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GLENDALE PLANNING & HISTORIC PRESERVATION COMMISSION

May 5, 2008

Meeting Minutes

Pursuant to notice the Glendale Planning & Historic Preservation Commission met at 5:30 p.m. on Monday, May 5, 2008 at 80 East Sharon Avenue.

In Attendance: Chairman Tom Breidenstein, Vice Chairman Tom Kerr, Members Sam Allen, Tom Carruthers, Bob Kooris, Secretary Rachel Schmid and Mayor Joe Hubbard. Others present included Walter Cordes, Village Administrator and Michael Honerlaw, Solicitor. Beth Sullebarger was absent.

Chairman Tom Breidenstein called the meeting to order at 5:30 p.m.

Agenda Items

- I. **Review of previous meeting minutes** –There were no comments regarding the April 2008 meeting minutes. Mayor Hubbard made a motion to accept the minutes. Mr. Kerr seconded and the motion carried unanimously.
- II. **Pending Business/Persons Addressing the GPHPC.**
 1. **Agricola, Diane – 8 Village Square. Replace sign with like/same, new name – from April agenda.** Ms. Robin Thomas was present to discuss this application. Ms. Thomas stated that this sign was the sign that had been previously approved by the Commission for use at Ms. Agricola's business location on Sharon Avenue. The Sharon Road property owner would not permit use of the sign and it was not used on Sharon Avenue. Ms. Schmid reaffirmed that the sign met the code for signs and also stated that she thought it was hard to see and read. Ms. Thomas agreed and thought that the background color of the building might be the reason. It was stated that if the sign remains the same but is painted in a different color it would not be necessary to come before the Commission. Ms. Schmid made a motion to approve and Mr. Carruthers seconded and the motion carried unanimously.
- III. **Appropriateness Review of Applications**
 1. **Thomas, Robin – 9 & 12 Village Square. Replace windows.** Ms. Thomas was present to discuss this application. Ms. Thomas brought a sample of the replacement windows. She stated that the windows are vinyl double paned windows and that the original wood frames would remain. She said that since this property will become an Inn, it is necessary to reduce the noise from the passing trains. It was stated that the windows to be replaced are on the second level of the building. Mr. Allen asked if this was a pivotal structure; Mr. Cordes said it was not. Ms. Schmid noted that the present windows are two over two and Ms. Thomas said that the replacement windows will also be two over two. Someone from the audience questioned the cost and Mr. Breidenstein stated that that does not enter into the Commission's discussion. Mr. Allen made a motion to approve and Ms. Schmid seconded and the motion carried unanimously.
 2. **Thomas, Robin – 9 Village Square, rear deck.** Ms. Thomas was present to discuss this application. She said that the stairs at the rear of the building are very steep and dangerous.

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Since this property will be used as an Inn, the law requires both a front and rear exit. The architect will not sign off on the project unless this rear exit is corrected. Mr. Carruthers asked if this was in lieu of a fire escape and the answer was yes. He questioned whether or not there is a problem with wood vs. metal. Mr. Breidenstein said that this would be under the jurisdiction of the Building Commissioner. Mr. Kerr asked if any parking space would be eliminated and the answer was no. Ms. Schmid questioned the material being used and Ms. Thomas said probably something paintable. Mr. Kooris stated that this could be a maintenance issue and suggested using material not requiring paint. Mr. Kerr asked if the Building Commissioner required metal would the design remain the same and the answer was yes. There were no comments from the audience. Mr. Allen made a motion to approve and Mr. Kerr seconded and the motion carried unanimously.

3. **Hall, Alexander – 21 Washington Ave., 6 ft. high dog eared privacy fence.** Mr. Hall was present to discuss this application. He clarified the height of the fence for Mr. Carruthers. There was no discussion. Mr. Carruthers made a motion to approve and Ms. Schmid seconded and the motion carried unanimously.
4. **Hall, Joseph – 885 Congress Ave., install shutters on front and side.** The applicants were not present to discuss this application, they wanted to defer until the June meeting.
5. **Honerlaw, Michael – 1037 Greenville Ave., Restoration, add attached garage.** Mr. Brian Clipson was present to discuss this application to replace the exterior siding and build a garage. Mr. Carruthers said he thought this was a great addition to the Village. Ms. Schmid said she thought it was awesome and questioned what was going to happen to the old addition at the rear of the house. Mr. Clipson said it was being torn off and an open porch would result. Mr. Carruthers made a motion to approve and Mr. Allen seconded and the motion carried unanimously.

IV. Old Business & Other Business

1. **Preliminary review, Thomas, Robin – concept of increasing windows on Iron Horse Inn.** Ms. Thomas was present to discuss this proposal. She said before presenting an official application she wanted to ascertain whether or not there was any opposition to adding more windows to the second floor of the Iron Horse. This would enable diners to look out over the Village Square. Ms. Thomas would like to have two sets of three windows each on the south side and another on the west side, each set occupying the same space where there are now two windows. Mr. Kerr asked if she had considered the need for a new header to keep the building structurally sound. She said she would look into that. Ms. Thomas also asked the opinion of the Commission regarding a trellis of some kind to provide the patio area with shade. Mr. Breidenstein confirmed that a trellis on the exterior of the building would need the approval of the Commission. There was no apparent opposition to these two proposals so the next step is for Ms. Thomas to bring a formal application before the Commission.

Mr. Breidenstein said that the rules of procedure for the Commission are being prepared and will be distributed. He also made note of a workshop and indicated some Commission members may want to attend.

There were no comments from the audience.

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Mr. Carruthers made a motion to adjourn and it was seconded by Mr. Allen. The motion carried unanimously. The meeting adjourned at 5:55 p.m.

Submitted by Rachel Schmid
Prepared by Jackie Marconet