

**DESIGN REVIEW BOARD
CITY OF WILLOUGHBY
REGULAR MEETING MINUTES
JULY 18, 2018**

PRESENT: Dan Volpe; Paul Garcia; Bill Henrich; Adam Brown; John Perkovich, Chairman
ABSENT: None
OTHERS: Vicki Grinstead, Secretary

Chairman Perkovich called the meeting to order at 6:57 p.m.

Chairman Perkovich stated since there are five items on the agenda and two of them are large projects he will change the agenda around so the applicants with the smaller projects do not have to wait and the Board members agreed.

NEW BUSINESS

A.P. Learning Center

38091 Euclid Ave. #1

(Rep.- Joanna Saba, Owner)

**Non-illuminated projecting
wall sign**

Ms. Saba, Owner of A.P. Learning Center is representing the application for the 38091 Euclid Ave. #1, Willoughby, OH.

Ms. Saba is opening a tutoring and after school program for children that have learning challenges. She is proposing a non-illuminated projecting sign with bracketry similar to the other signage on the building. The Board has no comments or questions for the applicant.

Mr. Brown moved to approve the application for a non-illuminated projecting wall sign for A.P. Learning Center located at 38091 Euclid Ave. #1, Willoughby, OH as submitted and Mr. Henrich seconded.

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

Motion Carried: Approved

Chagrin River Watershed Partners

38238 Glenn Ave.

(Rep.- Bill Budziak, Signs n' Stuff)

**Non-illuminated ground sign
face replacement**

Mr. Budziak of Signs n' Stuff is representing the application for Chagrin River Watershed Partners, 38238 Glenn Ave., Willoughby, OH.

Mr. Budziak stated they are proposing overlays to the existing sign. Both sides of the sign will be covered with a material called Dye Bond (presented sample to Board to view). The logo text format will be vinyl graphics. The sign will be double-sided and non-illuminated. They will also be eliminating the

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temporary signage they currently have. The Board members had no comments or questions for the applicant.

Mr. Garcia moved to approve the application for a non-illuminated ground sign with face replacement for the Chagrin River Watershed Partners located at 38238 Glenn Ave., Willoughby, OH as submitted and Mr. Volpe seconded.

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

Motion Carried: Approved

Allen DeFranco
4122 Clark Ave.

Outdoor Deck w/screened porch

Mr. DeFranco is representing his application for the property at 4122 Clark Ave., Willoughby, OH.

Mr. DeFranco is proposing a new deck with a screened porch on the back of his home. They built new fencing in the back yard to have privacy and would like a screened porch to enjoy the back yard. He explained to the Board that there was a setback issue which he has already resolved with the Building Department. The screened porch area will be 15' x 15.' Below the screened area there will be 3' of solid material. In the future they may come back before the Board to add storm windows. They are currently two screened in areas that are not stable and will be removed.

Mr. Garcia asked if they will match the color to the home. Mr. DeFranco stated they house is currently white vinyl siding. He will remove the siding on the back of the home and add a shed roof on the screened in porch area and will use wood material. The deck itself will be wood and stained in a light gray. Chairman Perkovich stated that the screened structure itself and the posts etc. will be stained to match and Mr. DeFranco stated yes. The only painted area would be the 3' area below the screening, which will be white to match the home.

Mr. Henrich moved to approve the application for an outdoor deck with a screened porch for the DeFranco residence located at 4122 Clark Ave., Willoughby, OH as submitted and Mr. Brown seconded.

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

Motion Carried: Approved

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Mr. Henrich moved to untable Old Business for Willoughby Union Point Associates, LLC, 4230 River St., Willoughby, OH 44094 and Mr. Volpe seconded.

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

Motion Carried: Untabled

OLD BUSINESS

**Willoughby Union Point Associates, LLC
(former Willoughby Junior High School)**

4230 River St.

(Rep.-Bob Orovets, Then Design Architecture,
Steve Bittance, Willoughby Union Point Associates)

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

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

Mr. Orovets stated they were before the Board a few weeks ago and also had a meeting and received a few suggestions in regard to the current design of the project. He presented the Board with new renderings (entered into record 7-18-18 @ 7:09 pm).

Mr. Bittance stated they will be reviewing the townhomes and duplexes that are on the parcels adjacent to the former Memorial Jr. High School building.

Mr. Orovets stated they removed the glass railings and replaced them with hardy board. They added another masonry pier to balance the bottom level. They removed the light blue siding and replaced it with a beige and light gray siding. He presented the original rendering and explained they have used more masonry to break up the siding material per the Boards suggestion.

Mr. Bittance stated they switched the pattern of the stair towers appear and also changed the material of the stair towers from panelized material to masonry. The masonry is consistent with the color of the Memorial Jr. High building. The other change was instead of having the stair tower at the front of the building they set it back, so the height of the stair tower is consistent with the height of the Memorial Jr. High School. The sided front is slightly higher than the sided house that is adjacent to it. They will have a 15' setback.

