



Appearance Review Committee – May 1, 2023 Preliminary Review

MEMEBERS PRESENT: Chairman Tim Franklin, Curt Smock, Melanie Baker, Bill Weber and Elizabeth Smith. Jason Boltz and Nathan Leppo were excused.

ARC-23-10 – Christopher Maurer, of Red House Studio, 1904 N Cleveland-Massillon Road, site and building/elevations review, B-5.

Zoning Comments: Property is located on the west side of N. Cleveland Massillon Road, roughly 600’ south of the N. Cleveland Massillon Road and Ira Road intersection. To the north is Havana House, to the east is Ken Stewart’s, to the south is office and to the west is residential. The proposal complies with the Zoning Resolution.

Mr. Chris Maurer, architect based in Ohio City, Cleveland, presented to the Commission a proposal to construct a mixed-use building on the property. The first floor is a proposed coffee roastery and tasting room with residential on the second floor. He stated that they are very familiar with the Western Reserve style and tried to be as contextual as possible. He stated as we go through some of the drawings you will see that the aesthetic is a little more contemporary, than what one would normally find on Cleveland-Massillon Road. They tried to make it as simple and minimal as possible, in a way that it can be contextual with any kind of style. He noted that on this particular street there are many different styles, including some of the many malls across the street.

Mr. Maurer walked the Commission through his site plan for the Roastery via the exhibits on screen. He pointed out the parking in front, the large backyard and the second-floor owners’ apartment. He indicated the garage and the mechanical space, which includes a lift system for the owner to get to the second floor and roof terrace. Mr. Maurer shared that the owners plan to age in place in this property and having the elevator there will enable that. The Roastery space on the first floor will include a couple of roasters, a cold brew storage area and storage for the roastery functions. He added that there will be a tasting room on site that is for customers who are interested in learning more about “Eccentricity”, the coffee, which is the owners’ brand, to come in and do private tastings. Mr. Maurer stated the second floor is a two-bedroom apartment with the main access at the back of the building. He noted that front of the building is very minimalist and a kind of fortified look that is part of the aesthetic here. He pointed out the powder room and the barbecue area as well. Regarding the elevations, he called out the very stark presence on the street side and said on the street side of this there will be a covered area for some tables in the front. He walked the Commission through the rear of the building and stated the main emphasis is looking to the back of the park area. The Havana House is next door on the right. Material wise Mr. Maurer’s sated that they are looking at options for some natural stone that could be a stone veneer but more than likely they will be going with a cast stone product called El Dorado. It is a cast stone that looks very natural and apologized for not having samples.

Mr. Weber shared that he was struggling because of the lack of glazing and aesthetics with historical reviews, or the historical requirements, for the Township are not being blended in here. Mr. Maurer stated that the client really wanted something with the aesthetic of a castle, something very fortified, and they tried to do that a very tasteful way. Mr. Chairman inquired if Mr. Maurer was familiar with our design guidelines and he stated yes. Mr. Chairman stated they are guidelines and we don’t try to dictate but we do try to have some uniformity and context where all the buildings work together. He felt having the coffee place and the apartment is great, but didn’t think there was one building in all of Bath Township that is

even close to this proposal. The fortified look is cold and not inviting. Other owners of properties in the area are very conscious about trying to keep the rural, older look. He gave the examples of Ken Stewart's Lodge, Havana House, the bank and Garth Andrews. Mr. Smock stated what strikes him is the proportions scale of the façade is so massive. He realizes they're going for the castle look, but even castles have breakdowns in scale and this looks very blank. Style aside it is no where's close to Western Reserve. Mrs. Baker spoke to say that she agrees with what has been said and struggled with the details, the feel of it, whether you're looking at it from the north or the south, and agrees about the scale of the building. Mrs. Smith commented that she knows the owner has ties to Havana house and you look at how they made it cool, with still being an older style, and did coloring, landscaping and gave it an updated edge to something that is a nod back without losing today or yesterday. She stated this will jump out so harshly in the landscape of the proposed site. Mr. Weber noted that the street wall is just a blank wall of stone and felt that it does not fit in. Mr. Chairman informed Mr. Maurer that we would treat this as a planning workshop as it is clear they are not ready for an approval and asked him to take the Commission's input to the client and when ready return to continue the review. Recommendations were made to look at Garth Andrew Co. and the old school house on Shade Road, east of Revere Road. Mr. Maurer will notify Mr. Funk when he desires to be put back on the agenda.