

**CITY OF KENT
ARCHITECTURAL REVIEW BOARD
MARCH 3, 2020**

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

STAFF PRESENT: Eric Fink, Assistant Law Director
 Bridget Susel, 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 4:00 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 rise and 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. ARB20-004 KENT HISTORICAL SOCIETY
 237 East Main Street**

The applicant is requesting a review of the proposed sign reface.

Howard Boyle recused himself from this case due to his involvement with the Kent Historical Society.

Jack Amrhein, 346 Majors Lane, presented the project. Mr. Amrhein stated that the project has already been done and because they were only refacing the sign, their Director was unaware that they needed ARB review.

MOTION: *In case ARB20-004, Kent Historical Society, 237 East Main St., Mr. Basista moved to approve the Certificate of Appropriateness as presented.*

Mr. Saxe seconded the motion. The motion carried 4-0-1.

**B. ARB20-005 SKULLZ SALON
113 Cherry Street**

The applicant is requesting a review of the proposed project.

Amanda Boyd, 125 Mayfield Ave, Akron, Co-Owner, stated that they are currently under purchase contract for the property at 113 Cherry contingent upon Planning Commission approval of their Conditional Use on March 17, 2020. Ms. Boyd explained that they will have parking spaces in front of the building, two parking spaces in the rear of the building, and an agreement for overflow parking with the University Plaza. Ms. Boyd stated that they will be tuck pointing the brick and painting the entire building black. The building consists of brick, cinder block, and vinyl siding.

Mr. Saxe questioned why they selected black.

Ms. Boyd explained that their branding is black and pink.

Mr. Basista questioned the signage.

Ms. Boyd stated that the details of the sign are not available at this time.

Ms. Susel explained that at this point, the Board can make specific recommendations to consider with regards to the exterior of the building.

Mr. Boyle stated that he doesn't like when an entire building becomes a sign. He feels that it is a little offensive and doesn't think that it fits with the neighboring plaza.

Ms. Boyd asked if the issue was with her branding colors.

Mr. Boyle stated that he doesn't have an issue with the branding colors. He stated that he feels that they could enhance the brick and install the sign with black similar to what they have downtown. He stated that it is his opinion that painting the entire building black is a little strong.

Mr. Koogler stated that he would like to see them keep the brick in its natural state. Mr. Koogler explained that when you paint brick, you start a cycle of maintenance that diminishes the quality of the material. He suggested painting the front of the sign band up. He stated that he is not a fan of painting the entire building black.

Angelique Manns, 125 Mayfield Ave, Akron, Co-Owner, stated that she feels that painted wood has the same challenges as brick.

Ms. Boyd referenced the neighboring building, which is also painted brick.

Ms. Manns explained that the sides of the building are cinder block; only the front is brick.

Ms. Boyd stated that she does not want to have an awkward compositional transition where the block, brick and vinyl all meet. She stated that it is her opinion that the black makes it more cohesive and neater looking building.

Ms. Tipton stated that the design is consistent with their branding and appreciates the consistency with which the building is being treated. Ms. Tipton stated that she feels that it would be strange to keep the natural brick of a partial façade and prefers that the building be painted all black to be consistent with the branding and bring cohesion to the entire building. She added that it would be strange to keep the brick in just a few locations when it is inconsistent with your branding. She stated that it would be nice if the sign stood out from the building and was not painted directly on it.

Ms. Boyd stated that they are thinking of using a light box of some sort for the sign.

Mr. Basista stated that he agreed with Mr. Boyle and Mr. Koogle; he is unsure of the entire building being painted black. He suggested that there may be a more creative way to use their branding colors. He added that it is hard to see in the renderings what exactly it would look like. He stated that he thought the black would be too out of place and too dramatic for the surrounding area.

Ms. Manns stated that that is what they are; out of place and dramatic.

Mr. Basista suggested that maybe just the façade could be black with the pink letters and the sides being some kind of contrasting color.

Mr. Koogle stated that while he appreciates that they are dramatic, it is the task of the Board to create a context, which is the opposite of dramatic. Mr. Koogle reiterated that it isn't the color but rather the amount of color that is the issue for him.

