

**CITY OF KENT
ARCHITECTURAL REVIEW BOARD
JANUARY 16, 2018**

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

MEMBER ABSENT: **David Basista**

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

I. CALL TO ORDER

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

II. ROLL CALL

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

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

**ARB18-001 HASAWI'S RESTAURANT / APARTMENTS
SE Corner of Franklin & Erie Street**

The applicant is requesting review of the proposed new building for a restaurant and apartments.

Mr. Paul Romanic from DS Architectural stated that from the previous preliminary review of the project, they have made changes to the project plans based on the comments from the Arch Board.

He said the primary concern was the treatment of the corner. He summarized the revisions to the site plans (on file).

A column has been developed at the Franklin & Erie corner and repeated to the northeast corner of the building. This column achieves a visual connection with minimal impact with patrons to the dining areas. Planters will be located at the dinner area. There will not be any planters on Franklin side. Also screens and railing will be added.

Mr. Koogler asked about panels on the Franklin side. Will the doors open outward or slide.

Mr. Romanic stated the material will be a type of Nano-wall system. They are considering an accordion type design that will fold up at the end. He said they are still researching design options. This issue will be determined at a later date.

The mural will be removed on the south wall of the building. This is a fire wall with the adjoining property. No openings are permitted on this wall in accordance with the Ohio Fire Code.

The finish of the storefront will be a dark charcoal gray or similar finish on the framing system. The finish will complement the window frames of the punched openings at the residential level.

The bay cornice will be more pronounced to include additional details for a visual profile. There will be adjustments to the framing, which will be extended to the cornice with a darker finish.

The restaurant belt cornice was not part of the previous discussion but the design team changed the profile at the top of this element to improve the visual view from the pedestrian point of view.

The restaurant entrance was design to include a pedestrian level canopy. There will be a street address for the apartments for way finding for visitors and identification for safety. The residential section will not be using the same entrance. The design intent is that the entrance will be similar but have enough distinction that it is not construed as the entrance to the restaurant or the retail section of the building.

Mr. Boyle said the entrance into the restaurant and bakery material that looks like metal siding should match the corner piece. The apartment entrance that has a stone planter below the window does not balance to the other side.

Mr. Romanic said the intent is to differentiate between the two uses between residential and the restaurant. That is why there are two different materials.

Mr. Orashan said the texture of the siding panel is ok with him. He feels that it is balanced. The changes are an improvement from the initial presentation. He still feels that the building is too tall.

Mr. Koogle said it is a beautiful building. He is concerned with the criteria of the Overlay District. It is his opinion that the stark contrast of the building does not fit with the style of the other downtown buildings. The modern style, the bay windows and upper floors that appear to float, does not match the current downtown store front styles.

Mr. Romanic reviewed the overall downtown building heights. He picked up the styles from Franklin and Water Street. He said the building is less in height to other buildings. The former post office on the south side of Erie Street is the only shorter building. If only a two story building was developed the structures would be out of context with the south side of Erie Street. He feels that double hung bay windows and the brick is the same style and spacing of the Franklin Street facades.

Mr. Koogle said it is his opinion that the building just does not fit and stated that the developer should conform to the design guidelines for building in the historic district.

Ms. Susel cautioned about using the word “conform”. The Kent City Zoning Code Design Guidelines ask for styles to compliment and connectivity. The City does not have an historic district. The zoning code has an Overlay District.

Mr. Boyle said complimenting is subjective. It was his opinion the style of the bay windows is a tremendous compliment to downtown.

Mr. Romanic stated the no one building stands out. All the buildings style are different.

Ms. Susel referred to Appendix A – Design Guidelines in the zoning code. There was a discussion about the criteria of the guidelines and what is the authority of the Architectural Review Board to approve a Certificate of Appropriateness.

Mr. Koogle stated it is a nice building, but should be in a different location.

Mr. Balazs said he understands Kevin’s concerns. It appears to be missing a classical base. He suggested that the brick move down closer to the street at the corner.

Mr. Romanic said they the firm worked very hard on the design and style of the buildings. He said they considered the configuration of the brick on the corner, but it was very awkward. They are trying to maintain openness as much as possible to give patrons and residents for a good view.

Mr. Orashan suggested constructing brick columns at the corner.

Mr. Romanic stated they did consider brick and stone. It would not blend in with the upper section of the building. This would create a strong view on each corner. It would reduce the number of apartments and corner bays would have to be eliminated.

Mr. Boyle asked about the white bands on the building.

Mr. Romanic said that it is really a spandrel panel that is not bright white. The color will be closer to a milky gray. He said the final color has not be selected.

Mr. Orashan suggested selecting a color similar to the stone.

Mr. Boyle agreed that the color match the tan in the lentils and bands.

MOTION: *Mr. Orashan moved to approve the Certificate of Appropriateness for new construction: ARB18-001/Hasawi's Restaurant & Apartment Building, SE Corner of Franklin Avenue and Erie Street with the recommendation to tone down the white color bands to an off-white under the windows. Mr. Balazs seconded the motion. The motion carried 3-1 (Mr. Koogle opposed).*

V. OTHER BUSINESS

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

VI. ADJOURNMENT

There was no further business.

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