

**DESIGN REVIEW BOARD  
CITY OF WILLOUGHBY  
REGULAR MEETING MINUTES  
SEPTEMBER 6, 2023 @7:00 p.m.**

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

**ABSENT:** None

**OTHERS:** Vicki Grinstead, Secretary

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Chairman Perkovich called the meeting to order at 6:58 p.m.

**OLD BUSINESS**

**None**

**NEW 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. 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. Puskas said the home is at the end of the street and is in major disrepair. The home is owned by Anne Barringer and she does not reside there; she is at 1329 E. 362<sup>nd</sup> St., Eastlake, OH. There has been a trail of property maintenance issues since 2020 or before given the condition the home is now in. Mr. Puskas's predecessor Darryl Keller started a notice of condemnation and Ms. Barringer wrote a letter stating she was going to fix the problems at the home. He went to the home and the home is literally falling into Todd Field and is unsafe.

Mr. Puskas said the chimney is falling through the roof and the foundation in the rear has separated and there is a gaping hole in the basement where the foundation meets the basement walls. He is unsure if it can be repaired and if so, it would cost hundreds of thousands of dollars. He said the Mayor's office has had several complaints in regard to this property/home. The neighbor said that kids from Todd Field have been coming up the hill near the home and the fear is the kids would be curious and go inside and there could be an accident and someone could get hurt. Mr. Puskas said the best course of action is condemnation and raising of the home.

Chairman Perkovich said he agrees and see the photographs provided to the board from the Building Department. He said the chimney with the hole in the roof is very precarious, let alone everything else that has fallen through the years. He said having read the correspondence from the last two to three years between the city and the owner that was provided, he is all for this.

Mr. Garcia agrees with the Chairman and visited the property and can attest to the condition of the property and it is much worse than the photos. Mr. Puskas said yes, the photographs don't do it justice as to the danger/hazard it presents.

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Mr. Brown asked if the board approves the demolition, where does it go from there. Mr. Puskas said it would go to the Law Director, Mike Lucas.

Mr. Henrich said the possibility of kids getting injured is a pretty strong argument. He is a member of the Historical Society and hates to see historic homes being demolished, but from the pictures and the description provided it seems like it is too far gone.

Mr. Volpe said he visited the property Sunday morning and saw how bad it is. He is in agreement that the home needs to be demolished.

Mr. Taylor Barringer stood up and was informed this was not a public hearing and insisted on speaking because this was his childhood residence. Chairman Perkovich told him it was open to the public but the public usually has no recourse or are not allowed to speak. Chairman Perkovich said he would allow him to speak briefly.

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

Mr. Barringer said this home has been in his family since 1926. His mother was born in that home and their intent is to go back and have her be a resident there before her passing. He admits there are problems and does not deny the condition of the house. He spoke to Mr. Keller several times to get things going but were having financial issues but are now in a much better financial situation now. The plan is to fix the foundation and has contacted contractors that Mr. Keller knew and approved of. He has basic plans already and wants an engineer to approve them. The house was built in 1916 and is historical. The intent is to rebuild it. He works 50-60 hours a week and his mother has some health issues. His does not know what kids the neighbor is talking up coming up the hill but no kids come up the hill. Mr. Puskas said no one is living there so how would he know that. Mr. Barringer said he is not questioning it is a danger. He knows the neighbor but they do not get along. Mr. Puskas said there are also three cars that have been sitting on the property for a long time that have not been removed. Mr. Barringer said if it is a matter of time to give him a month to show them what can be done in a month. He said he can start work on it possibly next week and it is just a matter of lining up the contractors.

Mr. Puskas asked why he has not removed the cars per the notice. Mr. Barringer denied receiving the notice to remove the cars but said he could have them removed tomorrow.

Mr. Henrich said if the board gives him the chance would he be able to secure the house this week to make it safe so children cannot enter it and Mr. Barringer said yes. Mr. Henrich said this is the number one priority.

