

**DESIGN REVIEW BOARD
CITY OF WILLOUGHBY
REGULAR MEETING MINUTES
MAY 1, 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 7:00 p.m.

OLD BUSINESS

Pulpo Beer Co.

3941 Erie St.

(Rep.- Juan Vergara, Owner)

Painting of bldg.

(Behr: Little Black Dress)

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. Henrich; Mr. Garcia; Mr. Brown; Mr. Volpe; Chairman Perkovich

Nays: None

Absent: None

Motion Carried: UNTABLED

Mr. Vergara is representing the Pulpo Beer Co.'s application to paint the exterior of the building.

Mr. Vergara said he would like to paint the building a different color and submitted renderings to show the lighter colors and did present the board with two paint chips for the main color (Behr: Flint Gray and Patio Stone) and also for the trim (Behr: Little Black Dress, as previously presented).

Mr. Henrich thanked Mr. Vergara for coming back before the board and presenting the color sample options. He said this is something everyone should do when they are bringing a project before this board. Mr. Henrich is in favor of either color as presented but prefers the Behr Patio Stone with the Little Black Dress.

Chairman Perkovich also thanked Mr. Vergara for the additional color choices. He said the board felt the original colors presented were too similar and asked for some lighter color options. He said it looked like a black box and lacked the contrast that the building already has. He likes either color option but prefers the lighter of the two (Flint Gray) because he like the white with the black already on the building. He will ask the board members to weigh in.

Mr. Brown agreed with Chairman Perkovich and also prefers the lighter gray but does not mind either color choice. Mr. Vergara said he prefers the Patio Stone because it would look better with the new marquee wall sign. Mr. Garcia likes either color but prefers Patio Stone. Mr. Volpe likes either color.

Chairman Perkovich said the Patio Stone may play up with the surrounding brick buildings and may be a good choice.

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Mr. Henrich said they saw a rendering of the Crocker Park building and had similar colors and liked it. Chairman Perkovich suggested they leave the color choice up to the applicant in the motion.

Mr. Henrich moved to approve the painting of the exterior of the building with either option "A" Flint Gray or option "B" Patio Stone for the main color and Little Black Dress by Behr for the trim for Pulpo Beer Co., 3941 Erie St., Willoughby, OH 44094 and Mr. Brown seconded.

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

Motion Carried: APPROVED

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

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

Mr. Garcia moved to untable the update on the progress of the dilapidated home for the Barringer residence located at 38295 Prospect St., Willoughby, OH 44094 and Mr. Henrich seconded.

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

Motion Carried: UNTABLED

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 Mr. Barringer was asked to produce permits for the project which he has done. He said the first permit he obtained is the most important, which is the helical piers to stabilize the foundation and he also received an engineer's report. He is ready to begin the project within a week to two weeks. Mr. Barringer is moving along and he is pleased with the progress. He also did obtain interior permits but for now they will be focusing on securing the exterior foundation.

Chairman Perkovich said the original timeframe of one year still stands (DRB minutes from 10-4-23) and Mr. Puskas agreed. Chairman Perkovich said he will leave it up to Mr. Puskas to check on the progress of this home. Mr. Puskas said if there is a lull or Mr. Barringer is unable to complete this project he will notify the board and they will take whatever action is necessary.

Mr. Garcia moved to table the demolition of the dilapidated home for the Barringer residence, 38295 Prospect St., Willoughby, OH 44094 and Mr. Volpe seconded.

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

Motion Carried: TABLED

NEW BUSINESS

Jacob Edwards
38276 Union St.
(Rep.- Domenic Wojtila, Myers Architect)

**Demo existing garage & construct
new garage w/breezeway attached
to home**

Mr. Wojtila of Myers Architect is representing the application for the demolition of the existing garage and construction of a new garage with attached breezeway for the Edwards residence, 38276 Union St., Willoughby, OH 44094.

Mr. Wojtila said the project consists of removing the existing garage and building a new attached garage with an office space above it. The addition is approximately 974 sq. ft. and all of the materials selected for the exterior will match the existing home.

Chairman Perkovich said they have the plans and it does state the materials will match the existing home. They have done a nice job on this home and assumes the quality will be the same and has no issues with this project and the rest of the board agreed. There were no other comments or questions.

Mr. Brown moved to approve the demolition of the existing garage and construction of a new garage with an attached breezeway for the Edwards residence, 38276 Union St., 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

Fungry
38126 Third St.
(Rep.- John Vunovich)

**Wall sign & painting exterior
of bldg. (already painted)**

Mr. Vunovich, Owner is representing the application for signage for Fungry, 38126 Third St., Willoughby, OH 44094.

Mr. Vunovich said they wish to install an all-weather metal sign (3'x5') on the north side (front) of the building and the board has the renderings submitted.

