CITY OF KENT
ARCHITECTURAL ADVISORY BOARD
SUMMARY MINUTES
APRIL 5, 2016

MEMBERS: Howard Boyle
Allan Orashan
Kevin Koogle
Bill Willoughby

STAFF: Bridget Susel, Community Development Director
Heather Phile, Development Planner
Eric Fink, Assistant Law Director
Jamella Hadden, Administrative Assistant

I. Call to Order

The meeting was called to order by Chair Boyle at 4:03 pm.

II. Roll Call

Mr. Koogle, Mr. Willoughby, Mr. Orashan and Mr. Boyle were present.

III. Administration of Oath

Mr. Fink instructed those members of the audience wishing to be heard on any of the cases presented at this meeting to rise and raise their right hand. He administered the Oath: "Do you solemnly swear or affirm that the testimony that you are about to give at this 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. ARB16-005 STANDING ROCK CULTURAL ARTS
300 N. Water Street

The applicant is requesting a review of the proposed handicap ramp addition to the front of the building.

Mr. Jeff Ingram made the presentation of the revisions to the site plan (renderings on file) for the proposed new ramp, new stairs, new sidewalk and rails. He stated Mr. Kuhar is the owner of the building and is in support of the project.

Mr. Ingram stated that the ramp and stairs will be constructed in compliance with ADA requirements. The new ramp is 26' long, The railing will be yellow and green to match the colors on the building. The poles will be every 2' up the ramp per ADA requirements.

Mr. Willoughby expressed his concern about the handrail at the top of the platform. He would like the railing to be more artistic. He suggested that the ramp could be lowered to 4' that may be able to reduce the cost of construction. He is also concern with the spacing between the vertical railings that may create a hazard with someone getting their head stuck.

Mr. Ingram stated that he reviewed his proposed plan with Jim Bowling, City Engineer and researched the ADA criteria and was of the opinion that the handicap ramp design does comply with the criteria.

Mr. Koogle stated that he would also like to see a better aesthetic design for the railing. He feels this is a opportunity to do something creative.

Mr. Willoughby stated that he does not know the requirements for ADA ramps but would like to make sure that the ramp design is in compliance. He stated that according to the requirement it may be possible to reduce the size of the ramp to less than 60 feet.

Attorney Fink stated that the Board can make as a condition for the Certificate of Appropriateness that the handicap ramp and railing must comply with ADA criteria and Building Standards code requirements.

Ms. Susel stated that the site plan must be reviewed by the Plans Examiner and Building Department before any permit can be issued.

Mr. Boyle stated that he is concerned with the width of the sidewalk and the apron. He recommend that the curb cut is omitted and this area is restore to grass.

There was a discussion about the proposed new sidewalk area and width of the ramp. It was stated that this issued will be reviewed by the Building Department.

Ms. Susel stated that she confirmed with the Service Department that there is a code requirement that there must be 5' clearance on both sides of sidewalk. She recommended that the applicant meet with the Building Department inspector and Plans Examiner to verify that the dimensions of his plans for the handicap ramp and railing meet the ADA requirements before resubmittal to the Board.

<u>MOTION</u>: Mr. Willoughby moved to table ARB16-005/Standing Rock Cultural Arts. Mr. Koogle seconded the motion. The motion carried 4-0.

B. ARB16-006 KENT CO-OP FACADE
151 East Main Street

The applicant is requesting review of facade renovation ideas.
(Informational - No Action Required)

The presentation was made by Tanya Lipton, architect for Kent Natural Foods. Ms. Lipton stated that the she has been working on the plans for several months and just wanted some direction from the Board regarding the materials for the facade. The building is on the north side of Main Street.

Mr. John Gargan identified himself as a current member of the Planning Commission and treasurer for Kent Natural Foods Co-Op. He stated that the original plans for additions and alterations was approved in 2014. The plans for the facade have since changed to a new design.

Ms. Lipton briefly reviewed the existing floor plan. There is no ramp planned for the sidewalk. This was building was originally two separate stores. The masonry facade will be removed from the front of the building.

There was a discussion concerning an aluminum facade, using polycarbonate and reclaimed wood material, corten steel and glass bottle material. The corten steel application looks yellow in appearance but gradually deepens over a two year period to a stable dark brown.

Mr. Boyle stated he prefers the use of brick on the facade.

Mr. Willoughby stated he would like more information on the proposed ramp.

Ms. Lipton stated she was only prepared to discuss the facade at this meeting. She wished to present the various material options and ascertain what is the preference of the Board.

Mr. Orashan asked about covering the entire facade.

Ms. Lipton stated she would like to remove all of the current front brick.

The Board agreed that they would like to see more brick and masonry on the facade.

There was a discussion about the removal of the awning.

Ms. Lipton stated she will explore the options of a marquee versus an awning. She will come back to the Board at a later date with updated facade plans for the store.

C. ARB16-007 UTILITY BOX ART
Various Locations
(Informational - No Action Required)

The applicant is presenting artwork that is proposed for some of the utility boxes downtown.

D. ARB16-008 INSIDE/OUT/Akron Museum/Main Street Kent
Various Locations
(Informational - No Action Required)

The applicant is presenting information for the Inside/Out Program through the Akron Art Museum.

V. <u>MEETING SUMMARY</u>: October 6, 2015 - October 20, 2015 - March 15, 2016

MOTION: **_Mr. Koogle moved to approve the October 6, 2015 meeting summary. Mr. Orashan seconded the motion. The motion carried 3-0. (Mr. Willoughby abstained)_**

MOTION: **_Mr. Orashan moved to approve the October 20, 2015 meeting summary. Mr. Koogle seconded the motion. The motion carried 3-0. (Mr. Willoughby abstained)_**

MOTION: **_Mr. Koogle moved to approve the March 15, 2016 meeting summary. Mr. Willoughby seconded the motion. The motion carried 3-0. (Mr. Boyle abstained)_**

VI. OTHER BUSINESS

None

VII. ADJOURNMENT

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

The meeting adjourned at 5:11 pm