

Glendale Planning and Historic Preservation Commission
Monday, May 3, 2021
Meeting Minutes

Pursuant to notice, the Glendale Planning & Historic Preservation Commission met at 5:30 pm on Monday 3 May 2021 via Virtual Zoom session due to the Shelter in Place orders. The meeting meets all Open Meeting regulations as revised by Ohio House Bill 197.

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

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 29 March 2021 Regular Meeting Minutes.

Ms. Sullebarger moved to approve the minutes as submitted. Vice Chairman Kerr seconded the motion and it passed via unanimous Planning Commission voice vote.

II. Old Business –

- **25 Coral Ave, Fence, Daniel & Belinda Imwalle.** Mr. Imwalle was present to represent the application and stated that the intent is to install a 4' fence in the front and 6' privacy fence in the rear yard. The privacy fence stops at the end of the house and wraps around the back yard. The fence is PVC. Vice Chairman Kerr stated that the fence meets the ordinances and is a nice design and motioned to approve the application as submitted. Chairman Breidenstein seconded the motion and the motioned passed via unanimous Commission voice vote.

III. New Business

Appropriateness Review of Official Applications

1. **28 Oak St., Driveway, Chuck & Bobbie Jo Ehlers.** Ms. Ehlers was present to represent the application stating that the intent is to change the driveway material from gravel to concrete or blacktop. Mr. Kooris motioned to approve the application as submitted. Mr. Mayzum seconded the motion and the motion passed via unanimous Commission voice vote.
2. **795 Congress Ave., Fence, Maggie Stets & Austin Sapp.** Ms. Stets and Mr. Sapp, homeowners were present to represent the application and want to add a privacy fence to the backyard. The finished side would face outward and include a gate and will be behind the house. Mr. Mayzum asked for fence height clarification and Ms. Stets stated that the fence is 6' high. Ms. Sullebarger asked about the requirement for 50% open and Village Administrator Lumsden stated that the 50% is for the front and side yards and does not apply to the rear yard. Ms. Sullebarger motioned to approve the application as submitted. Secretary Cooper seconded the motion and it passed via unanimous Commission voice vote.
3. **1054 N. Troy Ave, Gutter replacement, Richard & Nancy Broemsen.** Ms. Broemsen was present to represent the application stating the current gutters leak and the replacement would be functional and will look the same from the street. Mr. Kooris asked if the gutters were being changed from 4" to 6" and the homeowner confirmed. Mr. Kooris motioned to

approve the application as submitted. Ms. Sullebarger seconded the motion and the motion passed via unanimous Commission voice vote.

4. **45 S. Lake Ave., Window Replacement, Jackie Klein.** Ms. Klein was present to represent the application stating that the request is to install vinyl windows as part of an overall rehab. The windows will be replaced like for like in terms of size and requests the ability to add a central muntin to the window. Mr. Kooris stated that if the intent is to add the divider, it has to be on the interior and exterior of the windows and the homeowner's representative agreed. Ms. Sullebarger asked for the product information to look at the muntin details. She expressed concern about the profiles and beveled joints, recommended consideration of a different product, and offered to provide information via Village Administrator Lumsden. Mr. Mayzum stated that the front elevation windows appeared to original based on the glass. Ms. Sullebarger stated the windows do appear to be rotten, the house was built in 1866, and it would be appropriate to have 2-over-2 windows based on the time period. Ms. Sullebarger motioned to defer action to the June meeting. Mr. Kooris seconded the motion and the motion passed via unanimous Commission voice vote.
5. **63 Washington Ave, Addition, John & Amie Wagner.** Ms. Wagner was present to represent the application. Mr. Mayzum stated that he assisted the Wagners with their proposal and therefore is recusing himself from the vote but will be available for questions. Vice Chairman Kerr asked to show the plans and Ms. Sullebarger stated that this home was built c1900. It likely started out as a symmetrical front gable bungalow and has had a previous addition. This new addition would balance the existing addition. Ms. Sullebarger asked the material of the exterior (vinyl) and asked about the application of the stone. Ms. Wagner indicated that the existing cedar plank siding on the front would be replaced with stone. Mr. Kooris asked about using shakes (like in the peak) where the stone is proposed. While reviewing the "current" drawings it was noticed one existing side façade has a small section of shakes as siding material. Ms. Sullebarger moved to approve the application with the conditions that the proposed stone be replaced with wood or Hardie plank shakes and the windows are to match the existing windows (vinyl). Mr. Kooris seconded the motion and the motion approved the motion via Commission voice vote (unanimous excluding the recused Mr. Mayzum).

IV. Continuation of Conditional Use Application Hearing

- **42 Washington Ave/Eckstein School – Conditional Use application, convalescent home, under Section 154.21(B)(14). Continued from March 29, 2021 meeting.** Chairman Breidenstein stated that the topic will start with the applicant providing an update regarding new information followed by public comment. Mr. Denny Dellinger and Mr. Mark Hutton were present to represent the application. Mr. Hutton provided an update stating that neighborhood impact would be positive as it will improve a blighted property, the assisted living use will be quiet and studies show homes of this type can increase property values. Traffic impact – believe to be near zero as indicated via Loveland location. The facility allows for parking that will keep cars off the street. There will not be ambulance traffic as this is not a medical facility. Village Plan – 154.21(B)(15) shows that nursing/convalescent home is consistent.

