

**CITY OF KENT
ARCHITECTURAL REVIEW BOARD
November 19, 2020**

MEMBERS PRESENT: Howard Boyle
 Dennis Saxe
 Kevin Koogle
 Bridget Tipton
 David Basista

STAFF PRESENT: Eric Fink, Assistant Law Director
 Bridget Susel, Community Development Director
 Heather Heckman, Development Planner
 Tom Wilke, Economic Development Director

I. CALL TO ORDER

The meeting was called to order by Mr. Boyle at 3:05 p.m.

II. ROLL CALL

Howard Boyle, Dennis Saxe, Bridget Tipton, Kevin Koogle, and David Basista 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 raise their right hand. Mr. Fink administered the oath, "Do you swear or affirm that the testimony that you are about to give this evening is the truth, the whole truth, and nothing but the truth, so help you God? Please say "I do". The participants responded, "I do".

IV. PROJECT REVIEW

**A. ARB20-016 KENT APARTMENTS
 227 FRANKLIN AVENUE**

The applicant is requesting review of the proposed new apartment building.

Adam Prtenjak, LDA Architects, 5000 Euclid Ave, Suite 104, Cleveland, presented the project and reviewed the changes now being presented. He stated that they have added a stronger, more bold projection of the top trim piece as was suggested at the previous meeting. He stated that all of the bays will have the same treatment. He noted that there are no bays along Alley 10.

Mr. Boyle stated that he likes the building more now. He stated that he agrees that the bay windows make the indoor space more livable. He understands that it is difficult to adapt modern living into an old style but feels that they have done a pretty good job. He added that while he really doesn't like the look of the balconies, if he were a tenant, he would really want to have one. Mr. Boyle questioned if the color of the brick was a brownish red.

Mr. Prtenjak stated that while colors can be subjective, he agreed that the brick is more of a brownish red.

Mr. Basista questioned the view of the rear of the building and how it has changed.

Mr. Prtenjak stated that the rear of the building will appear to be almost a story shorter due to the change in grade. He stated that the banding will continue across the rear of the building.

Mr. Basista stated that essentially it is a copy of the other sides.

Mr. Prtenjak stated that there are not any bays or balconies on this side of the building but the banding, cornice, and the window pattern is the same.

Mr. Saxe stated that he feels that the angle of the bays will look odd when it is complete.

Mr. Prtenjak stated that as previously discussed, the shape maximizes the sun and view opportunities for livability. He stated that the shape has been integrated into the City of Kent and there were reasons that the forms existed. He stated that it relates to an educational sense of Kent's past and is a way of preserving history but slightly different.

Mr. Boyle stated that if a structure is constructed next to this one, the tenants may not see anything at all if they did not have the angled windows.

Mr. Koogler stated that he would like to see the brick color have more pink and red tones to tie in with the rest of the downtown.

Steve Jennings, LDA Architects, stated that it is difficult to see the exact colors during presentations. He explained that the sample called Smooth Baxter does have a red tone while others are more brown.

Mr. Prtenjak stated that when selecting colors, they were looking at all of the buildings downtown as a whole and not just a few. He explained that the Davey and Ametek buildings are different styles than what they are proposing and therefore a different brick color is used. He stated that he agrees that the colors appear differently based on monitor settings as well and may not accurately represent the true colors. He stated that there are some red hues in their design for sure.

Mr. Koogler stated that he loves the building but doesn't feel that it is in the context of the overlay district.

Mr. Prtenjak questioned what Mr. Koogler considers the full context of the overlay district.

Mr. Koogle stated that the items are defined in the Design Guidelines. He stated that the Davey and Ametek buildings are a contemporary expression of traditional forms and this design is another step beyond that. He stated that he feels that the banding needs more horizontality.

Ms. Susel called for a point of order as this special meeting was called to address the items that the Board asked the applicant to return with, which is the cap on the bay windows.

Ms. Tipton questioned the bay window capping material.

Mr. Jennings stated that it is an aluminum coping that is the same color as the bay itself.

Mr. Koogle stated that he feels that it defeats the purpose if the cap is the same color and small.

Mr. Prtenjak stated that the cap is a half proportion of the thicker building cornice and has a level of depth; it is not flush mounted.

There was more discussion on the color of the brick and the Board's options.

Ms. Tipton stated that she feels that they have addressed everything the Board has asked them to address.

Mr. Basista stated that he feels that the Board has done all that they can do but also agrees with Mr. Koogle that the brick should have more of a reddish hue.

MOTION: *Mr. Basista moved in case ARB20-016, Kent Apartments, 227 Franklin Avenue to approve a Certificate of Appropriateness for the new apartment building with the recommendation that all brick have a more reddish hue similar to other structures in the downtown area and as presented at the November 19, 2020 meeting.*

Mr. Koogle seconded the motion. The motion carried 4-1.

V. MEETING SUMMARIES

The November 3, 2020 Meeting Summary has been moved to the next meeting.

VI. OTHER BUSINESS

None

VII. ADJOURNMENT

MOTION: *Mr. Basista moved to adjourn the meeting. Mr. Koogle seconded the motion. The motion carried 5-0. The meeting adjourned at 3:53 p.m.*