

**DESIGN REVIEW BOARD
CITY OF WILLOUGHBY
REGULAR MEETING MINUTES
JUNE 6, 2018**

PRESENT: Dan Volpe; Paul Garcia; Adam Brown; John Perkovich, Chairman

ABSENT: Bill Henrich

OTHERS: Vicki Grinstead, Secretary

Chairman Perkovich called the meeting to order at 7:03 p.m.

OLD BUSINESS

None

NEW BUSINESS

**Willoughby Union Point Associates, LLC
(former Willoughby Junior High School)
4230 River St.
(Rep.-Bob Orovets, Then Design Architecture)**

**Renovation of existing Willoughby
Memorial Junior High/offices, new
townhomes and duplex units**

Mr. Bob Orovets of Then Design Architecture is representing the application for Willoughby Union Point Associates, for the property located at 4230 River St., Willoughby, OH.

Mr. Orovets stated this is a large project encompassing three buildings on the site. The former Memorial Jr. High building will become offices. There will also be two sets of three-story townhomes and one-story ranch style duplex units. They have received all the approvals needed by various Boards in the city with the exception of the Board of Zoning Appeals which they will appear before next week.

The former Memorial Jr. High building will remain the same with the exception of replacement windows which will be the same white historic style window that is currently there. The back gym/cafeteria area has a level so it was not two stories, but they will remove half of it so they have a partial two-story space. They will also remove the panels and replace them with windows. They have located very similar brick that would match the exterior if they need to do any tuck pointing and will use it on the other buildings to tie the project together. The parapet and coping are bad, so they will be replaced with stone and matching metal coping. The gable roof will be replaced with a slate textured shingle (shows sample to the Board). This shingle will also be used on the duplexes. There will be six foot high wood board-on-board fencing between the parking lots, the townhomes and adjacent homes. They will not be adding a lot of landscaping, but will trim up the existing trees and foliage.

In the back will be duplex units with slate shingles and cream color siding with brown accents and face brick to match the existing building. On the three-story townhomes they will use the same stone on the first floor. The front half is a bonus room and the back half is a two-car garage. There will be stone cap for the masonry. They will use the same cream color siding as on the duplex units. There will be brown muntin on the window framing. The accent in the front of the building where the stairs are is a Hardie board reveal system in a smooth wood look in brown. They will use the brown on the railings, the rooftop and lower terraces, which will be a prefinished aluminum.

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Chairman Perkovich wanted clarification on the color scheme and Mr. Orovets stated the buildings will all be the same color scheme and presented the Board with samples.

Chairman Perkovich stated the design seems like three distinct projects. There should be more design cues taken from the original brick building. They would prefer Hardie board siding instead of vinyl siding in a color similar to the brick or a darker tan. He also stated he felt the ranch units are very contemporary. Mr. Orovets stated they are trying to fit into the neighborhood by having pitched roofs and siding. Chairman Perkovich stated it may be the massing or the asymmetry of the windows, but it does not fit into the historic feel of the neighborhood.

Mr. Orovets stated the jr. high has a flat roof and that is why they designed the townhomes with a flat roof. They can also take the brick up higher on the building and change the vinyl siding to Hardie board siding.

Mr. Brown agrees with Chairman Perkovich that the units look modern and do not fit into the historic district. There is also too much brown on the townhomes and would prefer a gray or black; also none of the details tie into the surrounding homes such as windows, arches etc. Chairman Perkovich agreed with Mr. Brown and they could possibly add more canopies as well. The corner tower on the jr. high has a false arch with the soldier coursing; this element could possibly be added to the base of the brick for the townhomes.

Mr. Garcia agreed with Chairman Perkovich's statement and suggestions. There was more discussion on contemporary vs. traditional. They discussed adding more traditional details to the building. He would prefer Hardie board siding instead of the metal panels that are proposed.

Mr. Volpe stated he did not have an issue with the duplex homes because they will be hidden by the townhomes. He does however agree they should break up the cream wall on the townhomes.

Mr. Garcia asked about some large trees that are on the property. Mr. Orovets stated if they put road under the drip line the trees won't survive, but they will do what they can to save them. Chairman Perkovich asked for a motion to table this proposal so the applicant could make some changes to the plan.

Mr. Garcia moved to table the application for Willoughby Union Point Associates, 4230 River St., Willoughby, OH and Mr. Volpe seconded.

