

**CITY OF KENT
ARCHITECTURAL REVIEW BOARD
August 3, 2021**

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

STAFF PRESENT: 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 2:58 p.m.

II. ROLL CALL

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

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

(summary minutes)

Reconsideration of sign location.

Ms. Susel stated that this is a reconsideration of the sign location for the previously approved Certificate of Appropriateness. She stated that the applicant wanted the opportunity to re-present with regards to the sign location; there are no issues with the sign itself and the Board recommended the sign be centered either above the door or the three windows. She stated that the applicant would like to discuss the location as originally presented.

Mr. Beder stated that he doesn't feel that Attorney Flynn completely understood the reasoning for the sign location when he presented on Mr. Beder's behalf at the previous meeting. Mr. Beder stated that the tree's position in front of the three windows does not make it a good location for the sign. He stated that the lower position of the originally proposed wall location, which is to the south side of the three windows on the building has raised some concerns of vandalism, but he feels that moving the sign higher on the wall will make it more secure.

He stated that kids are constantly taking pictures in front of another sign on a building around the corner and posting the pictures on social media. He stated that he would like to keep the sign for his business in the originally proposed location so hopefully kids will take a picture under his business sign at the same time.

Mr. Boyle stated that he is concerned about the building and not the advertising purpose of the sign. He stated that the sign would only be hidden by the sign 5-6 months of the year when the tree is leafed out and it would only be obscured from directly across the street looking head on; it would be clear from every other angle. Mr. Boyle stated that he still agrees with what was decided at the last meeting and for the building integrity, the sign should be centered above the windows or the door.

Mr. Beder stated that Webster's definition of a sign specifically states that it is for advertising.

Mr. Boyle agreed and stated that it is also a label that identifies the building and business. He stated that he still doesn't like the location that is being proposed as he is looking at the building historically.

Mr. Koogle questioned the holes in the brick from previous signs and how they would be addressed.

Mr. Beder stated that he hadn't planned anything but he will bring it up to Bill Arthur, the building owner.

Mr. Basista stated that he agrees that from a building perspective, the sign probably belongs over the windows or doors. He stated that as long as the trees are properly maintained, he doesn't feel that they will totally block the view of the sign. He stated that he agrees that the sign belongs either over the door or over the windows.

Mr. Beder questioned what the harm is if the sign is located in the proposed location.

Mr. Boyle referenced the placement of other signs in the downtown district and commented the signs are typically centered on the building or located in a sign board. He stated that the subject building was used as a post office before the current post office was located where it is now. He added that it was redone years ago by City Bank; he is unsure if anything is left from the old post office.

Mr. Beder stated that this building doesn't have a historical classification so he feels that it is within his right to approach the sign location with a modern concept.

Ms. Tipton stated that if she was to make a case for this location, she would think that having the sign lower would encourage photos. She stated that taking a modern approach to a building that has been here for quite some time

will actually draw more attention to the building. She stated that more images of the building does add to the integrity of the building in a digital way. She stated that keeping buildings special to people is about place making and marking it in people's memories. She stated that although she likes the originally approved two locations, she also is open to reconsidering it because the proposed location is so important to Mr. Beder.

Public Comment

Shavon Yoder, Mantua, Ohio stated that she is a business owner in Streetsboro and is looking in Kent for a possible second location. She stated that she wanted to see what the sign process is in Kent as it is different in all cities. She stated that the comment that the sign will be blocked by the tree for 6 months of the year is a concern to her because as a business owner, she understands that she would be spending a large portion of the profits on a sign to help people find her business.

Valerie Landis, Garage 108, Kent, Ohio, stated that she feels that it is a nice sign that says "Kent" and we should embrace that. She stated that the tree is very prohibitive similarly to the issue she is having at her own business.

Mr. Koogle stated that he sees the merit for all three possible locations for the sign because the wall to the south of the three windows is a blank wall. He stated that the issue of the tree is moot in his mind because the downtown trees are an asset to all the downtown businesses as they set the atmosphere. He added that regardless of where the sign is located, it will at some angle be blocked by the tree. He stated that the building is asymmetrical and it is not balanced. He stated that he is open to the sign being located in any of the three locations.

Ms. Tipton questioned Mr. Koogle if he thought that the sign in the proposed location would contribute to balancing the first floor.

Mr. Koogle responded yes.

Mr. Boyle question the height of the proposed sign.

Mr. Beder stated that he would like to have the sign as presented; it would be mounted at a minimum height of more than 8 feet.

Mr. Koogle questioned if the letters on the bottom were individually applied.

Mr. Beder stated that they are.

Mr. Koogle questioned if he has considered lighting.

Mr. Beder stated that he has not as of yet.

Ms. Susel stated that Mr. Beder will need to return if he would like to add lighting.

Dale Wynns, 1061 Hudson Rd., Kent, stated that he is in favor of the sign.

MOTION: *In case ARB21-011, Collegiate Passion Brands, 125 S. Water St., Ms. Tipton moved to grant a Certificate of Appropriateness for the sign location as presented on 8/3/21 with the condition that the top of the sign aligns with the top of the first floor windows trim.*

Friendly amendment introduced by Mr. Saxe that the sign align with top frame of the three windows.

Amendment was accepted.

Mr. Saxe seconded the motion.

Mr. Koogler noted that the photoshop drawing of the sign may not be to scale.

Mr. Boyle stated that the applicant will balance the sign within that space.

Mr. Beder confirmed.

The motion carried 4-1.

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

(verbatim minutes)

Review of Exterior Paint.

Ms. Susel: We did get samples of the actual paint so you don't have to look at the photoshop.

Mr. Boyle: No, we know the paint. So Mike, do you want to go ahead and start the paint discussion. I see you brought Pat with you; the professional painter.

Mr. Beder: I didn't bring anyone with me. I appreciate any support, but I did not bring any one with me, but if you have something positive to say there are public comments.

[laughter]

Mr. Boyle: or negative but since he painted it I doubt they will be negative.

Mr. Beder: So this business I'm starting is called Kent Sportswear and we are selling sportswear from largely Kent State related and we will have some Kent Roosevelt items and some local Kent, Ohio items. We are going to be the shop button for Kentstatesports.com and we are going to have the team shops at the arena and football stadium so I felt it appropriate, considering the nature of the business and the location of the business, to paint the front of the building Kent State Blue and Kent State Gold.

