

**CITY OF KENT
ARCHITECTURAL REVIEW BOARD
MARCH 6, 2018**

MEMBERS PRESENT: **Howard Boyle
David Basista
Kevin Koogle**

MEMBERS ABSENT: **Steve Balazs
Allan Orashan**

STAFF PRESENT: **Heather Phile, Development Planner
Jennifer Barone, Development Engineer
Eric Fink, Assistant Law Director
Tom Wilke, Economic Development Director**

I. CALL TO ORDER

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

II. ROLL CALL

Howard Boyle, Kevin Koogle, and David Basista 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

**A. ARB18-003 257 NORTH WATER STREET, LTD
257 N. Water Street**

The applicant is requesting review of the proposed building renovations and addition.

Randy Matejka, DesignWise made the presentation. He gave an overview of the changes to the site plan that was previously submitted and approved. Mr. Matejka stated that the original plans were scrapped because of the budget.

Ms. Phile stated that this is the same building with a new site plan.

Mr. Matejka stated that the existing front will be restored and renovated; the rear 30 feet of the building will be removed and the basement will be removed and filled in.

There will be a 30' x 30' addition built on the rear that may be expanded larger to 30' x 36'. The addition will be a combination of split face block and smooth face color block. The color is buff that will match the current building color. The existing block on the building is 8" high that is a 2' block. This size is no longer available. The new block will be 8" by 16". There is some molding on top. He stated that they will continue some type of frieze across the top. It will be an 8" fluted block across the top to continue the band. Below the windows are three lines between the first and second floor. The first course is smooth face and every other course is split face.

The current window on the first floor will be raised. The windows are aluminum insulated and the color is dark bronze. The bottom of the store front will be brick split face. The first floor will be lowered due to the fill in of the basement and the step will be eliminated. There will be an ADA ramp at the rear to access the second floor. The door will be a cork tan and the awning will be a terra cotta for accent. The door will also be a dark bronze to match the windows.

The south wall will be a flat color block to match the existing colors. There is one window along this wall that will have spandrel glass.

Mr. Koogler asked if all the current windows will stay.

Mr. Matejka stated yes, there is one window on the first and second floor that will also have spandrel glass. There are a total of three windows on that side of the building.

Mr. Boyle asked if the rear side of the building will have windows.

Mr. Matejka confirmed that there are no windows at the rear of the building.

Mr. Boyle asked about the lighting. He suggested that the style of the windows should not be a modern design. He stated that this is a nice job to keep the original design as close as possible.

Mr. Koogler asked if the south wall will be painted. Did they consider making the addition a different texture?

Mr. Matejka said they will clean it up. It is a possibility that it may be painted. It will be a flat block. The color will match the existing stone color.

MOTION: *Mr. Basista moved to approve the Certificate of Appropriateness for ARB18-003, 257 N. Water Street, for the renovation and building addition, as presented. Mr. Koogle seconded the motion. The motion carried 3-0.*

**B. ARB18-004 KENT ELASTOMER
1500 St. Clair Avenue**

The applicant is requesting review of the proposed building addition.

Mr. Jon Morschl from Four Points Architectural Services made the presentation. He stated that the project is an addition to the existing building in the front for administrative offices. The addition will include a new conference room, more office space and a training area.

The existing building is a bronze storefront, bronze vertical panel seam, and the factory portion is all brick.

The same material will be used for the addition. The proposed addition will align with the existing factory building. It will protrude out 2' past the factory that will square off the building. This will allow for the creation of an emergency egress from the factory space.

Mr. Morschl stated that the new front entry will have the same material except it will better define the front door section. The parking area will also be expanded for employees and add visitor parking spaces. The brick will match the existing brick and the vertical seams may require some sections to be painted to match. The accent piece will be a horizontal ribbed metal panel with a vertical seam to come off the front to hold signage that will delineate the main entrance. The tubing will be dark blue lines with silver as an architectural detail. The signage shown is just an example. The final design has not been determined.

Ms. Phile stated that this project does not need a Certificate of Appropriateness. This is for comments and/or suggestions from the Board to the Planning Commission.

Mr. Koogle stated that the entry to the building is better defined.

Mr. Boyle asked about the lot on the side of the building.

Mr. Morschl stated that the owner recently purchased the property. There are trees on the property and the lot will be cleaned up.

Mr. Boyle asked if an apartment building was located at the rear.
Mr. Morschl stated yes.

Mr. Basista asked about the proposed signage.

Mr. Morschl stated that they have not determined what type of signage that may be installed. They are considered just putting in directional signage along the street.

Mr. Boyle asked for clarification of the material.

Mr. Morschl said the material will match the existing bronze storefront and bronze seams. It is a structural panel with a horizontal ribbed metal panel, blue and silver decorative tubing to hold any signs.

Mr. Koogle asked if the perforated panel will extend out at the corner.

Mr. Morschl stated it will extend out approximately 4 feet. It will continue along the front and side.

Mr. Koogle asked if the panel will block the sign.

Mr. Morschl said no. Any signage will hang off this panel.

MOTION: *Mr. Koogle moved to recommend approval of ARB18-004, Kent Elastomer building addition, as presented, to the Planning Commission. Mr. Basista seconded the motion. The motion carried 3-0.*

V. MEETING SUMMARIES

A. January 16, 2018

Moved to next meeting. Quorum not available to vote.

B. February 6, 2018

MOTION: *Mr. Koogle moved to approve the February 6, 2018 meeting summary. Mr. Basista seconded the motion. The motion carried 3-0.*

VI. OTHER BUSINESS

MOTION: *Mr. Koogle moved to excuse the absence of Mr. Balazs and Mr. Orashan. Mr. Basista seconded the motion. The motion carried 3-0.*

VII. ADJOURNMENT

MOTION: *Mr. Basista moved adjourn the meeting. Mr. Koogle seconded the motion. The motion carried 3-0.*

The meeting adjourned at 4:30 p.m.

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