

**CITY OF KENT
ARCHITECTURAL REVIEW BOARD
August 4, 2020**

MEMBERS PRESENT: Howard Boyle
 David Basista
 Dennis Saxe
 Bridget Tipton
 Kevin Koogle

STAFF PRESENT: Eric Fink, Assistant Law Director
 Heather Heckman, Development Planner
 Jennifer Barone, Development Engineer
 Kim Brown, Administrative Assistant

I. CALL TO ORDER

The meeting was called to order by Mr. Boyle at 4:04 p.m.

II. ROLL CALL

Howard Boyle, Dennis Saxe, David Basista, Kevin Koogle, and Bridget Tipton 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 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

The applicant for Woodsy's Sign was not present so the agenda was taken out of order to allow him more time.

**A. ARB20-012 DUNKIN DONUTS
 1625 SOUTH WATER STREET**

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

Elizabeth Eaken with Metis Construction, reviewed the revised proposed Dunkin Donuts plans. She explained the following changes: the tower has been moved to the south end of the building, the roof drains have been moved to the east side of the building, the roof access ladder has been moved to the east side of the south wall of the building, they removed the graphic on the north side of the building and added a graphic with "Kent Dunkin" and a running man to the south end of the west wall. Ms. Eaken stated that not all of their requests were possible due to equipment issues or safety.

Mr. Boyle asked if a permanent ladder was necessary as most contractors carry their own ladder.

Ms. Eaken stated that the owner has access ladders on all of his stores for both contractors and staff and feels that a fixed ladder is safer.

Mr. Koogle questioned the purpose of the smaller gable on the north end and asked if it could project a little farther than the large gable.

Ms. Eaken stated that it is highlighting the window. She added that because that end of the building isn't highly visible, she would be ok with removing the smaller gable to simplify it.

Mr. Koogle stated that he likes the look of the two gables but was just looking for a little more.

Ms. Tipton asked if there has been a change in material.

Ms. Eaken stated that the materials are the same.

Mr. Koogle stated that she doesn't feel that the buffer wall is attractive and makes the drive-thru claustrophobic. He stated that he would like to see a three foot high earth mound with vegetation.

Ms. Eaken stated that she feels that there will be a lot of concern from the residential neighbors, who will prefer a tall wall and suggested that their suggestions be read to the Planning Commission for their consideration.

Mr. Boyle stated that there have been substantial changes and understands that Ms. Eaken doesn't have much latitude to make changes. He feels that she has done a good job in addressing their concerns heard at the previous meeting.

Ms. Eaken stated that she appreciated their comments and feels that the south elevation will have a nicer presentation.

MOTION: *In case ARB20-012, Dunkin Donuts, 1625 South Water Street, Mr. Koogle moved to recommend that the Planning Commission approve the revised plans and consider a 3' earth berm topped with vegetation as a buffer instead of the 6' brick wall.*

Mr. Saxe seconded the motion.

The Board discussed the verbiage of the motion. All agreed.

The motion carried 5-0.

**B. ARB20-010 WOODSY'S MUSIC, INC.
118 East Main Street**

The applicant is requesting a review of the proposed signs.

Paul Braden, 118 E. Main St., presented the amended signs for the Board's review. Mr. Braden stated that they reduced the size of the sign to 3.5' x 7', they eliminated a lot of the copy of the sign and revised the artwork; the design of the frame and sign is the same. Mr. Braden stated that the rear sign will be the same as the front.

Mr. Koogler stated that he feels that the sign looks better.

All agreed.

Mr. Braden thanked the Board for their input.

The Board discussed the positioning of the front sign. It was decided that it should be located as presented in the renderings; approximately 2 brick courses above the main floor window trim.

MOTION: *In case ARB20-010, Woodsy's Music, Inc., 118 East Main Street, Ms. Tipton moved to approve a Certificate of Appropriateness for the signs exactly as presented.*

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

**C. ARB20-013 REVISED COMPREHENSIVE SIGN PLAN AT PARTA GARAGE
201 EAST ERIE STREET**

The applicant is requesting a review of the proposed revised Comprehensive Sign Plan to include signage for the City of Kent Health Department.

Joan Seidel, City of Kent Health Commissioner, stated that their office will be relocating to 201 E. Erie St. and they would like their signs to match the existing signs.

Mr. Boyle questioned the colors.