Mr. Boyle: Kent State yellow.

Mr. Beder: Uh, yeah.

Mr. Boyle: We didn't give a certificate of appropriateness last month and we talked about the fact that either completely blue or blue and gold... more of the typical gold that you did across the street with your gold... was discussed as maybe more preferable and even to the point... and I know you're dealing with a landlord, who doesn't necessarily respond to some of these things but uh... the windows themselves would really make the building look a lot more coherent and it would be a suggestion I would hope that in the Certificate of Appropriateness that we could suggest that it be done but we can't require it because...

Mr. Koogle: Do you mean the second floor?

Mr. Boyle: The second floor, yeah. We can't require it because he's not... you don't have anything to do with it.

Mr. Beder: I rent the first floor.

Mr. Boyle: Discussion? Anybody have thoughts about that... the other thing is this is clearly a way to advertise your business by painting the building. It's no different than an Italian restaurant putting up an awning that is red, white, and green. That becomes a huge sign when it's actually a very subtle way to say "I sell pizza" so you're doing that the same thing here. I have a problem with that.

Mr. Beder: Would you want me to make my Italian restaurant in Irish flag colors?

Mr. Boyle: That doesn't matter. That becomes a sign.

Mr. Koogle: A better example is if you sell hot dogs and you have a building shaped as a giant hot dog.

Mr. Boyle: Same thing. This looks like a hot dog to me, but...

Mr. Beder: You're right. I painted it blue and yellow because that's what I sell and it feels pretty appropriate.

Mr. Boyle: I understand. And you recognize the fact that you're dealing in a historic downtown?

Mr. Beder: No, I'm not.

Mr. Boyle: And that's the...

Mr. Beder: I'm under the assumption that I'm in an eclectic downtown and there is no historic designation for downtown.

Mr. Koogle: The downtown has the Design Overlay District.

Mr. Susel: It is an Overlay District, but not a historic district just to clarify for the record.

Mr. Koogle: Not the George Washington slept here historical or an event happened, but the Overlay District is... we have more control on the design of things that happen. We have a visual aesthetic to take care of and maintain. I guess I'll get started and sort of piggyback on what Howard just said, and this is the same thing I said last month. I was a Kent State Cheerleader. I'll be buying stuff there and there's no bigger fan than I am, but as someone on this Board, the blue and gold on here does not respect the integrity of the rest of the building and so I would prefer to see it be white as it was. That's my two cents on that.

Mr. Boyle: Dennis, what do you have?

Mr. Saxe: Yeah, I think I prefer to see it kept as white too or repainted white. As an option, if you took these three panels below the windows, painted them yellow, and then put a blue outline around it. Is that something that you could live with?

Mr. Beder: No. I like it as presented.

Mr. Boyle: Okay. Anybody else?

Mr. Basista: Again, the bright yellow and blue downtown given the district, it doesn't seem like it fits in. White would be more appropriate but...

Mr. Boyle: Is anybody going to offer a blue as an option?

Mr. Saxe: All blue?

Mr. Boyle: All blue instead of white.

Mr. Basista: It would be better if the second floor would be painted blue that would make it more...

Mr. Boyle: That can always be requested of the owner. As a suggestion he might with his civic responsibility just do it. We all know Bill pretty well.

Mr. Beder: He has been a really good partner in this.

Mr. Boyle: He's your partner in the business?

Mr. Beder: No. Just a relationship. I'm getting a tone here and that's fine cause I feel that I will bring it to Council and it will go my way, however, with that thing running right now... Does this Board want to say that Kent State yellow isn't welcome in downtown Kent?

Mr. Koogle: No one is saying that. Absolutely not.

Mr. Basista: No one is saying that.

Mr. Beder: Well I don't know. If we look back, it's kind of going in that direction.

Mr. Boyle: Well, that's fine Mike. Could somebody offer a Certificate of Appropriateness? Obviously he's not going to be happy.

Ms. Landis: Are you not fine with following agendas?

Ms. Susel: Yes, there is public comment.

Mr. Boyle: Yes, public comment. Sure. Go ahead.

Mr. Patrick Shanley: I'd say that it's a college town and these colors definitely fit the Kent State... I mean, I get the historical part of the building, but I don't see where it really takes away from the building.

Mr. Beder: That's their personal sensibilities. It's not a charge made by the Code from the City.

Mr. Boyle: You know Mike, that's not true. We have a responsibility to the integrity of the building and the integrity of the building next door and all the buildings and to do one building that is totally separate or different than the other ones is an issue for us. Your other building... Excuse me?

Mr. Beder: Are those other buildings painted like that because they're concerned with the integrity or because... You have an antique store and an office. Of course they care. White's fine, great. And antiques... This is a different business event in that space and let's also remember there wasn't a big line in front of me or behind me to set up retail downtown. So if this is how retail is greeted, I don't think that's a great message either.

Mr. Boyle: I don't think this is... I wouldn't look at that. I think we are very happy to have you downtown with retail. I think it's wonderful as a matter of

fact, however, there are just effectively some norms that we've dealt with for years and some of us would like to maintain that.

Mr. Beder: Okay.

Mr. Koogle: And as I stated last month I was very happy to see the store going in there and the economic development happening. I should have started my comments with that.

Ms. Tipton: Do we have some kind of... I mean keeping it white or returning it to white, is there some kind of clue historically that it was once white, always white, easy decision to paint it white, so that's why it's that way? I mean, there has been some discussion I guess around it. I don't know...

Mr. Boyle: Well I think historically since it was used by the City Bank, it has always been white but that was their color. That was something that they did back probably 75 years. Prior to that, as I said, it was typical for buildings like this to have darker colors because lighter colors were not used in 1920 or earlier.

Mr. Beder: So then the integrity of this building has been compromised for the last 75 years?

Mr. Boyle: In white? No, white was used.

Mr. Beder: But you said it was dark previous to that.

Mr. Boyle: White was always used however, if colors, they were primarily dark colors.