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Chairman Perkovich said this is a metal sign and will it have vinyl graphics or is it painted by hand etc. Mr. Vunovich said it will be a graphic and will mimic the rendering presented. Chairman Perkovich said he is assuming this is their logo and Mr. Vunovich said yes. Chairman Perkovich said the logo looks like it has a hand drawn feel to it and for him this is a little out of the norm for what they would approve in the historic district as far as a font choice. He understands this is their corporate graphic but they have to be cognizant of what type of branding they are setting a tone for in the city and especially being a white sign as we turn the corner onto Euclid Avenue. He is leery to approve this as submitted because it looks like hand drawn graffiti. Mr. Vunovich asked if they would prefer block lettering and Chairman Perkovich said he does not even mind a script font or something similar with consistent size lettering. He said the scale is a little different from what they normally are used to seeing and would like to see a more normal typeface. He said part of the issue for him is the stark white background.

Mr. Garcia said the size of the sign says it's a 3'x5' sign and presumes it will not fit the way it is shown in the rendering. He agrees with Chairman Perkovich's comments and the white background is stark. Mr. Vunovich asked if they would prefer a Dukes and Boots type sign and Chairman Perkovich said not necessarily. Mr. Vunovich asked if they would prefer more proportioned lettering, and Chairman Perkovich said yes, more out of a catalog for example. Mr. Vunovich said the sign has a red border and will have soft gooseneck lighting. Mr. Brown said maybe the scale of the picture is throwing them off. Chairman Perkovich asked if there is anything they wanted to add to the sign like possibly their address and Mr. Vunovich said no, they want to keep it simple as presented. Chairman Perkovich would like to see a couple different examples of typefaces if possible. Something they would be ok with but in keeping with the downtown feel. He suggested looking at other signs in the downtown area.

Mr. Henrich said he agrees with Chairman Perkovich and it feels cartoonish. Mr. Vunovich said they could do a neon type sign if the board prefers but it will be more of an expense. Mr. Henrich said this is just for a food pickup window and would be more of an expense for them. Mr. Vunovich said they want their customers to be able to find their building easily. He said this is why they did the sign the way they did with the gooseneck lighting. Mr. Brown said what about individual letters placed directly on the building. Mr. Vunovich said he will come back with some different options. Chairman Perkovich likes the idea of the individual letters because they have relief to them and have ½" to ¾" thickness because the board does prefer dimension to these signs. Mr. Volpe agreed with the scale of the picture being off.

Mr. Vunovich said there is a new restaurant in Kirtland called Crowley's and it would be the same style sign. He suggested if the board had time they could drive by and take a look at it. He said if the board prefers a font change or the addition of the address they could do that. Chairman Perkovich said he prefers to see two or three options and Mr. Vunovich agreed. Mr. Garcia suggested the next rendering should look more to scale.

The painting of the building is also on this agenda. Chairman Perkovich said he does not have an issue with the color scheme. Mr. Henrich said he has an issue with people not following the rules and making exterior changes without first obtaining the board's approval. Mr. Vunovich said that is his fault because the pink and brown were chipping so he painted it and was unaware of the protocol. He is new at this and would follow the rules the next time. He will pass this along to his partners as well.

Mr. Garcia moved to table the wall sign for Hungry, 38126 Third St., Willoughby, OH 44094 to give the applicant time to provide other sign options and Mr. Henrich seconded.

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

Motion Carried: TABLED

Mr. Brown moved to approve the painting of the exterior of the building, which has already been completed, for Fungry, 38126 Third St., Willoughby, OH 44094 and Mr. Garcia seconded.

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

Motion Carried: APPROVED

Al's Barbershop
4052 Erie St.
(Rep.- Lisa Jones, Owner)

**New awning w/non-illuminated
signage**

Ms. Jones, Owner is representing the application for a new awning with non-illuminated signage for Al's Barbershop, 4052 Erie St., Willoughby, OH 44094.

Ms. Jones said her awning ripped and would like to replace it and change the color from maroon to black like a majority of the awnings in the area.

Chairman Perkovich said she is using the same frame but just using a new black canvas with the old style lettering and Ms. Jones said yes. The board liked the awning and lettering style.

Mr. Brown moved to approve the new awning with non-illuminated signage for Al's Barbershop, 4052 Erie St., 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

MINUTES

April 3, 2024

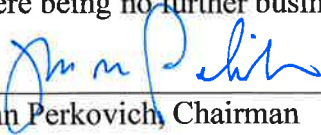
Mr. Henrich moved to approve the Design Review Board minutes for April 3, 2024 as submitted and Mr. Volpe seconded.

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

Motion Carried: APPROVED

There being no further business the regular meeting closed at 7:37 p.m.



John Perkovich, Chairman



Vicki Grinstead, Secretary