

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

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

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

**I.     CALL TO ORDER**

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

**II.    ROLL CALL**

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

**A.     ARB21-001   A HARVEY HOME  
                                  SOUTHEAST CORNER OF LAKE AND HARVEY STREETS**

**The applicant is requesting review of the proposed new multi-family project.**

Anna Jurs, CBLH Design, described the project as 8 single family units that are divided into 4 two-unit structures and are joined with two single car garages. She described the interior layout of the units and stated that they are designed to serve the 55 years old and older community. She stated that there is a turnaround for the northwest units to accommodate for line of sight issues on Lake Street. She reviewed the landscaping plan and stated that each rear patio has a privacy screen. She stated that they are planning on using shake siding on the pediments and vertical board and baton on the lower portion. She stated that the white garage doors are panelized with glazing at the top. She described the classic lantern sconces and the wood railing at the porches. She shared some comparison photos of structures in the general vicinity of the proposed residential units and explained how some of the elements of their building reflect these. She reviewed the proposed colors for the project: lighter

gray shake vinyl siding and board and baton vinyl siding, mid-tone gray asphalt shingles, white shutters if used, and a lighter toned wood for the deck.

Mr. Boyle questioned how these would be owned.

Jerry Cohen, property owner, stated that he would like to set it up as a condo association but he isn't confident that that can sell yet; this is his preference.

Mr. Boyle questioned whether the tenants would all be 55 and older.

Mr. Cohen stated that this is the intention right now. However according to the regulations, 1 unit would be allowed to be less than 55.

Mr. Boyle suggested a walking area for exercise around the units. Mr. Boyle feels that the shutters would look a little busy on the front of the building because there isn't a lot of space.

Mr. Koogler agreed that shutters should not be used but instead suggested adding some trim around all of the doors to match the corner trim.

Mr. Basista questioned whether all of the buildings would have the same color scheme.

Ms. Jurs stated that that is the current plan.

Mr. Basista suggested that it might be nice to add some siding color distinction between the units to make them somewhat unique.

Mark Bittinger, CBLH Design, stated that alternating colors between structures can be a consideration.

Mr. Saxe agreed that he also doesn't care for the shutters, but does like the idea of the trim around the doors. He questioned the material for the foundation above grade.

Ms. Jurs stated that the floor line is 1'6" above grade and the finish will be brick.

Mr. Saxe also suggested something under the deck to block animals.

Ms. Tipton agrees with the others regarding the shutters. She stated that she likes the variety in materials and agrees that a little bit of variety in the colors to distinguish the units would be nice. She also suggested they might also consider multiple colors between the shake and vertical siding to add character although she felt that it is more useful to have the colors alternate between buildings.

**Public Comment**

None

**MOTION:** *In case ARB21-001, a Harvey Home, SE Corner of Lake and Harvey Streets, Mr. Koogle moved to recommend approval of the project to Planning Commission as presented with cedar shake siding on gables, trim around windows and doors to match the corner trim, at least 2 different color schemes to be varied between buildings, an animal barrier added to the perimeter of the porches, and no shutters at the windows.*

*Mr. Saxe seconded the motion.*

*The motion carried 5-0.*

**B. ARB21-002 BELL TOWER BREWING CO.  
310 PARK AVENUE**

**The applicant is requesting review of the revised site plan and Comprehensive sign plan.**

Mr. Fink noted that because Bridget Tipton is an owner and is representing herself, she is not in violation of the Attorney General's rules and regulations as it pertains to her membership of the Architectural Review Board.

Ms. Tipton presented the revisions to the previously approved project with regards to the fence detail, dumpster enclosure, and signage. She stated that they have also proposed an outside trellis. She explained that the dumpster location has changed to the front driveway due to the interior layout of the kitchen and brewery and the flow of trash out of the building; the enclosure is a solid wood fence that will not be very visible. She stated that the trellis will come off of the north side of the building and will be attached to the building. She stated that they will be going back to the Planning Commission on May 6<sup>th</sup> to seek approval of the expanded patio, which is due to the resiliency of COVID and the need for outdoor seating. She stated that the patio is expanding on the east side of the building, which faces downtown. She explained this is due to the concerns that they received from the residential neighbors on the west and north. She stated that the patio will be enclosed by fencing and high edged landscaping. She stated that the proposed fence is a black square 4" mesh hog fence with wood top, bottom and posts with metal caps. She stated that the trellis will be wood, which will align with the north niche and draw attention to the stairs for safety. She reviewed the sign package as presented. She stated that there are a few different signs: the landscape sign, the building sign, a sign on the overhead garage door, and some archway signs near the main front doors. She shared some Photoshop mock-ups of the proposed signs and explained the details of why they selected the styles as well as the technical details. She stated that they are reusing the previous owner's stone base for the monument sign. She stated that the new monument sign will be made of a Core10 material with a subtracted icon and acrylic letter on both sides. She stated that the main entrance sign will remain the same. She stated that because deliveries will be made to the overhead door and the address doesn't

reflect the location of the door, they feel it is important to designate the business on that door. She stated that there will also be minimal vinyl graphics with basic information on the door next to the overhead door. She stated that the vinyl sign on the west side of the building for a separate tenant office space will remain.

Mr. Boyle questioned if there was a bike rack.

Ms. Tipton stated that they are required by Code and will be installed by the main entrance.

Mr. Koogle questioned if there is lighting for the ground sign.

Ms. Tipton stated that the monument sign and the metal sign near the main entrance will be lit from the ground. She stated that the dimensional letters on the front door will have a very low profile channel light in the face of the brick.

Mr. Koogle questioned if the North Mantua Street entrance will be used.

Ms. Tipton stated that it will not be a main entrance due to the stairs and door size. She explained that they will be used to access the patio area.

Mr. Koogle stated that he loves the signs.

Ms. Tipton stated that while they want to use the Core10 product for the monument sign, they would like the Certificate of Appropriateness for that sign to allow for the option of wood if the Core10 product is not financially feasible.

Mr. Saxe questioned the color of the fence posts and rail and arbor.

Ms. Tipton stated that the fence posts and rails are a natural cedar wood and the arbor is black metal.

**MOTION:** *In case ARB21-002, Bell Tower Brewing Co., 310 Park Ave., Mr. Koogle moved approve a Certificate of Appropriateness for the patio, trellis, arbor, fence elements, and dumpster enclosure as presented.*

*Mr. Saxe seconded the motion.*

*The motion carried 4-0-1. Ms. Tipton abstained.*

**MOTION:** *In case ARB21-002, Bell Tower Brewing Co., 310 Park Ave., Mr. Koogle moved approve a Certificate of Appropriateness for the sign package with the option for a wood sign as an alternative to metal.*

*Mr. Basista seconded the motion.*

***The motion carried 4-0-1. Ms. Tipton abstained.***

**V. MEETING SUMMARIES**

**MOTION:** ***Ms. Tipton moved to approve the November 3, 2020, November 19, 2020, and the December 1, 2020 Architectural Review Board Summary Minutes as presented.***

***Mr. Basista seconded the motion.***

***The motion carried 5-0.***

**VI. OTHER BUSINESS**

None

**VII. ADJOURNMENT**

**MOTION:** ***Mr. Basista moved to adjourn the meeting. Ms. Tipton seconded the motion. The motion carried 5-0. The meeting adjourned at 3:47 p.m.***