

The following Summary Minutes are an administrative accounting of the meeting

**CITY OF KENT
ARCHITECTURAL REVIEW BOARD
SEPTEMBER 20, 2016**

MEMBERS PRESENT: **Howard Boyle
David Basista
Bill Willoughby
Kevin Koogle**

ABSENT: **Allan Orashan**

STAFF PRESENT: **Bridget Susel, Director
Jennifer Barone, Development Engineer
Heather Phile, Development Planner
Eric Fink, Assistant Law Director
Jamella Hadden, Administrative Assistant**

I. CALL TO ORDER

The meeting was called to order at 4:02 p.m.

II. ROLL CALL

Howard Boyle, David Basista, Bill Willoughby and Kevin Koogle were present.

MOTION: *Mr. Koogle moved to excuse Allan Orashan from the meeting.
Mr. Willoughby seconded the motion. The motion carried 4-0.*

III. ADMINISTRATION OF OATH

Mr. Fink instructed members of the audience wishing to be heard on any of the cases presented at this meeting to rise and raise their right hand. Mr. Fink administered the oath, "Do you swear or affirm that the testimony that you are about to give this evening is the truth, the whole truth, and nothing but the truth, so help you God? Please say "I do". The participants responded, "I do".

IV. PROJECT REVIEW

**A. ARB15-020 HALLMARK CAMPUS COMMUNITIES
1700 HOLLY DR.**

The applicant is requesting review of the proposed 98-unit apartment project.

The applicant has asked to postpone this case, as their architect was unavailable.

**B. ARB16-016 FAMILY & COMMUNITY SERVICES
143 GOUGLER AVE.**

The applicant is requesting review of a proposed building addition.

Ted Manfrass, Architect, stated that they are proposing to add a second floor to the existing north section of the building and also add a two plus story addition north of that. Mr. Manfrass stated that front of the north building is getting an entire new brick veneer, which will allow them to remove the glass block and install windows.

Mr. Boyle questioned the use of the building.

Mr. Manfrass stated that there are medical offices including dental and vision.

Mr. Willoughby questioned the roof.

Mr. Manfrass described how the roof would be sloped and constructed over the existing roof. Mr. Manfrass stated that the new building will emulate the older building to the south.

Mr. Koogle asked if there is an issue with the front property line.

Staff stated that if they are over the property line, they can ask for an administrative License to Occupy.

Mr. Koogle questioned if there are windows on the south side.

Mr. Manfrass confirmed that there are windows on the south side.

Mr. Boyle asked what color the EIFS is.

Mr. Manfrass stated that it is a tan color, which is similar to the window color. Mr. Manfrass stated that they are not able to use the same style of window that is in the existing building because they won't fit due to the room configuration.

Mr. Boyle stated that he did a good job emulating the other building.

Mr. Willoughby stated he likes the elevations and asked about creating more relief in the façade.

Mr. Manfrass stated that they have tried many of the suggestions that Mr. Willoughby offered, but the current plan worked the best; they will be keeping the current awnings and adding two to match.

Mr. Basista asked if they have signage yet.

Mr. Manfrass stated that they would like to do a blade sign near the entrance; they will come back when the signage is ready.

There was discussion with all regarding the drawing details.

Mr. Willoughby recommended matching the tone and texture of the brick of the existing building.

Eric Hummel, Contractor, stated that they are trying to match the southern building as close as possible.

MOTION: *Mr. Willoughby moved to approve the Certificate of Appropriateness for ARB16-016 Family and Community Services Addition at 143 Gougler Avenue with the expectation that the masonry of the west façade of new building match the west side of the existing building to the south.*

Mr. Koogle seconded the motion. The motion passed 4-0.

V. MEETING SUMMARY August 2, 2016 and August 16, 2016

August 2, 2016 has been moved to the next meeting as there is not a voting quorum present now.

MOTION: *Mr. Willoughby moved to approve the August 16, 2016 meeting summary. Mr. Koogle seconded the motion. The motion passed 3-0-1 (Mr. Basista abstained).*

VI. OTHER BUSINESS
None

VII. ADJOURNMENT

Motion: *Mr. Basista moved to adjourn the meeting. Mr. Koogle seconded the motion. The motion carried 4-0.*

The meeting adjourned at 4:28 pm