

**DESIGN REVIEW BOARD  
CITY OF WILLOUGHBY  
REGULAR MEETING MINUTES  
OCTOBER 4, 2023 @7:00 p.m.**

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

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

**OLD BUSINESS**

**Vacant Home**

38295 Prospect St./PPN#27-A-030-A-00-036-0  
(Rep.- Larry Puskas, City of Willoughby Bldg. Dept.)

**Demolition of home**

Mr. Garcia moved to untable the demolition of the vacant home located at 38295 Prospect St./PPN#27-A-030-A-00-036-0, Willoughby, OH 44094 and Mr. Henrich seconded.

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

**Motion Carried: UNTABLED**

Mr. Puskas, Chief Building Official for the City of Willoughby is representing the application for the vacant home located at 38295 Prospect St./PPN#27-A-030-A-00-036-0, Willoughby, OH 44094.

Mr. Taylor Barringer, 1329 E. 362<sup>nd</sup> St., Eastlake, OH and his mother Shirley Anne Barringer, who resides with him were present.

Mr. Puskas said at the last meeting the city brought forth an order to demolish the dilapidated home at 38295 Prospect St., Willoughby, OH 44094. Mr. Barringer spoke at that meeting and the board tabled it for thirty days provided he completed some items required by the board. He said Mr. Barringer has done what was asked of him which were secured the basement with fencing, removed the vehicles, he started to clear out the shed and cut down a lot of overgrown trees and shrubs. He has been informed that a civil engineer will be out this week or next week to take core samples. Mr. Puskas, in conjunction with the law department, feel that he has shown he is working toward the restoration of the home. He said with the board's approval, he suggests not demolishing the home, but there are some guidelines he would like Mr. Barrington to follow, which will be strict, but fair. For the record, he would have to secure plans and permits within ninety (90) days, and if this is done, then the reconstruction of the house would need to be completed within one (1) year. He said this is only if the board agrees to these terms.

Mr. Henrich said he is happy to hear progress is being made and that the city is willing to work with them. He did visit the site and see the progress. He asked Mr. Barringer if one year would be acceptable and Mr. Barringer replied yes.

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Mr. Garcia echoes Mr. Henrich's comments. Mr. Garcia said they should table the demolition for the ninety (90) days to see if Mr. Barringer follows through and at that time if it does, they can deny the demolition, however after that he would need to submit all the plans for the exterior of the home to the Design Review Board for review and approval. Chairman Perkovich suggested the board amend the motion, then the board will give him the ninety (90) days to secure the plans and permits, then Mr. Puskas can bring this back before the board with an update. They should also include the one year completion date in the motion. He said if Mr. Puskas feels the one year time period needs to be adjusted then he can ask for that to be amended at the next meeting after the ninety (90) days.

Mr. Henrich moved to amend the motion for the demolition of the vacant home located at 38295 Prospect St./PPN#27-A-030-A-00-036-0, Willoughby, OH 44094 with the stipulations to allow Mr. Barringer ninety (90) days to secure plans and permits, and the home is to be completed within one year and Mr. Volpe seconded.

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

**Motion Carried:    APPROVED**

Mr. Barringer gave the board a report from the structural engineer and plans from an architect (in record 10-4-23, Exhibit "A").

**Tricky Tortoise Brewing Company**

**(1) Illuminated wall sign**

4091 Erie St.  
(Rep.- Scott Thompson, YESCO Sign & Lighting)

Mr. Thompson of YESCO Sign and Lighting is representing the sign application for the Tricky Tortoise Brewing Company, 4091 Erie St., Willoughby, OH 44094.

Mr. Thompson said they will remove the word "Willoughby" from the sign and refurbish the words "Brewing Company" with paint and remove the neon and upgrade the lighting to LED. They will install "Tricky Tortoise" in place of "Willoughby". Mr. Brown asked if the fonts will match and Mr. Thompson said yes.

Mr. Brown moved to approve (1) illuminated wall sign for the Tricky Tortoise Brewing Company, 4091 Erie St., Willoughby, OH 44094 as submitted and Mr. Volpe seconded.

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

**Motion Carried:    APPROVED**

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**Geraci's Pizzeria**  
4127 Erie St.  
(Rep.- Gregory Spoth, Owner)

**(1) New non-illuminated awning  
with sign & logo**

Mr. Spoth, Owner is representing the sign application for the Geraci's Pizzeria, 4127 Erie St., Willoughby, OH 44094.

Mr. Spoth said they would like to replace the old awning with a new awning with their name and logo. They would like to change the name from "pizzeria" to "restaurant" as resubmitted. He said "pasta, pizza, and salad" are on the 9" valance. The new fabric will go over the existing frame. Chairman Perkovich noted the window signage required BZA approval and Mr. Spoth said they will not be pursuing that sign.

