

**DESIGN REVIEW BOARD
CITY OF WILLOUGHBY
REGULAR MEETING MINUTES
OCTOBER 5, 2022 @7:00 p.m.**

PRESENT: Dan Volpe; Adam Brown; Bill Henrich; Paul Garcia; John Perkovich, Chairman
ABSENT: Vicki Grinstead, Secretary
OTHERS: Maria Tomaselli

Chairman Perkovich called the meeting to order at 7:00 p.m.

OLD BUSINESS

This item remains tabled per the applicant's request.

Family Dollar/Dollar Tree

Exterior renovations

38000 Euclid Ave.

(Rep.- Mark Sims, Property Developer,
Ryan Schmidt, Myers Architect & Steve McMann, Family Dollar

The Yard on Third

Fencing for dumpster/coolers,

38040 Third St.

(Rep.- Jason Beudert & Anna Dey, The Yard on Third,
Scott Bixel, Contractor)

Mr. Garcia moved to untable The Yard on Third for fencing for dumpsters/coolers, 38040 Third St., Willoughby, OH 44094 and Mr. Henrich seconded.

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

Motion Carried: UNTABLED

Mr. Beudert, Ms. Dey, Owners, Mr. Brian Fabo, Architect and Mr. Bixel, Contractor are representing the application for fencing for dumpster/coolers for The Yard on Third.

Ms. Dey said they have removed all of the porta pottys. She said at the last meeting the board requested documentation that the coolers were rated for outdoors, but they have decided to move them indoors and explained their plan. Mr. Bixel said he dropped off the diagram that does not show the coolers since they will be indoors. Chairman Perkovich asked if the fence structure on the mock up will be internal, so it is not seen from the street. Mr. Bixel said yes, it will be a 6' board-on-board fence and will have a natural stain. The coolers will be indoors by the end of October, 2022.

Mr. Henrich moved to approve the application for fencing for the dumpster for The Yard on Third, 38040 Third St., Willoughby, OH 44094 with the exception the coolers will now be indoors, and Mr. Brown seconded.

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

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Absent: None

Motion Carried: APPROVED

The Townhomes At Literary Pointe
Center St. & River St.
PPN#27-A-026-D-00-061-0, 062-0, 063-0
(Rep.- George Davis Probuilt Homes)

**3-Unit townhome & 4-Unit
townhome**

Mr. Garcia moved to untable The Townhomes At Literary Pointe for a 3-Unit townhome & 4-Unit townhome, Center and River St., Willoughby, OH 44094 and Mr. Volpe seconded.

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

Motion Carried: UNTABLED

Mr. Davis of Probuilt Homes is representing the application for The Townhomes At Literary Pointe for a 3-Unit townhome & 4-Unit townhome.

Mr. Davis said per the discussion from last meeting they carried the freeze board and dental mold to the sides, which they show on renderings. Another discussion point was the color of the siding and that the color was too light, so they showed a red color siding in all the renderings presented. He said there are two shades of red and they could mix and match these colors if the board prefers. He explained in Option #1, they added a window on the second floor living room and added some banding to break up the siding. In Option #1 they show the siding as horizontal, in Option #2 they switched it to vertical siding. He said in Option #3 they are doing the brick on two stories on the front and above that the siding is vertical. On the sides they are wrapping a brick knee wall and are keeping the vertical siding on the third floor and go to a horizontal pattern on the first and second floors. They can put the lighter red at the top and the darker red below. Mr. Davis said at the last meeting there was a question as to the height of the building compared to Then Design. The peak on the ridge of the Then Design building is 34'.

Chairman Perkovich said he does not have an issue with any of the options. He said switching from the light siding to the red siding and adding windows on the sides helps immensely. He would like to see the brick veneer return be a third instead of what is proposed. Mr. Davis said he can take the 2-story brick at least a third of the way and eliminate the knee wall from the other two-thirds. Chairman Perkovich said he is moving the brick to the side and maybe make a creative return that would wrap around. He referenced the Knez buildings across from the park as an example. On Option #3, left elevation, maybe use the wainscot square footage as part of that return. Mr. Davis asked if he liked the two shades of red and Chairman Perkovich said he was not sure about that.

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Mr. Henrich really likes the alternating windows on Options 1 and 2 on the front side. He prefers the brick on the whole front. Mr. Davis is concerned with the cost and rising interest rates and the units not selling. Mr. Henrich said he likes all three options presented for the sides, but he loves the original front. Mr. Garcia asked if there is some type of trim that can be added to the windows. Mr. Davis said the gray stone surround could be duplicated out of AZEK. They can also increase the landscape plan on the sides of the building in keeping with Option #1. Chairman Perkovich likes Options #1 and 3.

Mr. Davis said to reiterate, he will come back with Option #1 with the full brick front but come up with some landscaping to conceal the side and the other Option #3 but bringing the brick all the way around the side and show the window change. Mr. Davis asked if they should decide on the one-color red siding or go with a combination of the two shades. He explained to the board that the colors are so similar it is hard to show them on the renderings because of the scale. Chairman Perkovich said the red makes a dramatic difference and he does not have a preference either way.

Mr. Henrich moved to table The Townhomes At Literary Pointe for a 3-Unit townhome & 4-Unit townhome, Center and River St., Willoughby, OH 44094 and Mr. Garcia seconded.