Mr. Puskas asked Mr. Barringer if he removed the condemnation notice off the home and he said yes, he did not want it on the front of the house. Mr. Puskas said the first letter of condemnation was sent October 12, 2022 and the second letter was sent July 10, 2023 and between those dates nothing has been done. Mr. Barringer said he does not remember getting the 2022 notice. Mr. Puskas said Mr. Barringer spoke with Mr. Keller who said he spoke with you and you also said you would remove those cars at that time and it did not happen. Chairman Perkovich said the documentation and letters from the city in the board's packets go back to 2020 at least. The reason they are here is because the city has given the homeowner many opportunities the last two to three years to come to the table or take one step and that has not happened and those opportunities have come and gone. Today's vote has been brought to

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the board from the city itself because these steps were overlooked. He said if they vote today the homeowner still has recourse through city council and the law department.

Mr. Barringer said he could make a difference in a month by removing the cars and securing the property so no children get hurt. He has been in contact with contractors for the roof and tree removal. He said Mr. Keller suggested getting a structural engineer to look at it to give it a secondary approval. Mr. Puskas asked if he's had a structural engineer look at it and he said no but he will do that immediately.

Chairman Perkovich said if the board gives him thirty days, he is unsure what kind of due diligence he could do with plans, securing the building etc. in that short of a time. The unfortunate part is that, through written documentation, the city has given him many opportunities and it has not happened. Even if he did not have the funds to totally rebuild the house there has been no change. He asked Mr. Puskas's opinion on this matter. Mr. Puskas said if he was not mistaken the homeowner or son should not have been able to speak and the board was going to vote prior to this. Chairman Perkovich said yes, the motion is still in front of the board and they are here because of the homeowners inaction after three years of documentation.

Mr. Garcia said if they tabled it, he would like to get the law and building department approvals as to the action being taken before the next meeting. Mr. Brown asked what would happen after DRB votes it down from the city's perspective. The city would then work in collaboration with the law department to begin the demolition process. The homeowner, as stated previously, could appeal this before city council.

Chairman Perkovich said he is in the building trade and has a hard time seeing that this can be brought back to structural validity and a livable condition without a LOT of money. Mr. Barringer said they will restore it to its original condition. He said the neighbor across the street restored their home and has asked for his help to restore this home. He does have real estimates. Mr. Puskas asked what the estimate was to restore the foundation and Mr. Barringer said \$20-25,000. Mr. Puskas said they are looking at several hundred thousand dollars.

Mr. Volpe said he has known Mr. Barringer a long time and does not have an issue tabling this for one month. He said even if the board votes either way Mr. Barringer needs to contact the law director. He said he understands he has been in contact with the building department but the fact this has been going on for three years makes it difficult. Mr. Volpe also knows how much money it would cost to make the home livable. Mr. Henrich is leaning toward tabling this as well, however there will be conditions set that he must make this property safe so that kids cannot gain access to the home. He appealed to Mr. Barringer to think long and hard about putting this much money into this home and make sure he gets estimates in line because he does not want it to get to the point where he cannot afford to finish it and the city demolishes it.

Chairman Perkovich asked Mr. Puskas if he thought thirty days would help and Mr. Puskas said no because he has not done anything to improve this situation. Mr. Barringer said he would do anything he asked him to do. Chairman Perkovich wants to move forward with the vote the city brought before the board. The rest of the board members wished to give Mr. Barringer thirty days to improve the home.

Mr. Henrich moved to table 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 that the building is made secure and checked on by the city for safety and the owner or representative get in touch with the Building Department and Law Department as soon as tomorrow, September 7, 2023 as to how they would like to proceed and Mr. Volpe seconded.

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

**Motion Carried: TABLED**

**MINUTES**

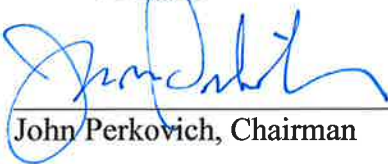
**August 2, 2023**

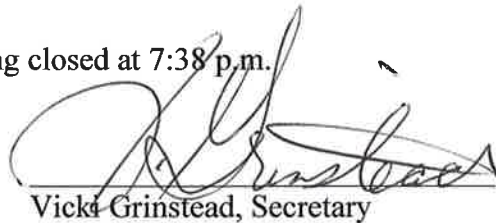
Mr. Volpe moved to approve the Design Review Board minutes of August 2, 2023 as submitted and Mr. Garcia seconded.

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 7:38 p.m.

  
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John Perkovich, Chairman

  
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Vicki Grinstead, Secretary