

**CITY OF KENT
ARCHITECTURAL REVIEW BOARD
SEPTEMBER 5, 2017**

MEMBERS PRESENT: Howard Boyle
 Allan Orashan
 Kevin Koogle
 Steve Balazs

ABSENT: David Basista

STAFF PRESENT: Jennifer Barone, Development Engineer
 Bridget Susel, Community Development Director
 Eric Fink, Assistant Law Director

I. CALL TO ORDER

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

II. ROLL CALL

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

MOTION: Mr. Balazs moved to excuse Mr. Basista from the meeting. Mr. Koogle 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. ARB17-011 LS ARCHITECTS
 100 East Main Street**

The applicant is requesting review of proposed duct work for Pacific East Restaurant.

Ann Corbo from LS Architects made the presentation on behalf of Pacific East. She stated that they are adding ductwork on the side of the building. This is a revision to the previous site plan, but the location is the same.

The project is for exterior alterations to include a new 26" x 26" ductwork to the roof and 30" x 30" intake grill, on the west side of the building. Ms. Corbo presented the paint colors. The revision includes the mechanicals inside the ductwork work so that the windows are not blocked.

Mr. Koogler asked if they had contacted the owner about running the ductwork inside the existing elevator shaft, as suggested by the City's building official.

Mr. Bill Arthur identified himself as the owner of the building. He stated that he talked with the contractor about the possibility of installing the ductwork inside the shaft. He stated that the contractor explained that the ductwork would have to be fire wrapped, which cannot be done until it is constructed. Also, when the smoke testing is done, the inspector has to be able to see all around the ductwork. This would require removing 3 of the 4 walls that are around the elevator shaft. The construction would impact the upper tenants in the building regarding the inspections, tearing down the walls to fire wrap the ductwork and rebuilding the walls all around the shaft.

There was a brief discussion about the suggestions from Mr. Nitzsche regarding installing the ductwork inside the old elevator shaft.

Mr. Arthur said that he mentioned the shaft location to Mr. Nitzsche as a possible option for the installation of the ductwork. This location turned out to be a more complicated than anticipated and it is cost prohibitive.

Mr. Boyle asked what was the original function of the shaft?

Mr. Arthur stated that when Davey Tree occupied this building the old elevator shaft by the door labeled 109 was from the first floor to the second floor to move documents between the floors. He stated that it is his understanding that there are four or five more small elevator shafts located around the building that was used to move all sorts of paperwork between the different offices. Mr. Arthur said the old dumb waiter is directly above the door and there was once a window that was covered up. This section became the elevator shaft.

There was a discussion and review of the interior layout of the building. Mr. Boyle said that this is an old building and the configuration has been changed many times over the years with various tenants.

Mr. Koogler asked if the new ductwork would extend out beyond the existing awning.

Ms. Corbo displayed the revised drawings of the awning and paint samples. She reviewed the layout with the Board.

Mr. Boyle asked if the paint color of the awning will match the color of the brick as much as possible.

Ms. Corbo stated yes.

There was a discussion about reducing the size of the awning. There was continued discussion about moving the ductwork inside the building.

Mr. Arthur said directly above the proposed location for the ductwork is a lot of plumbing. He said that Skullz Salon and Scribbles was framed around the ductwork.

Mr. Boyle said that when a restaurant was adjacent to the bank they had the same problem with the ductwork. He said it was painted over to make it less visible. It was located on the side of the building and looked ugly, but it was functional.

Mr. Koogle asked if there was any where else the ductwork could be installed inside the building.

Mr. Arthur said Skullz Salon has sinks and also an island with sinks that could be compromised. Also he is not sure of the locations of the load bearing walls. He stated again that the ductwork would have to be in an open space in order to fire wrap the ducts and have it inspected.

Mr. Boyle said this is not an attractive building and there have been several renovations without any concern for the integrity of the building. This building was never restored. It was his opinion that the location of the ductwork does not make the building any better or worse. The point is to make the building functional. The applicant is only leasing the building.

Mr. Balazs said he is concerned with the location on the outside of the building. He requested that the applicant and owner continue to explore options to install the ductwork inside the building. The outside location should be a last resort.

Mr. Arthur said there may be an open closet space. He is not sure and will have to further look into the interior layout of the building.

Ms. Corbo said it has to be located above the restaurant. She said it will require another submittal to revise the site plan.

There was a discussion to approve the COA with conditions and note that the Board would prefer to have the ductwork installed inside the building.

Ms. Susel suggested that the Board continue the case in order to give the owner and the applicant more time to explore the interior layout of the building to determine if the ductwork can be installed inside. If they find a location inside, they do not need to return to the Board.

MOTION: *Mr. Orashan moved to continue ARB17-011/LS Architects for Pacific East to explore alternative locations to place the ductwork inside the building. Mr. Balazs seconded the motion. The motion carried 4-0.*

V. MEETING SUMMARY: August 15, 2017

Motion: *Mr. Orashan moved to approve the August 15, 2017 summary minutes. Mr. Koogler seconded the motion. The motion carried 4-0.*

VI. ADJOURNMENT

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

The meeting adjourned at 4:30 p.m.