

**CITY OF KENT
ARCHITECTURAL REVIEW BOARD
May 1, 2018**

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

MEMBERS ABSENT: **Steve Balazs**

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

I. CALL TO ORDER

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

II. ROLL CALL

Howard Boyle, Kevin Koogle, Alan Orashan, and David Basista were present. Steve Balazs was absent.

MOTION: *Mr. Basista moved to excuse the absence of Mr. Balazs. Mr. Orashan 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. ARB18-005 ADAMS SIGNS
143 E. Main Street**

The applicant is requesting review of the proposed signage.

Jason Greeny, Adams Signs, presented the project as non-illuminated aluminum channel letters that are pin-mounted to the wall. The emblem background color is panda white.

Mr. Orashan asked about the font style.

Mr. Greeny stated that it is their official logo style.

Mr. Orashan stated that he prefers more spacing between the letters and for the sign to utilize all of the allowable space.

It was decided to wait for the company representatives to arrive to answer questions.

MOTION: *Mr. Orashan moved to table ARB18-005, 143 E Main St, until later in the meeting. Mr. Basista seconded the motion. The motion carried 4-0.*

**B. ARB18-009 TRENO
152 Franklin Avenue**

The applicant is requesting review of the proposed outdoor patio and awning.

Mr. Burbick presented the project. He stated that they will be pouring a textured and pigmented concrete patio on the north side of the building, which will have at least a partial burgundy awning that is detached from the building. Because this is a garden patio all of the fencing/posts will have flowers and plants in addition to the trees already in place. The fence surrounding the patio will have panic bars and only be for egress.

The patio will be accessed by a door that will be constructed where a current window is located. The door is an oak door with a tempered glass insert and will be equipped with a door opener to assist the wait staff. The area surrounding the door will be similar in design to the adjacent door. Mr. Burbick added that the building department is in favor of the additional door as it give the building another point of egress.

Mr. Orashan asked for a copy of the plan from the awning company.

Mr. Burbick said that he has a plan, but it is not the new modified design.

Mr. Orashan asked what the opening of the door is.

Mr. Burbick explained that the opening is larger than the 36" door that will be installed, so they will construct the area around the door to match the adjacent door.

Mr. Orashan asked about the trees.

Mr. Burbick stated that the 2 trees will remain, but the 2 mill wheels, historical plaque, and clock will be located in a new garden that will be constructed outside of the patio. They will not be cutting any of the existing sidewalk.

Mr. Orashan asked to have the awning plan emailed to the Community Development Department so that he can see the elevations.

Mr. Burbick stated that they do not have elevations of the awnings but described the top of the awning is 10' tall with square edges. The awning and frame will be removed in the winter, but the posts will remain.

Mr. Koogle asked for details regarding the door.

Mr. Burbick explained that they presented another option to use the existing door but because of the current configuration and size, the building and fire departments were not in favor of using that door. The Kent Historical Society, owners of the building, asked that the top window, which will be above the door, remain and the replace the bottom portion of the window with the door. He explained that the framing around the new door will be constructed to look like the existing door.

Mr. Orashan asked if they have plans to paint the upper windows.

Mr. Burbick stated that yes they will be painted black to match the other windows. The fence will also be black aluminum.

MOTION: *Mr. Koogle moved to approve the Certificate of Appropriateness for ARB18-009, Treno Patio, as presented. Mr. Basista seconded the motion. The motion carried 3-0. Mr. Boyle abstained.*

C. ARB18-005 ADAMS SIGNS (Continued)
143 E. Main Street

The applicant is requesting review of the proposed signage.

Mr. Fink administered the Oath to the new presenters.

Mr. Boyle asked what color the background of the sign will be.

Ms. Suliks stated that will be a medium gray and showed an example.

Mr. Orashan asked about the sign letters and logo and suggests making the sign larger and spacing the letters out to fill up the sign area.

Mr. Boyle added that spacing the letters would make it more readable from a distance.

Ms. Suliks stated that she is not opposed to using a wider font that would take up more space.

Mr. Greeny stated that they can space the letters out while remaining in the allowable sign area with no problem.

The rear sign is okay as is.

MOTION: *Mr. Orashan moved to approve the Certificate of Appropriateness for ARB18-005, 143 E Main St, with the condition that the sign be enlarged within the allowed sign area per zoning code. The rear sign is approved as presented. Mr. Basista seconded the motion. The motion carried 4-0.*

**D. ARB17-006 RIVERWOOD CHAPEL
1407 Fairchild Avenue**

The applicant is requesting review of the revised plans for the building addition.

Mr. Highlander, Architect with Connecting Spaces, presented the revised project. The updated multi-purpose room project will be located in a portion of an existing parking lot. The building will be sprinkled, with a gravel access road. The sign on Newcomer Rd. will match the newer sign on Fairchild. It will be a metal building that will match some of the architectural features and colors of the existing building; no new colors will be introduced.

The Board agreed that this is a much nicer project than previously submitted.

MOTION: *Mr. Koogle moved to recommend approval of ARB18-006, Riverwood Chapel, as presented, to the Planning Commission. Mr. Orashan seconded the motion. The motion carried 4-0.*

V. MEETING SUMMARIES

A. March 6, 2018

MOTION: *Mr. Basista moved to approve the March 6, 2018 meeting summary as submitted. Mr. Koogle seconded the motion. The motion carried 3-0. Mr. Orashan abstained, as he was not present at that meeting.*

VI. OTHER BUSINESS

None

VII. ADJOURNMENT

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

The meeting adjourned at 4:48 p.m.