



CITY OF KENT, OHIO

DEPARTMENT OF FINANCE

To: Dave Ruller, City Manager

From: David A. Coffee, Director of Budget and Finance

Date: May 30, 2013

Re: FY2013 Appropriation Amendments, Transfers, and Advances

The following appropriation amendments for the June Council Agenda are hereby requested:

Fund 001 – General

Increase	\$ 36,200	Service Admin / Other (O&M) – Consolidation of Public Planting budget cost center
Decrease	\$ 36,200	ComDev Public Planting / Other (O&M) – Consolidation of Public Planting budget cost center – transfer to Service Administration
Increase	\$ 4,000	Service Admin / Other (O&M) – Addt'l Adopt-a-Spot funding per G. Roberts memo dated 4/25/13.
Increase	\$ 1,500	Service Admin / Other (O&M) – Appropriation of Christenson Foundation donation, KCC Ordinance 2013-17, approved 2/20/13.
Increase	\$ 18,500	CommDev Main Street / Other (O&M) – Addt'l appropriation based on final reconciliation of 2012 fund raising, per B. Susel memo dated 5/21/13.

Fund 201 – Water

Decrease	\$ 5,200	Contingency / Transfer to Capital/Service/Cap Facilities per R. Boyd 5/22/13 memo.
Increase	\$ 5,200	Service-Cap Facilities / Capital– Property acquisition for water quality purposes per Rhonda Boyd memo dated 5/22/13.

Fund 202 – Sewer

Increase	\$ 160,000	Service / Capital Project – Addt'l funding for Digester Lid No. 2 Project per Gene Roberts memo dated 5/9/13.
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Fund 301 – Capital

Decrease	\$ 11,518	Contingency / Transfer to Capital/Service/Capital Facilities per Jim Bowling memo dated 5/9/13 for Dominion East Ohio settlement.
Increase	\$ 11,518	Capital / Service/Capital Facilities – Transfer from Contingency per Jim Bowling memo dated 5/9/13 for Dominion East Ohio settlement.
Increase	\$ 2,100	Capital / Service/Capital Facilities – Re-Approp of 2012 funding for Cap Proj. 2010-005, SR 59 Sidewalk in Franklin Township/payment of invoice for completed project from Franklin Township.

CITY OF KENT
DEPARTMENT OF PUBLIC SERVICE

MEMO

April 25, 2013

To: Dave Ruller, City Manager
From: Gene Roberts, Service Director
RE: 2013 Adopt-a-spot

Kent City Council last considered the Adopt-a-Spot program during the Community Development Committee on February 3, 2010. At that time Council approved the transfer of the Adopt-a-Spot Program from private contractor completing the work downtown and City staff completing the administrative components of the program to Main Street Kent (MSK) completing all elements of the program. MSK would receive \$30,000 plus the donations that were collected by the City for purchase of flowers.

In 2010, prior to MSK taking over the Adopt-a-Spot program, the City had budgeted \$47,500 for Public Landscaping. With MSK completing the Adopt-a-Spot program for \$30,000, Davey Tree completing the landscaping islands on E Main St. and S. Water St. at an annual cost of \$3,500 and City building public planting expenses of \$1,000 the savings was estimated to be \$9,500. Starting in 2010 MSK planted the locations identified in the downtown area and hired first a private contractor and later Family and Community Services, Freedom House Lawncare to complete the bed prep, maintenance and watering of the Adopt-a-Spot locations. In 2012 MSK planted 21 locations in the downtown area at a cost for plant materials, mulch and signage of just under \$8,000 and \$28,500 for bed maintenance and watering totaling \$36,500. The offsetting revenue received by MSK in 2012 is \$30,000 from the City and \$6,600 in other donations totaling \$36,600.

In 2013 MSK will be planting 31 locations in the downtown area as work should be completed in most areas where new Adopt-a-Spot beds are now located. MSK wishes to transfer the bed maintenance and water contract with Freedom House to the City. The reason is MSK fears another drought which will exceed their ability to cover the expenses given the greater than 50% increase in planting locations for 2013. Staff supports this reasoning as it is similar to other contracts between the City and private contractors for such services as lawn mowing or snow removal, which is paid based on occurrence. The City would then receive the benefit of a rainy summer but also have the risk during the summers when little rain falls.

Staff respectfully requests Council time to consider this modification to the Adopt-a-Spot Program for 2013 where by MSK would receive approval for payment of \$10,000 and Freedom House would be provided a purchase order for \$24,000 with the understanding that it would be increased if needed. This requested change will require a \$4,000 increase in the Public Planting budget if approved by KCC.

Cc: Jim Silver, Law Director
James Bowling, P.E., City Engineer
Gerald Shanley, Facilities Manager
Dan Smith, Economic Development Director

David Coffee, Budget & Finance Director
Bridget Susel, Community Development Director
Marie Stikes, City Gardner
file



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: May 21, 2013
TO: David Coffee, Budget & Finance Director
FROM: Bridget Susel, Community Development Director *B.S.*
RE: 2013 Additional Appropriations for Main Street Kent

The City appropriated \$50,000 in 2013 support for Main Street Kent which was an estimated budgetary figure based on the amount appropriated and expended in 2012 after the City completed its reconciliation of Main Street Kent's 2011 financials.

City staff recently completed its reconciliation of Main Street Kent's 2012 revenue support and based on this completed review, the 2013 grant agreement is for a funding amount not to exceed \$68,447.46. I am respectfully requesting an additional \$18,500.00 in 2013 appropriations for Main Street Kent in order to encumber the level of funding needed to fulfill the grant agreement commitment.

I would appreciate it if you could include this additional appropriations of \$18,500 with your other appropriations requests to be presented at the June 5, 2013 Council Committee session.

Please let me know if you have any questions or need any additional information.

Thank you.

MEMORANDUM
DIVISION OF ENGINEERING **RECEIVED**
City of Kent Department of Public Service

MAY 24 2013

DATE: May 22, 2013
TO: Dave Coffee, Director Budget and Finance
FROM: Rhonda Boyd, P.E., P.S. Senior Engineer
SUBJECT: Berkley – Avondale Property Acquisition

BY 
CITY OF KENT
BUDGET & FINANCE

R. Boyd

The Division of Engineering desires to acquire a parcel, formerly owned by The Ravenna Housing Company, for a future water line improvement. This parcel has no current owner of record, and been listed as a non-mailer by the county auditor for decades. The property has recently become of greater interest to the City for several reasons:

1. We have an on going water quality issue that is being temporarily remedied by Central Maintenance. Maintenance has installed filters in several homes to reduce rusty water complaints. The filters have to be maintained and changed at a cost to the City. Recently, the University demolished the Avondale housing complex, which placed less of a demand on the water system in the Berkley – Avondale neighborhood. We have a growing concern that with less turnover of water, the issue of rusty water will escalate. This problem can be improved by installing a waterline loop through the former Ravenna Housing Authority parcel, thereby connecting the dead end lines on Avondale and Berkley.
2. The property at 737 Avondale is currently up for sale. The adjoining property owners have been using and maintaining the orphaned property. It would be a good time to get the property into the name of the City before there is any misconception on the use and ownership of the former Ravenna Housing parcel.

We are requesting to use \$ 5,200 from water contingency funds because this property acquisition is needed to correct a water related issue.

C: Jim Bolwing, P.E., City Engineer
File

CITY OF KENT
DEPARTMENT OF PUBLIC SERVICE

MEMO

May 9, 2013

TO: Dave Ruller, City Manager
FROM: Gene Roberts, Service Director
RE: 2013 Water Reclamation Facility Anaerobic Digester No. 2 Improvements

The 2013 Water Reclamation Facility Anaerobic Digester No. 2 Improvements Project was originally programmed in 2004 when the Digester Lid No. 1 Improvements were completed. The project has been delayed based on available funding. With the approval of Council of the sanitary sewer fee increases the Sewer Fund balance can now provide for the lid replacement including the additional cost which is being incurred due to the time delay.

The budget provided for this work and the current anticipated completion costs are as follows:

Construction	\$ 840,729.00	(Approved 2013 Capital Plan \$850,000)
Contingency	\$ 84,000.00	(Additional Appropriation Requested)
Inspection	\$ 79,570.00	(2012 Approved & PO encumbered)
Other	\$ <u>5,701.00</u>	(Advertisement & Bid Documents)
Total	\$1,010,000.00	
Funded	\$ 850,000.00	(Original 2013 Budget)
Additional Funds	\$ 160,000.00	(Additional Appropriation Required)

Staff respectfully requests additional funding in the amount of \$160,000 from Fund 202 - Sanitary Sewer to complete this needed project.

Approval of this recommendation as soon as possible will be greatly appreciated.

cc: Robert Brown, Water Reclamation Facility Manager
Rick Reed, P.E., CTI Engineering, Inc.
file

CITY OF KENT
DEPARTMENT OF PUBLIC SERVICE
DIVISION OF ENGINEERING

MEMO

TO: Dave Coffee

FROM: Jim Bowling

DATE: May 9, 2013

RE: POR-43-9.85 – SR 43 Widening from Meloy Road to SR 261

The engineering division is requesting to use \$11,518 in Capital Contingency funds to pay Dominion East Ohio for utility line relocations required as part of the POR-43-9.85 – SR 43 Widening from Meloy Road to SR 261. The project was completed in 2007 and the engineering division has been negotiating a final price with Dominion East Ohio Gas since 2007. For reference, attached to this memo is a letter from the engineering division dated June 7, 2007 to Dominion East Ohio which states our position and recommendation of payment to Dominion East Ohio in the amount of \$11,518. Also attached is the revised Dominion East Ohio Invoice agreeing to the amount of \$11,518.

C: Jim Silver, Law Director
Gene Roberts, Service Director
file



CITY OF KENT, OHIO

HUMAN RESOURCES DEPARTMENT

To: Dave Ruller, City Manager
From: Liz Zorc, Human Resources Manager *ely*
Subject: One Year Part-Time Economic Development Position
Date: May 30, 2013

In order to keep the City's momentum moving forward in the Economic Development arena over the next several months while Dan Smith, Economic Director, is undergoing treatment and recovery for a serious health issue, the suggestion has been put forth to ask Council for approval to hire a Part-Time Economic Development specialist to assist Dan. There are some critical projects coming up which must be addressed in a timely manner.

So far Dan has been able to continue to work part time, but the Community Development department could use a qualified individual to fill in or take on a project to supplement Dan's work. This individual would be part-time only, receive no benefits other than those required by law – pro-rated sick leave, OPERS and Medicare contributions on his/her behalf by the City. The position hours would be as needed, but limited to less than 28 hours per week. We would also ask that Council approve this position for a period of one year only at this time.

The proposed salary for this position is \$27.50 per hour, and would be covered on a limited basis in the General Compensation Plan.

