CITY OF KENT
ARCHITECTURAL REVIEW BOARD
April 4, 2023

<u>MEMBERS PRESENT</u>: **Howard Boyle**
Dennis Saxe
David Basista
Bridget Tipton

<u>STAFF PRESENT</u>: **Bridget Susel, Community Development Director**
Kailyn Cyrus, Development Planner
Tim Sahr, Development Engineer
Kim Brown, Administrative Assistant

I. <u>CALL TO ORDER</u>

The meeting was called to order by Mr. Boyle at 2:56 p.m.

II. <u>ROLL CALL</u>

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

III. <u>ADMINISTRATION OF OATH</u>

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? Please say “I do”. The participants responded, “I do”.

IV. <u>PROJECT REVIEW</u>

A. ARB23-003 Alicia Hall, Flourish Plant Market
113 S. Water St.

Review of proposed signage.

Alicia Hall, 113 S. Water St., Owner, presented the proposed blade sign for her business.

Mr. Boyle stated that her submission pictures and description explain the project very well.

Ms. Tipton stated that the sign looks great.

Mr. Basista agreed.

Mr. Saxe stated that his only concern was the location of the sign; possibly relocate it so that it is centered over pediment rather than off to the side of the door.

Ms. Tipton questioned if the sign would be too high if it were located above the pediment.

Mr. Boyle stated that it is a pedestrian sign.

Ms. Tipton stated that it appears that the top of the sign is aligned with the top of the pediment.

Mr. Boyle questioned the height of the sign.

Ms. Hall stated that the sign is 99 inches from the ground.

Mr. Basista questioned if this is the business's only sign.

Ms. Hall stated that it is the only sign but there will be decals on the door.

Public Comment
None.

MOTION: ***In case ARB23-003, Alicia Hall, Flourish Plant Market, 113 S. Water St., Ms. Tipton moved to grant a Certificate of Appropriateness for the blade sign as presented.***

Mr. Basista seconded the motion.

The motion carried 4-0.

B. ARB23-004 Taco Tantos, Paul Romanic
123 Franklin Ave.

Review of proposed building improvements.

Paul Romanic, Metis, 305 E. Erie St., explained the project to the Board. He stated that the existing height of the risers is too high and in order to meet building code, they would need to add a riser which would further extend the stairs into the right-of-way. He stated that their solution is to remove the bottom 2 existing steps and turn the new stairs to the side to construct them along the front of the building and provide more space in the right-of-way. He stated that the stairs would be constructed of stained pressure treated wood with a painted base similar to the existing base of the building.

Mr. Boyle questioned if there were any other changes to the building.

Mr. Romanic stated that the stairs will cover one of the two existing blocked in windows at the base of the building.

Mr. Boyle stated that creating more pedestrian space is a plus for the street. He stated that he feels that they are handling it very nicely.

Mr. Saxe stated that he doesn't have any issues with it and is happy that the stairs are turning to the side.

Mr. Basista questioned the need for wheelchair accessibility.

Mr. Romanic stated that because the building is not currently ADA accessible and they are not making it less safe or accessible than it currently is, it is considered a repair.

Ms. Susel concurred.

Mr. Sahr notified Mr. Romanic that he will need to make application with Mr. Bowling for a "License To Occupy" the right-of-way, which will need to be approved by Council.

Ms. Susel added that it can be applied for while they are under review with the Building Department.

Public Comment
None.

MOTION: ***In case ARB23-004, Taco Tantos, 123 Franklin Ave., Ms. Tipton moved to grant a Certificate of Appropriateness for the proposed building improvements as presented.***

Mr. Saxe seconded the motion.

The motion carried 4-0.

C. ARB23-005 Marathon Financial, Rick Hawksley
234 S. Water St.

Review of proposed signage

Ms. Tipton recused herself from this case as she was involved with the design.

Paul Organ, 234 S. Water St., Owner, stated that he is planning to move his business to this location and would like to add a ramp on the front of the building to make it wheelchair accessible. He stated that they are also moving a couple of windows on the back side of the building and making a couple windows on the alley side a little bit bigger. He stated that they are proposing a new color scheme for the exterior.

Mr. Boyle questioned if the siding was vinyl.

Mr. Organ stated that the first and second floors are vinyl and the attic is wood. He presented color samples and a drawing for the new exterior colors. He stated that there will also be a new gabled roof extending from the front porch roof to cover the top of the ramp and stairs.

Ms. Susel stated that the ADA regulations are not required in this situation either, however, due to his client base, Mr. Organ wanted to add it. She stated that the city is also providing an administrative exception called a “Substitution of Nonconforming Use Certificate” to allow the ramp to not be constructed at the front parcel line because this is for ADA.

Mr. Basista stated that it will be a much needed improvement. He questioned if they are eliminating the porch railing.

Mr. Organ stated that there will be a railing for the ramp but not around the porch.

Public Comment
None.

MOTION: ***In case ARB23-005, Paul Organ, Marathon Financial, 234 S. Water St., Mr. Basista moved to grant a Certificate of Appropriateness for the proposed building improvements as presented.***

Mr. Saxe seconded the motion.

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

V. MEETING SUMMARIES

MOTION: ***Mr. Basista moved to approve the January 3, 2023 Meeting Summary as presented. Mr. Saxe seconded the motion. The motion carried 4-0***

MOTION: ***Mr. Basista moved to approve the February 7, 2023 Meeting Summary as presented. Mr. Saxe seconded the motion. The motion carried 3-0-1. Ms. Tipton abstained.***

VI. OTHER BUSINESS

None.

VII. ADJOURNMENT

MOTION: ***Mr. Basista moved to adjourn the meeting. Mr. Boyle seconded the motion. The motion carried 4-0. The meeting adjourned at 3:14 p.m.***