

**DESIGN REVIEW BOARD
CITY OF WILLOUGHBY
REGULAR MEETING MINUTES
FEBRUARY 9, 2022 7:00 p.m.**

PRESENT: Paul Garcia; Adam Brown; Dan Volpe; Bill Henrich; John Perkovich, Chairman
ABSENT: None
OTHERS: Vicki Grinstead, Secretary

This meeting is rescheduled from February 2, 2022.

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

OLD BUSINESS

Remains tabled

Social Tavern DTW

4027 Erie St.

(Rep.- Joseph Hanna, Architect)

**Storefront and rear patio
renovations**

NEW BUSINESS

The Charlton Abbott

37903 Euclid Ave.

(Rep.- Gabriel Bartlett, Advanced Installation & Sign)

**(1) Non-illuminated ground sign
w/sign panel replacement**

Mr. Bartlett of Advanced Installation & Sign is representing this application for signage.

Chairman Perkovich said they are replacing the face of the sign with a painted sign and Mr. Bartlett said that is correct. Chairman Perkovich said the board prefers a raised letter or lettering that has a shadow line either on the lettering itself or a border. Mr. Bartlett said he can accommodate the board's request. Mr. Brown said year-round ground cover will need to be installed at the base of the sign.

Mr. Garcia said even a nice, raised border may be an option to make the sign "pop". Chairman Perkovich said he will give Mr. Bartlett the choice of raised lettering or the border option. Mr. Bartlett said he would prefer the raised lettering.

Mr. Garcia moved to approve (1) non-illuminated ground sign w/sign panel replacement for The Charlton Abbott, 37903 Euclid Ave., Willoughby, OH as submitted but with the addition of either raised or relief lettering and year-round ground cover to be installed at the base of the sign and Mr. Henrich seconded.

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

Motion Carried: Approved

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Former Union High School

25 Public Square
(Rep.- Dru Siley, Liberty Development Co.)

Demolition of non-historic additions

Mr. Siley of Liberty Development Co. is representing this application for demolition of structures.

Mr. Siley said his company was selected last year to redevelopment the former Union High school. He said the packet the board was presented with has the concept site plan. He said there will be approximately 35 market rate apartments and the balance of the site will be 19 for sale townhomes fronting on Euclid Ave., Center St., and some to the interior of the site. The request before the board this evening is so his company can pursue historic state and federal tax credits. He said they will be putting the building on the national register of historic places.

Mr. Siley said to obtain the tax credits they have to create a separate lot for the building and a separate lot for the townhome development. He said they are on the Planning Commission agenda tomorrow evening for the lot split approval. He explained the details of why the 1940 additions must be removed. He said this additions are outside the period of significance per SHIPO and the National Park Service. They are asking for permission from this board now to further demonstrate to SHIPO that the local review board for the historic district has acknowledged and granted permission to demolish these additions. He said they can also then record the plat as two separate parcels because temporarily there will be a lot line through that addition.

Chairman Perkovich said per the Staff Report he sees the administration is in favor of granting this demolition. He does see the need for the demolition to obtain parking, access etc. Chairman Perkovich said it looks like they have forty parking spaces and for the most part these would be for the apartments. He asked if Mr. Siley would see future issues with forty spots with thirty units. He said the townhomes will have garages and driveways to accommodate their parking. Mr. Siley said there will be predominately one-bedroom units and their rule of thumb is one parking spot per bedroom. He feels confident they can provide sufficient parking for these units.

Mr. Brown said the Staff Report is helpful. Mr. Volpe said he has no opposition to the demolition and Mr. Garcia agreed.

Mr. Henrich moved to approve the demolition of non-historic additions for Former Union High School, 25 Public Sq., Willoughby, OH as submitted and Mr. Brown seconded.

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

Motion Carried: Approved

Thomas Lemire, Homeowner

38214 Wilson Ave.
(Rep.- Joseph Calderwood, Designer)

Second-floor rear addition

Mr. Calderwood said he is the designer of this project and Mr. Lemire is also present this evening.