C: Bridget Susel, Director of Community Development



CITY OF KENT, OHIO

DEPARTMENT OF ECONOMIC DEVELOPMENT

DATE: May 31, 2013
TO: Dave Ruller, City Manager
FROM: Bridget Susel, Community Development Director *BS*
RE: 2013 *Celebrate Kent!* Grant Program

The Request for Proposals (RFP) for the 2013 *Celebrate Kent!* Grant Program was issued on May 7, 2013 and applications were due by 4:00 p.m. Friday, May 24, 2013. The City received a total of eight (8) proposals by the stated submission deadline. The total amount of funding requested exceeded the amount appropriated for the 2013 *Celebrate Kent!* Grant Program, but staff was able to allocate funding to all eight eligible projects.

Attached is the staff's funding recommendations for the 2013 *Celebrate Kent!* Grant Program and the eligibility guidelines which were included in the 2013 *Celebrate Kent!* RFP package.

I am respectfully requesting time at the June 5, 2013 Council Committee session to present the staff funding recommendations and to respond to Council questions concerning any of the programs that were identified for funding.

Please let me know if you have any questions concerning the attached materials or if you need any additional information on the 2013 *Celebrate Kent!* prior to the discussion with members of Council.

Thank you.

Cc: Dan Smith, Economic Development Director
Linda Jordan, Clerk of Council
Applicant Organizations

**YEAR 2013 CELEBRATE KENT!
RECOMMENDED FUNDING AMOUNTS**

<u>Organization</u>	<u>Program</u>	<u>2013 Amount Requested</u>	<u>2013 Funding Amount Recommended</u>	<u>FY2012 Grant Award</u>
Kent Jaycees	Grill for Good!	\$1,000.00	\$800.00	\$800.00
Standing Rock Cultural Arts	Downtown Innovative Comm. Events (D.I.C.E.)	\$2,000.00	\$2,000.00	\$5,000.00
Standing Rock Cultural Arts	Who's Your Mama? Earth Day & Env. Film	\$2,000.00	\$2,000.00	\$5,000.00
Western Reserve Folk Arts Assoc.	Downtown Kent Ghost Walk	\$795.00	\$700.00	\$700.00
All Together Now, Inc.	Kent Community Dinners	\$1,750.00	\$1,000.00	\$1,000.00
Haymaker Farmers' Market	Music @ the Market	\$2,000.00	\$1,000.00	\$1,000.00
Crooked River Arts Council	Reggae Meltdown	\$1,500.00	\$800.00	n/a
Crooked River Arts Council	Kent Blues Fest	\$3,000.00	\$1,700.00	\$1,700.00
Totals		\$14,045.00	\$10,000.00	\$15,200.00

NOTE: two applications were received after the submission deadline and were not eligible for funding consideration

Celebrate Kent!

PROGRAM GUIDELINES

PROGRAM GOAL:

To provide opportunities to celebrate the quality of life enjoyed by City of Kent residents and share with those outside of the community the attributes that make Kent a unique and exciting place to work, play, learn and live.

OBJECTIVES:

1. Attract Kent residents, and visitors from other communities, to downtown activities and events.
2. Promote the City's attributes to those outside of the City.
3. Create additional commercial opportunities for businesses operating in the downtown district.

PROGRAM REQUIREMENTS:

1. The project needs to be oriented towards attracting people to the Kent downtown district and must be held within the downtown district.
2. Applicants must be, or represent, a Kent company or organization.
3. Funding is intended to support **verifiable program expenses** which includes hard costs such as materials, advertisements, flyers, printing, etc. Funding for administrative purposes such as salaries, general office supplies, agency overhead, payment for services provided by applicant employees or representatives, etc. will not be considered eligible project costs.
4. At the completion of the event(s) the applicant must submit a report to the City of Kent summarizing and documenting the results of the event(s), and explaining how the stated program goals and objectives were met.
5. Grant funds will be disbursed on a reimbursement basis only for eligible expenses as identified in the Project Description and Project Budget sections of the submitted application. All invoices must be for good or services specific to the event only and must specify the quantity of the item or service provided. All eligible expenses must be documented through third-party invoices and receipts. Hand written receipts or bills that are not formalized company invoices will not be accepted. No disbursements will be authorized until the report mentioned in item number 4 has been received by the City of Kent.
6. Each dollar of grant funding must be matched with one-dollar from another source, or two-dollars of in-kind contribution. A combination of both cash and in-kind contributions is permissible; however, separate and distinct accounting procedures must be maintained for each of the two sources. Evidence of all matching contributions, be they in-kind or cash, must be verifiable, and accepted by the City of Kent prior to reimbursement.
7. Grants must be completed within one year of the date of the executed grant agreement. The final invoice for payment must be submitted no later than June 30, 2014.
8. All 2013 *Celebrate Kent!* Grant agreements must be signed within 30 days of notification of grant award.



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: May 30, 2013
TO: Dave Ruller, City Manager
FROM: Bridget Susel, Community Development Director *bed*
RE: Designation for Kent Wells Sherman House

The City's Committee on Design & Preservation has received correspondence from Ann Ward, Chairperson for the Kent Wells Sherman House, requesting the Committee members consider recommending to Kent City Council that the Kent Wells Sherman House (KWSH) be designated as a "Local Historic Property" as defined in Chapter 1393 of the City's Zoning Code. Chapter 1393 establishes the process for designating historic properties within the City of Kent and was developed in 2012 when the City was seeking to secure Certified Local Government (CLG) status through the Ohio Historic Preservation Office (OHPO).

Pursuant to the requirements of Chapter 1393, the Committee on Design & Preservation will need to formally make a recommendation to designate the Kent Wells Sherman House as a "Local Historic Property" and a public hearing will need to be held on the proposed designation. Staff anticipates the Committee will recommend that the KWSH be designated as a "Local Historic Property" and a public hearing on this matter will be held before the start of the June 5th Committee session to seek comments on the proposed designation.

I am requesting time at the June 5th Committee session to discuss this matter with the members of Council and to request Council affirm the anticipated recommendation of the Committee on Design & Preservation that the Kent Wells Sherman House be formally designated as "Local Historic Property." Please find attached documentation provided by Ann Ward concerning the historical aspects of the property that will be taken into consideration by the Committee on Design & Preservation prior to making a formal recommendation.

If you need any additional information concerning this matter prior to the June 5th Committee session, please let me know.

Thank you.

Cc: KWSH Designation File, 2013

930 Overholt Rd., Kent, Ohio 44240 • (330) 678-8108 fax (330) 678-8030 •
www.KentOhio.org



COMMUNITY DEVELOPMENT
CITY OF KENT

KENT - WELLS - SHERMAN HOUSE Inc.
474 Longmere Drive Kent, Ohio 44240

Bridget Susel
City of Kent
Community Development Department
930 Overholt Road
Kent, OH 44240

RE: HISTORICAL DESIGNATION OF KENT WELLS SHERMAN HOUSE

Dear Ms. Susel,

Per your email of January 30th, this letter serves as our application for the designation of the Kent Wells Sherman House as a "Local Historic Property" per Chapter 1393 of the Kent Codified Ordinances.

Attached are the documents that have been developed to demonstrate the importance of this structure.

1. A History of The Wells Sherman House
2. Historic Provenance of Wells Sherman House
3. Transcription of Deed
4. A descriptive and Historic Overview
5. Construction documents for relocation.

We look forward to the opportunity to review our application with the Committee on Design and Preservation.

Sincerely,

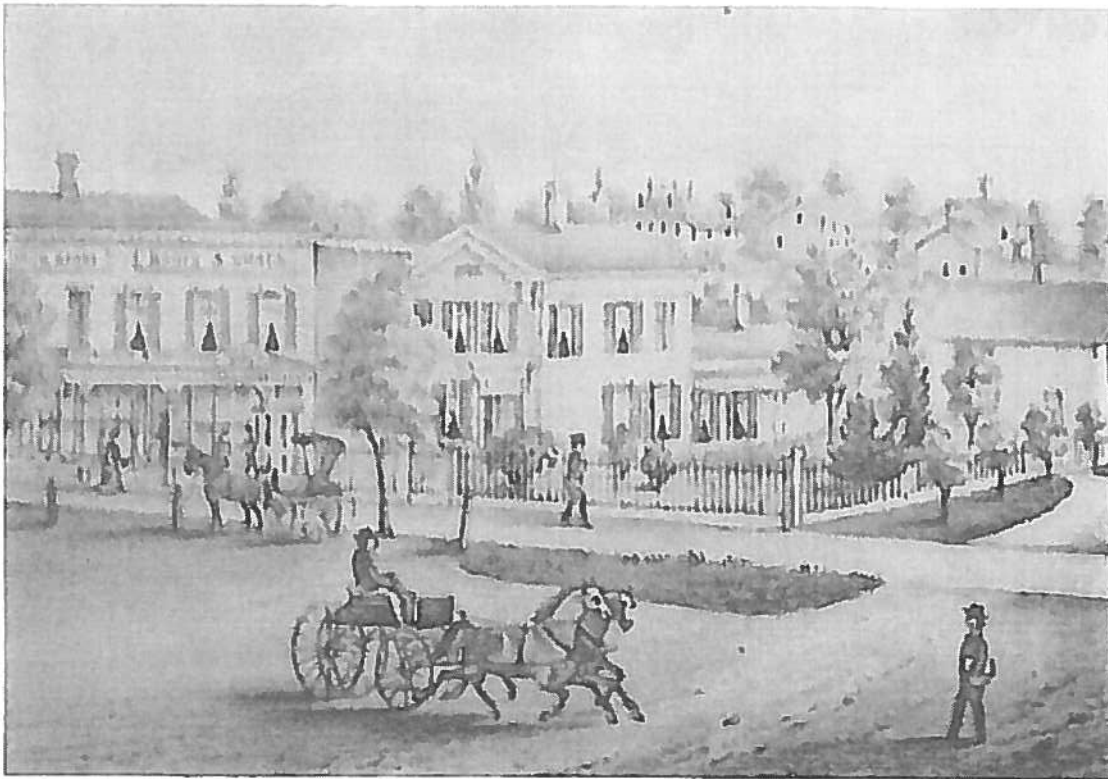
Ann Ward, Chairperson

A HISTORY OF THE WELLS-SHERMAN HOUSE

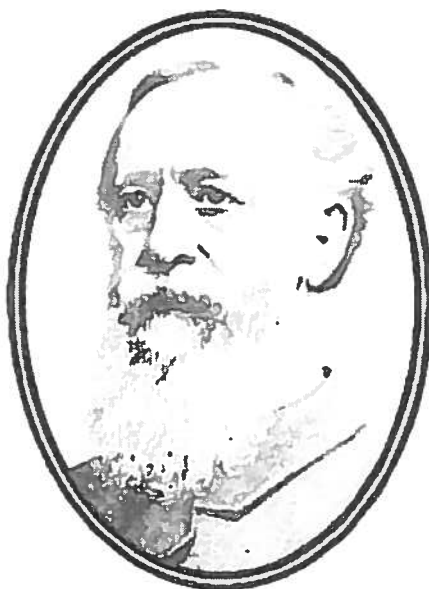
By Sally Burnell



In the 1850s, Franklin Mills was a growing community of industries and entrepreneurs. Among those who came to our area to take advantage of this was Zenas Kent, who with David Ladd, bought 600 acres of land in 1832, eventually buying him out in 1833 and erecting a flour mill that stayed in operation for many long years. In 1849, the Franklin Bank was begun and Kent was named its first President. It was later renamed the Kent National Bank and Kent remained in his position until his death in 1865. In 1850, Kent started a cotton mill on the banks of the Cuyahoga River, but it eventually failed. He built his home in 1851 on present day South River Street, but sadly, it was lost to fire some years ago. He married the former Pamela Lewis and with her had 13 children, nine of whom were alive at the time of his death in 1865: Harriet, Henry, Edward, George, Marvin, Charles, Frances, Emily and Amelia. The homes of three of Kent's children remain standing today, the home of Charles on North Pearl Street (1843), the home of Marvin, the current day Masonic Temple (1883), and the home of Frances, pictured below, on the soon to be vacated East Erie Street. This house, documented in the Portage County Recorder's office has having been built in 1858, is a rare example of a two story Greek Revival home once stood on the Northeast corner of Erie and South Water Streets. It can be seen in this 1874 engraving from an atlas of Kent:



Frances Kent married George W. Wells on August 27, 1851 in Ravenna and then moved to Kent. Wells was a glassmaker who, along with Marvin and Charles Kent, started Kent, Wells & Co. glassworks, an early industry in our town. This house was built in 1858 under the supervision of her father, Zenas Kent, who had been a carpenter and joiner, among his many professions. When this engraving was made, the home belonged to Civil War veteran Dr. Aaron M. Sherman, who bought the house in 1868 from Miner Andrews, who bought the house from Dr. Lucius Crittenden in 1867, who bought the house from the Wells's when they moved to Brownsville, Pennsylvania, which, according to obituaries of both Mr. and Mrs. Wells, was in 1863. He maintained his business in a building next door to this home. In the obituary for Helen Parkhill, Frances's daughter, it says "She was the niece of the late Marvin Kent, being the daughter of his sister. Her father was prominent in the old glass works here. She was born near the Old Sherman residence here on S. Water Street." The Wells house had not yet been built at this time, since Helen was the eldest daughter of this couple, born in 1852.



Dr. A. M. Sherman

Dr. Aaron M. Sherman, M.D. was a local physician who trained at Western Reserve College in Cleveland, graduated from that institution in 1851 and set up his practice in Garrettsville. He later moved to Kent to set up a pharmacy business but later returned to his practice of medicine. When the Civil War broke out, he joined the 46th Ohio Volunteer Infantry as a "contract surgeon" and ended up serving as an Assistant Surgeon at Lincoln General Hospital in Washington, DC. This "hospital" was nothing more than a series of tents and Sherman would have seen patients fresh off of the battlefields. He returned home to Kent at the conclusion of the war. He served a number of terms on the local school board and in 1883 was elected to represent our area in the Ohio General Assembly. He also helped to found the First Universalist Church of Kent, modern day Unitarian Universalist Church of Kent, in 1866, as well as the Portage County Medical Society that same year. He was one of the founding members of the Rockton Masonic Lodge and served as its master for ten years. He also helped to attract many businesses to our growing village. The old alpaca mill

that now serves as the Silk Mill Apartments was another business that Sherman helped to establish in Kent. Dr. Sherman was also a longtime member of the Pioneer Association, a local organization in the Kent area whose purpose was to perpetuate the memories of the early settlers of our area. Dr. Sherman served his city, his state and his country and should be remembered as one of Kent's more notable citizens of the 19th century.

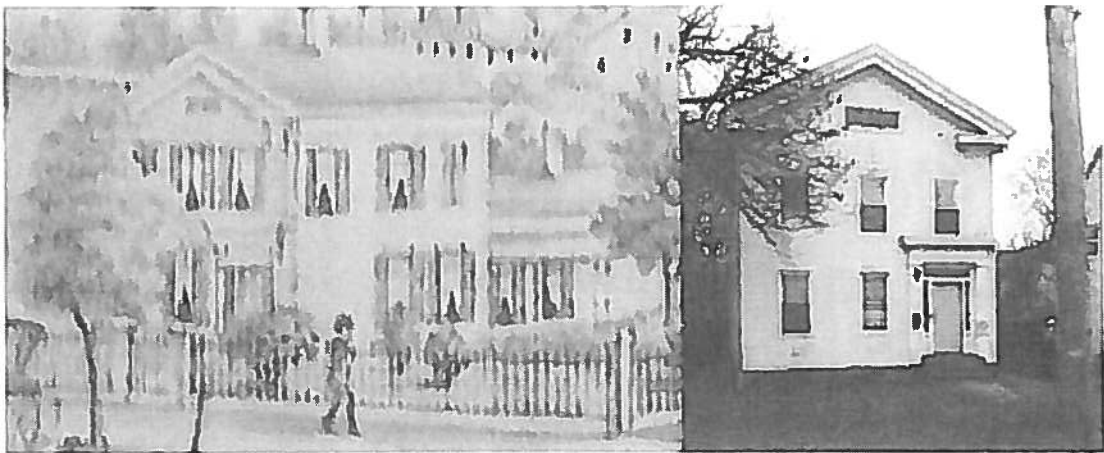
Dr. Sherman remained in the house he bought from Miner Andrews until 1903, when he sold it to his brother Lewis, who sold it to Dr. Byron Jacob in 1904. Sherman then moved to Pasadena, California, where he died on November 3, 1919 at the age of 93. Dr. Jacob sold the house to Dr. William Andrews in 1924, who moved it to its current location on East Erie Street to make room for a business building that still stands today where the house once stood. In that

same year, the Kent Tribune, the predecessor to today's Record-Courier, interviewed local historian Charlotte Weaver, who was born here in the 1840s and remembered when this house was new and said that she recalled that its first owner was a man named George Wells. This is what we who do historic documentation call a primary source, someone who was there and saw things firsthand and is considered to be the most reliable source possible.



We believe that this fine old house, one of five still standing that are connected to the namesake Kent family, is a significant part of early Kent history, which is why we believe that it should be preserved. (Along with the three houses mentioned earlier, the other houses still standing that are connected to our namesake family are that of the Clapp-Woodward House, the current headquarters of the Kent Historical Society, built 1883, and the nearby Helen Parkhill House, now the office of Attorney Ralph Oates. Mrs. Parkhill was the daughter of Frances Kent Wells, who died in the home of her daughter.) At the time of its construction, it was considered the finest home in Franklin Mills. We believe that this is still a very fine home, a classic example of the Greek Revival architecture that was very prevalent in the mid-19th century and has rapidly

disappeared from our landscape. It is a solid timber framed home, an example of lost craftsmanship that could serve any number of functions that we envision could bring City and University together on its new location on North Water Street, not far from where it was originally built. We anticipate that the downstairs public space will be a fine and intimate setting for small venue cultural events, receptions, parties, meetings and more. We also hope to use the house as an instructional tool on reclaiming our old housing stock and restoring sustainable neighborhoods in light of our redeveloped downtown. We look forward to this historic 1858 home adding to that development and having a new life in our city that would make its builders and early occupants proud.



PROVENANCE OF WELLS-SHERMAN HOUSE

By Sally Burnell, from research conducted on March 30, 2012 at the Portage County Recorder's Office, Ravenna, Ohio

1858 George W. Wells purchases lots 28 and 29, and the south halves of lots 24 and 27 of Block 8 in the Village of Franklin from Henry A. and Marvin Kent for the purpose of erecting a home for himself and his wife, Frances Kent Wells, and family

1863 The Wells family relocates to Brownsville, PA upon failure of the Wells Glass Works. Their house is sold to Dr. Lucius Crittenden, physician.

1867 Dr. Crittenden sells the house to Miner Andrews.

1868 Miner Andrews sells the house to Civil War veteran Dr. Aaron M. Sherman, physician, and his wife Harriet.

1903 Dr. Sherman retires to Pasadena, California, sells the house to his brother Lewis Sherman

1906 Lewis Sherman sells the house to Dr. Byron Jacob, physician.

1924 Dr. Jacob retires, sells the house to Dr. William Baird Andrews, physician and surgeon to the Erie and Baltimore and Ohio railroads. Andrews has the house moved from its original location on the NE corner of Water and Erie Streets to East Erie Street in a new section opened for development.

1940 Dr. Andrews dies.

1942 House passes to Dr. Andrews son, Sherman. House remains in the hands of Andrews family and heirs for the next 26 years.

1968 Sherman Andrews sells the house to Cyrilla and Steven Hughes, thus beginning the house's use as a student rental.

1972 Cyrilla and Steven Hughes sell the house to Eugenia and Victor Carter of Carter Rentals.

1983 Victor and Eugenia Carter sell the house to Gail and Michael Stephenson.

1990 Gail and Michael Stephenson sell the house to Ronald Reitz.

1993 Ronald Reitz sells the house to Frank Hornyak.

2010 Frank Hornyak sells the house to Kent State University which is acquiring property along the path of a planned "Esplanade" to connect Kent State with downtown Kent.

2011 House is vacated at the end of the year for demolition.

2012 House is discovered by local citizens as being of 19th century vintage, research identifies its provenance has having originally been built in 1858 for George and Frances Kent Wells, a daughter of Kent founder Zenas Kent, on land purchased from her brothers Henry and Marvin Kent. Efforts by volunteers are begun to save, move and restore historic home.

TRANSCRIPTION OF THE KENT-WELLS DEED 1858

As transcribed by Roger Thurman

Henry A and M. Kent to George W. Wells

To All Peoples to whom these presents shall Come__ Greetings! Know Ye, that Mr. Henry A. Kent of Brooklyn, County of Kings and State of New York, and Marvin Kent and Maria Kent, Husband and wife of Franklin County of Portage and State of Ohio, for the consideration of the seventy five dollars received to our full satisfaction of George W. Wells of Franklin Portage County, Ohio, do give, grant, bargain, sell and confirm unto him the said George W. Wells the following described tract or lot of land situated in the Township of Franklin, in the County of Portage and State of Ohio and is known as being Village lots number twenty-eight and twenty-nine in Block Number eight in the village plat of Franklin and the South half of lots number twenty-four and twenty-seven (24 & 27) which

--next page--

are also in said Block No. Eight (8) in the village plat of Franklin as surveyed & licensed by Samuel D. Harris Esq. for the Franklin Land Company & recorded in Portage County records, making a piece of land Sixty-five (65) feet front on Water Street and extending east, of equal width, parallel with Erie Street, one hundred and fifty feet, be the same more or less but subject to all legal highways. To Have and to Hold the above granted and bargained premises with the appurtenances thereunto belonging unto him the said George W. Wells his heirs and assigns, forever, to them and their own proper use and behoof. And we the said Henry A. and Marvin Kent do for ourselves and heirs executors and administrators, covenant with the said George W. Wells his heirs and assigns, that at and until the making of these presents we are well seized of the premises as a good and indefensible estate in Fee Simple and have good right to bargain and sell the same in manner and form as above written, and that the same be free from all incumbrances whatsoever. And furthermore, we the said Henry A. Kent and (Maria Kent) Marvin Kent do by these presents bind ourselves & our heirs forever, to Warrant and defend the above granted and bargained premises to him the said George W. Wells his heirs and assigns, against all lawful Claims and demands whatsoever. And I the said Marvin Kent do hereby remise, release, and forever quit claim unto said George W. Wells, his heirs and assigns, all my right and bill of dower in the above described premises. In Witness Whereof -- have hereunto set our hands and seals the twenty third day of January in the year of our Lord one thousand eight hundred and fifty-eight.