Ms. Seidel stated that the signs will be the same green and gold leaf as the other signs. Ms. Seidel stated that they no longer make the wooden signs and the new signs are metal cast as is demonstrated by some of the signs already on the building. She added that PARTA will be taking care of the sign manufacturing.

Ms. Tipton asked if the 2nd story sign would be affixed directly to the brick or if it would have a green banner behind it.

Ms. Seidel stated that it is her understanding that it will be affixed directly to the brick.

Mr. Boyle expressed his concern for the change in materials.

Ms. Tipton stated that she can see the new metal signs on Google.

Staff will provide the Board details of the previously approved Comprehensive Sign Plan for their review.

Ms. Tipton stated that the wooden sign is her preference if they are able to make it. She added that because the Health Department Sign would be on the second floor, she is okay with it being different from the first floor.

Mr. Boyle stated that he understands that the wooden signs are quite expensive.

Ms. Tipton questioned the size of the second floor sign.

Ms. Seidel stated that it is above the 3 panel window. She stated that the sign will fit within the parameter of the brick and will not extend beyond the pediment. Ms. Seidel stated that she does not know the dimension of the window or the letters.

Ms. Tipton stated that it appears that the whole sign is 24'.

Mr. Boyle stated that he feels that the sign should be the same size as the sign on the green sign board.

The Board agreed.

Ms. Tipton estimated that the first floor sign is approximately 12'.

Mr. Boyle suggested that they could do a 24' green sign board but the sign should be no larger than 12' like the first floor sign.

The Board discussed and decided that the second floor sign should match the height and width of the first floor sign.

MOTION: *In case ARB20-013, City of Kent Health Department, Comprehensive Sign Plan, 201 E. Erie Street, Ms. Tipton moved to approve the Certificate of Appropriateness with the condition that the sign not exceed the dimensions of the first floor sign that is directly below.*

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

Ms. Seidel stated that she is concerned about way finding.

Ms. Tipton stated that if this sign will not work for what they want, they could submit better scaled drawings for their review.

**D. ARB20-014 HALL-GREEN AGENCY MURAL
146 NORTH DEPEYSTER STREET**

The applicant is requesting a review of the proposed mural on the rear face of the Hall-Green Agency building.

Alex Cantonese, Each + Every, presented the conceptual plans for the mural. Mr. Cantonese explained that the mural will be done in two phases; phase 1: painting some type of large typographic flower imagery after the surface is cleared and prepped, phase 2: add in more imagery that is created by the community. He stated that their goal today is to get feedback from the Board on their idea.

Mr. Koogle questioned the community involvement.

Mr. Cantonese stated that the public would come in to submit their designs and then Main Street Kent would select the best designs, create larger stencils, and apply them.

Mr. Koogle questioned the materials for the top of the gable end.

Mr. Cantonese stated that it has not been decided.

Mr. Finley, building owner, stated that the building needs some touch-up and because he doesn't need a billboard he would like to install some artwork although their plans are still being developed.

Mr. Koogle stated that he is onboard with the concept and feels that it will be an improvement.

Mr. Boyle stated that he is also onboard with the concept and feels that a positive statement on that wall would be very good.

Ms. Tipton stated that she likes that the green "G" is incorporated into the design, as well as how they have incorporated the window into the design. She stated that due to the nature of community engagement, the applicant won't be able to present exactly what it is, although there are parameters that will be observed, which make the project exciting.

Mr. Boyle asked if the sign would be ever changing to match the feeling of downtown.

Mr. Finley stated that he loves that idea, as it coincides with the word “grow” that is the basis of the mural.

All discussed how the mural could change over time.

Mr. Basista stated that he feels that it is a nice idea and is a nice extension of the other murals that have been brought before the Board.

Heather Malarcik, Main Street Kent, questioned their next step.

Mr. Boyle stated that they will need to bring back their developed design including the immediate design and what they intend to do over a period of time for a Certificate of Appropriateness.

V. MEETING SUMMARIES

MOTION: *Mr. Basista moved to approve the July 7, 2020 Architectural Review Board Meeting Minutes as presented.*

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

VI. OTHER BUSINESS

None

VII. ADJOURNMENT

MOTION: *Mr. Koogle moved to adjourn the meeting. Ms. Tipton seconded the motion. The motion carried 5-0. The meeting adjourned at 5:00 p.m.*