

**DESIGN REVIEW BOARD
CITY OF WILLOUGHBY
REGULAR MEETING MINUTES
FEBRUARY 7, 2024 @7:00 p.m.**

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

ABSENT: None

OTHERS: Vicki Grinstead, Secretary

Chairman Perkovich called the meeting to order at 6:59 p.m.

OLD BUSINESS

None

NEW BUSINESS

Mane & Chic Beaute/Bridal
14 Public Sq.
(Rep.- Edward Sajovic, EJS Designs)

(1) Non-illuminated wall sign

Mr. Sajovic of EJS Design is representing the application for Main & Chic Beaute/Bridal, 14 Public Sq., Willoughby, OH 44094.

Mr. Sajovic said this is the second floor area and the sign would be mounted above the windows. The non-illuminated sign will be a black matte finish, ½” PVC, and the lettering will be dimensional, ¼”- ½” thickness with a gloss finish.

The board members has no question or comments.

Mr. Brown moved to approve (1) non-illuminated wall sign for Main & Chic Beaute/Bridal, 14 Public Sq., Willoughby, OH 44094 as submitted and Mr. Garcia seconded.

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

Motion Carried: APPROVED

E. Tasso Paris, Esq.
4055 Erie St.
(Rep.- Edward Sajovic, EJS Designs)

(2) Non-illuminated window signs

Mr. Sajovic of EJS Design is representing the application for E. Tasso Paris, Esq., 4055 Erie St., Willoughby, OH 44094.

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Mr. Sajovic said this will be applied vinyl signage with a diamond shaped plaque applied over the window mullion. This is similar to the one he did for Wholesome Hippie. The blue and white stripping is what is on his business card. The horizontal stripe will be an applied vinyl on the glass. The plaque, with ETP in the diamond shape, will be a printed PVC piece approximately ¼' thick. It will straddle the mullion and be secured to the glass. They will extend the stripping to the other window for brand identification and business address.

Chairman Perkovich asked if the initials within the diamond shape will have dimension to them. Mr. Sajovic said it will be flat but they would be willing to make it thicker so it has more dimension to it and Chairman Perkovich agreed he would prefer it be dimensional.

Mr. Garcia feels like there is too much text in one area and looks too busy. He suggested maybe moving some of the text to the bottom of the window. Mr. Sajovic said his client wants visibility for his business from the street.

Mr. Brown agreed with Mr. Garcia but suggested putting the name above the diamond in the blank area and then the services and his phone numbers, which are three lines each, will then look balanced. He said the name is lost at the bottom and this way he will have more visibility. Mr. Henrich agreed with Mr. Garcia that the window is too busy and looks like a business card. He said he can barely read it on the rendering, so someone driving down the street will not be able to see all the text. He would like to see their name in the upper window.

Mr. Sajovic said he will go back to his client and possibly present a couple versions to the board at the next meeting.

Mr. Garcia moved to table (2) non-illuminated wall signs for E. Tasso Paris, Esq., 4055 Erie St., 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

Motion Carried: TABLED

Former Union High School

25 Public Sq.
(Rep.- Dru Siley, Liberty Development Co.,
Justin Gantz, Sol Harris/Day Architecture, Brett Dawson &
Mike Caito of Payne & Payne)

**40 apartments & 18 townhomes
PPN#27-A-029-0-00-004-0 & 001-0**

Mr. Siley of Liberty Development is representing the application for the former Union High School, 25 Public Sq., Willoughby, OH 44094.

Mr. Siley said Liberty Development is the lead developer on the overall rehabilitation of the high school building and new townhomes. He said for the school building they have been through the state and federal tax credit review and have received tax credits from both. They have also received approval from the secretary of the interior standards for historic rehabilitation and will comply with those guidelines. The townhome project has been designed to be

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complimentary and within the historic guidelines so they are not competing with the style and type of the historic building. These townhomes will compliment the homes in the existing neighborhood as well.

Mr. Siley said the former high school will be 40 market rates apartments with a mix of 1-bedroom studios and 2-bedroom apartments. A significant number of townhomes will have first floor master bedrooms that will be attractive to empty nesters and these types of homes are in short supply. They will also have some units similar to the 3-story townhome buildings next to city hall.

Justin Gantz, of Sol Harris/Day Architecture said they will be working with the historic preservation restoration company on the restoration project for the former high school. They will be tuck pointing all of the existing brick, repairing, and replacing the damaged terra cotta, and cleaning the exterior of the building. All of the windows will be replaced and they will be made historically accurate, but will be high efficiency, either a wood or aluminum product. The windows will have an offset single hung appearance. The large part of the project is the front entry onto the park. They will restore the door and entry stairs. They will demo the addition to the south that was added in the 1970's that is not historic, which will make way for some of the townhomes. Chairman Perkovich commended them on all work they have put into the project and said it will be a showpiece once it is completed and the board agreed.

