

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

MEMBERS PRESENT: Dennis Saxe
 David Basista
 Bridget Tipton
 Howard Boyle

STAFF PRESENT: Bridget Susel, Community Development Director
 Eric Fink, Assistant Law Director
 Heather Heckman, Development Planner
 Tim Sahr, Development Engineer
 Tom Wilke, Economic Development Director
 Kim Brown, Administrative Assistant

I. CALL TO ORDER

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

II. ROLL CALL

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

III. ELECTION OF OFFICERS

After the Board's discussion, the Election of Officers is as follows:

MOTION: Mr. Saxe nominated Howard Boyle for Chairperson.

Mr. Boyle accepted the nomination. Mr. Basista seconded the nomination. No other nominations were offered.

The vote carried 4-0.

MOTION: Mr. Basista nominated Dennis Saxe for Vice Chairperson.

Mr. Saxe accepted the nomination. Mr. Boyle seconded the nomination. No other nominations were offered.

The vote carried 4-0.

MOTION: Mr. Boyle nominated Bridget Tipton for Secretary.

Ms. Tipton accepted the nomination. Mr. Saxe seconded the nomination. No other nominations were offered.

The vote carried 4-0.

IV. ADMINISTRATION OF OATH

Mr. Fink instructed members of the audience wishing to be heard on any of the cases presented at this meeting to raise their right hand. Mr. Fink 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".

V. PROJECT REVIEW

**A. ARB22-001 OVER EASY AT THE DEPOT
152 FRANKLIN AVENUE**

Review of new building signage.

Shannon Zemba, 1162 Ravenna Rd., owner of Over Easy at the Depot, stated that they would like to put the new business name on the existing signs as presented; no change to size, font, or location.

The Board did not have any comments or questions.

Public Comment

None.

MOTION: *In case ARB22-001, Over Easy at the Depot, 152 Franklin Ave., Mr. Saxe moved to grant a Certificate of Appropriateness for the new signs as presented on 2/1/22.*

Ms. Tipton seconded the motion.

The motion carried 4-0.

**B. ARB22-002 WULFJAM LLC
141 SUMMIT & 132 EAST DAY STREETS**

Review of proposed building improvements.

Hayley Bennett, 423 Wolcott Ave., co-owner, stated that they are here to get comments regarding their proposed project. She stated that they are proposing a 20' addition off of the rear of the building because they are not comfortable using the basement space and they need room for 2 ADA bathrooms. She stated that the 3 original windows that are on the back of the building will remain although they will be inside the proposed addition. She stated that the addition will be as harmonious as possible. She stated that the addition color will be more dark and recessed to compliment the dark color in the existing brick. She stated that they are considering using a broad hardy board with vertical battens but she is open to suggestions; it will not be matched brick due to financial constraints. She stated that they are not

seeking a Certificate of Appropriateness today. She stated that they will return with the final building and sign plans.

Mr. Boyle suggested that she should also include the exterior seating and fencing at that time as well. He stated that he feels that she is on the right track using the colors that are in the existing brick.

Ms. Tipton stated that she likes that they are not adding another turret or major curved feature with the addition and that they are clearly distinguishing between the original and the new. She stated that she likes the idea of the dark color as any shade of red will not align with the existing brick. She questioned if it will be a metal railing as depicted.

Ms. Bennett stated that starting out it might be more of a stone and chain barrier similar to the Battle Grounds restaurant just to define the space. She stated that ultimately she would like to have wrought iron. She also thought about making it a serpentine wall to create nooks where people could hang out. She stated that the finances will dictate what they do now and what is done at a later date.

Mr. Basista suggested incorporating some type of brick banding that ties with the existing building pattern.

Ms. Bennett stated that they are considering some block windows for the addition that would be similar to the original building.

Mr. Basista questioned the planned signage.

Ms. Bennett stated that they would like to have a sign above the windows and below the soldier course on the original building along Summit St.

Mr. Saxe agreed.

Ms. Bennett stated that they would like to put their coat of arms on the blade sign above the main entrance on the corner. She stated that they would also like to have a sign at the rear of the building.

Ms. Susel stated that they are only allowed one sign in addition to the blade sign unless they can obtain a variance.

Ms. Bennett stated that the first two signs will be good and a variance isn't necessary. She stated that they are considering a deep hunter green powder coated metal for the sign background with brass letters.

Mr. Saxe suggested extending the soldier course onto the addition with some type of relief that would match the same height and elevation.

[No vote – Conceptual comment review only and will return with details for Certificate of Appropriateness Review].]

**C. ARB22-003 PETER PAINO / THE ZEPHYR
114 SOUTH WATER STREET**

Review of proposed building improvements.

Peter Paino, 1258 Windward Lane, Architect for the project, presented the Board with updated plans that show more detail and better color. He stated that they are proposing a pavilion on the existing patio. He stated that the pavilion will cover the existing seating area. He stated that the pavilion will not be connected to either adjacent building as they are owned by other businesses. He stated that the structure will be Douglas fir beams that will support the roof system. He stated that he prefers that the columns are brick to reflect the existing brick buildings aesthetically and also for structural reasons. He stated that they can also make the columns out of Douglas fir as well if it is preferred. He shared color samples and explained the materials. He stated that it will be a rib-type metal roof in black matte finish. He stated that the soffit, fascia, gutters will also be black. He stated that the wood beams would be natural color or maybe a real light tan. He stated that they will use hardy board for the siding that will be brown to match the existing deck that is located behind the pavilion. He stated that they will not install windows in the top openings; they will be open with dark frames. He stated that the underside of the roof structure will also be finished with a dark color.

Mr. Boyle stated that creating a structure that will work in this area is difficult due to lot lines, structural, etc. He stated that the roof lines are similar to the railroad station. He stated that the project works for what they want to accomplish. He added that he doesn't look at this as a long term structure. He stated that he is good with the colors and feels that Mr. Paino has done a good job for a difficult job. He questioned if the gutters would be connected into the storm drain.

Mr. Paino stated that they will be connected.

Mr. Saxe questioned the width of the brick columns.

Mr. Paino stated that they would either be 16" or 18" square.

Mr. Basista questioned if there would be signage.

Mr. Paino stated that there will not be any signs.

Mr. Basista questioned the color of the case openings.

Mr. Paino stated that they will make them look nice but they will not be white.

Ms. Tipton stated that she is recusing herself from the project as she is part of the design team for this project.

Mr. Basista questioned if it will be illuminated.

Mr. Paino stated that there will be some lights inside and possibly some downlights in the soffits. He stated that the brick on the columns will be the Belden Bell Crest 500.

Public Comment

None.

MOTION: *In case ARB22-003, Peter Paino / The Zephyr, 114 S. Water St., Mr. Basista moved to approve the Certificate of Appropriateness for the new pavilion as presented with brick columns at the 2/1/22 meeting.*

Mr. Saxe seconded the motion.

The motion carried 3-0-1. Ms. Tipton abstained.

VI. MEETING SUMMARIES

MOTION: *Mr. Basista moved to approve the December 7, 2021 Meeting Summary as presented. Mr. Saxe seconded the motion. The motion carried 4-0-1. Mr. Boyle abstained.*

VII. OTHER BUSINESS

None

VIII. ADJOURNMENT

MOTION: *Mr. Saxe moved to adjourn the meeting. Mr. Basista seconded the motion. The motion carried 4-0. The meeting adjourned at 3:38 p.m.*