foot ware.

Motion (B): Amend the previous motion holding off until we, as a Board, go look at the property and bring this again before us maybe in the next meeting.

Marge Gantous moved – motion not seconded – vote not taken

Motion (A) Continued: Based on our further discussion we are going to visit the site before approving the demolition so I will withdraw my motion.

Jennifer Frazier moved and John Midlik seconded, -- vote not taken

Motion (C): Table the case until a site visit has occurred.

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

2. **Case 18-10-067 – Demolition of Pro Shop at 2615 Glenwood Dr. owned by City of Twinsburg**

Dale Steppenbacker explained this is the old pro shop at the golf course and is in a deteriorated condition with rotting siding. Don Spice stated the building has sustained hard use. Don Spice inquired about a propane tank showing in a photograph. Dale Steppenbacker stated he did not know what devices the propane tank serviced. Marge Gantous inquired how the space would be used. Dale Steppenbacker stated he did not know. Marge Gantous stated this was a make shift pro-shop with nothing special or nice about the building. Jennifer Frazier expressed concern that without an applicant the Board could not vote for the demolition today. Jennifer Frazier thought with the new building on the site she did not think people would want to hold onto this old pro shop on the same site. Dale Steppenbacker stated he thought the Board could vote. He wasn't asked to represent the City but he was asked to look at the building and be prepared to answer questions on it. Don Spice asked who would demolish the building and what would happen to the foundation. Dale Steppenbacker thought it was a monolithic pour. Jennifer Frazier did not want to set a president and decide a case without an applicant. Jennifer Frazier asked Dale Steppenbacker if he is the representative for the City tonight. Dale Steppenbacker replied basically the applicant is the Building Commissioner and he is representing him and his department.

A. Motion: Approve demolition of the old pro shop.

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

B. Motion: Issue Certificate of Appropriateness

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

3. **Case 18-10-068 – 9367 Chamberlin Rd. Tear down, Re-build Single Family Dwelling by W & W Development Company**

Willie Trowsdell of W & W Development Company appeared before the Board requesting permission to demolish a single family dwelling constructed in 1952. John Midlik ascertained this is a long thin site approximately 3.5 acres. An unidentified woman stated she has been the owner of the property since 1954. Mr. Trowsdell explained to the Board that site plans were not available to review this evening because Summit County needs to approve a septic system and determine the location for the septic

system before the footprint of the house can be shown on the topo. If the county failed to approve the septic system then the project could possibly not go forward. The Building Commissioner gave his permission to proceed as far as possible without the site plan. Don Spice and Jennifer Frazier explained the site plan is important to the Architectural Review Board. It helps them to know where the house will sit on the site, where the driveway will be, how close the neighbors are. John Midlik ascertained the house sets back 160 feet from the road and the new home will be located in approximately the same place and that there will be a basement under the house.

A. Motion: Approve the demolition of the existing home on the property

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

B. Motion: Issue Certificate of Appropriateness

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

C. New Single Family Dwelling

This is a two story, 4,173 sq. ft. single family dwelling. The siding will be heritage cream; trim, white; front door, musket brown; brick, Key West and the roof will be pristine weathered. Jennifer Frazier noticed the garage door. Mr. Trowsdell stated these plans do not accurately reflect the proposed garage door. The garage door will have raised panels not the three "picture frames" as shown. Jennifer Frazier and John Midlik stated they were happy to see the decorative louver over the garage door. Jennifer Frazier commented the elevations look good. It is nice to see so many windows. The rear elevation is especially well balanced.

The Board is requiring:

1. Page 2 of 6 -- Add a man door to the right side elevation of the garage approximately two feet from the back of the garage
2. Page 2 of 6 – Steps to grade from the sun room slider to grade.

The Board is recommending:

3. Consider an egress window in the unfinished basement for re-sale value and future finishing of the basement.

The Board is noting:

4. Page 2 of 6 -- The garage door will be a standard raised panel door, possibly with windows.

Jennifer Frazier informed the applicant and wanted it recorded that the Architectural Review Board would like to see the site plan to review the orientation when it is available.

Motion: Approve as noted

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

4. Case 18-10-069 – 2237 Heather Lane, 3 season room addition for Mark & Denise Francis by T.M.Z., Inc.

Dale Steppenbacker noted Marge Gantous left the meeting. Dale Steppenbacker passed out the approval letter and signed agreement with the homeowners association. Paul T. Znidarsic with T.M.Z., Inc. presented plans for a 18' wide by 14' deep three season addition with a shed roof. Jennifer Frazier confirmed the homeowner association reviewed these plans. Mr. Znidarsic stated item number 1 of the Agreement requires: "The patio enclosure windows are double hung style with grids and have white sashes, exterior man door must match the side entrance door on unit, all exterior trim is white, all siding must match the existing siding of the unit and the roof of the patio enclosure must have Certainteed, Landmark, dimension singles in the color of *Weatheredwood Blend*." Jennifer Frazier confirmed there will be two pairs 4' x 5' double hung's mulled together on the rear elevation. On the side elevation there will be one pair of 4' x 5' double hung's mulled together.

The Board is noting:

- A. Page A-1 & A-2 – The windows are pared, double hung windows with grids and that all stipulations given by the homeowners association are adhered to.

Motion: To approve it as noted.

Jennifer Frazier moved and Traci Bonvenuto seconded, upon roll call the motion passed unanimously.

5. Case 18-10-070 – 8870 Darrow Rd. Unit F-102B Signage for Jersey Mike’s Subs by Brilliant Electric Sign Company

Dale Steppenbacker informed the Board that there is a letter of approval from the landlord in the file and that these proposed signs meet the requirements set out in the Twinsburg Town Center Sign Program.

A. Illuminated Wall Sign Front Elevation

This is a 14’10” wide by 1’ 6 1/2” high internally illuminated, LED channel letters mounted on a raceway painted to match the building fascia. The letter faces will be red plexiglass and the returns and trim will be duranodic bronze. “Jersey Mike’s Subs” will be all on one line.

Motion: Approve as submitted

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

B. Illuminated Wall Sign Rear Elevation

This is a 10’ wide by 3’ high internally illuminated, LED channel letters mounted on a raceway painted to match the building fascia. The letter faces will be red plexiglass and the returns and trim will be duranodic bronze. “Jersey Mike’s” will be on the first line and “Subs” will be on the second line. This sign is the same size as the sign on the front but the text size is smaller. This sign does not exceed the size of the sign on the front of the building.

Motion: Approve as submitted

Jennifer Frazier moved and Traci Bonvenuto seconded, upon roll call the motion passed unanimously.

VI. Work Session: None

VII. Adjournment: As there was no further business before the Board the meeting John Midlik moved and Traci Bonvenuto seconded and the meeting was unanimously adjourned at 7:03 p.m.

Donald R. Spice, Chairman

Marilyn L. Freed, Secretary