

**CITY OF KENT
ARCHITECTURAL REVIEW BOARD
August 2, 2022**

MEMBERS PRESENT: Howard Boyle
 Dennis Saxe
 David Basista
 Bridget Tipton

STAFF PRESENT: Bridget Susel, Community Development Director
 Kailyn Cyrus, Development Planner Intern
 Kim Brown, Administrative Assistant

I. CALL TO ORDER

The meeting was called to order by Mr. Boyle at 2:57 p.m.

II. ROLL CALL

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

IV. 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".

V. PROJECT REVIEW

**A. ARB22-009 NEXT LEVEL OPERATORS, LLC
 (SLIGHTLY TOASTED LLC, JAMIE DULICK)
 331 EAST MAIN STREET**

Review of proposed building improvements.

Jim Thomas, BDT Architects, 25 E. Park Dr., Suite 101, Athens, OH presented the application. Mr. Thomas stated that they needed to add a garage addition as a security requirement by the State. He added that they have also updated the accessibility of the front porch and enclosed a portion of the porch to allow more space inside. He stated that they are upgrading all of the windows but there are a few on the first floor that will be removed for security purposes. He stated that the vinyl siding will be replaced with LP Smart Side wood siding that is installed vertically. He stated that the maroon trim color that is shown on the drawings is not supposed to be there but it is up to the owner and the Board. He stated that if it is not maroon, then it would probably be white trim to go with the gray colors. He presented the color selections. He stated that the sign will now be on the building but the sign will first need to be approved by the Board of Pharmacy.

Mr. Boyle stated that he feels that the proposal looks very nice. He questioned the roof.

Mr. Thomas stated that the roof shingles will remain.

Mr. Boyle questioned the materials used in the gable ends.

Mr. Thomas stated that they will be using a gray shake panel in the gables.

Pamela Siekman, 3937 Headleys Mill Rd SW, Pataskala, OH stated that the trim color will match the branded sign, which are blue/purple so they will stay with white and gray.

Mr. Saxe stated that he feels that they should keep the horizontal siding as it goes more with the style of the house. He stated that the two upper windows in the front of the house should remain and the sign be moved into the gable above those windows. He stated that he feels that the windows should be double hung to keep with the style of the house and keep the existing window trim for all windows new or existing. He stated that he would like to see some vertical elements on the front ramp railing. He stated that he feels that they should keep the second story window at the top of the stairs on the west elevation. He noted that the plan elevations for the north and south are switched.

Ms. Tipton noted that there are more windows on the east elevation than what is shown on the plans.

Mr. Basista agreed that a horizontal siding would look better than the vertical. He also agreed that double hung windows would look better but questioned if these were special security windows.

Mr. Thomas stated that they can get a residential looking window with a security film on the inside. He stated that they may do a fixed window with a mullion in the middle to resemble a double hung window.

Mr. Saxe and Mr. Basista agreed that this would be acceptable.

Mr. Basista stated that he also felt that the sign should be located in the gable above the second story windows on the front of the structure. He stated that there are currently security bars on the windows and questioned if these would remain.

Mr. Thomas stated that the bars would not be staying. He stated that he understands that the Board would like them to keep the second floor windows at the front and west elevation at the top of the stairs but he would like to remove the windows on the east elevation as shown due to it being a secluded area.

Ms. Susel questioned the proposed conditions.

Ms. Tipton clarified that she thinks that the Board is comfortable with the number of remaining windows on the east elevation as shown in the drawing.

Mr. Basista stated that he likes the colors as well and added that he does like the maroon but white would be good as well.

Ms. Siekman stated that she would like to change the maroon to white to go with the branding colors.

Ms. Tipton questioned if the pediment details above the existing windows would stay and be continued on any new windows.

Mr. Thomas stated that he could keep that detail with the Hardy Board material.

Ms. Tipton questioned if the west elevation of breezeway connection with the garage could have high windows added.

Mr. Thomas stated that there are not windows in the location due to security.

Ms. Tipton questioned the other Board members if they prefer to see the porch columns remain with the new enclosure.

Mr. Saxe stated that he feels that they should remain.

Mr. Basista agrees.

Ms. Tipton questioned if the porch enclosure was required for seating.

Dwayne Siekman, 3937 Headleys Mill Rd SW, Pataskala, OH described the interior layout and stated that the space will be used for a seating area.

Public Comment

None.

MOTION: *In case ARB22-009, Next Level Operators LLC (Slightly Toasted LLC, Jamie Dulick), 331 E. Main St., Mr. Basista moved to grant a Certificate of Appropriateness with the following conditions:*

- 1. Maintain the second story front elevation windows*
- 2. Place the sign in the gable above the second story front windows*
- 3. Maintain the window at the interior stair landing to the second floor*

- 4. Add vertical elements in the front rail to keep with the original style of the house***
- 5. Colors as presented with white trim.***
- 6. Horizontal lap siding***
- 7. Windows should give the appearance of double hung windows – can be non-operable***
- 8. Keep window pediments***

Mr. Saxe seconded the motion.

The motion carried 4-0.

VI. MEETING SUMMARIES

Minutes will be reviewed at the next meeting.

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 3:20 p.m.***