Signed, Sealed and Delivered in Presence of Charles James, Edward Cowles as to H. A. Kent D. L. Rockwell Henry Lewis Kent.

{Henry A. Kent (Seal)
{Marvin Kent (Seal)
{Maria Kent (Seal)

The State of Ohio}
Portage County}

Franklin January 23d 1858, Before Me, a Justice of the Peace within & for said county, personally approved the said _____ and acknowledged that they did sign and seal the foregoing instrument, and that the same is their free act & deed. I further certify that I did examine the said Maria Kent separate and apart from her husband and did then & there make known to her the contents of the foregoing instrument and upon that examination she declared that she did voluntarily sign, seal & acknowledge the former, and that she is well satisfied therewith. S. D. Rockwell (J. Peace) (seal)

The State of New York}
City & county of New York}

Be it Remembered that on this 7th day of January A.D. 1858, Before me, the subscriber (a commissioner within and for the State of New York, duly authorized by the appointment of the Governor of the State of Ohio, to take the acknowledgments of deeds &c, to be used or recorded in the said State of Ohio) personally appeared Henry A Kent and acknowledged that he did sign and seal the foregoing instrument and that the same is his free act & deed. In witness thereof, I have hereunto subscribed by name and affixed my official seal this seventh day of January in the year one thousand eight hundred and fifty-eight.

Edward E. Cowles Commissioner

Received March 24th & Recorded April 14th, A.D. 1863.

Jas. Norton Recorder



**A ONCE AND LIFETIME
OPPORTUNITY TO PRESERVE
A HERITAGE STRUCTURE**

THE KENT

WELLS SHERMAN HOUSE

The recent discovery of the Kent-Wells-Sherman house is a rare opportunity to recover and interpret the history the pioneering period of our community. This structure, like no other structure currently preserved in our city or on campus, links us to the Founding of our Town and our University. It also dovetails with the culmination of more than three decades of effort to re-integrate the university to the downtown.



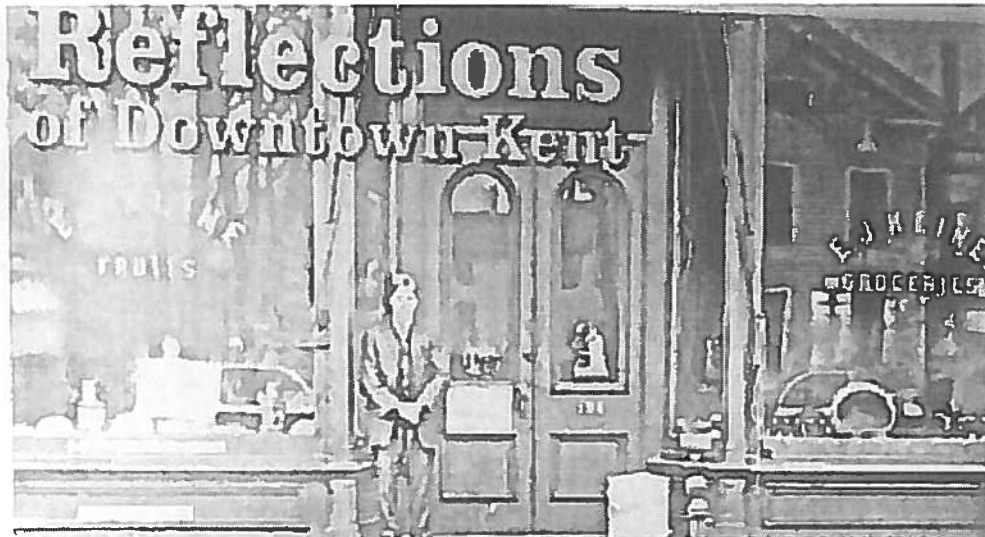
A fine example of Greek Revival Architecture, once common in the Connecticut Western Reserve, in its time the Kent-Wells-Sherman House stood as an impressive structure on the corner of Erie and South Water. In the early part of the 20th century it was relocated to its present location. Its connection to the Kent Family, who was instrumental to both the development of our city and the location of the university, makes it an embodiment of both our history and our aspirations.



Notations added by Kent Resident Jon Ridinger

A DESCRIPTIVE AND HISTORIC OVERVIEW By Timothy Simandl

B.A. Greek and Roman Classical Studies (Specializing in Greek and Roman Architecture) Michigan State University 1973, M.A. Greek and Roman Classical Studies, Boston University, 1976 M.A. Architectural History/Historic Preservation Michigan State University 1995 Tim also has credits in building construction from Kent State University and Building Restoration from Belmont College.

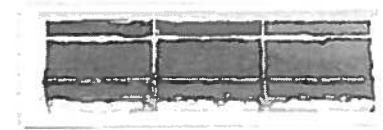


1910 Photograph with reflection of Wells-Sherman House in its original location.
Photo Courtesy Roger DiPaulo Record Courier

The Kent/Sherman house (250 East Erie St., Kent, Ohio) is a two-story timber-frame Greek Revival dwelling. Originally standing where it was built in 1853 at the north-east corner of East Erie and South Water Streets in Kent, the house was removed from this site in 1924 and set upon a concrete block foundation at its present site. Its exterior and interior retain much of the original appearance and construction, making this house a rarity in present-day Kent.



View of North Elevation/Front



Detail of Gable Light

Photos by Brad Bolton unless otherwise indicated

The original exterior appearance (before the addition of the current vinyl siding) remains much the same as when the house was first built. The original exterior cladding consists of 7" corner boards running vertically the entire height of the house and of horizontal clapboard siding with 4-1/2" exposure on all four sides of the house from water table sill up to a frieze board directly below the cornice. The front elevation (24'-4" width) consists of a main entrance at the current north-west end of the front with two



View of East Side



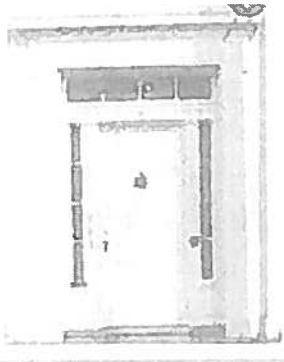
View of West Side and Rear

windows on the first floor and three on the second floor, the latter all directly above the windows and front entrance on the first floor. The main entrance consists of a symmetrically placed front door flanked by three-paned vertical sidelights on either side and topped by a transom light. In the attic tympanum of the low-pitched front gable is a rectangular window, placed horizontally, containing a simple

decorative design of rectangular glass panes and

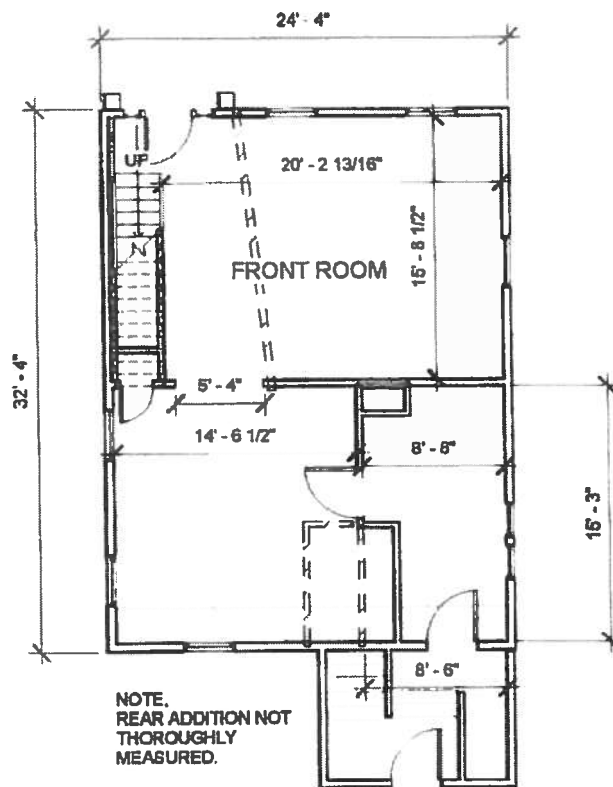
wooden muntins containing them. The gable cornice has two horizontal "returns" supporting the raking cornice running to the ridge of the roof. The west flank (32'-2") or side of the house has first and second story windows similar in size and shape to those of the front (present north) facade, and has identical clapboard siding and cornice mill work to the facade. The rear (south) gable elevation of the house is identical in size (24'-4") and basic shape to the front (north) gable end of the house. However, the south gable end has a different placing of windows on the first and second stories. At the east side and on the first story of the rear (south) elevation of the house is an attached enclosed rear porch, probably an addition from 1924. The attic tympanum of the south (rear) end of the house contains beneath the current vinyl siding a small double-hung sash window. As with the front (north) elevation of the house, there are two cornice "returns" supporting the lower ends of the raking cornice of the gable. The east side (32'-2") or flank of the house has on the first floor modern, smaller windows for the kitchen and front parlor or living room; those of the second floor are the

original and thus of the same size and shape as those found on the other three elevations of the house. Its siding and cornice are identical to those of the west side of the house.



A very similar entry out of a textbook:

Blumenson 1977



EXISTING FIRST FLOOR

The interior plans of the house are as follows. The first floor of the house is supported by adze-hewn 10" by 10" oak timber beam and sill construction visible in the cellar. There is a front side entrance (current north west corner of the house) with a straight-run stairway attached to the west interior wall of the entrance hallway. This stairway leads directly from first to second floor. The interior mill work of the front entrance remains largely intact although the original door was replaced in recent years by a stamped metal "cross and bible" door. The newel post of the stairway at its lowest step appears to be original, but the stairway balusters have disappeared and upright slats are now in their place. The risers and treads of the stairway appear to be original. The wall below the outer edge of this stairway retains its original plaster work on wood lath; it is uncertain, due to a limited time to examine it, as to what extent similar plaster-on-lath wall and ceiling treatment has survived throughout the remaining interior of the house. The ceiling height of the entrance hallway is the same as for all the first floor rooms--9'-0". To the east of the entrance hallway is the front parlor or living room, once a full room from the front wall to the load-bearing interior wall but in recent years divided into two separate rooms with a diagonal west-to-east interior wall.



