

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

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

STAFF PRESENT: **Eric Fink, Assistant Law Director
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 3:56 p.m.

II. ROLL CALL

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

III. ADMINISTRATION OF OATH

Mr. Fink instructed members of the audience wishing to be heard on any of the cases presented at this meeting to 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. 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 drawings A2.1 – A2.4 and a 3D-model showing the same to the Board for their consideration. He stated that the current design is more in keeping with the scale and character along South Lincoln. He stated that he has a couple of versions that he can show. The current rendering shows the front façade with white vinyl Dutch lap siding, black windows, and gun metal gray metal roof. The front porch is tucked under the new building and leads to the front door of the existing building.

Mr. Balazs asked if the existing building roof color is white as shown in the renderings.

Mr. Fleming stated that it is black asphalt shingles, but will be replaced.

Mr. Koogle stated that he likes the south side and Lincoln Street side patterns better than what was presented at the previous meeting. He asked about the window trim.

Mr. Fleming stated that the black, aluminum clad windows will have a white frame with a 2 inch black trim. Some windows are casement windows and others are fixed. He explained that north, south, and east elevations have some natural cedar siding accents.

Mr. Basista stated that the front is still very plain. He asked if they considered a small canopy roof projecting from the porch area to break up the white.

Mr. Fleming stated that they have designed out to the setback lines already. He presented a second design for the west elevation, which incorporates cedar lap siding over the front porch area (Page A2.5).

The Board all agreed this was a more desired design.

Mr. Koogle asked about the siding materials being used and the overhang on the gable ends. He would like to see a bit of an overhang with the horizontal siding from a design perspective, as well as for making water tight construction.

Mr. Boyle stated that some of the structures have overhangs and others do not.

Mr. Fleming stated that there are some 2 foot overhangs that they would like to reduce to 8 inches and maybe 12 inches in the front. He would like to minimize the overhangs on the gable ends.

Mr. Balazs agreed with Mr. Koogle stating that an overhang takes away the barracks look. He added that he feels that it looks more elegant when it has a bit more detail and it holds longevity in the community.

Mr. Boyle stated that a small overhang would look better.

Mr. Fleming stated that the materials and design are partially due to budget constraints. He explained that with respect to the siding, they are going to use minimal trim and overhangs to keep the design simple.

PUBLIC COMMENT:

None

MOTION: *Mr. Basista moved to recommend case ARB19-001, Alpha Xi Delta/Jonathan Fleming Architect, 571 South Lincoln Avenue, to Planning Commission with the following suggestions:*

- *The western elevation has a partial cedar façade, as shown on page A2.5*
- *The gable ends of the roof have a minimum 8 inch overhang*

Mr. Balazs seconded the motion. The motion carried 5-0.

V. MEETING SUMMARIES

A. February 5, 2019

MOTION: *Mr. Koogle moved to approve the February 5, 2019 Meeting Summary, as presented. Mr. Basista seconded the motion. The motion carried 5-0.*

VI. OTHER BUSINESS

None

VII. ADJOURNMENT

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

The meeting adjourned at 4:15 p.m.