

**CITY OF KENT
ARCHITECTURAL REVIEW BOARD
July 6, 2021**

MEMBERS PRESENT: Howard Boyle
 Kevin Koogle
 Bridget Tipton
 Dennis Saxe

STAFF PRESENT: Eric Fink, Assistant Law Director
 Bridget Susel, Community Development Director
 Heather Heckman, Development Planner
 Tim Sahr, Development Engineer

I. CALL TO ORDER

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

II. ROLL CALL

Howard Boyle, Bridget Tipton, Dennis Saxe, and Kevin Koogle were present. Mr. Basista was absent.

MOTION: **Ms. Tipton moved to excuse David Basista from the July 6, 2021 meeting. Mr. Koogle seconded the motion. The motion carried 4-0.**

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

**A. ARB21-009 TIMOTHY SAHR / METIS CONSTRUCTION
 425 GOUGLER AVENUE**

Review of exterior renovations.

Paul Romanic, Metis Design Services, 175 E. Erie St., reviewed the project as presented in the Board Member materials. He stated that the owners have purchased the subject building and the property next to it, where they demolished the house that was in disrepair. He explained that the lower Bike Path level will be developed as a warehouse facility for their businesses and the upper Gougler Ave. level will eventually be an owner occupied single family residence. He stated that they are seeking a Certificate of Appropriateness to clean up the building by re-cladding the exterior of the building. He stated that recently a car drove through the front of the building causing a lot of damage. He stated that it is mainly a masonry building and as part of the façade, they will be insulating the building on the outside. He stated that currently they will

not be changing the roof but in the so not distant future they will replace that as well. He stated that they will be painting the overhead door on the lower level. He added that the site won't allow for a semi-truck so this overhead door is not a true loading dock but will remain for warehouse activities. He stated that they are proposing a balcony on the east side of the building to take advantage of the views.

Mr. Boyle questioned if the Gougler Ave. side of the building has an entrance.

Mr. Romanic stated that the entrance to the residence will be located on the south side of the building.

Mr. Boyle asked for confirmation that the orange siding in the pictures is cedar.

Mr. Romanic stated that the orange is cedar and the purple is actually charcoal gray.

Mr. Saxe questioned the residential windows and how the need for bedroom egress windows will affect the presented design.

Mr. Romanic stated that the interior plan has not been developed but the intent for the windows is to have a steel look window to maintain an industrial look.

Public Comment

None.

MOTION: *In case ARB21-009, Timothy Sahr / Metis Construction, 425 Gougler Ave., Mr. Koogler moved to grant a Certificate of Appropriateness for the exterior renovations as presented.*

Ms. Tipton seconded the motion. The motion carried 4-0.

B. ARB21-010 BARFLYY / METIS CONSTRUCTION 100 EAST ERIE SUITE 103

Review of exterior patio railing replacement.

Paul Romanic, Metis Construction Services, 175 E. Erie St., reviewed the project as presented in the Board Member materials. He stated that they are looking to replace the decorative railing that faces Erie St. because it is in disrepair. He stated that the owner would like to increase the transparency of the railing to improve the visual affect from within the restaurant and patio. He stated that there are many different types of railings in the area. He stated that he feels that the proposed railing will blend with the other railing types; a welded woven mesh panel with steel angles painted to match the red branding in their sign. He stated that they will reuse, repair, and paint the posts. He added that the proposed new fence will work with the varying heights of the posts. He stated that the emergency exit gate from the courtyard area will be maintained but treated differently so that it is visually more clear to the

customers; a red solid metal panel. Mr. Romanic explained the traffic flow of the customers.

Mr. Boyle questioned the shape of the patio.

Mr. Romanic stated that the existing patio is an “L” shaped patio and the black steel vertical picket fence that is on the park side is in good shape and will remain.

Mr. Boyle stated that he is concerned about the red color. He stated that he would like it to look more like the building than the sign; using gray or a toned down red instead of red – gray is preferable. He stated that labeling the emergency gate “emergency exit” has the same effect as painting it red.

Mr. Romanic stated that they could still apply the red paint from the inside of the gate as no one from the outside would see it.

Mr. Saxe stated that he agrees with Mr. Boyle in that the red is kind of shocking.