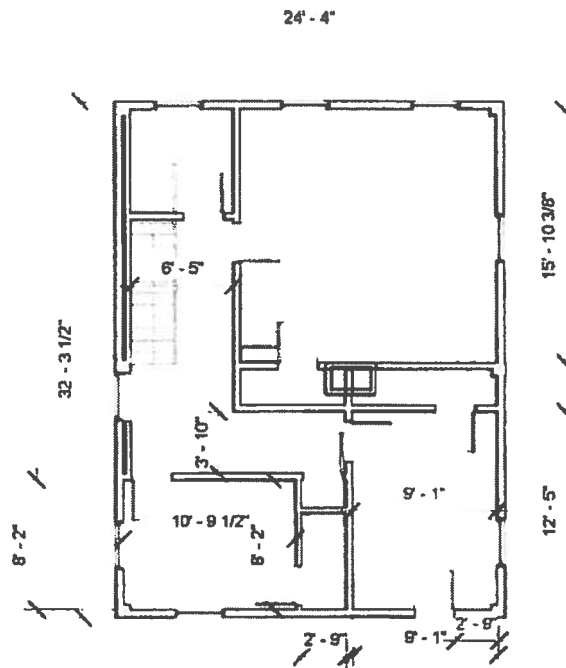
Note Intact Window Paneling...Typical

The two front windows (3'-0" width by 5'-0") of this parlor retain not only their original mill work surrounds but also their finely-carved base panels below the sills (2'-0"). The baseboards for the most part seem also to be original. To the south of the entrance hall is the dining room in which the windows of the west and south walls retain largely intact their original mill work surrounds with base panels below the sills. These windows are identical in size, shape and detail to those found in the parlor. Presumably, all these windows consisted of two double-hung sashes with six pane lights per sash. To the east of the dining room is a modern full

bathroom, and beyond it is the present-day kitchen. It is likely that the original kitchen was also in this spot. A central chimney (1924 ?) runs up from the cellar through the north-west corner of the kitchen. It is likely that the original chimney (1853) was also situated at this spot; if so, it served for a cook stove in the kitchen and also for a heating stove in the parlor to the north of the kitchen. The current kitchen has a south entrance by means of the porch (1924 ?) attached to the east side of the rear elevation of the house.



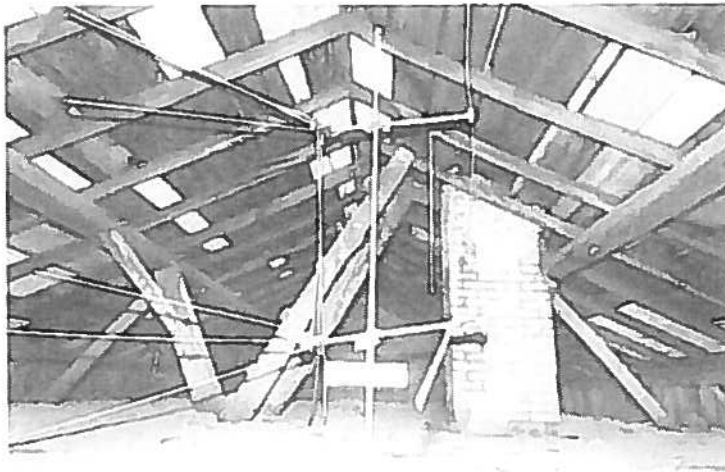
Rear Entry



SECOND FLOOR

The second floor of the house consists in plan of the stairwell hallway on the west side, a small room at the northwest corner (currently a full bathroom) with two bed chambers to the east of the stair well and one to the south of it. The original bed chamber to the east of the stair well has been divided by a modern wall into two separate rooms, while the bed chambers south and south-east of the stair well seem to have retained their original floor dimensions. The window surrounds. The ceiling height of all second floor rooms is consistently 9'-0". Like the original windows of the first floor, these windows were presumably double hung sash with a number of lights yet to be determined from historical documentation.

A ceiling hatch way in the south-west bedroom, located in a closet directly below the ridgepole of the roof, is accessible by ladder and gives access to the third-story attic of the house. The massive timber framing of the attic interior has two great "truss" supports running parallel to the ridgepole above and between them. These truss supports, consisting of adze-hewn 10" by 10" oak beams with diagonal bracing connecting horizontal and vertical members, are joined by means of mortise and tenon which in turn are secured by wooden pegs. This truss supporting beams slant outward from the floor of the attic up to the roof purlins (rafters), supporting them at a right angle. The timbers of the north and south gable ends of the attic are of identical shape and dimension to those of the trusses supporting the roof purlins. These purlins, of smaller dimension, appear to be sawn lumber, either by hand or from a local saw mill. They meet at the peak of the roof a ridgepole of similar shape and dimension. It is the massive timber construction within the attic in which the traditional timber frame construction supporting the whole of the house is most fully revealed. Within the tympanum of either gable end of the attic may be seen upright 2" by 4" studs (oak?); whether these were hand-sawn or were produced by a local saw mill is uncertain. The original exterior roof cladding of the house is also uncertain; further investigation of it will be necessary to determine if any of the original shingles (1853) remain intact, but it is assumed they do not.



View of Attic

Taken as a whole, the Kent/Sherman house remains remarkably intact considering its age and its removal in 1924 from its original to current site. All the more remarkable is that its exterior and interior mill work has survived fairly extensive remodeling and alterations since 1924. So much of the original fabric from its original construction in 1853 remains intact that the Kent/Sherman house is perhaps one of the very few remaining examples of its period left in Kent. This is reason enough by itself to suffice for preserving this house apart from its well-documented association with Zenas Kent (whose son Marvin in 1863 brought the railroad to then-named Franklin Mills and for whom Kent was thereafter named) and local Civil War Union Army physician Aaron Sherman, a local man who gained prominence after the Civil War as a state legislator, among other notable achievements. That these two historic figures in Kent's history were associated with the house now bearing their names thus serves as a second and equally important reason for preserving the house. Its historic significance is thus doubly affirmed and its preservation thus should be beyond dispute.

KENT WELLS SHERMAN HOUSE

Relocation and Adaptive Reuse

BUILDING CODE

PROJECT DESCRIPTION
RELOCATION OF Kent Wells Sherman House TO NEW SITE
 It is the intention of this document to have the property located on N. Water Street, Kent, Ohio, relocated to the new site on N. Water Street, Kent, Ohio, and adaptive reuse for residential purposes.

ARTICLE CODE PROVISIONS
 The intention is to comply with existing building code provisions for the relocation and adaptive reuse of the building. The building is currently a vacant building and is located on N. Water Street, Kent, Ohio. The building is currently a vacant building and is located on N. Water Street, Kent, Ohio.

MARKING USE DESCRIPTION
 The building is required to be marked with Kent Code. The building is required to be marked with Kent Code. The building is required to be marked with Kent Code. The building is required to be marked with Kent Code.

PHASED CONSTRUCTION
 The Work on this building will be done in one phase. The Work on this building will be done in one phase. The Work on this building will be done in one phase. The Work on this building will be done in one phase.

USE GROUPS
 Per 203.1.1.1, the building will be used for residential purposes. Per 203.1.1.1, the building will be used for residential purposes. Per 203.1.1.1, the building will be used for residential purposes. Per 203.1.1.1, the building will be used for residential purposes.

CONSTRUCTION
 HEIGHT AND AREA LIMITATIONS: Table 503
 Allowable Height: 3 Stories, 48 feet
 Allowable Area: 10,000 sq. ft.
 Allowable Floor Area: 6,000 sq. ft.

FIRE SUPPRESSION - Table 502
 Building is 12.2' from street. Fire suppression system is required. Fire suppression system is required. Fire suppression system is required. Fire suppression system is required.

FIRE AND SMOKE PROTECTION
 Fire and smoke protection is required. Fire and smoke protection is required. Fire and smoke protection is required. Fire and smoke protection is required.

WALL CONSTRUCTION
 Walls are required to be constructed of masonry or concrete. Walls are required to be constructed of masonry or concrete. Walls are required to be constructed of masonry or concrete. Walls are required to be constructed of masonry or concrete.

ROOF CONSTRUCTION
 Roof is required to be constructed of asphalt shingles. Roof is required to be constructed of asphalt shingles. Roof is required to be constructed of asphalt shingles. Roof is required to be constructed of asphalt shingles.

PER PROTECTION SYSTEMS
 Fire protection systems are required for buildings over 100,000 sq. ft. Fire protection systems are required for buildings over 100,000 sq. ft. Fire protection systems are required for buildings over 100,000 sq. ft. Fire protection systems are required for buildings over 100,000 sq. ft.

TO MEASUREMENTS
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1007 Accessibility
 Accessibility requirements are required for buildings over 100,000 sq. ft. Accessibility requirements are required for buildings over 100,000 sq. ft. Accessibility requirements are required for buildings over 100,000 sq. ft. Accessibility requirements are required for buildings over 100,000 sq. ft.

1008 Accessibility
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PER OBC 170.4 MULTILEVEL FACILITIES
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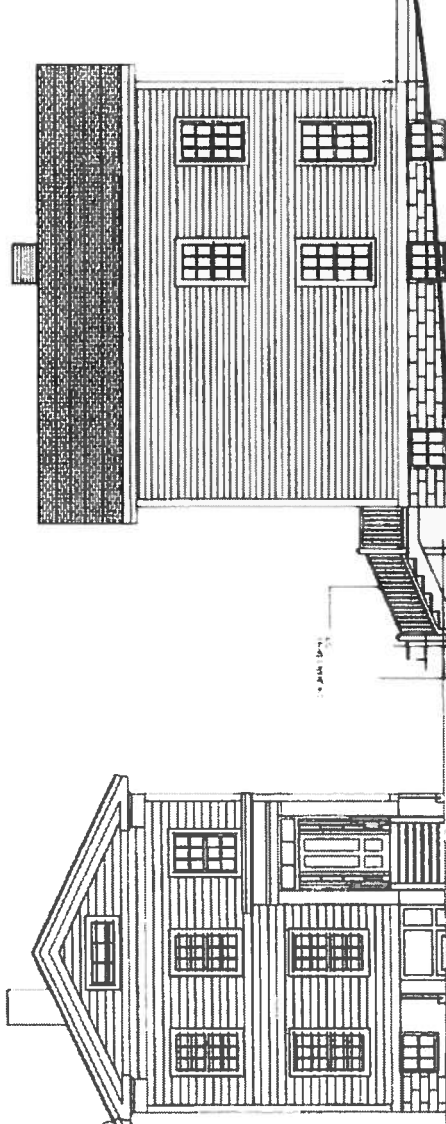
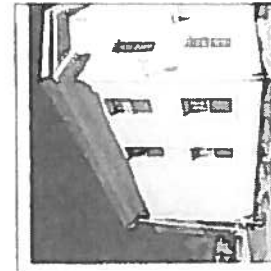
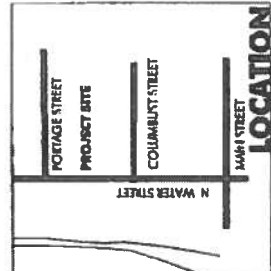
PER OBC 170.4 MULTILEVEL FACILITIES
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SOUTH ELEVATION (North Similar)
 1/4" = 1'-0" SCALE

WEST ELEVATION
 1/4" = 1'-0" SCALE

DRAWING INDEX

1	CODE, LOCATION, DIVISIONS
2	NOTES
3	REVISIONS
4	LOCATION

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD AND PROPOSED FINISHES.
2. ALL WORK IS SUBJECT TO CORRECTION BY PROJECT ARCHITECT AND/OR ENGINEER AT ANY TIME.
3. CONTRACTOR SHALL MAINTAIN A USE AND OCCUPANCY RECORD FOR THE BUILDING.
4. PROTECT EXISTING UTILITIES, GAS, WATER, SEWER, AND TELEPHONE.
5. MAINTAIN ACCESS TO ALL UTILITIES.
6. MAINTAIN ACCESS TO ALL UTILITIES.