Mr. Koogle: Part of the issue is the contrast with what is going on on the second floor. I know we don't have any control here over what happens there. I guess the reason I bring that up, is when you look at Water Street Tavern, and you have the dark blue/green that is on there now but the whole face of the building, multiple floors is all tied together with that. The starkness of the blue and gold on the first floor is even more evident and even more stark because the second floor windows and trim are still staying white.

Mr. Beder: I get your point, but I own the other building and that was something that I chose to do.

Mr. Koogle: It's a good choice. I like the choice.

Mr. Beder: Thank you. This is another business and maybe they don't want that. I have to do what's best for the space I'm responsible for renting. If you want to say let's run it by Bill and whoever the tenant is... sure but I have no control over that.

Mr. Boyle: That's right.

Mr. Beder: I don't know who rents the space or what goes on up there but because they or someone else might be apathetic about how to paint their business, I don't think I should be punished.

Mr. Boyle: You're not being punished. What we are doing downstairs has nothing to do with the upstairs. That was just a suggestion.

Mr. Koogle: I was just pointing out how the Water Street Tavern and this building are different and that Water Street is all tied together. This is different in that we've got the bright blue and gold down...

Mr. Beder: No, I agree with you, but I will also say I don't want to paint this the same color as Water Street because they are two different businesses and I want to differentiate.

Mr. Koogle: Still I wasn't suggesting the same colors as Water Street, but just the fact that up and down are a huge contrast and this building, we are talking about the integrity visually of it, is being compromised. It's like, Oh we've got this going on down and this up here, and it's fighting itself visually.

Mr. Boyle: Okay, we understand that but once again we can't do anything about the upstairs. So, would someone like to offer a Certificate of Appropriateness on this building so poor Mike can go home?

Mr. Saxe: Let me ask a question.

Ms. Tipton: How do we not?

Mr. Koogle: So what we are doing is reviewing the exterior paint and they are asking for a Certificate of Appropriateness.

Ms. Susel: Correct.

Mr. Beder: So I need a motion to not approve.

Mr. Boyle: No. No.

Mr. Koogle: A motion to return it to white, or motion to approve it as it is, or motion to make a paint, or something like that?

Mr. Boyle: You can make a motion and suggest the paint color be changed to a certain color or left the same, or any way you want to do it.

Ms. Tipton: Aren't there a few buildings downtown that have vibrantly painted trim already?

Mr. Boyle: That doesn't mean they came to us.

Ms. Tipton: Yes, but it also doesn't make this stick out in the way that it is being presented as isolated.

Mr. Boyle: Well, that's fine. Would you like to offer a Certificate of Appropriateness to leave it the way it is?

Ms. Tipton: Yes, as presented.

Mr. Boyle: As presented? Okay. Very good. Is there a second?

Mr. Boyle & Ms. Susel: The motion dies for lack of second.

[inaudible secondary conversation]

Mr. Beder: Sorry, that's a rendering issue.

Mr. Basista: [inaudible] these shades...

Mr. Beder: No the same paint was used.

Ms. Susel: Here it is.

Mr. Boyle: Would someone...

Mr. Basista: That's the sign and the trim...

Mr. Beder: No, you are absolutely right.

Mr. Boyle: Would someone like to offer a Certificate of Appropriateness?

Ms. Susel: A second, right? The motion is still out there.

Mr. Basista: I mean if they were to match...

Mr. Beder: They do match.

Mr. Boyle: The motion died without a second.

Ms. Susel: He had comments though. I don't know if you were going to comment on the motion or not.

Mr. Basista: No I was just [inaudible]...

Mr. Boyle: Would someone like to offer another Certificate of Appropriateness that might get a second?

Mr. Basista: I mean, can we add in there that we would suggest the second floor windows be painted blue?

Mr. Boyle: You can certainly suggest anything. Sure.

Mr. Basista: [inaudible]

Mr. Beder: I wish I could make...

Mr. Boyle: There's nothing Mike can do about that.

[multiple people talking – inaudible]

Mr. Boyle: We all have the ability to approach Bill and say 'Hey Bill, can you paint those blue or whatever color.

Ms. Tipton: I feel like there has to be a motion for what you would want to be seen if as presented is not... it can't just be nothing.

Ms. Susel: Or somebody can make a motion to amend the first motion to include that window or if this one dies for a second, and a new motion is made.

Mr. Boyle: This should probably be a new motion.

Mr. Koogler: Yeah.

Mr. Boyle: Go ahead. And what would that new motion say.

Ms. Susel: They've been debating about the windows...

Mr. Boyle: No, I know. I'm kidding.

Mr. Basista: I mean how would you say it, as a recommendation?

Ms. Susel: Say that a Certificate of Appropriateness for the colors as presented at the meeting with a recommendation that... something like that.

Mr. Boyle: If you don't want that color, specify the color you'd like it to be.

Mr. Koogler: Or can we have a resubmission of color suggestion.

Mr. Boyle: I don't think he wants to do that. His option is to go to Council and get whatever he wants.

Mr. Koogler: Then I'm going to make a motion that what's been painted blue and yellow is returned to white and leave it up to Council.

Ms. Susel: Does that motion have a second?

Mr. Boyle: Is there a second for that? Or are you giving another option of paint besides white or just white?

Mr. Koogle: You are suggesting that we can suggest any color in this motion?

Ms. Tipton: It's been previously discussed that everything is painted the dark blue.

Mr. Boyle: Dark blue. That we talked about last month and so are you willing to make it either dark blue or white? Or you don't want to see the dark blue.

Mr. Koogle: I see what you're saying.

Ms. Tipton: It's not what you're saying. Just make your motion [inaudible]...

Ms. Susel: Right now the motion is to return the blue and yellow painted areas to white and there has been no addition to the motion, it has not been amended, and it has not been seconded.

Mr. Koogle: The discussion is to possibly just change the yellow to blue. Is that what is in...

Ms. Tipton: It's your motion.

Mr. Boyle: It's your motion but that is what we talked about a month ago.

Mr. Basista: What if we just left the panel yellow [inaudible] in the inset?

Mr. Koogle: I can almost live with that.

Mr. Basista: That might be a compromise. Leave these yellow and everything else dark blue and recommend the second floor windows be painted dark blue. That gives you the blue and yellow.

Mr. Beder: I hear what you're saying and I appreciate your willingness to find a solution, but I just really don't believe in what's going here. So I'd rather....

