

**DESIGN REVIEW BOARD
CITY OF WILLOUGHBY
SPECIAL MEETING MINUTES
AUGUST 16, 2018**

PRESENT: Dan Volpe; Bill Henrich; Adam Brown; Paul Garcia, Vice Chairman

ABSENT: John Perkovich

OTHERS: Vicki Grinstead, Secretary

Vice Chairman Garcia called the meeting to order at 6:53 p.m.

Vice Chairman Garcia stated that he would like to change the agenda for expediency purposes and allow New Business first and the Board and applicants agreed.

NEW BUSINESS

Karen Amyot
4360 Center St.

Deck Rebuild

Mrs. Amyot is representing her application for the property located at 4360 Center St., Willoughby, OH.

Mrs. Amyot stated they had a water issue and had to remove some steps. They decided not to reinstall the steps, but wanted to extend the deck approximately 16-18" and add an all new farmhouse crisscross style railing.

Vice Chairman Garcia asked what the color the deck and railing would be and Mrs. Amyot stated the deck will be stained a dark wood color and the railing would be white.

Mr. Henrich moved to accept the application as submitted for the Amyot residence located at 4360 Center St., Willoughby, OH and Mr. Brown seconded.

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

Motion Carried: Approved

Mr. Brown moved to untable Old Business for Willoughby Union Point Associates and Mr. Henrich seconded.

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

Motion Carried: Untabled

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Vice Chairman Garcia advised the participants that this board has five members of which a majority of the board is needed to grant an approval. Vice Chairman Garcia stated there were only four board members present this evening and the applicant needs three votes to pass his proposal and to please let the Board know prior to the presentation if they would like to proceed. Mr. Bittance stated they would like to proceed.

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. Bittance stated he assumed if there were things to further discuss at the end of the meeting then the application could be tabled again and Vice Chairman Garcia stated that was correct.

Mr. Bittance stated they are presenting two designs to the Board; the newly designed townhomes on River and Center St. and the duplexes which will be constructed where the tech center is currently located.

Mr. Bittance stated the Board received the most recent revision of the proposal (Option 4). He stated at the last meeting there was a request to see more of a traditional design following the architectural elements of what is common in downtown Willoughby. They added gable roofs, siding consistent with the buildings in the neighborhood. They were also still trying to keep the walk up with front porch options and keeping with the architectural elements consistent in the area.

Mr. Orovets stated they brought samples of the Hardie board plank siding they are presenting. He also showed samples of the masonry that he had shown the Board at the last meeting that matches the junior high building and the asphalt shingles.

Mr. Volpe said they did a tremendous job incorporating some new ideas into the project compared to the design that was previously presented. One of his concerns with the new presentation was why they incorporated so much board and batten.

Mr. Orovets stated the Board stated they did not like the previous designs submitted with siding and masonry and felt it was too contemporary, so they decided to go traditional which matched the neighborhood. They added some accents of metal on the roof to break it up so it does not all look the same. Mr. Orovets stated if the Board would like to see another product utilized they would be open to those suggestions.

Mr. Volpe stated if the front was all board and batten maybe adding some horizontal or shaker to the side of the building may break up the board and batten. Mr. Orovets stated they could use horizontal or lap

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siding, but would still be a Hardie board product. Mr. Volpe is in favor of the Hardie board options and was not adamant about an all brick building.

Mr. Henrich asked if they could introduce an additional color to break up the white. Mr. Bittance agreed and said they could blend in some different colors.

Mr. Brown stated there are now three different designs and is there one particular design they are proposing. Mr. Bittance stated they are now proposing (Option #4, farmhouse style). They felt that the previous designs were not well received, so they decided to go back to the drawing board. Mr. Volpe stated they were asking for some design elements to be added from the surrounding buildings. Mr. Brown stated the previous submittals with the stair towers, brick and combination of colors is a better design to blend into the surrounding neighborhood. The current design goes with the small home next door, but the school is a big component of the architecture on that corner.

Mr. Henrich said he has gotten more positive feedback from the latest design (Option #4). There was some discussion on why the townhome was not symmetrical. Mr. Henrich suggested adding a peak on the left side to make the townhome look symmetrical. He also suggested breaking up the white building by adding a cream color. Mr. Henrich asked if there was a possibility of adding some brick to this design to tie it in to the existing building.