Chairman Breidenstein asked if Mr. Hutton consulted with the Village Master Plan and Mr. Hutton deferred to Mr. Dellinger who stated that the plan indicates residential use which a convalescent home is. Mr. Kooris asked the total number of emergency runs to facility and Mr. Hutton stated there were approximately 3 non-emergency runs and 1 emergency run with sirens/lights in 19 months. Ms. Sullebarger added that on page 21 of the Master Plan, the last

paragraph states that “Other housing choices could become relevant to resident needs, such as senior or assisted housing, and the adaptive reuse of commercial or office buildings for housing.” Secretary Cooper asked the staffing level and Mr. Hutton stated that there will be 4 daytime and 2 evening staff that would be CNA or STNA nursing. Vice Chairman Kerr asked Chairman Breidenstein to confirm this application is for the conditional use only and not the actual physical design elements. Chairman Breidenstein stated that this discussion/meeting is about the conditional use application and not the design stating a separate process to work through the design at a later date would be held should Council approve the conditional use application. Ms. Sullebarger asked about the demolition anticipated in the design and if the project is viable if the demolition is not approved. The applicant stated that this is not a viable project without the demolition of the back portions of the existing structure.

Public Comment: Chairman Breidenstein asked for 3-minute cap on comments.

- i. **Ms. Brenda Daniels**, resident. She stated that this will ruin the aesthetics of the community and posed the question if people would be comfortable with it located on their street. Eckstein is an historical facility and should be treated as such.
- ii. **Mr. Kevin Parrish**, resident. Stated he is disappointed with the Commission not working to maintain the history and property of the Eckstein Building.
- iii. **Ms. Dianna Toran**, resident. She stated that there is a petition that contains signatures of concerned residents.
- iv. **Mr. Carlos Reid**, resident. Expressed his disappointment that the owner has made no improvements to the building in the 2.5 years he has owned it and is concerned that the demolition is of the actual historic building.
- v. **Ms. Erica Brenner**, resident. She stated that the house is the Verdin homestead associated with Verdin Bell company and she is married to someone in the Verdin family line. She said Ms. Verdin donated the home to be used for public use and should be a community facility.

Chairman Breidenstein asked if the applicants had any comments. The applicant stated that this is a residential use by State and County codes and it is not a commercial property. Mr. Kooris stated that there used to be a nursing home on Albion Lane as part of the Bethany facility and has since been turned into a conference center. He stated that he believes the capacity was as large or larger than the proposed and it closed because there was not a bathroom for each bedroom and it impacted funding. This nursing home was directly across the street from his home and did not have a negative impact on the neighborhood.

Ms. Sullebarger stated that it was the Verdin home built about 1885 and it was purchased by Mr. Burchenal to create a school for African-American students. It was remodeled in 1916 for a school and Stanley Matthews designed the gymnasium addition in 1928. The gym is also a significant part of the building. The conditional use application appears to meet at least 2 of the criteria (Master Plan and Traffic) and the concern is the impact to the Neighborhood. If the building were rehabilitated there would be construction noise so this is an issue regardless. The building has been vacant for at least 11 years and a vacant blighted building also has a deleterious effect on the neighborhood. She understands the desire for a community center and she stated that there is a community center in Harry Whiting Brown which is suffering financial issues. The Eckstein property cannot be saved without an economically viable use and asked Mr. Dellinger to review the options he considered for the property.

Mr. Dellinger stated his original intent was to convert the building into a for-profit arts center similar to The Barn in Mariemont; this had funding issues and he thought it would generate a lot of traffic. The option of turning it into an apartment/multi-rental unit was considered but the facility is located in a single-family zone. Following these options and reviewing the code, he identified a convalescent facility as a conditional use. The plan is economically viable but requires a single level facility and the original building is in bad shape. Ms. Sullebarger asked if there was another viable option and Mr. Dellinger stated that it could be a charter school, but he had nobody interested in pursuing that option. Mr. Kooris stated that he had looked at the building prior to the Village purchasing the building and he determined that bringing the building up to code at that time would have cost \$500-\$700k.

Chairman Breidenstein gave members of the public who raised their hands 1 minute each for additional comments.

- **Ms. Erica Brenner** – understand economics, but the historic preservation and aesthetics are a key draw for Glendale. She asked why the original part of house would be torn down when the Commission’s purpose is to preserve history.
- **Ms. Dianna Toran** – Noted that there were previous plans to use Eckstein as a cultural arts center that met challenges.
- **Ms. Brenda Daniels** - what committee doesn’t get is that Eckstein School means everything to the community as it was the only way their relatives could be educated. It has sentimental and historical value.

Chairman Breidenstein asked for a motion regarding the Conditional Use Permit and Ms. Sullebarger asked if this could be deferred again and stated she is requesting a deferral so residents could possibly visit Mimi’s House. Mr. Hutton stated that he could host people on the deck but COVID protocols prohibit people entering the facility and instead offered a virtual tour. Mr. Kooris also suggested a virtual tour of the Eckstein building so residents can see its current state. Ms. Sullebarger motioned to defer action on the conditional use permit and Mr. Mayzum seconded the motion. Chairman Breidenstein stated that there is a 30-day limit that was already extended and said that Mr. Dellinger and Mr. Hutton would have to accept the extension. After discussion, the applicants agreed to the deferral and virtual tours.

The motion to defer passed with the following vote: Chairman Breidenstein – yes; Vice Chairman Kerr – no; Mr. Kooris – yes; Ms. Sullebarger – yes; Mr. Mayzum – yes; Secretary Cooper – yes. Mayor Lofty recused himself from the vote.

V. **Public Addressing the GPHPC & Other Business - No other business was discussed**

VI. **Adjournment:** At 7:04 p.m. Mayor Lofty motioned to adjourn the meeting. Ms. Sullebarger seconded the motion and it passed unanimously via Commission voice vote.

Next regular meeting – Monday June 7, 2021 at 5:30 pm

Submitted by Secretary Leslie Cooper

As assisted by Clerk Becky Terrell