Mr. Boyle: Ok Mike. So you want it just the way it is or nothing, right:

Mr. Beder: Yeah.

Mr. Boyle: Ok, fine.

Ms. Susel: We need a second on the motion.

Mr. Boyle: We need a second on the motion and restate the motion for us, could you?

Ms. Susel: Kevin's motion was return the blue and yellow painted areas to white.

Mr. Koogle: Can I change that?

Ms. Susel: You want to amend the motion?

Mr. Koogle: Yeah, cause I like...

Mr. Boyle: There's no second yet so you're still making the motion.

Ms. Susel: Right. Kevin, you can't second the motion. Somebody else has to second.

Mr. Koogle: I wasn't going to second I was going to change it.

Mr. Boyle: Well, just restate your motion.

Mr. Koogle: I would make a motion that the...

Ms. Susel: So you are amending your original motion?

Mr. Koogle: Correct. That the three panels under the three windows near the ground remain the yellow with a white border around them and that the tall vertical yellow elements and the horizontal elements that are yellow that are over top of the doors and windows become blue.

Mr. Boyle: Okay.

Mr. Basista: And the blue...

Mr. Koogle: And the blue to match the blue that is there now.

Mr. Basista: Did you want to recommend that the...

Mr. Koogle: No. And then can we add a recommendation to that?

Mr. Boyle: Sure.

Mr. Koogle: and would recommend that the second floor windows... that some sort of dialogue be opened with Bill Arthur to see if the second floor windows could be painted the blue of the first floor.

Mr. Boyle: Okay, is there a second to that? I think we've got... you're running out of paper. You're going to have to flip it over.

Mr. Susel: I am. I have arrows all over!

Mr. Boyle: Is there a second?

Mr. Basista: I'll second it.

Mr. Boyle: Is there a second?

Mr. Basista: Yes.

Mr. Boyle: Okay, so this motion is either white or the blue leaving the three panels at the bottom.

Ms. Susel: He amended the motion, it is my understanding, to basically leave... the amending does not still keep the white.

Mr. Koogler: Correct.

Mr. Boyle: Okay. So white is out.

Ms. Susel: Right. The amendment is that the three panels stay yellow with the white trim and all other yellow areas are painted the same blue as the already painted blue areas.

Mr. Koogler: Right.

Ms. Susel: And a recommendation that the second floor windows be painted with the same blue trim.

Mr. Koogler: Yes.

Ms. Susel: Recommendation only cause it's not up to the applicant.

Mr. Boyle: Right. Okay. And that was seconded?

Ms. Susel: By Dave.

Mr. Boyle: So let's vote on that. All in favor signify by saying aye.

Mr. Boyle: Aye

Mr. Koogler: Aye

Mr. Basista: Aye

Mr. Saxe: Aye

Mr. Boyle: Opposed?

Ms. Tipton: Aye

Mr. Boyle: You're still opposed?

Ms. Tipton: Yeah.

Mr. Boyle: Okay. That's fine. Thanks Mike.

Mr. Beder: Thank you.

Ms. Susel: Just to clarify for the record for everyone here, until the formal minutes are actually approved by the Architectural Review Board, this can't be moved to Council because it is not a formal record yet. So he will not, while it's in amendment process, not be required to change it until the full amendment procedure is completed. That was per Eric when we talked this morning before he left for New Jersey. So in other words, there is no formal record yet until the minutes are formally adopted and approved and at that point, then it will be moved to Council by the administration.

Mr. Boyle: Fine.

Mr. Beder: Take your time.

MOTION SUMMARY:

MOTION: *In case ARB21-011, Collegiate Passion Brands, 125 S. Water St., Ms. Tipton moved to grant a Certificate of Appropriateness for the exterior paint colors as presented on 8/3/21.*

The motion was not seconded. The motion failed due to a lack of a second.

MOTION: *In case ARB21-011, Collegiate Passion Brands, 125 S. Water St., Mr. Koogle moved to grant a Certificate of Appropriateness for the exterior paint as follows: the 3 panels remain yellow with white trim, all other trim is blue, and recommend the 2nd floor windows be painted blue.*

Mr. Basista seconded the motion. The motion carried 4-1.

C. ARB21-013 LAGER & VINE
152 FRANKLIN AVENUE

(summary minutes)

Review of new building signs.

The applicant asked to continue the case until they ask to reschedule.

MOTION: *In case ARB21-013, Lager & Vine, 152 Franklin Ave., Mr. Boyle moved to continue the case to a future meeting.*

Ms. Tipton seconded the motion. The motion carried 5-0.

**D. ARB21-014 GARAGE 108
108 WEST COLLEGE AVENUE**

(verbatim minutes)

Review of front building sign. The owner would like to add lighting.

Valerie Landis: We have since added the two signs to the front and back and after doing so, if you see, some of the back light is lit and the light itself inside of that back light is this larger LED light. It's actually a 91MLMOD Hanley PF 2880 Pure White LED. I'm requesting after further review of seeing how the signs look at night and during the day on the front side of the building... that I have a large tree that is covering 90% of my sign front facing and that only until you go to the end of the block do you even see a majority of any of the sign remaining. The Karate Club sign is actually already a lit sign. So I am requesting a compromise. I discovered and found a smaller LED that is only a third bright at 34 LM mode. The Hanley PF 2030 and this would help if you can see, there is quite a bit of difference in the brightness here versus the brightness there. That would be enough coverage to help make the "Garage" part of the sign actually say "Garage 108" instead of "Rage 108".

Mr. Boyle: Good. And so you've already put it up; so you've already got it all in place?

Ms. Landis: The sign is up. There is not lights in the sign and I'm requesting that the small LED that only produces...

Mr. Boyle: The sign face. What is that made of?

Ms. Landis: It is very similar to this design. Plastic.

Mr. Boyle: So in other words, you can see through it. The light behind it glows through it. Is that correct?

Mr. Koogler: It's internally lit.

Mr. Boyle: It's an internally lit sign. It's not a back lit sign.

Ms. Landis: Because of my building structure being brick I only have one outlet for where any electricity can go and I do not want to put holes that already have masonry issues in my brick. So therefore, to make a clean slick design we have it on a track, which only has one location hub.

