

**CITY OF KENT
ARCHITECTURAL REVIEW BOARD
AUGUST 1 , 2017**

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

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

I. CALL TO ORDER

The meeting was called to order by Mr. Boyle at 4:01 p.m.

II. ROLL CALL

Kevin Koogle, Steve Balazs, David Basista, Allan Orashan and Howard Boyle were present.

III. ADMINISTRATION OF OATH

Ms. Phile 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. Ms. Phile 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. ARB17-009 Family & Community Services
 143 Gougler Avenue**

The applicant is requesting review of the proposed building signage.

Christopher Richardson stated that he is the CEO for Axess Pointe Community Health Center. He gave a brief background of the operation of the clinic that was established in 2008. Mr. Richardson stated that the clinic is relocating to the Family & Community Services building to expand the services. He is requesting to reuse their current sign from the building at 1993 S.R. 59 that is less than 5 years old and in good shape. This will save the clinic money rather than buy a new sign.

The sign is lighted internally and will be affixed to the two story addition of the building. The size is approximately 8 feet long and 3 feet high.

Mr. Boyle asked if the drawings were to scale?

Mr. Richardson stated yes. The sign lighting color is blue. He said they need the visibility because of the one-way street so that the public does not pass the building.

There was a discussion about the sign placement and lighting.

Mr. Orashan stated that the sign is okay but he does not like the internal lighting. He questioned if the sign could be externally lighted.

Ms. Phile stated that internal lighting is accepted per the code regulations.

Mr. Koogler asked about placing the sign on the south side of the building. He said the spacing looks tight. He suggested that a blade sign would have been better. He understands that they already have the sign. He asked if there was going to be any signage for parking.

Mr. Richardson stated that the sign cannot be seen from that side of the building. He said there will be a directional parking lot sign.

Mr. DiPaolo indicated that the sign placement on the building will be the same level with the Family & Community sign for better visibility.

There was a discussion about a blade sign indicating the location of the parking area at the north end of the building as well as handicap spaces.

Mr. Richardson stated that the sign color is white with black lettering. It was suggested to place the parking sign closer to the entry door. Clients will enter the clinic from the north.

Mr. Frisone explained that the Family & Community has recently renovated the building. A new sign will be affixed to the building on the first floor section that is occupied by the agency as presented (on file). The lettering is molded plastic white and it will not be lighted. The size is 14 feet long and 3 feet high.

MOTION: *Mr. Orashan moved to approve the Certificate of Appropriateness for ARB17-009/Family & Community Services building signage:*

- 1) *To install building sign affixed to the one story location occupied by the agency, no additional lighting as presented.*
- 2) *To install building sign as presented for Axxess Pointe Community Health Center affixed to the two story addition, internally lit and to include a 1' x 5' blade parking sign (black with white lettering) with arrow pointing to handicap spaces.*

Mr. Balazs seconded the motion. The motion carried 5-0.

**B. ARB17-010 345 FLATS
345 S. Depeyster Street**

The applicant is requesting review of the proposed Comprehensive Sign Plan for additional exterior signs and awnings also requesting a recommendation to the Planning Commission.

Michael Nilson from Vocon Architecture made the presentation. He explained that they are proposed additional signage and banners to add street level awnings to better identify the apartment building.

There will be two building signs on the corner facing west and one located on the south facade west of the building entrance off South Depeyster.

Mr. Nilson displayed samples of the material. The signs are aluminum, painted white with a depth of 4" mounted to the face of the building. They are non-illuminated and will be individually mounted to the building.

There will be twelve awnings above the first floor windows. The material is Sunbrella, the color is slate with supporting aluminum framing that will be painted black. Ten of the awnings are 80" wide and one is 144" and one is 108" wide.

There will be three banners with custom graphics. They will be located on the southwest, southeast and northeast corners of the building. The material is vinyl and are double sided printed. The color is gray to match the awning colors & material of Sunbrella Slate. The banners will be mounted to the building. All the supports, plates and mounting hardware will be painted black.

He stated that there will be regular maintenance of the signs. The awnings can be cleaned with soap and water.

Mr. Koogle asked about the size of the signs on the north elevation. He inquired if there was a size limitation.

Mr. Balazs expressed some concern about the size of the signs but feels the signs look good as presented.

Ms. Phile explained that a Comprehensive Sign Plan does not have a size limitation. The reason for this type of sign plan is to match the size of the signage to the building. She stated that the Board can recommend to the Planning Commission to accept the sign plan or make changes.

Mr. Nilson said they feel the additional signage will increase the aesthetics of the building and provide a brand recognition.

MOTION: *Mr. Balazs moved to approve the Certificate of Appropriateness for 345 Flats Comprehensive Sign Plan and to recommend to the Planning Commission to accept the sign plan as presented. Mr. Basista seconded the motion. The motion carried 5-0.*

V. MEETING SUMMARY May 16, 2017

MOTION: *Mr. Koogle moved to approve the May 16, 2017 summary minutes. Mr. Orashan seconded the motion. The motion carried 3-0. (Mr. Boyle and Mr. Basista abstained)*

VI. OTHER BUSINESS

Mr. Orashan requested clarification from Assistant Law Director, Eric Fink about the abilities of the Board to approve paint colors. He asked that letters are sent to businesses reminding them about the requirement to presented certain issues to the Board prior to them doing any work.

Ms. Phile will discuss this issue with Mr. Fink.

VII. ADJOURNMENT

MOTION: *Mr. Koogle moved to adjourn the meeting. Mr. Balazs seconded the motion. The motion carried 5-0.*

The meeting adjourned at 4:40 p.m.