Mr. Brown asked if the price point is the same as the designs that were previously presented. Mr. Bittance stated yes, they will sell in the mid to high \$300,000 range.

There was more discussion of incorporating more brick into the farmhouse design. Mr. Orovets stated there are two styles, one is contemporary and one is traditional and they cannot be mixed. Mr. Henrich stated he spoke to an architect and he suggested adding brick to the bottom of the building, around the corner and perhaps down the middle. Mr. Bittance stated the current design is modern farmhouse and adding brick elements may not work with this design. He could add an additional color to certain areas or to the gables. Mr. Orovets suggested getting rid of the heavy batten and adding shake shingles for a different texture.

Mr. Henrich asked if there was anything they could add to the side of the buildings to break up the white wall of siding. Mr. Garcia agreed with Mr. Henrich that there is a lot of dead space. Mr. Bittance stated they could add color. There was a suggestion of an architectural element, but Mr. Bittance stated they already had to obtain a variance and the building cannot encroach into the 15' variance. He stated they would consider what they could add such as a panel to break up the large side wall.

Mr. Garcia asked for clarification that both townhomes will be the same design and Mr. Bittance stated yes; one would be three units and the other would be a four unit building on the Memorial Jr. High site. He asked if they could add brick columns to the porch. Mr. Bittance stated they could add brick posts with a cap approximately 2-3 high from the ground level of the porch and then the rest would be wood.

Mr. Garcia stated they should move on and discuss the duplex redesign. Mr. Bittance showed the Board on the renderings where the duplexes would be located. There will be one three unit building and two, two-unit buildings. Mr. Garcia liked revision A3 from the proposal dated 7-18-18. The metal roof will be

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a teal blue and the asphalt shingles will be Timberline weathered wood. The shingle color will be the same on the townhomes. The additional paint colors will be in the gable ends and then in the vertical window panels, possibly a cream color.

There was some discussion on what style and design elements the Board would approve. Mr. Henrich stated he believes they should make the building symmetrical with two peaks. Mr. Orovets stated the other building with three units may not be symmetrical. Mr. Garcia and Mr. Volpe liked the plan with the single peak. There was more discussion on the symmetry of the buildings. Mr. Orovets stated the second peak will be smaller and may not look good.

Mr. Garcia stated the Board could table the application so the applicant could revise their plan or they can vote this evening. Mr. Bittance stated he would like the Board to vote on the application as a package with the junior high, duplexes and the townhomes.

Mr. Volpe moved to approve Willoughby Union Point Associates for the renovation of the existing Memorial Jr. High School, the duplex units and the townhomes (Option #4) with the changes that there will board and batten on the sides with color; color in the gable ends; under the windows, on the side, there will be a vertical element with color and color on the side of the building, panels under window on the side; masonry on the columns 2-3 feet high on the porches and Mr. Brown seconded.

ROLL CALL: Yeas: Mr. Volpe; Mr. Garcia, Vice Chairman
 Nays: Mr. Henrich; Mr. Brown
 Absent: Mr. Perkovich

Motion Carried: Denied

MINUTES

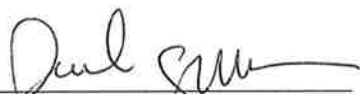
August 1, 2018

Mr. Henrich moved to approve the minutes for August 1, 2018 as submitted and Mr. Volpe seconded.

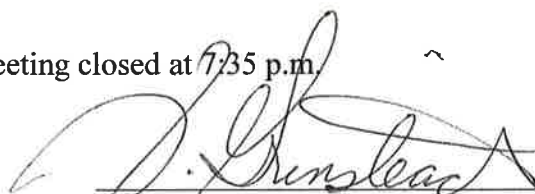
ROLL CALL: Yeas: Mr. Volpe; Mr. Henrich; Mr. Garcia, Vice Chairman
 Nays: None
 Absent: Mr. Perkovich
 Abstain: Mr. Brown

Motion Carried: Approved

There being no further business the regular meeting closed at 7:35 p.m.



Vice Chairman Garcia



Vicki Grinstead, Secretary