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

Motion Carried: TABLED

NEW BUSINESS

Charlton Abbott
37903 Euclid Ave.
(Rep.- Ken Boyd, Owner)

Fence

Mr. Boyd is representing the application for a fence for the Charlton Abbott building.

Mr. Boyd said he would like an interior fence on the patio side or northeast side of the building which has recently been done with pavers.

Chairman Perkovich said this is a shadowbox wood fence which would be on the interior of the new 6' privet hedges. Mr. Boyd said within a few years the hedges should conceal the fence. He wants the fence to prevent some of the noise coming off Euclid Ave.; it was more than he originally anticipated.

Mr. Brown moved to approve the application for a fence for Charlton Abbott, 37903 Euclid Ave., Willoughby, OH 44094 as submitted and Mr. Henrich seconded.

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

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Motion Carried: APPROVED

Wholesome Hippie
4075 Erie St.
(Rep.- Edward Sajovic, EJS Designs)

**Exterior lighting of signage,
Painting of header above door**

Mr. Sajovic of EJS Designs is representing the application for exterior lighting of signage and painting of header above door for the Wholesome Hippie.

Mr. Sajovic submitted some lighting renderings (in record dated 10/5/22). The imagery presented today is a very modern light fixture and comes in a brushed nickel and black finish and is rated for exterior. He shows the light mounted at the top of the signage. He also shows a gooseneck light for the purposes of showing the board that the gooseneck light would block the lettering of Wholesome Hippie because of the limited surface area. He said the modern light is a warmer light and comes in assorted sizes. They would like the 6-8' size to fit their signage. They intend to paint the entire width of the sign band black. He presented another gooseneck type of light (in record dated 10/5/22) but says this may present an issue with a hot spot. He feels the more modern light would fit the brand for his client.

Chairman Perkovich said he likes the light bar and feels this is a better solution for this building rather than the gooseneck lights.

Mr. Henrich has a concern that the bar will be black on the white part of the sign band. Mr. Sajovic said they can paint it out to match. Mr. Garcia is not crazy about the light bar but if it can be hidden, he would be ok with it. Chairman Perkovich said if he paints it white it would be hidden. Mr. Sajovic said he would like to mount it and decide what works better and would like to have either option and the board agreed.

Mr. Garcia moved to approve the application with Option #2 for The Wholesome Hippie, 4075 Erie St., Willoughby, OH 44094 but with the sign band spanning both store fronts to be painted black and the addition of the 8' bar light presented painted either black or white, so it is hidden, and painting of the header above the door black and Mr. Henrich seconded.

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

Motion Carried: APPROVED

Finestra Gallery
4076 Erie St.
(Rep.- Edward Sajovic, EJS Designs)

**(1) Non-illuminated sign on awning,
(1) Non-illuminated projecting sign
(1) Window sign on door (installed)**

Mr. Sajovic of EJS Designs is representing the application for signage for the Finestra Gallery.

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Mr. Sajovic said they chose a desert dune blend awning with a solid brown center that coordinates with the brown color within the stripes and is in sync with the building colors. The non-illuminated projecting sign on page 2 is pulling out all the colors of the building. The sign is double sided as well so the sign can be changed as tenants come and go. There is a frosted sign already installed on the door as well and with all this signage they are still within their quota of what is allowed for their building.

The board likes the awning and additional signage. Mr. Garcia asked if there will be any relief to this sign. Mr. Sajovic said the dimension will be in the trim.

Mr. Garcia moved to approve the application for (1) non-illuminated sign on awning, (1) non-illuminated projecting sign and (1) window sign on door (installed) for Finestra Gallery, 4076 Erie St., Willoughby, OH 44094 as submitted and Mr. Henrich seconded.

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

Motion Carried: APPROVED

MINUTES

September 7, 2022

Mr. Brown moved to approve the Design Review Board meeting minutes, as submitted for **September 7, 2022** and Mr. Henrich seconded.

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

Motion Carried: Approved

DISCUSSION

Wholesome Hippie/Hype Smoke Shop
4075 Erie St.

Awning over both shops w/signage


Mr. Sajovic said there are three options, and this is when Hype Vape Shop was going to share in this expenditure. The first option is an entire black awning with Wholesome Hippie on the rise and the angle. The second version is the Wholesome Hippie on the valance/skirt, and he did simple lettering for Hype Vape Shop. The third version with Wholesome Hippie on the valance/skirt but nothing on the Hype Vape Shop side. He asked for the board's insight.

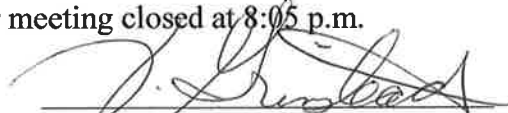
Chairman Perkovich feels Wholesome Hippie would look better and be more visible with it on the valance/skirt. He feels the building reads better without the awning. It would also be hard to light the signage on the awning.

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He feels it does a disservice to the building and architecture. Mr. Brown thought awnings may look better over the individual doors. Mr. Garcia prefers the signage on the valance/skirt.

There being no further business the regular meeting closed at 8:05 p.m.


John Perkovich, Chairman


Vicki Grinstead, Secretary