

**CITY OF KENT
ARCHITECTURAL REVIEW BOARD
AUGUST 16, 2016**

MEMBERS PRESENT: **Howard Boyle
Allan Orashan
Bill Willoughby
Kevin Koogle**

ABSENT: **David Basista**

STAFF PRESENT: **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 4:20 p.m.

II. ROLL CALL

Howard Boyle, Allan Orashan, Bill Willoughby and Kevin Koogle were present.

MOTION: Mr. Koogle moved to excuse David Basista from the meeting. Mr. Willoughby seconded the motion. The motion carried 3-0. (Mr. Orashan not present during vote)

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. ARB16-014 KENT NATURAL FOODS
151 E. Main Street**

The applicant is requesting review of the proposed remodel changes of the building facade for the Kent Natural Foods.

Tanya Lipton (1575 S. Lincoln Street, Kent, OH) made the presentation. She is the architect for Kent Co-op.

Ms. Lipton gave the overview of the project expansion (site plan on file), open back wall, corbelling above the windows, low transom and the gray limestone caps will remain. There is currently stack bond on the whole facade. All of the bricks will be removed. The new facade will have a common bond. There will be cedar wood frames around the doors and windows. The signage was previously approved. The lighting on the building was moved up to 6 feet.

She displayed samples of the brick colors. The walk-in cooler and the heating/air conditioning unit will be enclosed and located in the rear. Ms. Lipton stated it is currently concrete block. Some of the blocks will be repaired and some removed to install the metal double doors for employee entrance and a man door for the cooler at the rear that will be repainted.

There was a discussion about corbelling and the limestone caps. Mr. Orashan stated he would like to see more corbelling on the facade as well as maintain the limestone caps.

Ms. Lipton stated it is too expensive. The project is on a limited budget. She said the store will keep the metal columns and save the brick in the front.

MOTION: Mr. Willoughby moved to approve the Certificate of Appropriateness for Kent Natural Foods as presented. Mr. Orashan seconded the motion.

Mr. Koogle suggested using the same brick treatment about the door in the front but it may reduce the space for the sign. He suggested more horizontal lines and possible base.

Mr. Willoughby stated he liked the simplicity of the design.

Mr. Boyle stated he feels the style is complementing the 1950s structural design of the building.

Mr. Orashan suggested installing more corbelling and add a top on it to move it up a few more bricks.

There was continued discussion about the placement of corbelling on the facade, the sill and a base.

AMENDED MOTION: Mr. Willoughby amended the motion to approve the Certificate of Appropriateness to install dark brick lintel above the doors and windows to align with the jambs; to install a sill beneath the windows to also align with the jambs; to use the same material as the lentils. Mr. Koogle seconded the motion. The motion carried 4-0.

B. ARB16-015 CITY OF KENT
Dan Smith Park Signage
Informational Only - No Action Required

The applicant is requesting review of the proposed signs for Dan Smith Park.

Rhonda Boyd, Senior Engineer made the presentation. Ms. Boyd explained the sign plan (on file). She is working with Quick Service Welding on the design to look like a railroad track. The beam will be stainless steel and powder coated black. There will be a sign at both ends of the park hung from the trellis. The letters will be 6.5 inches.

There was a discussion about the material. Mr. Orashan suggested using some other material rather than steel to keep down the cost. The sign material should match the other items in the park.

Ms. Boyd said the lettering will be molded to the lower I-beam of the sign. She stated that the existing wood beam in the park will be stained next week. Furniture and swings will also be added to the park. She said she will explore material options for the sign.

V. MEETING SUMMARY April 19, 2016

MOTION: Mr. Orashan moved to approve the April 19, 2016 meeting summary. Mr. Willoughby seconded the motion. The motion passed 3-0 (Mr. Koogle abstained).

VI. OTHER BUSINESS
None

VII. ADJOURNMENT

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

The meeting adjourned at 4:52 pm