CITY OF KENT
ARCHITECTURAL REVIEW BOARD
JUNE 21, 2016

MEMBERS PRESENT:	Howard Boyle Allan Orashan Kevin Koogle David Basista
ABSENT:	Bill Willoughby
STAFF PRESENT:	Heather Phile, Development Engineer Jennifer Barone, Development Engineer Bridget Susel, Community Development Director Eric Fink, Assistant Law Director Jamella Hadden, Administrative Assistant Tom Wilke, Economic Development Coordinator

I. CALL TO ORDER

The meeting was called to order by Chair Boyle at 4:00 p.m.

II. ROLL CALL

Howard Boyle, Allan Orashan, David Basista, and Kevin Koogle were present. Bill Willoughby was absent.

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. OATH OF OFFICE

Mr. Fink administered the oath to Mr. David Basista, “Do you swear to uphold The Constitution of the United States, The Constitution of the State of Ohio, the Charter of the City of Kent, the Laws and Ordinances of the City of Kent, and to faithfully and honestly discharge your duties as a member of the Architectural Review Board to the best of your abilities?” Mr. Basista responded “I do”.

V. PROJECT REVIEW

A. ARB16-011 Kent Natural Foods Co-Op
155 E Main Street

The applicant is requesting review of proposed façade changes.

Mr. Boyle stated that they have 3 different views for the upcoming case.

Ms. Lipton, Designer for the project stated that they have 3 different quotes due to budget uncertainties for 3 different signs. Ms. Lipton stated that all are types of halo light signs: 1. Metal panel with letters cut out with LED back lights, 2. Letters etched in Plexiglas with a subtle LED light on the side, and 3. Gemini lighting, which has the LED lighting integrated into the raised letters and reflecting onto the back panel. They would like to have the back panel in dark brown with letters in rust and oranges.

It was discussed that the third type is similar to the Davey Tree and Smithers Oasis signs at 195 S. Water St.

Ms. Lipton explained that the panel design is less costly and because the design in thin, there isn’t an issue with birds nesting in the sign.

Mr. Orashan asked if they are eliminating the awning.

Ms. Lipton responded that they are eliminating the awning. The budget currently only allows for the rear addition and bringing items up to code. If the budget increases they will come back to discuss the façade.

Mr. Boyle stated that they could give comments now on the potential façade changes if the applicant would like.

Ms. Lipton accepted the offer to save time.

Mr. Boyle stated that he likes the proposed façade, but is a little concerned about the number of windows. He suggested that less windows would give it more of a commercial feel and save money. He would also like to see a cap on the top of the building to define it.

Mr. Koogle stated that he agrees with Mr. Boyle. He asked if they would be taking off the existing brick and replacing it with the sample provided today.

Ms. Lipton stated that they will be replacing the brick if the budget allows. It will all be placed in the same plane and where the vestibule door comes in.

Mr. Koogle stated that he would also like to see some type of trim as Mr. Boyle spoke of and also around some of the punched openings.

Mr. Orashan stated that his comments are similar and presented a drawing for example. He agrees that less windows would be better especially since they don't need it for display. He added that without an awning, the south facing windows will make it very hot inside.

Ms. Lipton stated that the awning hides the building and makes it difficult to find the business.

Mr. Koogle asked if they had considered a sign on a new awning.

Ms. Lipton state that they did but the owners would rather do away with the awning.

Mr. Boyle stated that there are different types of glass and films that would help reduce the heat through the windows.

Mr. Orashan suggested a sill that would project out a bit on the bottom of the windows and a lintel above the windows and door. Mr. Orashan stated that he likes their sign graphics. He suggested more negative space around the letters and span them out a bit.

Ms. Lipton agreed with the sign suggestion.

Mr. Koogle asked if there is a brown or only the orange with backlit cut out letters. Is there a rectangle around it?

Ms. Lipton explained that the least expensive quote they have is the rectangular sign with the letters cut out but they would like to do something with the plexy glass on the side similar to the Ametek sign. She described a brown background with a brushed bronze with copper toned letters.

Mr. Basista agreed with the others regarding the number of windows and asked if by relocating the entrance they will be alleviating the ADA access as it is currently steep.

Ms. Lipton state that it will be improved.

Mr. Basista suggested moving the cash register away from the window.

Ms. Lipton stated that they have explored many location options.

Ms. Susel asked for the square footage of the proposed signs and stated that the sign without words over the door is considered art and is not included.

Ms. Lipton shared the brick samples for the façade and vestibule. She said they choose the color because it is reminiscent of the color that was there and it is different from the neighboring buildings.

Mr. Orashan is okay with the color, but stated that the finish is a little rough for downtown.

Ms. Lipton presented other brick and brick veneer options that they are considering.

The Board discussed and gave their opinions for their consideration for the façade, which will be reviewed at another meeting.

Mr. Boyle suggested removing the word "Co-Op" from the signs and increase the size.

***MOTION*: Mr. Orashan moved to approve the Certificate of Appropriateness for Kent Natural Foods for the sign as presented and contingent upon:**

1) Removing the word "Co-Op" from the text
2) With the preferred letter face with orange fillage
3) Overall size of the sign as presented with more negative space surrounding the letters

Mr. Koogle asked about the size of the sign and suggested increasing the space above and below the letters by a couple inches.

Mr. Boyle stated that this is just a suggestion.

Ms. Lipton stated that the manufacturer will probably agree with him. This was just her drawing.

Mr. Koogle also suggesting raising the location of the sign on the building.

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

VI. OTHER BUSINESS

A. ***Motion*: Kevin Koogle moved to excuse Bill Willoughby's absence. Mr. Orashan seconded the motion. The motion carried 4-0.**

B. Eric Fink stated that the City has a request to meet earlier than 4:00 on July 5, 2016. The code does not stipulate that the meeting has to be held at a certain time.

The Board agreed to meet at 2:00 on July 5, 2016.

VII. ADJOURNMENT

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

The meeting adjourned at 4:45 pm.