A-1
 1-4-2012

DESIGN WITH VISION
 RICK HAWKEY ARCHITECT
 2747 N. WATER STREET
 KENT, OHIO 44240
 330-715-2354
 rick@designwithvision.com

KENT WELLS SHERMAN HOUSE
 247 N. WATER STREET
 KENT, OHIO 44240

PROJECT DATE
 10-11-12

REVISIONS
 10-11-12

PROJECT NO.
 10-11-12



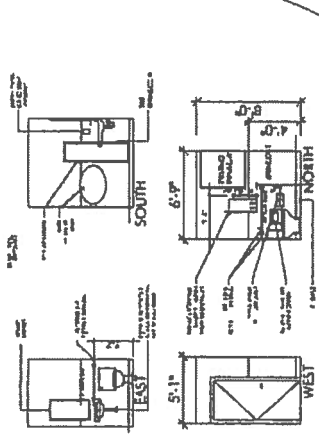
PROJECT DATE
06-05-2012
REVISED
12-20-12

KENT WELLS SHERMAN HOUSE
247 N. WATER STREET
KENT, OHIO 44240

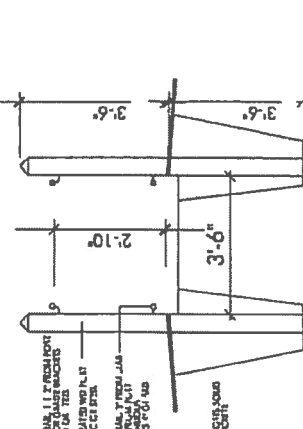
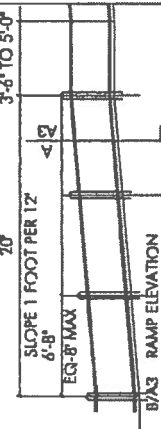
DESIGN: A VISION
ARCHITECTS
PO Box 664 Kent, OH 44240 330.715.2354
www.design-a-vision.com

CONCRETE
FLOOR PLAN

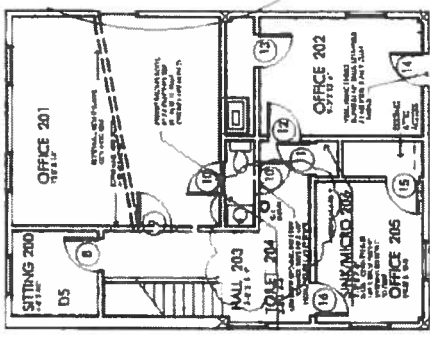
A-3
FORMERY A-4
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TOILET ROOM ELEVATIONS
1/4" = 1'-0" SCALE

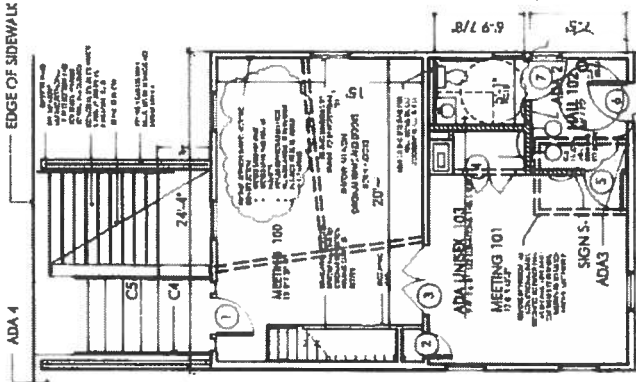


AVA2 DETAIL THRU RAMP

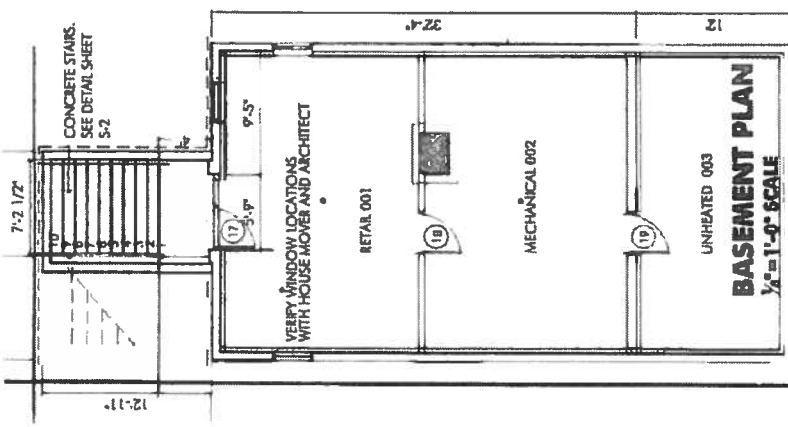


SECOND FLOOR PLAN
1/4" = 1'-0" SCALE

CONCRETE RATIO
FOR A RAMP FROM 12" TO 6" MAX
SLOPE 1 FOOT PER 12"
EQ-8" MAX
B/A3 RAMP ELEVATION

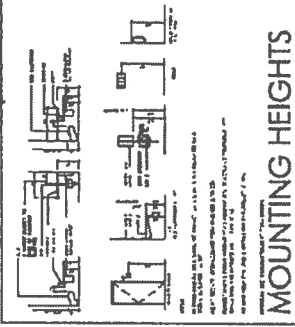


FIRST FLOOR PLAN
1/4" = 1'-0" SCALE



BASEMENT PLAN
1/4" = 1'-0" SCALE

DOOR TYPES	DOOR SCHEDULE	WALLS	WALL FINISHES	CEILING	CLO FINISHES	BASE	FLOORS
1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2
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4	4	4	4	4	4	4	4
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100	100	100	100	100	100	100	100



MOUNTING HEIGHTS



Mr. Roger Thurman
Friends of Kent Wells Sherman House
900 Franklin Ave
Kent, OH 44240

Dear Roger,

Thank you very much for your recent nomination of the Kent Wells Sherman House, to be relocated to 247 North Water Street in Kent, for the Heritage Home Plaque Program. At its December 2012 meeting, the members of Kent Historical Society's Board of Trustees voted unanimously to award this distinction to the Kent Wells Sherman House.

The decision of the Board was based on the age and condition of the home and its link to several important families of the time. As one of only a handful of Greek Revival homes left in our community that date from this era, we are pleased to see that it will become a more prominent fixture in our community.

Sincerely yours,

A handwritten signature in cursive script that reads "Thomas Hatch".

Thomas Hatch
Director

Board of Trustees

Officers

Sandra Halem
President

Jack Amtheln
Vice President

Scott Flynn
Vice President

Matt Metcalf
Treasurer

Jean Booth

Howard Boyle

Audrey Kessler

Jim Myers

Carol Stroble

Rebecca Dunlap

Kasha Legeza-Burton

Staff

Thomas Hatch
Director

Lorie Bednar
Administrator



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: May 30, 2013
TO: Dave Ruller, City Manager
FROM: Bridget Susel, Community Development Director *BOS*
RE: 509 Franklin Avenue

The property located at 509 Franklin Avenue was damaged by a fire in April of 2007 and for the four year period following the fire, the owner failed to make any needed repairs, despite numerous requests from the City Building Department to correct the mechanical and structural deficiencies that resulted from the fire damage. In 2011, the owner did repair the damage to the roof and the exterior wall after the City placed a placard on the house condemning the structure and initiated the demolition process. These repairs, however, only addressed the exterior damage and the house remained vacant and the needed interior repairs were never completed.

The City is currently participating in the Moving Ohio Forward program and has access to funding for the demolition of vacant and abandoned structures located throughout the City, including the property located at 509 Franklin Avenue. An adjudication order was sent to the owner notifying him that demolition proceedings were, once again, being initiated. The owner appealed the demolition order to the Board of Zoning Appeals, but after hearing the information presented by the City, the owner's attorney presented an arrangement to Assistant Law Director, Eric Fink, that would result in the owner turning the property over to the City through the quit claim deed process.

Eric and the Community Development staff are supportive of this proposal, contingent upon the owner providing documentation from a title agency that verifies the property is free of all liens. I am respectfully requesting time at the June 5th Committee session to discuss this item in greater detail and to request Council authorization to accept the property through the quit claim deed process to allow for the expeditious demolition of this blighted and abandoned structure.

I have attached information presented at the May 20, 2013 Board of Zoning Appeals meeting that delineates the City's activities associated with this property and a report from Bob Nitzsche, the City's Chief Building Official, which outlines items he observed during a walk through of the property on May 17, 2013.

If you need any additional information on this matter prior to the June 5th Committee session, please let me know.

Cc: 509 Franklin Ave. Property File

509 Franklin Avenue

06-06-73: Certificate of Nonconforming Use issued. Designated as a single family dwelling in a C-5 zoning district.

01-20-94: Mr. McLaughlin is notified by the City that the property is a single family dwelling, pursuant to the

Certificate of Nonconforming Use issued on 6-6-73. Mr. McLaughlin notified, Mark Watson, City inspector at that time, that he was not going to comply with the Certificate of Nonconforming Use.” Pursuant to notes from Mark Watson, Ohio Edison reported that the owner of 509 Franklin submitted a request in May of 1991 to add a second meter.

11-30-06: Complaint received on 509 Franklin Ave. concerning improper storm water discharge. Complaint investigated and deemed unfounded.

04-18-07: Fire causes structural damage to the property.

09-18-07: City of Kent Building Department sends Mr. McLaughlin a violation letter listing the repairs that have not been completed since the fire. The list of violations includes:

1. The roof is open to the elements,
2. The first & second floor windows are missing and open to the elements;
3. The siding is missing on the exterior wall on the north side;
4. In general, the structure needs to be made safe and secure.

Owner was advised to contact the Building Department by September 28, 2007 of his intentions to address the identified violations and was given until October 18, 2007 to have work started. Mr. McLaughlin did not respond and no repairs were completed.

09-17-08: City of Kent Building Department sends Mr. McLaughlin a violation letter listing the repairs that have not been completed since the fire. The list of violations includes:

1. The roof is open to the elements,
2. The first & second floor windows are missing and open to the elements;
3. The siding is missing on the exterior wall on the north side;
4. In general, the structure needs to be made safe and secure.

Owner was advised to contact the Building Department by September 27, 2008 of his intentions to address the identified violations and was given until October 17, 2008 to have work started. Mr. McLaughlin did not respond and no repairs were completed. Letter also referenced that these same violations were listed in a violation letter sent the prior year, dated 09-18-07.