Mr. Koogle agreed that the railing should be part of the identity system and should respect the integrity of the rest of the building. He recommended that the railing not be a bold bright color.

Ms. Tipton stated that she would also prefer gray.

Public Comment

None.

MOTION: *In case ARB21-010, Barflyy / Metis Construction, 100 E. Erie St., Suite 103, Mr. Koogle moved to grant a Certificate of Appropriateness for exterior patio railing replacement as presented with the following condition:*

- 1. The railing system be a muted or gray color and not a bright color.*

Mr. Saxe seconded the motion.

Ms. Tipton stated that she feels that the terms muted and bright are a bit arbitrary.

Mr. Romanic suggesting matching the dark gray color of the existing metal panels.

Mr. Koogle amended the motion.

MOTION: *In case ARB21-010, Barflyy / Metis Construction, 100 E. Erie St., Suite 103, Mr. Koogle moved to grant a Certificate of*

Appropriateness for exterior patio railing replacement as presented with the following condition:

- 1. The railing and exterior gate color to match the existing gray railing color.**

Ms. Tipton seconded the motion. The motion carried 4-0.

**C. ARB21-011 COLLEGIATE PASSION BRANDS
125 SOUTH WATER STREET**

Review of the exterior paint and new building sign.

Scott Flynn, Attorney for the applicant, 214 S. Water St., reviewed the project as presented in the Board Member materials. Mr. Flynn stated that the applicants are tenants of Arthur Property Management. He stated that the façade has already been painted as shown but the sign has not yet been installed. He stated that the sign is 5 foot by 3.3 feet and is made of high density foam. He stated that it will be a collegiate Kent State based sportswear business, which is why they chose to match Kent State colors for the façade. He stated that the applicant's business across the street is also blue and gold, but different shades.

Mr. Boyle stated that he likes the blue paint but he feels that by using the KSU colors, they have made the building a sign and stated that it is offensive to him especially on an old building. He stated that he would not be opposed to the same color gold that is used across the street or on the Treno building as it matches the period of Water St. He stated that he does not have any concern about the sign except he feels that it would look better centered in the middle of the building.

Mr. Koogler stated that he likes that the store is going in there with KSU gear but he doesn't feel that the selected blue and gold fit in with the context of the downtown or this building. He stated that he would not be in favor of approving the colors as they currently are. He also feels that the colors don't respect the integrity of the rest of the building; the colors are the identity of the store. He also suggested that whichever color is approved be applied to the second story windows. Mr. Koogler stated that the sign isn't in a bad place but he could also see it placed in the band above the windows and doors. He questioned if the sign is lit.

Staff stated that it is not lit.

Ms. Tipton stated that she would like to see the sign located above the door because of the material it is made of. She cited that it would be vulnerable to damage. She stated that she is also not wild about the yellow and stated that she would rather see the façade trim all painted dark blue or match the building across the street.

Mr. Boyle stated that the dark blue would look good on the trim of the second floor windows. He stated that there are many variations of the KSU blue and gold and this selection is from the athletic department; the gold in the University logo is gold and not yellow.

Mr. Flynn stated that his client selected the sign location so that customers can take pictures in front of the sign and post on social media as advertising as they do for other locations and his client also feels that the blank space on the building was an appropriate location. He stated that the second floor is not part of his client's lease so painting of the upper windows to match is not within his client's authority.

Ms. Susel stated that Fresco had a metal sign that was pulled off the building 2 months after it was installed. She stated that based on this, there is a good chance that his sign would be vandalized if it were placed too low.

Mr. Flynn stated that moving the sign to the band above the door and windows defeats part of what his client would be utilizing the sign for.

Mr. Koogler stated that the right-of-way tree doesn't come into play with the sign location as you are always coming at the building from an angle and not straight on. He stated that the applicant should not paint the brick and later ask for forgiveness. He stated that he feels that this project needs to be resubmitted with paint colors for approval.

Ms. Susel suggested that maybe Mr. Flynn would like to continue the case so that he could discuss it with his client and come back with a revision.

Mr. Flynn stated that he knows his client would like to get the sign up because he is getting ready to open the business but maybe they should continue it because there are only 4 members present.

