

Glendale **P**lanning and **H**istoric **P**reservation **C**ommission
Monday, February 6, 2023
Meeting Minutes

Pursuant to notice, the Glendale Planning & Historic Preservation Commission met at 5:30 pm on Monday 6 February 2023 at the Glendale Town Hall.

In Attendance: Chairman Tom Breidenstein, Vice Chairman Tom Kerr, Secretary Leslie Cooper and members Beth Sullebarger, Randy Green, Dan Mayzum and Mayor Don Lofty. Village Administrator David Lumsden and Village Clerk Becky Terrell were also present. Member Bob Kooris was absent.

Unless otherwise indicated, it should be assumed that Mayor Lofty has abstained on all Commission votes, either because they involved Certificates of Appropriateness or because they involved matters which are likely to come before Council where he presides.

Chairman Tom Breidenstein called the meeting to order at 5:30 p.m. and declared a quorum present.

Agenda Items

I. Review and approval of Meeting Minutes.

5 December 2022 Regular Meeting Minutes. Ms. Sullebarger moved to approve the minutes as submitted. Mr. Green seconded the motion. The motion passed via unanimous Planning Commission voice vote.

9 January 2023 Regular Meeting Minutes. Ms. Sullebarger moved to approve the minutes as submitted. Mr. Green seconded the motion and the motion passed via unanimous Planning Commission voice vote.

II. Old Business

- 1. 930 Congress Avenue, Princeton City Schools, railing replacement. Mr. Brian Wooste** was unable to attend due to a medical emergency and requested that the Planning Commission review in his absence and Village Administrator Lumsden

stated that code does not require the applicant's presence. Village Administrator Lumsden stated that additional photos were provided and Chairman Breidenstein said that no placement plan was provided to identify the railing(s) for replacement. Ms. Sullebarger asked if the railings could be repaired and Mr. Mayzum said probably could be patched/repared and reinstalled. The concern voiced is that stock railing will be an inappropriate replacement. Mr. Mayzum moved to deny the application as submitted. Mr. Green seconded the motion. The motion passed via unanimous Planning Commission voice-vote.

2. **825 Greenville Ave., Kaitlin & Michael Holbrook, box gutter rebuilding. Ms. Holbrook**, resident, was present to represent the application stating that the Cincinnati Preservation Association was contacted regarding the proposed roofing and gutter work and the Association approved the plan. Ms. Sullebarger noted that the previous roof had a smooth consistent look and likely originally was a metal roof. The dimensional shingles proposed vary in color and shape, and would attract attention to the roof. Mr. Mayzum suggested further discussion with the Cincinnati Preservation Association. Ms. Sullebarger motioned to approve the application with the condition that a non-dimensional shingle be used with the option of using a membrane roofing on the flatter components. Mr. Mayzum seconded the motion and it passed via unanimous Planning Commission voice vote.

III. New Business

Appropriateness Review of Official Applications

1. **1120 N. Troy Ave., Michael Gillespie, Accessory Structure. Mr. Gillespie**, resident, is requesting a 10'x20' accessory structure on a crushed stone base be erected to act as a garden shed. No electric or plumbing will be installed and the intent is to have the shed match the house as closely as possible. Ms. Sullebarger asked about the door placement and Mr. Gillespie said that the doors are facing east and not visible from the street. Village Administrator Lumsden stated that because the shed placement proposed is in the front yard, the application was presented to the ZBOA for a variance review. The variance was granted with the condition of a screening trellis or arborvitae on the west side for screening. Mr. Mayzum asked if any gutters would be installed, but Mr. Gillespie said no gutters will be installed during construction. Mr. Green moved to approve the application as submitted. Ms.

Sullebarger seconded the motion and the motion passed via unanimous Planning Commission voice vote.

2. **715 Greenville Ave., Kathleen and Thayne Maynard, accessory structure. Mr. Maynard**, homeowner, was present to represent the application stating that the addition is on the back of the garage. The intent is to carry the garage detail into the extension to best integrate the structures. Vice Chairman Kerr asked about the roof pitch and the response was that roofline was changed to give more visual interest. Mr. Mayzum asked about the window materials [6 over 6] stating that vinyl should be avoided. Mr. Green said simulated divided lights are required and consist of muntin grid outside, inside and spacer bar between glass. Vice Chairman Kerr moved to accept the application as submitted. Mr. Mayzum seconded the motion. The motion passed via unanimous Planning Commission voice-vote.
3. **740 Woodbine Ave, Grove Architects, Deck Addition. Ms. Julie Falon, architect**, was present to represent the application stating that the change is a result of a kitchen remodel. Vice Chairman Kerr noted that the north and south elevations submitted appear to have been reversed. Ms. Sullebarger asked about the stoop removal noting that it is not original and removal would be an improvement. Ms. Falon stated that the wood stoop is being removed but the existing stone steps/path will remain. Ms. Sullebarger moved to approve the application as submitted. Vice Chairman Kerr moved seconded the motion. The motion passed via unanimous Planning Commission voice-vote.
4. **85 Coral Ave., Linda Arnold, carport & pergola. Ms. Arnold, homeowner** and the designer were present to represent the application stating that the home is mid-century pre-fabricated Pease home and in the 80's a carport, vestibule and pergola designed by Carl Strauss were added. There is leaking and damage to the structure requiring replacement. The intent is to honor the original style and the 80's addition and there will be no glass roof and the pitch will change. Ms. Sullebarger said the period of significance ends in 1960s, so the 1980s addition is outside that period. She expressed appreciation for honoring the design history. Mr. Mayzum asked about the material submitted and samples of a composite material were presented for review. Mr. Mayzum asked about lighting changes [none, existing being saved] and any changes to the driveway [no changes]. Mr. Mayzum moved to accept the

application as submitted. Ms. Sullebarger seconded the motion. The motion passed via unanimous Planning Commission voice-vote.

IV. Public Addressing the GPHPC & Other Business –

- a. **Mr. Kevin Parrish**, resident. He stated his concern regarding the function of the Planning Commission, and their role representing and advertising the significant artifacts in the Village. Mr. Green stated that the charter of the Planning Commission is different than Mr. Parrish's understanding. Mr. Parrish brought up GCIC issues regarding Washington Ave and was advised to ask the GCIC regarding his questions.

- V. Adjournment:** At 6:12 p.m. Mayor Lofty motioned to adjourn the meeting Mr. Green seconded the motion, and it passed unanimously via Planning Commission voice vote.

Next regular meeting – Monday March 6, 2023 at 5:30 pm

Submitted by Secretary Leslie Cooper

As assisted by Clerk Becky Terrell