ROLL CALL: Yeas: Mr. Garcia; Mr. Brown; Mr. Volpe; Chairman Perkovich
Nays: None
Absent: Mr. Henrich

Motion Carried: Tabled

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Mike Pantaleano
4273 River St.

Demolition of Existing Garage

Mrs. Jen Pantaleano, wife of Mike Pantaleano, is representing the application for the 4273 River St., Willoughby, OH.

Mrs. Pantaleano stated you cannot see the garage from the street. They are currently living out of the county and the home is for sale. The insurance company stated the garage is a hazard and needs to be demolished. They have until June 15, 2018 to remove the structure. There are no plans to build a new garage since the home is on the market. The current garage is very old and small and would not fit today's modern vehicles. Mrs. Pantaleano stated the new owners could construct a new garage. She stated they will install new grass once the structure is removed.

Mr. Volpe moved to approve the application for demolition of the garage for the Pantaleano residence located at 4273 River St., Willoughby, OH as submitted and Mr. Garcia seconded.

ROLL CALL: Yeas: Mr. Brown; Mr. Volpe; Mr. Garcia; Chairman Perkovich
 Nays: None
 Absent: Mr. Henrich

Motion Carried: Approved

New Building (Bank)

4015 Erie St.
(Rep.- Jeffrey Deeds, Visconsi Companies, Ltd.)

New Building

Mr. Jeffrey Deeds of Visconsi Companies is representing the new bank building located at 4015 Erie St., Willoughby, OH.

Mr. Deeds stated the site of the new facility will be located where the existing BP building is on the corner of Mentor Ave. and Erie St. They will demolish the existing building and construct a new bank building. The new building will be 3,500 s.f. They have been approved through various Boards in the city. They received a variance from the Board of Zoning Appeals (BZA) of 88' from the intersection for one of the two curb cuts.

On the east side of the bank building there is a proposed double drive thru for two ATM machines which they received a Conditional Use Permit for. On May 24, 2018 they went before Planning Commission and were tabled for the building architecture and have since made some changes to the plan.

The traffic movement through the ATMs is north to south and there would be no conflicts with the curb cuts. They will have a full cut on Erie St. and on Mentor Ave. they will have a full in, but no left hand turn out.

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Mr. Deeds stated he was asked by the Mayor and Planning Commission to have an easement to put some art and landscaping on the corner of Erie and Mentor Ave. where the bank was going to put their sign. They agreed to negotiate an easement, which has not yet been done. The city will install some artwork and landscaping and would maintain this easement. In return they asked for two smaller signs at each curb cut.

The original building plan has a stone water table 3' around the entire building with Hardie board siding and white trim. The new building proposal has a water table in brick around the entire building. The entrance is virtually all brick. The western elevation is almost all brick except for the peak. The northern elevation is the same look as the southern elevation. They have a medium tone brick with a gray Hardie board siding and white coping. The roof is a charcoal color and there is a carriage and utility light. They also narrowed down the dormers on either side.

Chairman Perkovich stated he appreciated the additional brick they added to the building, but would like to see more brick on the north and south elevations to fit in with the historic feel of downtown. Mr. Volpe agreed that they should put brick under the main gables on both sides. Mr. Deeds agreed to add brick to both the north and south elevations below the coping.

Mr. Garcia moved to approve the application for the new bank building, 4015 Erie St., Willoughby, OH as submitted with the stipulation that brick is added to the north and south elevations below the coping as discussed and Mr. Brown seconded.

ROLL CALL: Yeas: Mr. Volpe; Mr. Garcia; Mr. Brown; Chairman Perkovich
 Nays: None
 Absent: Mr. Henrich

Motion Carried: Approved

MINUTES

May 2, 2018

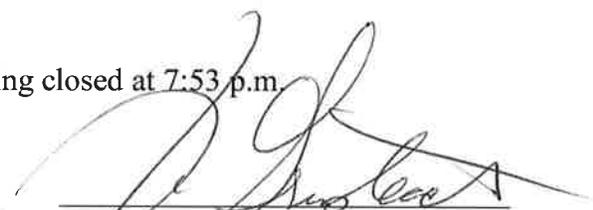
Mr. Volpe moved to approve the minutes for May 2, 2018 as submitted and Mr. Garcia seconded.

ROLL CALL: Yeas: Mr. Garcia; Mr. Volpe; Chairman Perkovich
 Nays: None
 Absent: Mr. Henrich
 Abstain: Mr. Brown

Motion Carried: Approved

There being no further business the regular meeting closed at 7:53 p.m.


Chairman Perkovich


Vicki Grinstead, Secretary