Mr. Boyle confirmed that there is a residential white ranch next door and the white apartments on the other side.

After further discussion, the following motion was made:

MOTION: *In case ARB20-005, Skullz Salon., 113 Cherry Street, Mr. Koogle moved to recommend Planning Commission give special consideration to altering the following:*

1. *Painting the brick*
2. *Reducing the amount of black paint*
3. *Selecting a predominant color for the building that is more consistent with the neighborhood*

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

**C. ARB20-007 KENT WEST APARTMENTS
227 Franklin Avenue**

The applicant is requesting a preliminary review of the proposed project.

Adam Prtenjak, LDA Architects, 5000 Euclid Ave, Cleveland, reviewed the proposed preliminary project as presented in the provided documents.

Mr. Boyle stated that this is a very significant lot on Franklin Avenue, which is a very historic brick street with a very iconic structure across the street. Mr. Boyle stated that while he doesn't have an issue with the building, he does have an issue with this building on this site. He stated that he feels that they can do a better job blending the historic texture of the neighborhood with the building.

Mr. Koogle questioned how the architecture of the building will be affected if a height variance is not obtained.

Mr. Prtenjak referred to the documents and explained how the first floor would be affected by lowering the building.

Mr. Koogle stated that he feels that they should draw their base context from the train station and Franklin Avenue. He stated that he would like to see a stacked balance to the building.

Mr. Basista echoed the previous comments and added that it is a great looking building but this isn't the right neighborhood for it. He stated that he would like to see something that is a little more consistent with the rest of the buildings that are there.

Tim Dean, owner representative, 210 S Depeyster St., questioned whether one of the styles from their other buildings would be appropriate for this location.

Mr. Boyle stated that the Erie Street view of the Landmark building is a good example of what he would like to see. Mr. Boyle stated that the proposed building does not have a cap and he feels that it needs one. He stated that bay windows are nice.

Mr. Prtenjak summarized that the Board is looking for some proportional changes; the colors are a separate issue that seems fine. He stated that they may use some wood accent inserts. Mr. Prtenjak stated that instead of the front being very linear, they could bring in some archways, brick banding, cornice, etc.

Mr. Saxe suggested adding horizontal bands to make it appear more horizontal and not so tall.

Mr. Prtenjak questioned how the Board felt about the balconies.

Mr. Boyle stated that the balconies can be done but as tastefully and softly as possible.

Ms. Tipton stated that she is concerned about super-imposing historical elements onto modern structures as it unnecessarily diminishes the true historical value of other structures. She agreed that Franklin Avenue is a very special and unique part of town.

Mr. Prtenjak agreed; contemporary and compatible so that it creates a timeline.

**D. ARB20-006 SOUTH END SIGNAGE
Various Locations**

Courtesy Review – No Action Required.

Ms. Susel stated that the South End Neighborhood was designated as historic by Council through a resolution.

Doria Daniels, 1200 Cedar St, explained the significance of the colors depicted in the signage for the South End Neighborhood, which represent the flags of the nationalities that started the neighborhood: Italian, Polish, Irish, and African-American. She further explained the silhouettes that reflect the people of that era such as the wives, husbands, railyard workers, and children, as well as the train, which represents the industry that drew everyone in. Ms. Daniels stated that they will be holding a neighborhood block party on July 25th where the mayor will dedicate the signs and the story of the neighborhood will be told – all are welcome.

Ms. Susel stated that the five signs will be erected in the locations shown on the map.

MOTION: *In case ARB20-006, South End Signage, Mr. Koogle moved to approve the signage as presented.*

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

V. MEETING SUMMARIES

A. February 4, 2020

MOTION: *Mr. Basista moved to approve the February 4, 2020 Meeting Summary, as presented. Mr. Saxe seconded the motion. The motion carried 5-0.*

VI. OTHER BUSINESS

None

VII. ADJOURNMENT

MOTION: *Mr. Saxe moved to adjourn the meeting. Mr. Basista seconded the motion. The motion carried 5-0.*

The meeting adjourned at 5:10 p.m.