CITY OF KENT
ARCHITECTURAL REVIEW BOARD
October 2, 2018

MEMBERS PRESENT: **Howard Boyle**
Kevin Koogle
Dennis Saxe
David Basista
Steve Balazs

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

I. CALL TO ORDER

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

II. ROLL CALL

Howard Boyle, Dennis Saxe, David Basista, Steve Balazs, and Kevin Koogle 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. ARB18-015 ELLET SIGNS / MARTIN DENTAL CARE 337 EAST MAIN STREET

The applicant is requesting review of the proposed new free-standing sign.

Dr. Martin presented the replacement free-standing sign as having 2 6-inch aluminum posts with an approximate 6-foot by 8-foot sign in the same location as the existing sign. The panel with the names is replaceable. The sign will be externally lit and the lights are existing.

Mr. Koogle asked if the bushes would be cut down.

Dr. Martin stated that they are going to remove some of the bushes and install a barn stone curb around the sign. The bottom of the sign is 2-feet from grade and they will plant flowers under the sign.

PUBLIC COMMENT:
None

MOTION: ***Mr. Balazs moved to approve the Certificate of Appropriateness for the new free standing sign as presented. Mr. Basista seconded the motion. The motion carried 5-0.***

B. ARB18-016 DS ARCHITECTS / FLYWHEEL
154 NORTH WATER STREET

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

Paul Romanic, DS Architecture, presented the project. The project consists of making the building one cohesive structure with one single central point of entry. The Franklin School of Dance will remain a tenant and the rest of the building will be Post, which is a co-working space that Each + Every will be a member of. The current plan is to renovate the second floor and a portion of the first floor to improve access to the second floor. They are seeking approval of façade renovations and restoration of the original roof line. The goal is to restore the building back to the original brick but if there is deterioration of the brick, they will paint it a red brick tone that will blend with the surrounding areas.

Mr. Boyle stated that they may find that the brick has many years of coal soot and may need to be cleaned.

Mr. Romanic stated that they will also repoint the brick. They are going to restore the stone and repair or replace areas as needed. The windows on the second floor will be enlarged to their original size and remove the insets on the first floor.

Ms. Susel stated that Jim Bowling, City Engineer has stated that the City will rework the sidewalk area to incorporate handicap accessibility as a part of a North Water Street project. A temporary ramp will be constructed until that project is complete. The ramp does not need to be included in this approval.

Mr. Boyle asked what they are asking approval on today.

Mr. Romanic stated that they would like approval to remove the over-build of the roof, the east façade modification with the new store fronts on the first floor, replacement windows, and a single sign. Mr. Romanic described the sign as 2 stainless steel plates that are punched and projected out with an LED panel on the inside.

Ms. Susel stated that staff did not include the sign in the request.

Mr. Boyle suggested seeking sign approval separately from the building renovations.

Mr. Romanic agreed.

Mr. Saxe asked about signage for the existing tenants on the first floor.

Mr. Romanic stated that there would be a directory inside the building.

Mr. Saxe asked what the proposed cornice material will be.

Mr. Romanic stated that they are currently looking at a Dryvit System but they will use a pre-formed and pre-finished metal if they are able to, whichever is more cost effective.

Mr. Balazs asked about taking the windows back to the original.

Mr. Romanic stated that the windows will be a black or dark charcoal aluminum store front system with the second floor being aluminum clad window of the same color.

Mr. Boyle stated that he thinks that the one door entrance allows for a more appropriate use of the building.

Mr. Basista asked about the windows on the north alley side of the building.

Mr. Romanic stated that they will be replacing them with a matching kind. They are not a double hung window. He added that they will likely go with a single light window.

Mr. Balazs asked if they are making any changes to the rear of the building.

Mr. Romanic stated that once the business has a revenue stream in the future they will perform a rear renovation but not at this time. Mr. Romanic added that they will be removing the chimney as it has significant cracking and it is no longer used.

Mr. Boyle stated that he feels that the cornice is bland and suggested possibly carrying the design of the natural pillars from the brick into the cornice. He added that the current design feels more modern than the rest of the project. He also asked about the color.

Mr. Romanic stated that the color will be in the same family as the stone but not necessarily match.

Mr. Boyle asked what type of roof they are constructing.

Mr. Romanic stated that it is a rubber roof.

PUBLIC COMMENT:

None

MOTION: ***Mr. Koogle moved to approve the Certificate of Appropriateness for exterior renovations as presented in the Project Scope excluding the sidewalk ramp and signage but including breaking up the design of the cornice in some way. Mr. Balazs seconded the motion. The motion carried 5-0.***

V. MEETING SUMMARIES

A. September 4, 2018

MOTION: ***Mr. Basista moved to approve the September 4, 2018 Meeting Summary as presented. Mr. Saxe seconded the motion. The motion carried 5-0.***

VI. OTHER BUSINESS

A. June 21, 2016 Meeting Summary

MOTION: ***Mr. Koogle moved to approve the June 21, 2016 Meeting Summary as presented. Mr. Basista seconded the motion. The motion carried 3-0. Mr. Saxe and Mr. Balazs were not present at this meeting.***

VII. ADJOURNMENT

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

The meeting adjourned at 4:27 p.m.