Mr. Koogler: The track is black?

Ms. Landis: It is actually the color of the building. So I'm requesting today that the LED 34LM mode light be allowed to be installed inside the Garage 108.

Mr. Boyle: Any discussion?

Mr. Koogle: As far as the issue of the tree goes, again, the tree is a bonus, it's a plus, it's an enhancement to downtown and I don't see that as a hardship at all just as we just discussed on the previous project. Just out of curiosity, as a point, I don't know when or how the Karate sign got approved.

Mr. Boyle: I don't think they did get approved.

Ms. Landis: Yes it did. It was done in 2014.

Mr. Boyle: We would not have approved that sign that way.

Mr. Koogle: This Board does not approve internally lit signs and I can't think of another one that's in the Overlay District. There might be...

Mr. Boyle: Well there is one. The one that we did not approve at the sandwich shop at the theater.

Ms. Susel: Jimmy Johns. They appealed it to Council.

Mr. Boyle: They went to Council and Council approved it. We did not approve that one. That's the only one I know of.

Ms. Landis: Actually across the street, the Smith's sign is all lit up.

Mr. Boyle: The what sign?

Ms. Landis: I don't know how...

Mr. Boyle: Smithers Oasis? It's back lit.

Ms. Landis: Essentially the light that I'm proposing to put in here is the equivalent to a back lit.

Mr. Koogle: The difference is back lit versus internally lit.

Mr. Boyle: The difference is the material.

Ms. Landis: It's just the way the sign is made. That it sits at the bottom and like illuminates up.

Mr. Koogle: Right, the back lit sign...

Mr. Boyle: Is a totally different type of sign.

Ms. Landis: But I don't have that option being on a track and being on a wall with masonry brick.

Mr. Boyle: I think they did.

Ms. Landis: I would have to have an entire back. I wish my sign lady was here but unfortunately she was very busy with other signs today and these meetings are very unpredictable on timing so she could not come today to explain that. But you would have to have an entire metal back in order to have the lit on the back.

Mr. Koogle: Or just lights.

Ms. Landis: I only have one outlet spot. It is a large sign that goes 25 feet.

Mr. Boyle: Your sign actually is very nice and I mean it looks fine and it's very well seen regardless of the tree. I just drove by it and you can see it from a lot of ways. When you're driving, the tree just sort of disappears.

Ms. Landis: The majority of the time it says Rage and that's what visible.

Mr. Koogle: Yeah, you can drill holes in brick or any sort of masonry and run an electrical conduit through it to get electric anywhere that you want it to go. If you wanted a light or some sort of electrical thing anywhere on the face of your building...

Ms. Landis: It's not ideal, Kevin and it actually disrupts the flow of the letters and how it is supposed to look. It's supposed to be clean and simple and design aesthetics to be straight across. I do not want weird lights hanging out. I don't know if you've noticed but half the signs of the buildings downtown on Water Street that are abandoned look like crap. And that's putting it nicely. I'm saying in general, this is a third of the light. It's barely lit. It will basically only show through the big leaves on 6 months of the year. Which no one trims by the way and I've asked that to be trimmed multiple times.

Mr. Koogle: The sign that is on the Haymaker side, when we approved that to be internally lit... one of the reasons we said is okay, you are within the Overlay District but it faces Walgreens and a very busy street. That's a whole different atmosphere than on College Street side. It's a different...

Ms. Landis: And I have a number of challenges on the back side of the building too because there is actually a 5G tower that takes up in the middle the sign. So there's a number of reasons that the back lit was approved.

Mr. Koogle: I voted on it and I remember the reason that the back lit sign was approved was because it's like I said, a completely different place than on the College Street side. You're facing Walgreens, you're facing a state route. That's why we gave the... we didn't have to give the approval for the internally lit sign on the Haymaker side but we did.

Mr. Boyle: And I think we're comfortable with that.

Mr. Koogle: Yeah, and I'm not revisiting that. What I'm addressing is, okay, on the College Street side, the Karate sign, I don't know how that got approved but it did, it's in place, that's water under the bridge, and time after time people come to us with internally lit signs here and we say no and that is to maintain the aesthetics of the downtown district.

Ms. Landis: Are you aware that on track signs are the easiest to install and have the least amount of cost? So after a pandemic like this,

Mr. Koogle: The pandemic does not come into play here.

Ms. Landis: But I'm just saying that as a business owner I don't want to... first off I would have to make two signs, which I luckily did not so I appreciate that.

Mr. Boyle: So you put the one in the back and in the front too.

Ms. Landis: It's the exact same sign only smaller.

Mr. Boyle: Believe me, we knew you were going to do that.

Ms. Landis: Do what?

Mr. Boyle: We knew you were going to do the same sign because it is the cheapest thing for you to do. It works out well.

Ms. Landis: Yeah. And it has the ability to be altered and changed. You can take this apart and add lighting, which is a plus because then it doesn't have a lot of other issues. It can be off most of the time if you propose but I'm proposing that it doesn't have to be turned on. I just want the ability to have the light on, let's see what it looks like and then tell me if you hate it with it lit up.

Mr. Koogle: No, we're not going that route again or at least I'm not.

Ms. Landis: But that's the thing, is that this ability... first off, it's a third of the light. It's less than...

Mr. Koogle: And it's internally lit.

Ms. Landis: Yes, Kevin, it is internally lit because that is the only functional way to put a light behind the words.

Mr. Koogle: No, there a zillion functional ways.

Ms. Landis: Well, I'm a white sign so I don't have any choices because the light is white. If I had a black sign then a back lit would be appropriate but on a white sign to go with the branding of the business.

Mr. Boyle: Do we need a Certificate of Appropriateness?

Ms. Susel: Well, there's more discussion and public comment.

Ms. Tipton: Which version of the Zoning Code are we using here?

Ms. Susel: This wouldn't have changed. We still don't prohibit internally lit signs. It is something that the Architectural Review Board has done out of practice, but it wasn't prohibited under the last code nor under this current code.

Mr. Boyle: Right.

Ms. Susel: We do neon. That is prohibited and flashing. That has not changed.

Mr. Boyle: Anyone else like to speak?

