

*The following Summary Minutes are an administrative accounting of the meeting. A voting quorum is not available by the Board.*

**CITY OF KENT  
ARCHITECTURAL REVIEW BOARD  
JULY 18, 2017**

**MEMBERS PRESENT:**     Allan Orashan  
                                  Kevin Koogle  
                                  Steve Balazs  
                                  David Basista

**ABSENT:**                 Howard Boyle

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

**I.         CALL TO ORDER**

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

**II.        ROLL CALL**

Kevin Koogle, Steve Balazs, David Basista, and Allan Orashan were present.  
Mr. Boyle was absent.

**Motion:**   *Mr. Balazs moved to excuse Howard Boyle from the meeting.  
                  Mr. Basista 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.   ARB17-006   RIVERWOOD CHAPEL ADDITION  
                          1407 Fairchild Avenue**

**The applicant is requesting review of the proposed Riverwood Chapel addition.**

Mr. Tom Ziska, Architect and Representative, described the project and explained the elevations stating that it will not be visible from Fairchild Ave. Mr. Ziska stated that they are planning on replicating the existing sign on Fairchild for a sign on the Newcomer Road entrance. Mr. Ziska presented the Board with color samples.

Mr. Koogle reviewed the project with the architect.

Mr. Balazs stated that the drawing is confusing as it doesn't really represent what is on the site plan.

Mr. Ziska stated that their goal with the drawing is to show the correlation between the church and the proposed building with regards to the colors and design.

Mr. Balazs asked what is behind the proposed building.

Mr. Ziska stated that there is a 13 foot hill with a wood line.

**MOTION:**     *Mr. Koogle moved to recommend approval of the proposed addition as presented for ARB17-006 Riverwood Chapel to the Planning Commission.*

*Mr. Balazs seconded the motion. The motion carried 4-0.*

**B. ARB17-007    TRENO RISTORANTE FACADE  
152 Franklin Avenue**

**The applicant is requesting a review of the façade changes (paint colors).**

Sandy Halem, President of Kent Historical Society, presented the project. Ms. Halem stated that they are not changing the structure; only the decorative colors. She continued that she consulted the National Historic Registry and the CEO of the Cleveland Restoration Society who stated that they would consider it micro-management to start looking at specific paint colors as a concern because they want a business to be successful and paint is not a capital improvement to exchange. Ms. Halem stated that the colors that have been chosen are colors that have been known and used for historical buildings.

Mr. Koogle stated that he doesn't have an issue with the paint but suggested that the saw-tooth type trim on the edge of the canopy might be more visible in a color other than black.

Mr. Balazs stated that the gold accents adds a fun look to the building and asked if that was original to the building.

Ms. Halem stated that they are not sure what the original colors were.

Mr. Orashan stated that he feels that the choice of gold accents is unfortunate and agrees that the saw-tooth should be left maroon. He stated that painting the underside of the canopy black will kill the light too much.

Mr. Burbick, tenant, explained that they painted the underside black because of the multiple types of wood that have been used to patch the roof; the maroon is semi-transparent and the inconsistencies would show through. He stated that once they are able financially, they will repair the underside properly.

Mr. Balazs asked what color he would like to paint it after it has been repaired.

Mr. Burbick stated that he is unsure but is thinking that it will probably be maroon.

Ms. Halem stated that there hasn't been any real maintenance of the canopy since 1980.

Mr. Burbick stated that it will be repainted every three years so that it never looks worn and they will also make other corrections as finances allow.

Mr. Orashan stated that he appreciates all of the time, money, and effort in this project as well as the downtown projects. He stated that he disagrees with the application of the colors for this project. He feels that the previous subtle palette is more fitting; the proposed colors and their application loses the character of the building and feels that it is an unfortunate choice.

Ms. Halem stated that she hopes that the Board will see that this enormous transition is a work in progress.

Mr. Burbick stated that the next time the saw-tooth trim is painted, they will paint it maroon.

Mr. Koogler echoed Mr. Orashan's comments of appreciation. He stated that because of the extensive renovations that have been done, he is willing to accept the gold, even though he feels it was probably not used historically.

Mr. Burbick stated that the design guidelines that the Board uses were intended to prevent outlandish colors on buildings.