Brett Dawson and Mike Caito of Payne and Payne Builders. Mr. Dawson said they will be discussing the townhomes. He said they have worked hard to differentiate the townhomes from the renovation project for the apartments. Mr. Caito said when they were designing the site plan one of the things they wanted to make sure of was the townhomes did not have garages facing a public street. They will have a two-car attached garage for each unit as well as two guest spaces for each of the for sale units that are located in the driveway in front of their garage. He said in order to differentiate from the school building project they will be going with a white and gray color palate. They decided to pair the units along Euclid Ave.; two buildings that each have two units. These buildings are predominantly gray siding with some white accents and brick and showed the board the materials. They will have dark gray siding with crisp white trim, white windows, white fiber cement detailing, Hardie paneling and white brick. Along Center St. they decided to flip the color scheme because these buildings are larger. They are two buildings with three units each and flank the entrance drive. These building are predominantly white with some gray accents. There are two groups of duplexes and two groups of triplexes. Tucked in the back are the 3-story units that will have roof decks, similar to 6 Public Sq. They designed the units to have some privacy and will have a landscaped terrace with french doors off the back.

Mr. Dawson said the first style master plans will average approximately 2,200 sq. ft. and will consist of 3 bedrooms, two and a half bathrooms with individual office space and a basement. They will also have a loft area and storage, which could also be converted into office space as well. The 3-story units will be 1,664 sq. ft. and have 2 bedrooms, three and a half bathrooms, office space and a rooftop deck.

Mr. Henrich said on one of buildings they have some stone work and he would like to see more of that. The reason he is asking for that is on Center Street they are constructing some new buildings and there is a lot of brick work and the materials they are using are high end facing Center St. He would also suggest they do that for the two buildings facing Euclid Ave. He said if this is not an option, rather than aluminum or vinyl siding he would suggest using cement fiber board all the way around. Mr. Caito said the version the board has they will be adding brick to it. He shared two renderings with these additions (in record- Exhibits "A" and "B" in record 2-7-24). He said because of the price point they need a mix of materials because Hardie paneling is expensive. Mr. Henrich complimented them

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on the renderings. He did ask if the townhome rendering on the fourth page, labeled 6 Public Sq., will look exactly like what was constructed at that location for their project and he said yes.

Chairman Perkovich commended them on the renderings as well. They do not always see 4-sided architecture and they have accomplished that for this project and they have a good mix of materials as well. He agreed with Mr. Henrich about there being too much vinyl siding but now sees the addition of the brick and Hardie board siding on Exhibits "A" and "B" which seems to minimize the vinyl siding.

Chairman Perkovich asked about the proposed vinyl fence along units, 14, 15 and 16 because the fence seems to be 6' away and asked if this will be an issue. Mr. Dawson said he does not believe so because they will have the walks coming around there and it will be almost like a front covered porch. Mr. Caito said they are trying to create some privacy from the next door neighbors. The roofs will be a gray asphalt shingle and will not be as visible with the dormers which will catch your eye. Mr. Dawson said they also staggered the foundation.

Chairman Perkovich asked them to speak on the quality/grades of the vinyl siding. Mr. Dawson said they are using an upgraded vinyl (046 gauge 4" lap) and the board and batten is a 7" (046 or 048 unsure) so you will not see the wave. Chairman Perkovich said they prefer the Hardie siding but understands the expense and they have gone the extra mile to source quality products to obtain clean lines. Mr. Garcia said he appreciates the extra parking that was provided. The board is pleased with this project.

Mr. Garcia moved to approve 40 apartments and 18 townhomes for the former Union High School, 25 Public Sq., Willoughby, OH 44094 as submitted but with the addition of Exhibits "A" and "B" in record 2-7-24 and Mr. Henrich seconded.

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

Motion Carried: APPROVED

MINUTES

January 3, 2024

Mr. Henrich moved to approve the Design Review Board minutes for January 3, 2024 as submitted and Mr. Brown seconded.

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

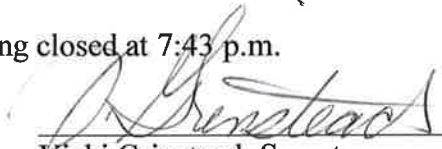
Motion Carried: APPROVED

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There being no further business the regular meeting closed at 7:43 p.m.



John Perkovich, Chairman



Vicki Grinstead, Secretary