

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

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

STAFF PRESENT: **Eric Fink, Assistant Law Director
Bridget Susel, Director
Heather Heckman, Development Planner
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, and Bridget Tipton were present. Kevin Koogle was absent.

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. ARB20-002 Montrose Mazda
 1127 West Main Street**

The applicant is requesting a review of the proposed building addition.

Bruce Taylor, Arkenetics, presented the project as shown in the documents provided to the Board. Mr. Taylor also provided samples of the materials and colors; black, silver, and white metal and split face block. He stated that the existing areas will be painted to match.

Mr. Boyle questioned the furniture store to the west of the proposed project

John Mastrantoni stated that they have an option on the property but do not currently own it.

Mr. Taylor stated that they will be putting a landscape area out at the curb.

Mr. Saxe stated that he applauds that decision.

Mr. Taylor described where the new materials would fit into the project.

Mr. Basista asked if these are corporate colors.

Mr. Taylor responded affirmatively that they are.

PUBLIC COMMENT:

None

BOARD DISCUSSION:

Mr. Boyle stated that he feels that it is a very attractive building and fits with the neighborhood. Mr. Boyle added that the grass at the curb is an attractive piece.

Mr. Saxe stated that it's fine.

Mr. Basista stated that it is a great improvement and will look nice. He also likes the grassed area.

Ms. Tipton stated that she is fine with the project.

MOTION: *In case ARB20-002, Montrose Mazda, 1127 West Main St., Mr. Saxe moved to recommend to Planning Commission approval of the addition as presented.*

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

**B. ARB20-003 City of Kent
North Water Street Improvements**

Courtesy review of the North Water Street Improvements.

Mr. Bowling and Mr. Giaquinto provided the Board with an overview of the upcoming changes to the North Water Street corridor from Main Street to Brady Street. The changes include narrowing the road by reconfiguring parking spaces, adding designated crosswalks with in-street signage, streetscapes, lighting, and curb extensions at the side streets. Mr. Bowling asked for the Board's comments.

PUBLIC COMMENT:

Doug Fuller, 1431 River Edge, asked about the alley between the old mill and Each + Every.

Mr. Giaquinto stated that there will still be a dropped curb area.

Mr. Fuller asked when the project will be completed.

Mr. Bowling stated that they should have a contractor by June/July to begin work but will probably need to finish in 2021 due to weather.

BOARD DISCUSSION:

Mr. Boyle stated that he thinks it is an attractive plan and suggested changing to underground utilities if at all possible. Mr. Boyle stated that benefits of the project are evident and commended staff on the project.

The other Board members agreed with Mr. Boyle.

V. MEETING SUMMARIES

A. January 7, 2020

MOTION: *Mr. Basista moved to approve the January 7, 2020 Meeting Summary, as presented. Mr. Saxe seconded the motion. The motion carried 4-0.*

VI. OTHER BUSINESS

West Side Fire Station:

Fire Chief Tosko presented the plans for the renovations and addition to the West Side Fire Station. Chief stated that the changes were initiated as a result of a leaking roof, ice, and needed repairs. He explained that the northern portion of the structure already has a pitched roof that has served them well and they have decided to install a pitched roof over the remainder of the structure including the proposed addition. Chief Tosko stated that they feel that a pitched roof would also blend with the surrounding residential neighborhood.

PUBLIC COMMENT:

Doug Fuller, retired architect, reviewed the history of the building and its architect, C.G. Kistler, and presented pictures of other buildings in Kent that were designed by C.G. Kistler to the Board. Mr. Fuller asked that the Fire Department consider installing a flat roof over the structure that would be properly installed and function well.

Dave Sommers, architect, stated that he is the architect that designed the pitched roof for the northern part of the structure and probably wouldn't have done so had he known the historical significance of the building's original architect. Mr. Sommers concurred with Mr. Fuller and stated that he feels there are other options to help alleviate some of the drainage problems.

Allan Orashan stated that he feels that the proposed new roof looks odd to him. Mr. Orashan stated that he would like to see another option such as a hip roof or better yet, a properly installed flat roof, as had been suggested by Mr. Fuller and Mr. Sommers.

BOARD DISCUSSION:

Mr. Basista stated that it never looks good to add a pitched roof onto an older building. He explained that while it is the best way to eliminate roof maintenance, a properly installed flat roof will give many years of good service and also maintain the integrity of the building. Mr. Basista stated that he was unaware of the historical background of the structure.

Mr. Saxe stated that he would also like to see the building retain a flat roof.

Ms. Tipton asked why the project was before the Board. Ms. Susel explained the project is not located in the Overlay District and is not subject to review by the Planning Commission so, legislatively, it is not required to be before the ARB, but it is being presented today in order to gather comments from the ARB in response to a request from a member of the Board and representatives from the public. The comments and recommendations on the project will be forwarded to the Service Director for consideration.

Mr. Boyle stated that they are defending the integrity of the building.

MOTION: *Mr. Boyle moved to recommend that the Service Director strongly consider reviewing the plans to preserve the architectural integrity of the original building with a flat roof.*

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

VII. ADJOURNMENT

MOTION: *Mr. Saxe moved to adjourn the meeting. Mr. Basista seconded the motion. The motion carried 4-0.*

The meeting adjourned at 5:00 p.m.