

**CITY OF KENT
ARCHITECTURAL REVIEW BOARD
July 2, 2019**

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

STAFF PRESENT: **Eric Fink, Assistant Law Director
Bridget Susel, 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, David Basista, Steve Balazs, Kevin Koogle, and Dennis Saxe 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. ARB19-008 NYPANO / HAWTHORN SUITES
199 WEST WILLIAMS STREET**

The applicant is requesting a review of the proposed new hotel.

Michael Sichenzia presented the project to the Board. He presented the site plan, elevation renderings, and material samples for the metal exterior. He further detailed the site explaining that all elevations are like a front entrance to be pleasing to the neighbors. Mr. Sichenzia reported the development team feels the design of the building is contemporary, but blends with the colors of the area. Mr. Sichenzia stated the building will be constructed of the most eco-friendly materials that are available today, which will provide an extremely tight and energy efficient building. The design will incorporate new shrubbery in with the existing greenspace and create a link with the downtown. The proposed project will include the creation of a pocket park on the north side. The look of the proposed hotel is similar to some of the buildings at Kent State University, but with different color schemes.

Mr. Boyle stated that the developer has done a very nice job with the site plan and feels that the footprint of the building is a good use of the land. He does not, however, like the design of the building for placement in a historic residential

area. He likes the materials, but doesn't feel that the design team has adequately addressed its placement in the neighborhood; it is disjointed.

Mr. Balazs stated he likes the colors, but feels that the Franklin Avenue side of the building is too stark.

Mr. Basista stated that he also feels that the building is too contemporary for the surrounding residential area. He also stated he thinks there are too many proposed signs. He feels that Kent is more of a traditional town and the look does not align with what is existing.

Mr. Koogle stated that he loves the project, the site work, and the way it connects to the downtown. He also appreciates that there isn't a back to the building; all four side are nice. Mr. Koogle, however, does not feel that the proposed style is appropriate for Kent. The building design is not done within the same context as the downtown or the adjacent residential area.

Mr. Saxe stated that he likes the site plan and the parks, but feels that the materials need to be more traditional and similar to what is present downtown.

Mr. Sichenzia stated that they are trying to balance project costs with the requirements of the hotel franchise.

Mr. Boyle stated that while he feels that the site plan is well thought out, the building itself needs to be designed to fit better with the surrounding area.

PUBLIC COMMENT:

None

MOTION: *In case ARB19-008, Nypano/Hawthorn Suites, 199 W. Williams St., Mr. Koogle moved to recommend that the Planning Commission approve the site plan, as it being well thought out with the layout, parking, parks, and landscaping, as presented, however they [ARB] do not recommend approval of the building as presented. We [ARB] would like to see it fit in stylistically better with the historical residential neighborhood and the visual context of the downtown overlay district area.*

Mr. Balazs seconded the motion. The motion carried 5-0.

V. MEETING SUMMARIES

A. June 4, 2019

MOTION: *Mr. Balazs moved to approve the June 4, 2019 Meeting Summary, as presented. Mr. Basista seconded the motion. The motion carried 5-0.*

VI. OTHER BUSINESS

Staff determined that the previously approved ReMax Pathway sign is in violation of their Certificate of Appropriateness as they have enlarged the size of the letters for the word “Pathway”. A letter will be sent to the applicant requesting that the sign be revised to match the approval.

VII. ADJOURNMENT

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

The meeting adjourned at 4:34 p.m.