

**DESIGN REVIEW BOARD
CITY OF WILLOUGHBY
REGULAR MEETING MINUTES
APRIL 3, 2024 @7:00 p.m.**

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

ABSENT: None

OTHERS: Vicki Grinstead, Secretary

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

OLD BUSINESS

E. Tasso Paris, Esq.

4055 Erie St.

(Rep.- Edward Sajovic, EJS Designs)

**(2) Non-illuminated window
signs**

Mr. Garcia moved to untable Old Business for E. Tasso Paris, Esq., 4055 Erie St., Willoughby, OH 44094 and Mr. Brown seconded.

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

Motion Carried: UNTABLED

Mr. Sajovic of EJS Designs is representing the sign application for E. Tasso Paris Esq.

Mr. Sajovic said he revised the rendering because they were bottom heavy on the lower portion of the window. He segmented his name and title, then moved services and contact information below. He said this was the best fit for the window signage.

Chairman Perkovich said it looks like Mr. Sajovic took some of the board's suggestions from the previous meeting and it looks good and the other board members agreed.

Mr. Brown moved to approve (2) non-illuminated window signs for E. Tasso Paris, Esq., 4055 Erie St., Willoughby, OH 44094 as resubmitted and Mr. Henrich seconded.

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

Motion Carried: APPROVED

Pulpo Beer Co.

3941 Erie St.

(Rep.- Steve Foster, The Sign & Graphics Firm)

Painting of bldg.

(Behr: Little Black Dress)

**City of Willoughby
Design Review Board
Minutes
April 3, 2024**

Mr. Henrich moved to untable Old Business for Pulpo Beer Co., 3941 Erie St., Willoughby, OH 44094 and Mr. Garcia seconded.

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

Motion Carried: UNTABLED

Mr. Foster of The Sign & Graphics Firm is representing the Pulpo Beer Co. application to paint the exterior of the building because Mr. Vergara is out of town.

Mr. Foster submitted paint samples of Behr paint; little black dress and black. Mr. Foster said the black is the trim color and everything that is currently white will be painted with the little black dress color.

Mr. Garcia feels the building will be too dark and would like to see a contrast similar to what was submitted for his sign rendering. Chairman Perkovich was not present at the last meeting and asked if there was a reason for the color change. He said when the building was constructed this white was specifically chosen because it was at the far end of the downtown district and they wanted to stand out. He said the building still is aesthetically pleasing with the white with black trim and windows and said with the colors presented this evening may make it look like a black box which may do a disservice to the business. He said he went by to see the building and the building is currently flawless. He said if the building were in disrepair and needed tuck point work or paint he could understand the request to repaint it.

Mr. Foster said he did not discuss this point with the owners but he does know this is similar to their other building in Crocker Park. He said with the marquee sign, being presented later on this evening, it would create an illusion of a vintage sign.

Chairman Perkovich said he feels they will lose some of the three dimensional quality of the original structure and it will look like a big black box and seems like a disservice to the building just to get a nice substrate for the sign. He said the sign may show up better on black during the day but at night that does not come into play. Mr. Foster said the background of those letters will be a light color so it will have a contrast. He said the sign would be harder to see during the day on the white background.

Mr. Henrich said he agrees with Chairman Perkovich. He said the sign presented with Mr. Foster's signage application makes the building look like a two-tone color but the original application rendering makes it look like an all-black building. He said the signage rendering better represents what they are trying to do with the colors.

Mr. Garcia said he is ok with a darker color but his issue is there is no contrast between the two black colors presented. He said if the colors were actually similar to what was presented in the signage application rendering he would like that better. Chairman Perkovich agreed and said it almost looks like a warm gray and black. Mr. Brown said if he went two or three shades lighter than the little black dress and used the black as an accent color that may be a better option and Mr. Garcia agreed.

**City of Willoughby
Design Review Board
Minutes
April 3, 2024**

Mr. Brown said Mr. Vergara gave the board permission to go inside the building to see the color (little black dress) that is painted on the interior. He said he did go look at the color and it is very dark. Chairman Perkovich said he also looked at the color and agreed with Mr. Brown. Mr. Henrich said he would prefer to table this until they see color samples.

Mr. Foster clarified that the little black dress color would be used for the trim paint and then they would come back with a couple different options for the main color. There was discussion on a conditional approval but the board decided to table this application and have the applicant submit two or three other sample colors.