Mr. Saxe: I went down Sunday night after it was dark and parked across the street for about 10 minutes and looked at it and I think that with the softer light it would add to the area. It seemed awfully dark in that spot even with all the other lighting downtown. So I would not have a problem with it being with the lower level of lighting.

Mr. Boyle: Okay. David?

Mr. Basista: I would agree with Dennis. I think the softer light would enhance the area.

Mr. Koogle: That being said, can we get the softer light with an exterior light that shines on the sign? That would...

Mr. Boyle: That's always been an option to her. She hasn't taken that.

Mr. Koogle: That's always been option and if it seems dark, there's all sorts of options.

Ms. Landis: There's no way to keep the integrity of the letter with that choice.

Mr. Koogle: The letters stay just as it is. Its integrity is completely intact and then you have a light that shines on the letters.

Mr. Boyle: That's what other people are using downtown. Are you asking her if she can do that?

Mr. Koogle: Well, I know it can be done. I guess I'm suggesting that that be proposed.

Ms. Landis: That's not my request.

Mr. Boyle: You could request that an exterior light to shine onto it. It's a totally different concept from what she's already got. It's not as if she's just coming to us with ideas. She's already got the sign up there so I think we need to deal with what's there less than what we've like to have there.

Mr. Koogle: I know. She has a proposal. We did that a couple months ago – big time.

Mr. Boyle: Well, we do that on a regular basis.

Ms. Landis: This is an individual case, Kevin, and if we can keep it on the actual discussion, I'd appreciate it.

Mr. Boyle: Well, for us, the entire downtown is the case. So I guess we need a Certificate...

Ms. Susel: Public comment.

Mr. Boyle: I'm sorry, public comment. We normally never have anybody that cares.

Ms. Susel: We also have not heard from another one of the Board members.

Mr. Boyle: Who?

Ms. Susel: Bridget didn't.

Mr. Boyle: I thought Bridget did. Okay, I'm sorry. Let me hear from Bridget first.

Ms. Tipton: My question will always be how can we consistently not approve things that are permitted and the...

Ms. Stump: Can you speak up, please?

Ms. Tipton: My comment is that we continually don't allow things, which are in the guidelines as being permitted. It just puts us all in a very difficult position when if we direct applicants to the Guidelines and they do so... not necessarily in this case... this comes up repeatedly that we don't allow things that are permitted. I have a difficult time doing that.

Mr. Koogle: What is it that's not allowed? I don't think there's anything that's not allowed.

Ms. Tipton: The Board continually does not permit internally lit signs when the Guidelines do allow them.

Mr. Koogle: Well we allow and disallow everything that we allow and disallow because anything is permitted.

Mr. Boyle: I'm lost.

Ms. Susel: Not anything is permitted; there's Zoning Code ordinance.

Mr. Boyle: Internal lighting is just not prohibited, it's not requested. Yes?

Natasha Bastrokof: I am the owner of Qwench Juice downtown. So this is an absolutely awesome idea to have an internally lit light. My sign is not lit at all. I just have lamps kind of... People don't even know I exist because it doesn't stand out. So in order for business to succeed, this is necessary. Plus, Karate sign is so big so by having this sign less bright, is like the Karate business is bigger than this business. So it's like, you know, who's sign is bigger, people will think, okay this is just a small business – it's a small light and Karate business is large. So why not permit more light on this sign?

Holly Stump: Hi, my name is Holly Stump. I've lived in the city all my life. I think it's a great idea what she is proposing for an internal sign. Again, I'm following. Never been here before. I'm agreeing, hearing a lot of negative comments but, it's like, do we not want to uplift these guys? Get people in here? Go, oh swell, Kent's a great city to work with and architecture is open to comments and stuff. And the other question I have is, why can't the city trim back some of these trees? Granted, Tree City, we're not going to take them out. Got that. Know that. Lived here all my life, got it. But what's wrong with trimming some of this stuff? She said that she'd asked to have them trimmed and they aren't doing it. Can somebody tell me?

Ms. Susel: That would be an answer from the arborist so we would have to refer it to them. I can refer you to the arborist, but that's not a question for this Board unfortunately.

Mr. Boyle: Thank you. Dale?

Dale Wynns, 1061 Hudson Rd.: Can I make a comment on the trees in Kent?

Ms. Heckman: Not yet.

Mr. Boyle: We will do it at the end because we have some other business before we talk about trees.

Mr. Shanley: I have seen the sign at night like you have said and it is... you could walk right by it and not even know that this place exists. It is a very [inaudible] light so it's not going to be jumping out at you like a neon light. Very subtle.

Brian Coontz: Brian Coontz, 1233 N. Mantua St., I really think it's a great idea and some certain people don't have to get smart with her about certain things and stuff and put it up in the air and stuff like you're almighty or something. All

it is is a sign and I think it's great for Kent. But certain people don't have to walk around like they're uptight or bigger and badder than someone else.

Mr. Boyle: I appreciate that. We have done this for years and years and years and we have been fairly constant on the way we determine how things should be downtown. The guidelines do not recommend internally lit signs. They just don't prohibit it and they allow us to determine what's appropriate and what's not appropriate. Obviously two people on this Board feel that your lightly lit sign is appropriate and so if we can get a Certificate of Appropriateness, we can move on. Would somebody like to make a motion on that?

Bob Mayfield: I'd like to say something really quick. Bob Mayfield, 346 Oakwood Dr, Kent, 44240. I understand the internally lit sign and I think that Valerie is compromised here because she's going with 30% or a third of the lumens, I guess it would be, for the sign. The sign is there to find her place and so maybe some sort of compromise when she's having an event or she's open, have the sign on. When she's not, the sign's turned off. That in combination with maybe some lights from the street to illuminate the whole front of the building and the sidewalk there.

Ms. Susel: Just so you're clear, a Certificate of Appropriateness can't dictate hours the lights are on or off.

Mr. Mayfield: Any ways, I was just thinking this might be a compromise.

Shavon Yoder: Shavon Yoder from Mantua, Ohio. One of the things that I'm looking at while I'm looking to bring a business into the downtown area and one of the reasons why it was important for me to come here was, I kind of wanted to see what the sign challenges would be and this has been really eye opening. What I'm hearing is that there's no rule against what she's trying to do and she already has one lit sign on the building along with another business on the same building has a lit sign so I just don't understand how you can say yes to one and no to another. It's just going to enhance that area that is already very dark.