Ms. Susel read the code section regarding building paint.

Mr. Orashan suggested they eliminate the gold as he feels that it changes the character of the building.

There was discussion between the Board members and the applicant as to the authority of the Board with regards to specific colors as there are none listed in the legislation.

***MOTION: Mr. Basista moved to approve a Certificate of Appropriateness for the ARB17-007 Treno Ristorante Façade, 152 Franklin Avenue as presented.***

***Mr. Koogle seconded the motion.***

Mr. Koogle suggested that they amend the motion to request that the saw-tooth trim be painted to match the maroon and to replace the missing finials.

Mr. Basista accepted the amendment.

Mr. Koogle suggested that the color change be completed within the year.

Mr. Burbick stated that he feels that the Board does not have the authority to dictate colors and he will not repaint it now but he will, however, change the color in three years when he repaints.

Mr. Koogle suggested to change the motion to say that the color change will happen in 3 years.

Mr. Basista accepted the amendment.

***The motion carried 4-0.***

**C. ARB17-008 RIVERSIDE LANDING  
315 Gougler Avenue**

**The applicant is requesting a review of the proposed new lighting fixtures.**

Eric Pros, DS Architecture for the L.N. Gross Building, presented the project. Mr. Pros stated that they are going for Historic Tax Credits therefore they are following the Department of Interior's guidelines. He stated that they are looking for something that provides adequate light but does not pollute the surrounding areas with light, LED lighting, and contemporary compatible to the art-deco detailing of that era as well as the natural landscape. Mr. Pros

stated that they are using some double-headed fixtures shown in the presentation; they are 16 feet high.

Mr. Basista questioned if they would cut back the lighting after business hours.

Mr. Pros responded that the lights will stay on at night but he can't speak to whether or not the controls will reduce the lumens after business hours.

Mr. Basista stated that he doesn't feel that the contemporary fixtures connect with the building and suggested an acorn style.

Mr. Pros stated that the historic consultant suggested that the acorn style would give a false sense of history as the lights were not present at that time.

Mr. Basista questioned if they would also add wall lanterns.

Mr. Pros stated that they will not. He stated that three sides that are visible from the public would stay as it was originally built. Mr. Pros stated that there are 2 exterior sconces on the tower, which were not original but will be refurbished to match the finish of the proposed lighting.

Mr. Orashan asked what art style the building is.

Mr. Pros stated that it is Art-Deco with some Art Nouveau finishes on the interior.

Mr. Koogler questioned the existence of ODOT light poles.

Mr. Pros stated that there are some on the other side of the street.

Mr. Koogler questioned why they are not installing the same decorative fixtures as the ones installed downtown; he feels that continuity is important.

Mr. Pros stated that that lighting style will not comply with the LEEDS standards and the light would not be contained to the site.

Mr. Basista suggested a warmer light such as 3,000 to 3,500 K.

Mr. Balazs questioned the number of lights.

Mr. Pros stated that the fixtures have a black metallic finish; same as the windows. He added that they are aluminum housings with steel columns.

Mr. Balazs stated that he would like to see a lower pole with a single head.

Mr. Koogle stated that he would still like to see the fixtures match downtown.

Mr. Fink read the guidelines for lighting.

Mr. Orashan stated that he feels that the guidelines want the lighting to be compatible with the building itself. Mr. Orashan stated that the finish is light and subtle. He stated that he agreed that a warmer light should be looked at. Mr. Orashan stated that he doesn't necessarily agree with the locations.

Mr. Basista suggested that they look into using all single heads for the fixtures.

Mr. Koogle stated that he likes the style of the fixtures and because the front lights are not right on the street, he conceded that they don't need to match the downtown fixtures.

**MOTION:** *Mr. Basista moved to approve a Certificate of Appropriateness for the ARB17-008 Treno Ristorante Façade, 152 Franklin Avenue as presented using single head fixtures with a warmer light color temperature, and strongly recommend aluminum poles along the street.*

*Mr. Koogle seconded the motion. 4-0*

V. **OTHER BUSINESS**  
NONE

VII. **ADJOURNMENT**

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

The meeting adjourned at 5:25p.m.