Mr. Henrich moved to table painting the exterior of the building for Pulpo Beer Co., 3941 Erie St., Willoughby, OH 44094 as submitted 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

38295 Prospect St.
(Rep.- Larry Puskas, City of Willoughby)

**Update on progress
of dilapidated home
(Barringer residence)**

Mr. Puskas, Chief Building Official for the City of Willoughby is present this evening to update the board on the status of the Barringer residence.

Mr. Puskas said he is here to give an update to what was to be a demolition of a home at 38295 Prospect St., Willoughby, OH 44094. He said at the DRB meeting of October 4, 2023 the board gave Mr. Barringer ninety days to secure plans and permits, then submit to the building department and they would stay the demolition and could proceed with renovations. He said this has not happened and there is minimal progress. Mr. Barringer did get rid of the cars and cut down quite a bit of the shrubbery and overgrown trees. He said he did, at the last minute, bring in some proposals for the work that should have been secured within ninety days of the last meeting. Mr. Puskas reviewed these proposals and feels if he implemented these, it would be a good start. He would begin to secure the foundation as well as the ceiling and floor joists, but again, this did not happen within the ninety day window.

Chairman Perkovich asked Mr. Puskas if he would like to extend the time frame for the Barringer residence. Mr. Puskas said his hope is Mr. Barringer is not stringing the city along, but if the board feels this is progress they could give him one more extension, however this would be the absolute last extension. Chairman Perkovich said he feels the applicant is slow but making some progress but will ask the board what they prefer to do.

Mr. Garcia said he feels the ninety day time frame was generous and asked Mr. Puskas what he would allow for an extension. Mr. Puskas said he spoke with Mr. Barringer and he told Mr. Puskas he would be ready in two weeks, so

**City of Willoughby
Design Review Board
Minutes
April 3, 2024**

he would allow him a two to four week extension in order to secure permits and drawings to shore up the foundation and the interior renovations (joists). He said any exterior renovations would have to come back before the board for approval. Mr. Garcia said four weeks would be the time frame for the next DRB meeting and should give Mr. Barringer more than enough time and Mr. Puskas agreed.

Mr. Henrich asked if the board is still abiding by the one year completion date and Mr. Puskas said yes. Mr. Volpe said he is willing to give the applicant one more month. Chairman Perkovich said this will be tabled until the next meeting and will hear the update from the city.

Mr. Garcia wanted to clarify that the four week extension is to secure permits/plans for the foundation and the interior structure and Mr. Puskas said yes. Mr. Henrich wanted to be crystal clear that if this is not done within the four week period then they will move forward to condemn the home and Mr. Puskas said yes.

Mr. Henrich moved to table this item and extend the time frame for the Barringer residence, 38295 Prospect St., Willoughby, OH 44094 for thirty days with the stipulation that Mr. Barringer submit plans and obtain permits within this time frame for the foundation and interior structure and Mr. Garcia seconded.

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

Motion Carried: TABLED

The Willoughby House
37819 Euclid Ave.
(Rep.- Mike & Paul Neundorfer, Owners)

**Addition of two dry laid brick
terraces for outdoor dining &
landscape improvements**

Mr. Paul Neundorfer, Co-owner is representing the application for brick terraces and landscaping for The Willoughby House, 37819 Euclid Ave., Willoughby, OH 44094.

Mr. Neundorfer said this application is for two exterior dining terraces. He said the color will be a blended salmon color in sand mold brick in a herringbone pattern with a rowlock along the outside edge as shown in the rendering LD18.4. On the one terrace there is a masonry retaining wall with three steps to separate the levels. There is also a masonry fire pit with a key valve and gas insert. The stone veneer on the retaining wall would match the existing Willoughby House stone. There is a path with landscape lighting, shrouded, so there is no visible source. They also are installing two four inch ground speakers on the east side of the larger terrace pointed southwest away from Jordan Drive and will be held at a sixty decibel level, which is conversational level.

Chairman Perkovich said the plan looks great and appreciates the extra touches on the rendering which makes their job easier and the other board members agreed. There were other questions or comments.

Mr. Garcia moved to approve the addition of two dry laid brick terraces and landscaping for The Willoughby House, 37819 Euclid Ave., Willoughby, OH 44094 as submitted and Mr. Henrich seconded.

**City of Willoughby
Design Review Board
Minutes
April 3, 2024**

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

Motion Carried: APPROVED

Ritual Juicery
4075 Erie St.
(Rep.- Ken Tahsin, Owner)

**(1) Non-illuminated wall sign &
(2) Non-illuminated window signs**

Mr. Tahsin, Owner is representing the application for signage for Ritual Juicery, 4075 Erie St., Willoughby, OH 44094.