Mr. Koogle: The first one wasn't said yes to.

Ms. Landis: Yes it was in 2014.

Mr. Boyle: We already approved the one on the back of the building and we had no problem with that at all. It's all thoroughfare and it's a totally different thing. To some of us, the downtown is a historic district and it is one of the reasons that people like to come downtown. It's attractive. It is. It is not a suburban road with the bigger the lights the better my business can be seen. That's not what we are looking at and we've guarded against that for years. Sometimes we lose, however, that doesn't necessarily mean that we don't try to make the downtown a cohesive community in a way. That's one of the reasons people like to be downtown.

Ms. Yoder: I understand that. I actually live in a very small town. I currently own a business in Streetsboro where there are lights everywhere. I frequent the downtown Kent area a lot that you're referring to, which is how I've actually seen her building because I've been down there quite often. But change is also good and she is not asking for a blinking neon sign. She is asking for a very soft lit light so that everyone can see her business and it will attract people when they are down there.

Mr. Boyle: Thank you. Yes?

Ms. Bastrokof: Plus the gray color of the building. With Ohio weather, its really going to look together... like the sky. Gray sky, gray building, something has to stand out.

Ms. Susel: At some point, you can close public comment. We do have other cases. Point of order.

Mr. Boyle: I appreciate that but we are moving on from the sign. Would there be a Certificate of Appropriateness that we could...

Mr. Koogle: Can we still have Board comments?

Mr. Boyle: Sure. Board Comments.

Mr. Koogle: I appreciate all of the comments that have been made and to the issue of well let's just let this happen. What this Board over the years has protected and helped create is a quaint downtown. When there are lots of people who have come before the Board over many years and has said can I do this, we said no and they weren't happy about it, but if we had just said oh well, it's just another one of these, it's just another one of these, it's just... and then we would have lost what you say you come downtown for and other people say they come downtown for. That's what we are trying to protect here and that's our charge.

Ms. Yoder: but I also want to be able to find the businesses that I do come downtown for and that's important that I look for signs.

Mr. Boyle: Bridget?

Ms. Tipton: What are your typical hours of operation that you anticipate?

Ms. Landis: So the business actually has three arms to it. It's a co-working space during the day. It has an arm where it's a ghost kitchen, a recording studio, it has some rental abilities within the space and a retail space on the first floor and then it turns into an event space on the weekend.

Ms. Susel: To clarify, a land use through a Certificate of Occupancy has not been issued yet so these are conceptual that she's working on, but we have actually not actually gotten a final on what the actual occupancy use will be.

Ms. Landis: I'm not open. There is no hours.

Ms. Susel: You can anticipate what hours you might have operations, however, based on her proposed uses.

Mr. Boyle: Yes?

Ms. Bastrokof: Well I just want to comment on what you said earlier. What also people come to downtown for is different businesses. And like for me, I am Qwench Juice, but the business next to me closed. Business after that closed. The t-shirt shop is going to work but people do not like to see closed businesses.

Mr. Boyle: We completely understand but that's not what we are here for today.

Ms. Bastrokof: but she is in a bad place she going to do all kind of businesses and perhaps for weddings [inaudible] so lots of people can find the event place to get to.

Mr. Boyle: Bridget, did you finish your comment?

Ms. Tipton: No. Based on the amount of attention on this, I do have a concern that should we permit this one that there will be 25 new internally lit signs. The problem with that is that it is... How do we get not to be allowed?

Ms. Yoder: Can I make quick a comment?

Mr. Boyle & Mr. Koogler: No.

Ms. Susel: It was not prohibited from the Zoning Code so a recommendation to amend the Zoning Code would need to go to the Planning Commission, they would vote on that recommendation, and then it would go to Council. Just like any amendment to the Zoning Code. So ARB can make a recommendation to the Planning Commission, it will be scheduled for the public hearing process regardless of their recommendation either for or against. Either version still has to go to Council for final review and amendment of the Zoning Code.

Mr. Boyle: We have been the only ones that have habitually not approved internal signs in the downtown area.

Ms. Tipton: And I appreciate the aesthetic purposes for doing that. I think that the wood... this isn't a case for this but the wood signs that are lit with cute lights... it's like it is all just much more attractive, so I generally agree with the approach, it's just very difficult.

Ms. Susel: I think it might be helpful to clarify for the record too that there are different standards for signs. So some of the larger examples that have been

referenced such as those for College Town Kent, the Ametek, the Smithers, those have been approved through a Comprehensive Sign Package that does not go through the Architectural Review Board but rather the entire signs for all tenant spaces, which would include yours and all surrounding... was decided by the developer of the building and presented to the Planning Commission.

Mr. Boyle: No it was presented here.

Ms. Susel: Yes, but it is still voted on as a recommendation.

Mr. Boyle: And we recommended to the Planning Commission.

Ms. Susel: It is a part of the entire building. Those were not selected as individual businesses. So regardless of which tenant is in those spaces, the signage determination on a comprehensive sign package is always going to be the same based on what the developer presented and had approved.

Ms. Tipton: I have one more question. So the sign on the front and the back are different sizes?

Ms. Landis: Yes they are. It's under the requirement of the square feet.

Mr. Boyle: Which one is larger?

Ms. Susel: The back?

Ms. Landis: Nope. The front is larger because the back is a limited space. I will say I was very thoughtful about this. It wasn't like I'm coming to you to ask for something that isn't appropriate or thoughtful in this case. I have a number of challenges in the front. There's only two other business on this block and they are not very well attended businesses. So nobody really goes down College Street to say the least and this light you won't... light is so light. I wish you could see this at night. It barely lights it up but it goes through the trees.

Mr. Boyle: Bridget?

Ms. Tipton: Two more comments. One is that it seems a little... I feel some concern that the sign was essentially designed to allow a light later like it was always the goal even though we were really really clear the first time about what's expected on College. And then it's also a little bit confusing that the light you're proposing you're advocating for it for visibility but also emphasizing how much light it doesn't emit.

Ms. Landis: The white is what makes it emit...

Mr. Boyle: Bridget can you finish?