Mr. Orovets stated they changed the windows from dark bronze to white. They added muttons to the windows so it had more of a residential feel. Mr. Orovets showed the Board a sample of the masonry that matched the Memorial Jr. High School. He stated per their suggestions they came up with three options for the design. On option #1 they added another canopy. Options #2 and #3 have more brick.

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Mr. Bittance stated that Option #2 has a masonry water table below the windows. Option #3 the entire first floor is masonry; wrapping around the building with a three foot return.

Mr. Henrich showed the applicants a rendering that was originally presented in 2017 for this project and was an all brick building.

Mr. Bittance stated that building is next to the former Union High School. That building would be built as part of a separate phase. This phase would be built with historic state tax credits. They have been told by the State historic preservation office that they cannot put townhomes in that location and they cannot do townhomes that are so similar in style and manner to those townhomes.

Mr. Henrich stated he would love to see this style building built on River St. and asked if Mr. Bittance was saying that this is non allowable by law. Mr. Bittance stated no what he is saying is that the picture Mr. Henrich presented is a townhome that was never anticipated to be built next to Memorial Jr. High School. Those were townhomes that were shown to be fronting on Union at Wes Point Park next to the former Union High School. He stated this townhome is a significantly more expensive product to construct. They were proposing premium units to be fronting on Wes Point Park where the park would essentially be in the front yard.

Mr. Henrich stated the bottom line is the Board wants the townhomes to match and would like everything to be uniformed. Mr. Orovets stated the State Historic agency will not permit them to build them to look like that.

Mr. Bittance stated the State Historic Preservation office had told them it is a historically significant view corridor of Union High School from Euclid Ave. and they cannot build townhomes there. They will have to find an alternate location on the Union High School site to build. Mr. Garcia asked if that was because of the tax credit or is it regardless of the tax credit. Mr. Bittance replied if they are to obtain state and federal historic tax credits and comply with their requirements; one of the condition of the approval is that they cannot build townhouses there. There are other conditions as well. These are significantly more expensive to build with all masonry and they do not believe the economics for this deal in these locations support building that.

Mr. Henrich asked if they will be using full bricks or a veneer and Mr. Bittance replied a regular 3" brick. Mr. Henrich asked if they can brick the entire current design. Mr. Bittance stated it would not be economical to construct and sell. Mr. Henrich stated he has been conversing with many people in the community and this is what the community wants.

Mr. Orovets stated they are trying to blend the buildings with the residential properties that are on that street as well as the masonry buildings nearby.

Chairman Perkovich asked would they utilize the tax credits to construct what was originally proposed. He understands they cannot build that rendering or in that location, but will they be using the tax credits to sell the premium units when they do find a place on the site. Mr. Bittance stated no they are solely using the tax credits to do the renovation of the Union High School to construct apartments. He explained which parcel they could utilize on the rendering.

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Mr. Bittance stated the premium units would front the park and the proposed townhomes would be on a busier street and would not sell for as much. Chairman Perkovich stated this project would give design cues to any future projects. This is one of the main concerns for the design and implementation of what is being proposed. He stated the newest versions of the townhomes are better than the original, but when he looks at the overall picture that was presented originally, which many of the residents have also seen, it is unfortunately, a substantial departure.

Mr. Brown stated the Board is also unsure if the premium townhomes will be constructed in the future or not. There is no cohesiveness in the future design and the proposed design. Mr. Bittance stated they are truly different phases. They were approved though City Council last week for their EAS and they are closing on the property at the end of August, 2018. There was more discussion on the future townhomes and parking issues.

Mr. Henrich stated economics aside he prefers the buildings to be all brick and asked the applicants to consider it. Mr. Orovets asked if the Board is requiring the building to be all brick and Mr. Henrich stated yes, it is what the Board and the community want. Mr. Bittance stated if this is the requirement than they may not be able to close on the purchase of the property.

Chairman Perkovich stated he spoke with the Board secretary, Vicki Grinstead and asked if there was a tabled motion could they do a work session with Planning Commission and the applicants. Mrs. Grinstead said she would set up a work session on Thursday, July 26, 2018 at 6:00 pm before the regularly scheduled Planning Commission meeting at 7:00 pm. Mr. Bittance stated he would check his schedule, but would have a representative present.

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

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

Motion Carried: Tabled

NEW BUSINESS

Payne & Payne Builders

6 Public Square

(Rep.-Michael Caito, Architect Payne & Payne

Mike Ross, RSRE Group)

New Townhomes

Mr. Caito, architect for Payne & Payne Homes, Inc. and Mike Ross of Howard Hanna are representing the property located at 6 Public Square, Willoughby, OH.