Mr. Tahsin said they painted signs on both windows and above the door. He said he was unaware these were being done while he was out of town.

Chairman Perkovich said from the city's standpoint it does fit within the allotted square footage. He said he has not viewed this in person. Mr. Garcia said he did see it and has an issue with the signage over the door. If they intend to keep this sign it will need to be redone. He said the window signage is ok but is not excited about it. Mr. Volpe agreed with Mr. Garcia about the door sign and that it is also difficult to see it from the street. He did not have an issue with the window sign. Mr. Henrich agreed and said there is too much white in the door sign and if he did something similar to the window sign it might be easier to see and would like to see a sign with some dimension. Mr. Tahsin said they could outline the letters to make them stand out.

Chairman Perkovich asked if the sign over the door is hand painted and Mr. Tahsin said yes. He said then this would have to be repainted by hand and outlining it would help. Mr. Brown asked if they have to have the sign over the door or could they just repaint over it with the white to match the building and adjacent business next door. Mr. Tahsin said no they do not have to have it and if the board is not happy with it he would repaint it white. Chairman Perkovich said if Mr. Tahsin is good with that, it would be simpler and Mr. Tahsin agreed. Chairman Perkovich said the sign over the door will be repainted over/removed.

Mr. Garcia moved to approve (2) non-illuminated window signs and the repainting white over the door to match the existing building for Ritual Juicery, 4075 Erie St., Willoughby, OH 44094 and Mr. Brown seconded.

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

Motion Carried: APPROVED

Pulpo Beer Co.
3941 Erie St.
(Rep.- Steve Foster, The Sign & Graphics Firm)

**(1) Illuminated wall sign &
(1) Illuminated ground sign,
face replacements**

**City of Willoughby
Design Review Board
Minutes
April 3, 2024**

Mr. Foster of The Sign & Graphics Firm is representing the application for signage for Pulpo Beer Co., 3941 Erie St., Willoughby, OH 44094.

Mr. Foster said they are removing the current branding and rebranding it as Pulpo Beer Co. They will remove the two existing signs that are currently on the building and replace them with the vintage style marquee Pulpo Beer Co. sign. They will also be replacing the ground sign; three cabinets, two are single faces and one is double faced. They will replace them with the renderings shown on page two.

Chairman Perkovich asked if the ground sign has dimensional letters or is it what he is suggesting which is dimensional looking vinyl letters on the face. Mr. Foster said currently it is white Lexan with black vinyl on top with cut out letters and has a flat face. They want to install something more dimensional, but still use the vinyl, or an alternate is a push through style letter. Chairman Perkovich said he would prefer the push through style lettering.

Mr. Foster said the marquee wall sign is a larger version of what they did for their Crocker Park location. It is a channel letter sign with an open face. They have a plate behind it to house the bulbs. Mrs. Grinstead found a photo on the web of the Crocker Park sign to show the board. Chairman Perkovich said the sign is white but in the rendering submitted it looks yellow. Mr. Henrich said they would like to add a dimmer switch to this sign. He also mentioned, after looking at the store in Crocker Park, that he really likes the color combination on their storefront and said they should do a similar look for this store and the board agreed.

Chairman Perkovich said after viewing the actual smaller version of the sign and seeing that it is actually white and not yellow he is ok with it. He also still prefers the push through letters for dimension on the ground sign.

Mr. Henrich moved to approve (1) illuminated wall sign with the addition of a dimmer switch and (1) illuminated ground sign with face replacements with push through lettering for Pulpo Beer Co., 3941 Erie St., Willoughby, OH 44094 and Mr. Garcia seconded.

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

Motion Carried: APPROVED

MINUTES

March 6, 2024

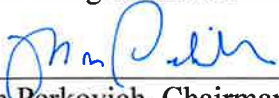
Mr. Brown moved to approve the Design Review Board minutes for March 6, 2024 as submitted and Mr. Henrich seconded.

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

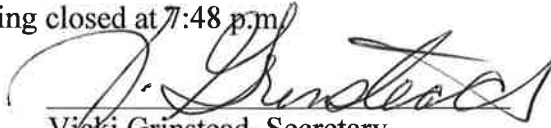
Motion Carried: APPROVED

**City of Willoughby
Design Review Board
Minutes
April 3, 2024**

There being no further business the regular meeting closed at 7:48 p.m.



John Perkovich, Chairman



Vicki Grinstead, Secretary