Ms. Tipton: Just that those two things together like... I don't know... I feel uncomfortable about the fact that the sign was built to receive a light when we

were really clear that it shouldn't and now it would be a very easy, and in your case that's an advantage, that it would be very easy to convert to a lit sign that we were really clear about it the first time.

Ms. Landis: And I was perfectly okay with the light not being in there until I watched it the last month not have any visibility. And even with that light pole, it's a yellow light, it does not reach my sign at all. And that tree, which is 6 months out of the year, covers half of the words. So until the sign got up there you couldn't tell those things. It was not intentional. I've made a sign that was the same in the front and the back was slightly different sizes and it was the most economical affordable sign that goes on a track where it could attach to one secured spot on the building so I don't have 50 holes covering every letter. These are floating letters and they were designed to be like a can; like a letter that would stand out on the building.

Mr. Boyle: And I think they do stand out very nicely.

Ms. Tipton: I'm finished.

Mr. Boyle: Anyone else?

Mr. Koogle: All this discussion about whether the Board has the ability to decide or whether it's written in the code, internally lit or not, and all these things, if we have a new building come to us, this is the same subjective opinion that we have on the design of a building. We can just say we don't like it or we don't like the proportions or we don't like the patterns of the windows and so this is no different than any other design opinion that we have on any project.

Mr. Boyle: Would someone like to offer a Certificate of Appropriateness or... let's see if we don't do anything, it's still... We've already approved it. We already approved the sign and so we would have to offer a new Certificate of Appropriateness to allow the lighting.

Ms. Susel: ... regarding the lighting of the sign, not the sign itself.

Mr. Boyle: ... not the sign itself. The sign is already there. So there would have to be a Certificate of Appropriateness to allow the lighting as presented. And so that is what we would need, or not. Hearing none... Effectively if we have no additional Certificate of Appropriateness we are standing by what we did last month or the month before, whenever we did this. Okay.

Ms. Landis: So there's going to be no Certificate of any...?

Mr. Boyle: No you've got a... you're fine. Your sign is up and it's fine the way it is and you're fine.

Ms. Susel: You have a Certificate of Appropriateness for the signs. This is only for the lighting.

Ms. Landis: This is only for the lighting. So is there no motion at all?

Mr. Boyle: No.

Ms. Landis: Okay, so then I need to appeal to City Council.

Mr. Boyle: You can go to City Council to get your.... Yes, that's right.

Ms. Susel: The instructions for the appeal are actually in the code and Heather can email you those tomorrow with regards to what you should put in the appeal request.

Ms. Landis: I appreciate everybody's comments and public opinion.

Mr. Boyle: Thank you for coming.

**E. ARB21-015 THE LOFT
112 WEST MAIN STREET**

(summary minutes)

Review of exterior of building and new building signs.

Brad Patterson, 112 W. Main St., presented the actual samples for the Board's review.

Becky Patterson, 112 W. Main St. stated that the Hunter Green is the main body color.

Mr. Boyle questioned how it is different from what is already there.

Ms. Patterson stated that it is just a little richer color.

Mr. Patterson stated that the stucco has been on the building for 50 years and has reached its effective life and repairs are difficult. He stated that he has a contractor who will remove the stucco and then install the new product after repairs have been made. He stated that the contractor will install 1" insulation, a brown coat/skim coat, the mesh and then $\frac{3}{4}$ " of the new product, which is made of concrete and troweled on.

Ms. Patterson stated that the color will be infused into the concrete.

Mr. Boyle stated that it is a beautiful product. He questioned the colors.

Ms. Patterson reviewed the colors and their locations as presented in the application.

Mr. Boyle questioned if anything would be done to the windows.

Mr. Patterson stated that they will be trimmed out.

Ms. Tipton questioned the flame red for the door and if they had considered the Aztec or Terra Cotta colors on the sample palette.

Mr. Patterson stated that they will be composite doors.

Ms. Patterson stated that they searched for a red that matches the rest of the reds that they use.

Mr. Koogle questioned the delineation of colors on the exterior walls.

Ms. Tipton stated that it would be a flush material; basically a stripe.

Ms. Patterson stated that it will be like it is now.

Mr. Boyle questioned the cap.

Ms. Patterson stated that it will be the dark green and will match the window trim.

Mr. Boyle questioned the signs.

Mr. Patterson stated that they will be removing the 2 fluorescent back lit signs and replacing them with 2 new signs that are made of high density foam and are the same size as the current signs.

Mr. Boyle questioned the sign lights.

Mr. Patterson explained that there will be 2 black gooseneck lights for each sign.

Mr. Basista questioned if there would be uniformity of illumination across the signs with just 2 lights.

Mr. Patterson stated that based on the sign sizes, it should be sufficient.

Mr. Basista stated that the previous design with the LED light bar would give better uniformity across the sign.

Mr. Boyle stated that he feels that this is much more appropriate.

Ms. Patterson described the angle that the lights would be installed at.

Ms. Tipton questioned the type-face of the signs.

[There was discussion on the renderings of the signs and which one was correct]

Ms. Patterson explained that she drew in the signs on some of the drawings and explained the difficulty with enlarging what they had.

Mr. Koogle suggested they present more specific drawings.

Ms. Patterson stated that the background of the signs would be the autumn sky color with black or really dark green letters.

It was decided that Advanced Display would be asked to provide a rendering of the sign with the dimensions and text style at the next meeting.

Mr. Boyle stated that he feels that is wonderful and understands that it is a labor of love.

MOTION: *In case ARB21-015, The Loft, 112 W. Main St., Mr. Koogle moved to grant a Certificate of Appropriateness for the façade, colors, sign lighting, and material finishes as presented on 8/3/21.*

Ms. Saxe seconded the motion. The motion carried 5-0.

V. MEETING SUMMARIES

MOTION: *Mr. Koogle moved to approve the July 6, 2021 Meeting Summary as presented. Ms. Tipton seconded the motion. The motion carried 5-0.*

VI. OTHER BUSINESS

New Zoning books were distributed.

VII. ADJOURNMENT

MOTION: *Mr. Boyle moved to adjourn the meeting. Mr. Saxe seconded the motion. The motion carried 5-0. The meeting adjourned at 4:40 p.m.*