11-24-08: Mr. McLaughlin requests that the City Building Department inspect his property located at 509 Franklin Ave. During that inspection, Mr. McLaughlin informed the Chief Building Official he would secure a building permit and complete the necessary repairs. A building permit was issued to Mr. McLaughlin on **12-19-08** which allowed a period of six months for the completion of the repairs needed to address the identified building code violations. No repairs were completed during the six month permit period.

06-04-09: Letter sent to Mr. McLaughlin reminding him that the permit he was issued on 12-19-08 will expire on June 17, 2009.

09-24-09: City of Kent issues adjudication order #09-19. Order stipulates the same violations that were listed in the violation letters dated 09-18-07 and 09-17-08 which have not been corrected. Adjudication order stipulates that if the repairs are not completed by 10-26-09, the City will initiate the necessary process to have the blighted property razed. A placard condemning the building is posted on the structure.

11-22-10: City Building Department contacted to do an inspection to check if electrical service is OK so Ohio Edison can reset the meter for electrical power. Inspection failed and owner advised that new electrical service would be required prior to Ohio Edison resetting meter and turning on electrical power.

01-28-11: TCS Home Remodeling is issued a permit for 509 Franklin Avenue for “fire repairs for north wall and roof.”

03-17-11: Framing inspection approved only. Approval only addresses the roof and north wall damage. This was not a final building approval, which is needed prior to anyone occupying the property.

08-01-11: City terminates water service.

12-20-12: Complaint received on 509 Franklin Ave. concerning crumbling bricks from chimney falling onto adjacent property. Complaint investigated and deemed unfounded.

02-12-13: City of Kent issues adjudication order #13-10. Cited issues are for violations of Section 1.08 (B)(2) (g and h) of the ORC:

1. Non-working or disconnected utilities;
2. Is vacant or contains an abandoned structure.

Adjudication order stipulates that owner had until 03-24-13 to appeal the order for demolition or the City would initiate the steps necessary to have the blighted property demolished.

03-14-13: Request received from Diana Prehn, attorney for Cho-Oyu, LTD. for the Board of Zoning Appeals to consider an appeal of adjudication order #13-10.

04-03-13: Permit issued for the installation of electrical service boxes at 509 Franklin Avenue.

04-09-13: Electrical inspection completed for installation of two service boxes. Service box installations and outlets located directly below the new service boxes are approved by the electrical inspector, but the rest of the structure is not wired for electricity. Electrical inspector reports the branch circuit is in bad condition, identifies chafing by wiring openings, junction boxes are not ground, Romex cable has been exposed to high levels of moisture and cloth jacket for wiring is deteriorated. New wiring is needed throughout the structure.

NOTE: 509 Franklin Avenue has not had a valid Certificate of Occupancy since the fire on April 18, 2007.



509 Franklin

Robert Nitzsche <nitzscher@kent-ohio.org>
To: Bridget Susel <suselb@kent-ohio.org>
Cc: Kim Brown <brownk@kent-ohio.org>

Mon, May 20, 2013 at 1:21 PM

This is what I observed on 5-17-13,

- 1) House is falling in on itself, center of house appears to have sunk several inches on both floors and has temporary supports holding it up. Will require a Structural Engineer to address remedies.
- 2) Chimney requires repair, missing and loose bricks. Condition of the interior of the chimney is uncertain, will require inspection before using as Water Heater and Furnace flue.
- 3) Roof shingles due to be replaced.
- 4) House requires rewiring do to years of water infiltration and age. Per Electrical Inspector's report.
- 5) Old huge conversion furnace inoperable, will require replacement and ductwork to match newer style furnace operation. Will require installation and permit by Licensed Heating Contractor.
- 6) No Water Heater - will require new Water Heater and a permit for installation by Licensed Plumbing Contractor.
- 7) Main plumbing stack in basement to be replaced - patched together with illegal fittings. Will require permit and repairs by Licensed Plumbing Contractor.
- 8) Gasline to be tested by Licensed Plumbing Contractor, replaced by owner.
- 9) Water lines and remaining plumbing questionable due to lack of water, an air test will be required by Licensed Plumbing Contractor.
- 10) Front porch is buried into hillside - will require digging hillside out to determine condition and amount of needed repairs.
- 11) North side of house has vinyl siding, remaining three sides appear to be shake shingles.
- 12) Windows - some are broken, most screens are missing and operation of them questionable.
- 13) General condition of house is poor.

Robert Nitzsche
Chief Building Official
City of Kent, Ohio

**City of Kent
Income Tax Division**

April 30, 2013

Income Tax Receipts Comparison - RESTATED - (NET of Refunds)

Monthly Receipts

Total receipts for the month of April, 2013	\$1,330,732
Total receipts for the month of April, 2012	\$1,239,488
Total receipts for the month of April, 2011	\$1,057,137

Year-to-date Receipts and Percent of Total Annual Receipts Collected

	<u>Year-to-date Actual</u>	<u>Percent of Annual</u>
Total receipts January 1 through April 30, 2013	\$4,136,674	36.29%
Total receipts January 1 through April 30, 2012	\$3,991,794	33.09%
Total receipts January 1 through April 30, 2011	\$3,696,160	34.51%

Year-to-date Receipts Through April 30, 2013 - Budget vs. Actual

<u>Year</u>	<u>Annual Budgeted Receipts</u>	<u>Revised Budgeted Receipts</u>	<u>Year-to-date Actual Receipts</u>	<u>Percent Collected</u>	<u>Percent Remaining</u>
2013	\$ 11,400,000	\$ 11,400,000	\$4,136,674	36.29%	63.71%

Comparisons of Total Annual Receipts for Previous Seven Years

<u>Year</u>	<u>Total Receipts</u>	<u>Percent Change From Prior Year</u>
2006	\$ 10,151,202	-0.36%
2007	\$ 10,540,992	3.84%
2008	\$ 10,712,803	1.63%
2009	\$ 10,482,215	-2.15%
2010	\$ 10,453,032	-0.28%
2011	\$ 10,711,766	2.48%
2012	\$ 12,063,299	12.62%

Submitted by David A. Coffey, Director of Budget and Finance

2013 CITY OF KENT, OHIO
Comparison of Income Tax Receipts
as of Month Ended April 30, 2013

Month	Monthly Receipts			Comparisons	
	2011	2012	2013	Amount	Percent Change
January	\$ 1,026,357	\$ 1,085,253	\$ 897,977	\$ (187,277)	-17.26%
February	788,986	806,227	919,060	112,832	14.00%
March	823,680	860,826	988,906	128,080	14.88%
April	1,057,137	1,239,488	1,330,732	91,244	7.36%
May	1,006,438	972,050			
June	844,726	915,138			
July	848,105	961,433			
August	873,559	942,880			
September	825,343	980,892			
October	939,121	1,076,141			
November	843,533	890,325			
December	834,781	1,332,645			
Totals	\$ 10,711,766	\$ 12,063,299	\$ 4,136,674		

Month	Year-to-Date Receipts			Comparisons	
	2011	2012	2013	Amount	Percent Change
January	\$ 1,026,357	\$ 1,085,253	\$ 897,977	\$ (187,277)	-17.26%
February	1,815,343	1,891,480	1,817,036	(74,444)	-3.94%
March	2,639,023	2,752,306	2,805,942	53,636	1.95%
April	3,696,160	3,991,794	4,136,674	144,880	3.63%
May	4,702,598	4,963,844			
June	5,547,324	5,878,982			
July	6,395,429	6,840,415			
August	7,268,988	7,783,295			
September	8,094,331	8,764,187			
October	9,033,453	9,840,328			
November	9,876,985	10,730,653			
December	10,711,766	12,063,299			
Totals	\$ 10,711,766	\$ 12,063,299			

2013 CITY OF KENT, OHIO
Comparison of Income Tax Receipts from Kent State University
as of Month Ended April 30, 2013

Month	Monthly Receipts			Comparisons	
	2011	2012	2013	Amount	Percent Change
January	\$ 406,862	\$ 403,606	\$ 383,688	\$ (19,919)	-4.94%
February	336,710	335,895	353,861	17,966	5.35%
March	362,390	360,114	384,674	24,560	6.82%
April	357,231	362,957	396,905	33,947	9.35%
May	354,925	360,026			
June	349,038	362,330			
July	337,910	379,316			
August	370,933	359,550			
September	298,038	328,283			
October	352,815	376,474			
November	358,685	384,179			
December	360,837	423,935			
Totals	\$ 4,246,372	\$ 4,436,666	\$ 1,519,127		

Month	Year-to-Date Receipts			Comparisons	
	2011	2012	2013	Amount	Percent Change
January	\$ 406,862	\$ 403,606	\$ 383,688	\$ (19,919)	-4.94%
February	743,572	739,501	737,549	(1,952)	-0.26%
March	1,105,962	1,099,615	1,122,223	22,607	2.06%
April	1,463,193	1,462,573	1,519,127	56,554	3.87%
May	1,818,117	1,822,598			
June	2,167,155	2,184,929			
July	2,505,065	2,564,245			
August	2,875,997	2,923,795			
September	3,174,035	3,252,078			
October	3,526,851	3,628,552			
November	3,885,535	4,012,731			
December	4,246,372	4,436,666			
Totals	\$ 4,246,372	\$ 4,436,666			

2013 CITY OF KENT, OHIO
Comparison of Income Tax Receipts from Kent State University
as of Month Ended April 30, 2013

Comparisons of Total Annual Receipts for Previous Seven Years

<u>Year</u>	<u>Total Receipts</u>	<u>Percent Change</u>
2006	\$ 3,542,080	2.59%
2007	\$ 3,707,931	4.68%
2008	\$ 3,919,539	5.71%
2009	\$ 4,090,788	4.37%
2010	\$ 4,267,465	4.32%
2011	\$ 4,246,372	-0.49%
2012	\$ 4,436,666	4.48%

**KENT CITY PLANNING COMMISSION
BUSINESS MEETING
JUNE 4, 2013**

**COUNCIL CHAMBERS
KENT CITY HALL
325 S. DEPEYSTER STREET
7:00 P.M.**

A G E N D A

I. CALL TO ORDER

II. ROLL CALL

III. READING OF PREAMBLE

IV. ADMINISTRATION OF OATH

V. CORRESPONDENCE

VI. OLD BUSINESS

- A. PC13-008 CITY OF KENT
Zoning Code Text Amendment - Chapter 1165**

The applicant is seeking review of the proposed zoning code text amendment to Chapter 1165: Signage of the Kent Codified Ordinance.

- 1) Planning Commission Discussion/Action**

VII. NEW BUSINESS

- A. PC13-010 CITY OF KENT
Zoning Code Text Amendment - Chapter 1111**

The applicant is seeking review of the proposed zoning code text amendment to Chapter 1111.05(a) - Action by City Council to amend the time frame for public hearings from 60 days to 90 days.