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Mr. Caito stated they are adding four new, for sale, townhouse units on their site at 6 Public Square. They are maintaining the current driveway. The proposed front townhome will be in alignment with the current home. The rear building will not be seen from the street. They are two unit types; units one and two are smaller. Units three and four have private gardens behind them and are wrapped with a privacy fence. They have not yet decided what trees will remain on the property. Each of the townhomes has its own two car garage and do not face a public right-of-way. They are accessed through a private auto court.

Each of the units has a garage and a bonus room on the first floor. The second floor has a great room kitchen and powder room. The third floor has two bedroom suites, each with its own bathroom. There is also a fourth floor roof level.

Mr. Caito stated they took their design cues from the existing home on the site that is slated for demolition. They have a shed roofed front porch at the front entry of both units. They will be replicating the railing, columns and the bracket details that are on the existing home. They have a sloped roof which will bring the scale of the height of the wall down. It will have a metal standing seam roof. All of the siding and trim on the front building will be white with a mixture of two different siding types which will be fiber cement. There will be board and batten on first and second floor and a 6" clap board for the balance of the building to add texture. They will do black framed windows.

The back building will be gray siding with white trim with black framed windows. The front units will be at a lower price point than the rear units. The front doors and side lights will be wood stained. There will be a white board-on-board privacy fence that will hide the court yards and provide privacy for the residents. There will be a covered patio, deck and a box bay at the top. Units three and four will have charcoal gray box bay windows wrapped with fiber cement paneling and black garage doors.

The front units are 1829 s.f. with 2 bedrooms and 2 ½ bathrooms. The rear units are 2300 s.f. will be with three bedrooms and three full bathrooms.

Mrs. Grinstead stated that in the Ingress/Egress meeting, that Mr. Ross attended, the Fire Marshal was not present, but requested the fence be brought back 6-8 ft. near the auto court so emergency vehicles could enter the property and Mr. Caito agreed.

Mr. Henrich asked what the lot size was and Mr. Caito stated it is 52.9 ft. wide and 136 ft. deep or .16 of an acre. Mr. Henrich stated he would like to see this reduced by one third. The height of the building is 42' to the top of the ridge and is larger than the surrounding homes. There was some discussion on how they could reduce the height of the building. Mr. Caito stated they could remove the parapet and do a railing instead. Mr. Henrich stated he does like the design of the proposed townhomes and how they included some of the historical elements.

Mr. Garcia agreed with Mr. Henrich and likes the design, but his concern is the overall size of the building. He asked if the neighboring houses on the rendering are to scale and Mr. Caito stated they are not, but he will go out and measure so they can do an accurate comparison. Mr. Caito stated they could consider moving the building back, so they are not in line with the other homes and will not look as large. He could also flatten the pitch of the roof by a foot or two on the side elevation so it does not look as tall.

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Chairman Perkovich stated he did think the townhomes are large for the neighborhood but also liked that they pulled design cues from the existing house. He is unsure if lowering the pitch of the roof will help, but he suggested painting the top portion of the structure with a darker color in lieu of the all white that is being proposed; this may give the illusion that the house is not as large as the neighboring properties. He also would suggest moving the front structure back, but was concerned the auto court would become too tight, especially for someone with a larger vehicle. Mr. Caito stated he would push back both buildings if that is what the Board wanted. He said he has done auto courts that were 24' feet before in Ohio City where they have less land to work with and it has not been an issue. He has also done the same in a few other cities. Mrs. Grinstead told Mr. Caito that if he moved the buildings then he should resubmit the renderings to the Building Department for review of the setbacks.

Chairman Perkovich stated they are concerned about the two large trees in the front of the property and they would like to know what their intentions will be once they have obtained all of the site information.

Chairman Perkovich asked the applicants if they would be adverse to being tabled and attending the Work Session scheduled for July 26, 2018 at 6:00 pm. They could get some additional feedback on the color scheme and give them some time to present some other ideas for reducing the height. Mr. Ross stated they are on the Planning Commission agenda for that evening, so they would be able to attend. Mr. Caito stated they would leave the setback alone for now and try some other ideas first. Mr. Garcia stated he would like an accurate height of the two neighboring properties.

Mr. Garcia moved to table the proposal for 6 Public Square and Mr. Henrich seconded.

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

Motion Carried: Tabled

MINUTES

June 6, 2018

Mr. Brown moved to approve the minutes for June 6, 2018 as submitted and Mr. Garcia seconded.

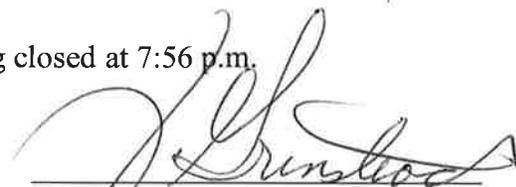
ROLL CALL: Yeas: Mr. Brown; Mr. Volpe; Mr. Garcia; Chairman Perkovich
 Nays: None
 Absent: None
 Abstain: Mr. Henrich

Motion Carried: Approved

There being no further business the regular meeting closed at 7:56 p.m.



Chairman Perkovich



Vicki Grinstead, Secretary