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Mr. Calderwood said they are asking for an addition on the back of the home. They will remove the roof over the first floor and will add the second-floor addition to the rear of the structure. They will try to match all the materials to what is existing. The existing siding is a shake sheet siding which is no longer available so they will use vinyl siding and showed examples. The shingles will match the existing.

Chairman Perkovich said he did a nice job and even though the materials are dissimilar it is in the rear of the home and virtually hidden. He asked if the vinyl will be white shake and Mr. Calderwood said yes. The board had no issues with this project.

Mr. Brown moved to approve the second-floor rear addition for the Lemire residence, 38214 Wilson Ave. Willoughby, OH as submitted and Mr. Garcia seconded.

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

Motion Carried: Approved

Plant Magic Florists
38015 Euclid Ave.
(Rep.- Edward Sajovic, EJS Design)

**(1) Non-illuminated wall sign,
(1) Non-illuminated ground sign**

Mr. Sajovic of EJS Design is representing this application for signage.

Mr. Sajovic said this is for additional signage for the rear of the property to delineate parking. He said with the new signage and florals on the front of the building it has brought in more business. He said with this new business there has been some confusion with the parking in the rear of the building with the adjacent businesses. He said there is an existing sign on a metal post that is weathered, so they are proposing new signage that will draw customers to the appropriate parking lot for their business.

Mr. Sajovic said there will be an additional sign on the rear of the building that will mark the entrance of the building. He said he mimicked the front sign as far as design. He said for the parking sign they replaced the address with "parking" at the top of the sign, and the building version they took the address numbers and replaced them with "entrance".

Mr. Sajovic said the front sign does have dimension to it, but they did printed vinyl on the rear signage due to budget constraints. There will be some dimension to the side and uprights. They may also add some vines to the signs to be consistent with the front of the building.

Chairman Perkovich said there is a two-color border and the vase with flowers, so he does not mind the flat vinyl lettering and that it is in the rear of the building and the board agreed.

Mr. Garcia moved to approve (1) non-illuminated wall sign and (1) non-illuminated ground sign for Plant Magic Florists, 38015 Euclid Ave., Willoughby, OH as submitted and Mr. Henrich seconded.

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

Motion Carried: Approved

Design Review Board

**Election – 2022
Chairman
Vice Chairman**

Mr. Garcia moved to nominate Mr. Perkovich as Chairman of the Design Review Board for year 2022 and Mr. Volpe seconded. There were no other nominations.

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

Motion Carried: Approved

Mr. Garcia moved to elect Mr. Perkovich for Chairman of the Design Review Board for year 2022 and Mr. Henrich seconded.

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

Motion Carried: Approved

Mr. Henrich moved to nominate Mr. Garcia as Vice Chairman of the Design Review Board for year 2022 and Mr. Volpe seconded. There were no other nominations.

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

Motion Carried: Approved

Mr. Henrich moved to elect Mr. Garcia for Vice Chairman of the Design Review Board for year 2022 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: APPROVED

Mr. Henrich moved to nominate Mrs. Grinstead as Secretary of the Design Review Board for year 2022 and Mr. Garcia seconded. There were no other nominations.

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

Motion Carried: Approved

Mr. Brown moved to elect Mrs. Grinstead for Secretary of the Design Review Board for year 2022 and Mr. Henrich seconded.

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

Motion Carried: APPROVED

MINUTES

December 1, 2021

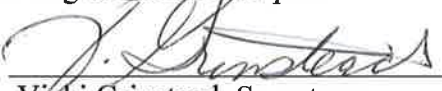
Mr. Brown moved to approve the Design Review Board meeting minutes, as submitted for December 1, 2021 and Mr. Garcia seconded.

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

Motion Carried: Approved

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


John Perkovich, Chairman


Vicki Grinstead, Secretary