

**CITY OF KENT
ARCHITECTURAL REVIEW BOARD
September 4, 2018**

MEMBERS PRESENT: **Howard Boyle
Kevin Koogle
Dennis Saxe
David Basista
Steve Balazs**

STAFF PRESENT: **Heather Phile, Development Planner
Jennifer Barone, Development Engineer
Bridget Susel, Community Development Director
Tom Wilke, Economic Development Director
Hope Jones, Law Director
Eric Fink, Assistant Law Director
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, Steve Balazs, and Kevin Koogle were present.

III. ADMINISTRATION OF OATH TO NEW MEMBER

Mr. Fink administered the Oath of Office to Dennis Saxe. Mr. Saxe responded affirmatively.

IV. 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".

V. PROJECT REVIEW

**A. ARB18-014 FAIRMOUNT PROPERTIES
 227 FRANKLIN AVE**

The applicant is requesting review of the proposed new building.

Randy Rutenburg, Fairmount Properties introduced the architects.

Scott Dimit, Dimit Architects, stated that they have revised the project since the last ARB meeting and have selected a new brick color that they feel fits in well. They also added other darker materials to avoid a heavy brick feel. It is a modern loft type of project. The brick is a brown, wire-cut brick (sample presented). The double hung windows are black vinyl and the upper cladding and cement board are two different shades of dark gray. The entry lobby is a lighter steel structure

with divided glass. The height of the building was reduced to 60' by lowering the ceiling heights. A new drawing was submitted with a modified design at the meeting. The change is to the north and east elevations, which includes dark gray siding where brick columns were previously shown.

Mr. Boyle stated that the northeast side is just as important due to the height of the structure, which will be seen from downtown. He prefers the 8 large brick blocks as shown on the submitted drawings for both the north and east elevations.

Mr. Koogler agreed. He would like to see the brick continued on the other side. He also likes the contrasting colors.

Mr. Rutenburg agreed to change the design to the suggested brick.

Mr. Balazs questioned the brick shown in the drawings versus the brick sample presented.

It was determined that the sample is the correct brick color.

Mr. Boyle stated that he prefers the sample brick, as it is more appropriate industrial brick as opposed to the brick in the drawing, which is more residential.

Mr. Rutenburg questioned the smaller vertical gray columns.

Mr. Boyle stated that he was okay with these columns.

Mr. Fink clarified that they are discussing the small gray columns staying gray where the wider panels will be brick.

Mr. Koogler asked about the soldier courses.

Ted Singer, Dimit Architects, stated that it will be recessed.

Mr. Koogler asked about relocating the lobby to the center of the west elevation to make it more symmetrical.

Mr. Boyle stated that he likes the location, but did suggest a larger door to facilitate tenant's furniture, etc.

Mr. Singer stated that they did relocate the door to the middle bay of the glass lobby area. Mr. Singer added that moving the entire lobby to the center of the west elevation would impact the number of residential units.

Mr. Boyle asked about having a second door in the lobby area on the north side.

Mr. Rutenburg agreed.

Mr. Saxe asked if the gray samples would be installed as lap siding.

Mr. Dimit responded, yes it would be installed on the top portion as lap siding.

PUBLIC COMMENT:

Kim Thomas, 2188 Chatfield Dr., Cleveland Hts, OH, is the owner of the property the building is being constructed on. She wanted to attend the meeting to ensure the building design would meet the historical integrity of the downtown area. She agrees with the Board's comments and likes the proposed changes.

MOTION: *Mr. Koogle moved to approve the Conditional Certificate of Appropriateness with the addition of a door on the north side of the lobby and matching red brick on the eight large block areas on the second through fifth floors on the north and east elevations. Mr. Balazs seconded the motion. The motion carried 5-0.*

VI. MEETING SUMMARIES

A. August 7, 2018

MOTION: *Mr. Basista moved to approve the August 7, 2018 Meeting Summary as presented. Mr. Koogle seconded the motion. The motion carried 3-0-2. Mr. Balazs and Mr. Saxe abstained.*

VII. OTHER BUSINESS

None

VIII. ADJOURNMENT

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

The meeting adjourned at 4:34 p.m.