

**CITY OF KENT
ARCHITECTURAL REVIEW BOARD
NOVEMBER 1, 2022**

MEMBERS PRESENT: Howard Boyle
 Dennis Saxe
 David Basista
 Bridget Tipton

STAFF PRESENT: Bridget Susel, Community Development Director
 Kailyn Cyrus, Development Planner

I. CALL TO ORDER

The meeting was called to order by Mr. Boyle at 3:00 p.m.

II. ROLL CALL

Howard Boyle, Dennis Saxe, Bridget Tipton, and David Basista were present.

III. ADMINISTRATION OF OATH

Ms. Susel instructed members of the audience wishing to be heard on any of the cases presented at this meeting to raise their right hand. Ms. Susel administered the oath, "Do you swear or affirm that the testimony that you are about to give 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. ARB22-011 EACH & EVERY, NATE MUCHA
 154 NORTH WATER STREET**

Review of proposed building improvements.

Mr. Nate Mucha, 154 N. Water St., stated that they have completed some of the changes that were previously approved, but they had issues when they tried to reclaim the painted brick. He stated that they are now proposing to paint the building differently rather than reclaim the brick as well as a change in the signage. He stated that the color in the Board packets is very dark. He stated that they are proposing dark green in the brick fields, black above and below the store front, and some highlights to develop the architecture. He stated that given the history of the building, they are naming the building the Sanford Building. He stated that the building signs will be more of an industrial style sign with a natural birch affect and black letters. Mr. Mucha presented some lighting fixture samples. He stated that the sample with the rough texture powder coat is his preferred choice. He stated that the downward style lights will wash the front of the building and will be on an automatic timer.

Mr. Boyle stated that they have done a beautiful job of bringing the building back. He stated that Sanford was a brick layer and a plasterer, and he feels

that what they have done to the building suits the building very well. He stated that although the materials are not original, they are bringing out some of the colors indicating the differences in the building elements. He stated that he thinks that it looks wonderful. He stated that a real wood sign would need lots of maintenance.

Mr. Mucha stated that the front of the building doesn't get much of the bad weather and stays dry; a lot of sun but not a lot of moisture so the birch should hold up for a few years.

Mr. Mucha reviewed the description of the colors as presented on page 4 of the Board packets.

It was decided that Sherwin Williams "Roycroft Bottle Green Arts and Crafts" will be substituted for the Jasper color on the exterior brick façade.

Mr. Basista stated that he liked the signage. He noted that the business plates may fade in the sun and a new business sign will look a little different for a while.

Ms. Susel asked for clarity of what would be changed if they decided to go with a synthetic wood rather than real birch.

Mr. Mucha stated that it would be an alternative for all the birch used in the signage if they did; all birch or all synthetic. He stated that they have many sheets of birch in storage and that is likely what they will start with.

Ms. Tipton stated that she likes that they will start with the birch as it connects well with the building. She stated that the natural wear of the signs would marry well with the age of the building.

Public Comment

None.

MOTION: *In case ARB22-011, Each & Every, Nate Mucha, 154 N. Water St., Ms. Tipton moved to grant a Certificate of Appropriateness as submitted with the substitution of the Roycroft Bottle Green paint color in place of Jasper.*

Mr. Basista seconded the motion.

Mr. Boyle questioned the option of something other than birch.

Ms. Tipton stated that she liked the birch.

Mr. Saxe and Mr. Basista agreed.

The motion carried 4-0.

Ms. Susel stated that this Certificate of Appropriateness will be an Amended COA to the original. She questioned the approval of the lights.

It was discussed and agreed that the same style light wall sconce in black as shown in the Board packets is acceptable and the same as "as presented".

**B. ARB22-012 TROY GRILLE, ADVANCED DISPLAY
118 EAST MAIN STREET**

Review of proposed sign.

Ms. Susel stated that there isn't a representative in attendance to present the sign for Troy Grille.

Ms. Tipton asked for the dimensions of the Woodsy's sign.

Ms. Susel stated that the Woodsy's sign is 3.5' x 7'.

Mr. Basista noted that the proposed Troy Grille sign is quite a bit larger than the Woodsy's sign.

Mr. Saxe stated that he feels that they just need to scale the sign down to match the Woodsy's sign.

Mr. Basista stated that he feels that the Troy Grille sign should be framed as well to match the Woodsy's sign.

Mr. Boyle stated that the distance from the sign to the window should match the Woodsy's sign; the two signs need to be in alignment.

Ms. Susel questioned the Board if they wanted the sign squared off and framed.

The Board responded affirmatively to the staff's question; square and not rounded at the head of the horse with cornice trim at the top that matches Woodsy's.

Ms. Susel stated that because the applicant is not present and they should be provided the opportunity to rebut the comments the Board consider continuing the case to the next meeting date. All Board members agreed. Ms. Susel stated she will notify the applicant and sign company and they can either affirm through staff to the Boards comments or come to the next meeting to present.

V. OTHER BUSINESS
None.

VI. ADJOURNMENT

MOTION: *Mr. Basista moved to adjourn the meeting. Mr. Saxe seconded the motion. The motion carried 4-0. The meeting adjourned at 3:22 p.m.*