Chairman Perkovich said he understands the colors are bright and are Italian themed but the other awnings in downtown area are subdued or a solid color as was he previous stripped awning and asked if this is the company's identity. Mr. Spoth said they use basically the same awning on four of their five locations. Their sizes may vary but it is their trademark.

Mr. Volpe said this is a smaller location and where he is located it is kind of hidden and he does not have an issue with the awning color and signage.

Mr. Henrich said someone pointed out to him that if they go back and look at the history this is the way Italian stores looked.

Mr. Garcia asked if he would consider the removing pizza, pasta and salad on the valance and making it a solid color so it does not look so busy or is this on all of the awnings for all the stores. Mr. Spoth said he does not know if it is on all of them. He would do the lettering in all black if the board preferred. Chairman Perkovich said he can see Mr. Garcia's point but the unfortunate part for the business is there is a tree right in front of the business. He is ok with the way it was submitted with the minor change to restaurant from pizzeria. Mr. Henrich agrees.

Mr. Henrich moved to approve (1) new non-illuminated awning with sign & logo for Geraci's Pizzeria, 4127 Erie St., Willoughby, OH 44094 with the word "pizzeria" being replaced with the word "restaurant" and Mr. Garcia seconded.

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

**Motion Carried: APPROVED**

**Trinity Evangelical Lutheran Church Home**  
37728 Euclid Ave.  
(Rep.- Harland Parke, Parke Brothers Construction LLC)

**New roof**

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Mr. Parke of Parke Brothers Construction LLC is representing the application for the Trinity Evangelical Lutheran Church Home, 37728 Euclid Ave., Willoughby, OH 44094.

Mr. Parke said he is requesting a new roof for the parsonage home on the property. Chairman Perkovich asked if this is just a color change but the same roof style. He said it is hard to get the same roof because it is a one hundred year old slate roof. He brought samples to show the board what they are proposing. They tried to get as close to the original color and tone as they could find. It is an asphalt shingle but tried to match the original color. The metals for the old slate roof have completely deteriorated and so have the flashing, valley's etc. They have a resident living in the home now and there are active leaks. He said the slate is not cost effective. Mr. Henrich asked if he checked with the Methodist Church who has a metal roof that mimics slate and he said no he was not aware of it.

Mr. Garcia moved to approve a new roof for the Trinity Evangelical Lutheran Church Home, 37728 Euclid Ave., 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:    APPROVED**

**White Rabbit Kids**  
4041-B Erie St.  
(Rep.- Lauren Dannemiller, Owner)

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

Ms. Dannemiller, Owner is representing the sign application for White Rabbit Kids, 4041-B Erie St., Willoughby, OH 44094.

Ms. Dannemiller said her window graphics will be split among three windows. She wants the window signage for pedestrian and traffic visibility because her wall sign is so high.

Mr. Garcia moved to approve (3) non-illuminated window signs for White Rabbit Kids, 4041-B Erie St., Willoughby, OH 44094 and Mr. Volpe seconded.

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

**Motion Carried:    APPROVED**

**Robin Schwartz**  
4349 River St.

**Replace aluminum siding with  
vinyl siding on left side of house  
only**

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Ms. Schwartz is representing the application for the home located at 4349 River St., Willoughby, OH 44094 to replace aluminum siding with vinyl siding on the left side of the house only.

Ms. Schwartz said there was a leak in her dining room and there is water damage from the roof. She replaced the roof but still had a leak from the chimney and crown but it is still leaking from the old aluminum siding. She also has had more repair issues and it has been expensive. She wants to fix this side for the time being. She explained some more of the work that was done on the home. The siding will be a different color from what is now on the home which is an olive color. She will keep the awnings but will freshen up the color with paint, possibly black.

Chairman Perkovich said there will be two different materials and colors on the home until such time as the whole project is completed on all four sides. He asked how hidden is the side of the house from the street that will have the vinyl siding and color change before they decide how long she has to finish the whole house. Ms. Schwartz said it is very visible. She would like to do that one side so she can repair the inside of her dining room. She said the windows she ordered are to be in in approximately 10-14 weeks. She said she believes she could have the whole house sided before winter. Chairman Perkovich said they will give her a certain time period for her to have the balance of the siding installed and Ms. Schwartz agreed. The board members agreed with the stipulation.

Mr. Brown moved to approve replacing the aluminum siding with vinyl siding in a gray shade on the left side of the house only but she must complete the rest of the home with the matching vinyl siding within six months of this approval and to paint the awnings black for the Schwartz residence, 4349 River 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: APPROVED**

**MINUTES**

**September 6, 2023**

Chairman Perkovich said there was a typo on page 3 that will be corrected.

Mr. Garcia moved to approve the Design Review Board minutes of September 6, 2023 as amended and Mr. Volpe 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 7:45 p.m.

  
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John Perkovich, Chairman

  
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Vicki Grinstead, Secretary