

**CITY OF KENT
ARCHITECTURAL REVIEW BOARD
February 5, 2019**

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

STAFF PRESENT: **Heather Heckman, Development Planner
Jennifer Barone, Development Engineer
Bridget Susel, Community Development Director
Kim Brown, Administrative Assistant**

I. CALL TO ORDER

The meeting was called to order by Mr. Boyle at 4:11 p.m.

II. ROLL CALL

Howard Boyle, David Basista, Dennis Saxe, Steve Balazs, and Kevin Koogle were present.

III. ADMINISTRATION OF OATH

Ms. Susel 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. Ms. Susel 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. ARB19-001 ALPHA XI DELTA/JONATHAN FLEMING ARCHITECT
571 SOUTH LINCOLN**

The applicant is requesting review of the proposed building expansion.

Jonathan Fleming, Architect, presented the case to the Board. He stated that they are maximizing the space based on the new setbacks created by the zoning overlay. They will be increasing the number of residents from fourteen to thirty. The addition will be positioned closer to South Lincoln Street than the existing structure and the addition will encompass the structure on two sides. He further described the interior of the building. Mr. Fleming presented exterior material samples to the Board, including cedar lap, Dutch lap vinyl siding, window color samples, and cement board.

Mr. Boyle asked if the existing house is brick.

Mr. Fleming stated that one segment of the house is brick with brick accents in another location. He explained that because they have not gone to Planning Commission, they have not priced out the project and therefore do not know for sure what materials they are using. The drawings presented are subject to change

somewhat. Regardless of whether they use vinyl or cement board panels, they will have zones of cedar lap.

Mr. Koogle stated that the type of finish they decide on will change the style.

Mr. Basista stated that it looks like a barracks style building. He suggested breaking up the façade or add some style to it.

Mr. Boyle agreed that there isn't much style and the windows are very plain.

Mr. Fleming stated that they are looking at altering the look a little by combining some of the windows based on where the furniture is located inside the rooms. He added that they have gone through several renditions. They are going for a more modern look.

Mr. Boyle asked about the metal roof.

Mr. Fleming stated that it is a charcoal gray metal roof, which is lighter than the black windows.

Mr. Balazs stated that he understands that they are early in the process, but the view from the street is challenging for him. He added that he is concerned that they are designing the addition based on function rather than outside. He feels it takes away from what he would like to see; a cohesive neighborhood.

Mr. Boyle stated that farther down Lincoln looks more like a traditional neighborhood. Mr. Boyle felt the design could be better.

Mr. Fleming described the other possible locations for the cedar siding.

Mr. Boyle stated that he doesn't think that the students would be drawn to the current design.

Mr. Fleming stated that the sorority members were very happy with the modern design. He added that they are looking to make the addition a little more simplified and timeless. Mr. Fleming stated that altering the upper level by bringing the windows together will give it a different feel.

Mr. Koogle stated that a change in materials will change the look of the building. He feels that the current renderings are a stark contrast to the rest of the neighborhood. He added that it would be difficult to suggest form changes without knowing the final materials list.

Mr. Fleming stated that the effort has been to simplify things. He stated that they have worked with different arrangements with the cedar planking. The goal is to have more interest from the students to live in the house.

Mr. Boyle stated that the Board would like to see this project after they know for sure what they are going to construct and materials that will be used. Mr. Boyle added that he does like the roof and the cedar, but feels that there are other things that can be done to make it look a lot better, which is up to the applicant to decide.

Mr. Saxe asked if any reverse gables could added to add definition.

Mr. Fleming stated that they are limited as the building line is right at the building face.

Mr. Boyle summarized that the Board would like to see clarification on the windows, materials, style, and how they address the community at large. Mr. Boyle asked that the architect have detailed drawings showing elevations with materials, vegetation, etc.

PUBLIC COMMENT:

None

MOTION: *Mr. Balazs moved to continue the case until the March 5, 2019 meeting. Mr. Basista seconded the motion. The motion carried 5-0.*

V. MEETING SUMMARIES

A. November 6, 2018

MOTION: *Mr. Koogle moved to approve the November 6, 2018 Meeting Summary as presented. Mr. Saxe seconded the motion. The motion carried 3-0. (Mr. Boyle and Mr. Basista were not present at that meeting.)*

VI. OTHER BUSINESS

None

VII. ADJOURNMENT

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

The meeting adjourned at 4:46 p.m.