- 1) Public Hearing
2) Planning Commission Discussion/Action**

**B. PC13-011 FOREST LAKES DEVELOPMENT CO.
SW Corner of Stone Water Dr & Fairchild Ave
Final Plat - Phase V**

The applicant, Robert Heimann, is requesting review and approval of the Final Plat for Phase V of the Lakes at Franklin Mills Subdivision for 9 proposed detached single family units. The subject property is zoned R-2: Medium Density Residential.

- 1) Public Comment**
- 2) Planning Commission Discussion/Action**

VIII. OTHER BUSINESS

IX. ADJOURNMENT



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: May 24, 2013
TO: Kent City Planning Commission
FROM: Jennifer Barone, PE, Development Engineer
RE: Staff Report for the June 4, 2013 Planning Commission Meeting

The following items appear on the agenda for the June 4, 2013 Planning Commission meeting:

OLD BUSINESS

CASE NO: PC13-008

APPLICANT: CITY OF KENT

REQUESTED ACTION: The proposed Zoning Code Text Amendment is being forwarded to the Commission for review and comment.

APPLICABLE CODE SECTIONS: Chapter 1165 of the Kent Codified Ordinances.

ANALYSIS:

UPDATE: This item was tabled at the May 21, 2013 meeting in order to gather additional information regarding changeable copy signs, Section 1165.04(j). The consensus from the Commission was for a positive recommendation to Council for approval of the proposed changes except the timing of the changeable copy signs.

PROJECT DESCRIPTION:

In 2011 as part of the Zoning Code update, Chapter 1165 - Signage was revised. After implementing the current version for the past two years, staff has found that some adjustments need to be made. The proposed revisions are intended to clarify the language, address some types of signs not previously addressed, such as political signs, direction signs and seasonal umbrellas and modifying criteria to be consistent in all districts, such as sign heights and setback from the property line.

RECOMMENDATION:

The Planning Commission may forward a favorable recommendation to Kent City Council that the zoning code signage language be amended. The following language may be used:

I move that in Case PC13-008, the Planning Commission recommends to Council to amend zoning code Chapters 1165 SIGNAGE.

List of Enclosures for this Project:

1. The proposed code language amendments for Chapters 1165.

NEW BUSINESS

CASE NO:

PC13-010

APPLICANT:

CITY OF KENT

REQUESTED ACTION:

The proposed Zoning Code Text Amendment is being forwarded to the Commission for review and comment.

APPLICABLE CODE SECTIONS:

Chapter 1111 of the Kent Codified Ordinances.

ANALYSIS:

PROJECT DESCRIPTION:

Kent Codified Ordinances (KCO) Section 1111 discusses zoning code amendments. Per Section 1111.05, when Planning Commission makes a recommendation to Council for an amendment to the zoning code, Council has 60 days on which to act on the recommendation. Prior to Council considering the recommendation, a 30 day notice of the public hearing must be published in the newspaper, KCO 1111.05(a). Due to the timing of Planning Commission meetings on Tuesdays and Council meetings on Wednesdays, it is difficult to meet the 60 day timeframe. Staff suggests changing the timeframe to 90 days.

RECOMMENDATION:

The Planning Commission may forward a favorable recommendation to Kent City Council that the zoning code signage language be amended. The following language may be used:

I move that in Case PC13-010, the Planning Commission recommends to Council to amend zoning code Section 1111.05(a) to allow the Clerk of Council not more than 90 days from the date of the receipt of a proposed zoning code amendment recommendation by the Planning Commission to schedule the public hearing.

List of Enclosures for this Project:

1. The proposed code language addition for Chapters 1111.

CASE NO: **PC13-011**

APPLICANT: **Robert Heimann (Forest Lakes Development Co.)**

SITE LOCATION: Southwest corner of Stone Water Drive and Fairchild Avenue.

STATUS OF APPLICANT: The applicant is the owner of the property.

REQUESTED ACTION: Subdivision – final plat

ZONING: R-2: Medium Density Residential

TRAFFIC: The lots will be accessed from Stone Water Drive and Roy Marsh Drive.

SURROUNDING LAND USES: The proposed site is abutted by residential uses.

APPLICABLE CODE SECTIONS: Chapter 1185 of the Kent Codified Ordinance

ANALYSIS:

The applicant has submitted the Final Plat for Phase V of the Lakes at Franklin Mills to the Planning Commission for review and approval. Phase V consists of 8.8713 acres, with 9 proposed detached single family units. This yields an overall density of 1.01 dwelling units per acre, whereas up to 3.00 units per acre are permitted in the Preservation Alternate where it overlays an R-2 District. The net density, after further subtracting out the acres of preservation area (5.5258 acres), calculates to 2.69 units per acre whereas up to 5.00 units are permitted. Calculations for the preservation area are noted on the plans and show that the project exceeds the 30% open space requirement.

Phase V will consist of detached (fee simple lots) to be constructed on the vacant parcel located at the north corner of Stone Water Drive and Roy Marsh Drive intersection with seven homes sites on Stone Water Drive and two home sites on Roy Marsh Drive.

The existing subdivision was developed under the R-2 Preservation Alternate zoning code. This section may also be developed under this code. The owner has prepared a plan depicting the division into lots that meets the R-2 regulations utilizing the Preservation Alternate.

The construction plans are nearly complete, but not approved yet. This would impact the final plat if easements or property lines might be changing. Staff is confident that this is not the case.

TRAFFIC/PARKING:

The traffic produced by the nine new homes will be less than what a commercial development would have produced. The City's traffic engineer evaluation found that there are negligible impacts to the existing traffic loads and systems

UTILITIES:

Utilities are existing. Some minor modifications are proposed (eg. a sanitary collector line in an easement is proposed).

STORMWATER:

The storm water management will be the existing retention basin (pond) on site. A grassed swale to collect the downspout discharge directs the flow into forebays prior to discharging into the existing pond.

SIGNAGE:

Not applicable.

LIGHTING/LANDSCAPING/DUMPSTER:

Not applicable.

ARCHITECTURAL ADVISORY BOARD:

The Architectural Advisory Board does not review subdivisions.

VARIANCES:

No variances are required.

RECOMMENDATION:

Staff recommends approval of the Final Plat for Phase V of the Lakes at Franklin Mills.

I move that in Case PC13-011, the Planning Commission approve the Final Plat to subdivide eight acres into nine single family home lots and an open space parcel subject to the following conditions:

1. Providing the required financial guarantees.
2. Signing the construction agreement in a form acceptable to the City's Law Department and Development Engineer.

List of Enclosures for This Project:

1. Final Plat received May 14, 2013.

CC: Bridget Susel, Community Development Director
Jim Bowling, City Engineer
Eric Fink, Assistant Law Director
Heather Phile, Development Planner
Applicant
PC Case File



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: May 29, 2013
TO: Dave Ruller, City Manager
FROM: Dan Morganti, Grants & Neighborhood Programs Coordinator
RE: 2013 Social Service Funding Recommendations

The Community Development Department has completed its review of the grant applications it received from organizations seeking 2013 Social Service grant funding from the City. The recommended grant funding awards for each project are listed on the attached table. The total amount requested from all applications was within the 2013 social services allocation amount of \$70,000.

The City received applications from five (5) different nonprofit organizations seeking support for nine (9) different supportive service programs. All of the programs have been funded in prior social service grant funding cycles and provide a myriad of needed supportive services for residents, including counseling, programs for the homeless, free legal assistance and home repair assistance for low income seniors.

Staff will draft 2013 Social Service agreements and submit any that require Board of Control approval under separate cover.

If you have any questions concerning the 2013 Social Service grant funding allocation amounts or need additional information about any of the programs, please let me know.

Cc: David Coffee, Director of Budget and Finance (via e-mail)
Bridget Susel, Community Development Director (via e-mail)
Funding Applicants (via e-mail)

2013 Social Services Program - Recommended Funding

Agency	Program	2013 Amount Requested	2013 Funding Amount Recommended	2012 Grant Award
Coleman Professional Services	Residential Specialist Assistance Program	\$5,700	\$5,700	\$4,500
Coleman Professional Services	Eviction Prevention/Housing Start Up	\$6,000	\$6,000	\$5,300
Community Legal Aid	Legal Assistance	\$5,000	\$5,000	\$3,400
Family & Community Services	Housing and Emergency Support Services	\$10,000	\$10,000	\$7,500
Family & Community Services	Safer Futures	\$6,000	\$6,000	\$4,500
Family & Community Services	Senior Minor Home Repair	\$13,000	\$13,000	\$7,300
PMHA	Good Neighbor Program	\$6,500	\$6,500	\$6,500
Townhall II	Outpatient Substance Abuse/Addiction Counseling	\$9,000	\$9,000	\$8,000
Townhall II	Helpline	\$7,500	\$7,500	\$6,500
Totals		\$68,700	\$68,700	\$53,500



KENT FIRE DEPARTMENT MONTHLY INCIDENT REPORT APRIL 2013

FIRE INCIDENT RESPONSE INFORMATION

Summary of Fire Incident Alarms

	CURRENT PERIOD			YEAR TO DATE		
	2013	2012	2011	2013	2012	2011
City of Kent	48	56	63	190	203	173
Kent State University	5	19	28	34	87	81
Franklin Township	16	16	18	40	58	45
Sugar Bush Knolls	0	0	0	3	0	0
Mutual Aid Given	8	6	8	18	18	17
Total Fire Incident Alarms	77	97	117	285	366	316

Summary of Mutual Aid Received by Location

	CURRENT PERIOD			YEAR TO DATE		
	2013	2012	2011	2013	2012	2011
City of Kent	1	2	0	3	9	2
Kent State University	0	0	0	1	2	0
Franklin Township	0	0	0	1	1	0
Sugar Bush Knolls	0	0	0	0	0	0
Total Mutual Aid	1	2	0	5	12	2

EMERGENCY MEDICAL SERVICE RESPONSE INFORMATION

Summary of Emergency Medical Service Responses

	CURRENT PERIOD			YEAR TO DATE		
	2013	2012	2011	2013	2012	2011
City of Kent	187	200	234	776	732	797
Kent State University	30	52	29	119	172	120
Franklin Township	39	32	33	141	141	96
Sugar Bush Knolls	1	0	0	3	6	3
Mutual Aid Given	2	1	3	14	15	5
Total Emergency Medical Service Responses	259	285	299	1053	1066	1021

Summary of Mutual Aid Received by Location

	CURRENT PERIOD			YEAR TO DATE		
	2013	2012	2011	2013	2012	2011
City of Kent	4	4	2	17	4	6
Kent State University	0	2	0	0	2	1
Franklin Township	0	0	0	2	1	1
Sugar Bush Knolls	0	0	0	0	0	0
Total Mutual Aid	4	6	2	19	7	8

TOTAL FIRE AND EMERGENCY MEDICAL SERVICE RESPONSE INCIDENTS

	2013	2012	2011	2013	2012	2011
TOTAL FIRE AND EMERGENCY MEDICAL SERVICE RESPONSE INCIDENTS	336	382	416	1338	1432	1337