

Glendale Planning and Historic Preservation Commission
Monday, June 29, 2020
Meeting Minutes

Pursuant to notice, the Glendale Planning & Historic Preservation Commission met at 5:30 pm on Monday 29 June 2020 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 Jill Beitz and members Bob Kooris, Beth Sullebarger, Randy Green and Mayor Don Lofty. Village Administrator Walter Cordes, Administrative Assistant David Lumsden and Village Clerk Becky Terrell were also present. Member Dan Mayzum was absent. Vice Chairman Kerr attended via audio and not video link.

Chairman Tom Breidenstein called the meeting to order at 5:30 p.m. and declared a quorum present. He welcomed everyone to the virtual Zoom meeting and asked Administrative Assistant Lumsden to instruct all attendees on how to utilize Zoom functionality.

Agenda Items

- I. **Review and approval of 1 June 2020 regular meeting minutes.** Ms. Sullebarger moved to approve the minutes as submitted. Secretary Beitz seconded the motion and it passed via unanimous voice vote.

- II. **Old Business**
No Old Business was discussed.

- III. **New Business**
Appropriateness Review of Official Applications:
 1. **1065 Willow Ave., Ms. Brooke Barnes, Removal of Shutters.** Ms. Barnes represented the application. Ms. Barnes stated that the exterior will be painted and as part of the project, the shutters would need to be removed. In preparation for painting the request is not to reinstall the shutters. Her shutters are not complete; 1 south window and 1 north window have no shutters. The shutters are currently screwed into the house and are not functional. Some shutters are not sized appropriately to the windows as many are identically sized but on windows of varying sizes. There are 4 houses with shutters that appear to be original and appropriately hinged to the house. Another house has shutters screwed to the house and are new, ornamental and do not function. There are 5 houses on the street that have no shutters – possibly removed as they are of similar style. Preference is not to replace the shutters and if the shutters have to be reinstalled, they would need to be restored/repaired or new shutters purchased. Chairman Breidenstein asked for public comment and there was none. Ms. Sullebarger stated that Ms. Barnes invited her to review the situation. Ms. Sullebarger stated that they are all wood louvered shutters and not all are sized appropriately and those are probably not original. She stated that the shutters are also not appropriately attached. The Auditor’s website indicates the shutters have been in place since 1992 and the house was built in 1871 and could be classified as a Queen Anne. Using the McAllisters and McAllisters field guide of homes, Queen Anne styles did not have shutters. There are mortices on some windows indicating that there were hinges at one point. The style does not require shutters, they are in bad shape and are not original. Secretary Beitz thanked Beth for

research and also stated that Beth is the expert. Bob liked look of shutters better but also took them off on 1100 Willow and never reinstalled the shutters on that home. Ms. Sullebarger stated that it would not detract from the house but suggested that she hold onto at minimum the shutters on the porch for potential future use as they are an unusual size and Ms. Barnes stated that she would hold onto them as they are in good shape. Mr. Green says the differing window sizes would have different shutter sizes and would likely not improve the home's attractiveness. Tom B – if she wants to put them up then have to come back to Commission to make sure done in an appropriate manner. Mr. Green moved to approve the application as submitted with the condition of saving any original shutters on the premises. Secretary Beitz seconded the motion and the motion passed unanimously via voice vote.

2. **1025 Laurel Ave., Mr. Tom Benjamin, Replace 2 windows (kitchen) replace 1 window (sunroom) enclose 1 read door with matching siding. Mr. Tom Benjamin and Mr. Chip Luken** represented the application. They stated that the window replacemenis part of ha kitchen remodel. The house is 1940s modeled after an older home. The house includes a kitchen and butler pantry and the intent is to take down the wall between the kitchen and butler pantry and reconfigure the windows that are currently steel and very cold. The new windows will be similar in style to the current. The door being closed in is one of 2 doors on the same porch and the door has never been used. It goes into a small area that would become a storage area off the kitchen. The replacement is repair of a damaged window on the west façade. The bottom sill has rotted away and the window has been damaged. VC Kerr door to porch. Beth stated that the west side is the rear of the house and is not visible from Laurel and asked if visible from Sharon. Mr. Benjamin stated that it is not visible from Sharon. She clarified the existing is an awning window based on how it open. The replacements will look like the windows on the second story and match the style and will be casements. Mr. Benjamin noted that the second floor windows are double hung, but the casement window will be modeled after the double hung but will function as casements. Ms. Sullebarger asked for clarification with the muntons and Mr. Benjamin stated that there will be simulated divided light with the muntion on the inside and outside. Mr. Green stated that the spacer can be added for a few dollars and clarified that the bar inbetween is what the Commission considers divided light. Harry Hake Jr. own home that he built for himself and he was a leading Cinci architect and was an expert at using historic styles and imagine that there would only be true divided light. Will the porch be enclosed with glass? No, the door goes away and plaster inside and siding outside. Mr. Kooris asked materials for window wood window with aluminum clad exterior. Ms. Sullebarger motioned to approve the application as submitted casements with simulated divided lights, aluminum clad wood (including spacer bar) and removal of door. Mr. Green seconded the motion. The motion passed via unanimous voice vote. Ms. Sullebarger asked if the storm door has 4 horizontal panes, the door is the same as the original storm doors in Green Hills and she would like to see if someone in GreenHills would be able to reuse the storm door for a restoration.

IV. Persons Addressing the GPHP Commission/Other Business

Nobody addressed the Commission

Adjournment: Mayor Lofty motioned to adjourn the meeting. Ms. Sullebarger seconded the motion and it passed via unanimous voice vote. The meeting adjourned at 6:06pm.

Next regular meeting – Monday 3 August 2020 at 5:30 pm

Submitted by Secretary Jill Beitz

As assisted by Becky Terrell