Mr. Fink suggested that they could just vote on the sign and continuing the paint colors until next month.

Mr. Flynn was agreeable.

Public Comment

None.

MOTION: *In case ARB21-011, Collegiate Passion Brands, 125 S. Water St., Ms. Tipton moved to grant a Certificate of Appropriateness for the:*

- 1. Sign – as presented but located either centered above the windows or door.*

Mr. Saxe seconded the motion. The motion carried 4-0.

The applicant asked to continue the case as it pertains to the building exterior paint color until next month.

**D. ARB21-012 LIGHTLY TOASTED LLC
331 EAST MAIN STREET**

Review of new free-standing sign.

Cooper Dulick, co-owner, 331 E. Main St., reviewed the project as presented in the Board Member materials. He stated that he and his business partner, Adam Lippy, would like to remove the existing sign and install the blue pole sign. He stated that the presented sign size is modeled after the Valvoline sign that is approximately 300 feet from this business.

Mr. Boyle stated that he recognizes that in the next block where Valvoline is located there are many options for signs but this location is a historic district. He stated that he recommends that the sign be lower to match the existing height and not be internally lit. Mr. Boyle questioned the location of the sign in the rendering.

Mr. Dulick stated that the new sign would be in the same location as the old sign and that the rendering was for comparison purposes.

Mr. Koogle questioned the height of the existing sign. He also suggested a ground sign in the same size and scale as the existing sign.

Mr. Dulick stated that the sign is approximately 6 feet tall.

Mr. Koogle stated that he would not be in favor of a pole sign. He stated that he would prefer a smaller sign.

Mr. Lippy stated that they would like to change the orientation of the sign to be parallel to the street to get more attention from the nearby street intersection. He stated that they want an internally lit sign because they will be open until 3 a.m. on the weekends.

Mr. Koogle stated that they could have an externally lit sign. Mr. Koogle stated that he feels that they would get more visibility with the current orientation.

Ms. Tipton stated that rotating the orientation of a monument sign will obstruct the building quite a bit more and feels that it is a little unnatural for a normal streetscape.

Mr. Lippy stated that his concern was the visibility of the sign for the cars sitting at the red light.

Mr. Boyle stated that he assumes that the sign has a plastic front.

Mr. Dulick confirmed that it is plastic.

Public Comment

None.

MOTION: *In case ARB21-012, Lightly Toasted LLC, 331 E. Main St., Mr. Koogle moved to grant a Certificate of Appropriateness for the sign as presented with the conditions:*

- 1. Monument sign only; no pole sign.*
- 2. Sign does not exceed the current sign height or width.*
- 3. Externally lit sign.*
- 4. The sign orientation is at the applicant's discretion.*

Mr. Dulick stated that the blue color is a little lighter than what is presented in the drawings.

Mr. Saxe seconded the motion. The motion carried 4-0.

The Board discussed and determined that they would like to require one set of materials and color samples for each applicable case; not just renderings.

V. MEETING SUMMARIES

MOTION: *Ms. Tipton moved to approved the June 1, 2021 Meeting Summary as presented. Mr. Koogle seconded the motion. The motion carried 4-0.*

VI. OTHER BUSINESS

Zoning code update summary of the ARB chapter.

Mr. Fink reviewed the old versus new language in the Architectural Review Board chapters and explained the differences section by section. He stated that most text was moved to the new code but there was some obsolete language from the old advisory only model that was deleted.

Ms. Susel reviewed the changes requested by City Council: the removal of reviews by the ARB of public art and projects that are outside of the overlay district. She stated that a public art advisory review committee at Main Street Kent will recommend the art and staff will review it to ensure that it meets code.

The Board discussed the removal of reviews of projects outside of the overlay district. They stated that they feel that their recommendations on some previous non-overlay projects helped to improve the project even though they understood that their recommendations were non-binding.

Ms. Susel stated that she has been authorized by Council to seek price quotes to determine the cost of updating the Design Guidelines. /she also stated Council has requested a work session with the ARB that will occur in the next 2-3 months.

VII. ADJOURNMENT

MOTION: *Ms. Tipton moved to adjourn the meeting. Mr. Koogle seconded the motion. The motion carried 4-0. The meeting adjourned at 4:15 p.m.*