



MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
FEBRUARY 12, 2025 – 6:14 p.m.

CALL TO ORDER

A meeting of the Architectural Review Board (ARB) of the City of Glendale was held on Wednesday, February 12, 2025. Chairman Fernhoff presided and called the meeting to order at 6:14 p.m.

ROLL CALL

Members Present

Members Absent

Jon Emert
John Falk
Brad Weitekamp
Chairman Fernhoff
Mike Moran
Reed Voorhees

Laura Switzer

Also present were Frank Johnson, City Administrator and Gabby Macaluso, Deputy City Clerk. City Attorney Allie Sievers attended via Zoom.

APPROVAL OF MINUTES

Mr. Moran moved to approve the minutes from the January 8, 2025 meeting. The motion was seconded by Mr. Voorhees and unanimously carried.

**REVIEW OF PLANS FOR
ATTACHED GARAGE AND
TWO-STORY ADDITION–
Christian Roberts, 66 Frederick
Ln.**

Mr. Fernhoff introduced the project at 66 Frederick Lane and invited the applicant to present the project. He reminded the ARB members that this project was previously reviewed by the ARB, but more information was requested by the Board.

Mr. Roberts and his architect, Max Bemberg, updated the ARB on the changes to the design plan.

Drainage

Mr. Falk verified that the drainage and stormwater calculations mitigate the additional runoff. However, he noted that although details were provided for the flowwell, he did not see any specific information about the flow line on the drawing, site plan or details. He requested that the civil engineer put some spot elevations or flow line information on the plans to show the pipes coming in and pipes coming out of the flowwell.

City Administrator Johnson noted that ARB member, Ms. Switzer, sent in a couple questions ahead of the meeting in anticipation of her absence. She asked about the patio roof cover and how it will drain since the structure looks flat on the plans.

Mr. Bemberg explained that it will be a low slope roof that will drain water away from the structure. He noted that there will be a downspout on the northwest corner, which will drain onto the driveway.

Mr. Falk said he wasn't as concerned about the west downspout near the wall as he is about the east downspouts located on the southeast corner of the covered patio as it looks like the discharge will impact the neighboring property.

The ARB suggested that the downspout along the south end of the porch and the south elevation (totaling 3) be taken to the swale just east of the southeast corner of the home.

Mr. Moran asked how the porch slab will drain. He advised that deck drains or porch drains in the porch slab itself would be needed to conduct water off the slab unless the water can go over the adjacent retaining wall. Mr. Bemberg said he's still figuring out how that will all be constructed. He noted that they haven't decided if the floor will be concrete or composite wood. If there is an open wood deck, the water would drain through it.

The ARB asked for the materials that will be used to build the porch roof and advised that those be included on the architectural plans.

The ARB recommended adding downspouts to elevation drawings.

Landscaping

Mr. Weitekamp expressed concerns with how close the foundation will be to the trees. He advises root pruning before excavating for the foundation walls.

Mr. Moran suggested adding perimiter plantings and mow strip in the lawn on north side of the driveway retaining wall to help soften the look of the wall.

Architecture

Mr. Johnson noted that ARB member, Ms. Switzer, emailed concerns/questions regarding window alignment between the first and second floor. She also noted that the second-story windows on the front elevation do not match the floor plan.

The ARB members discussed window alignment concerns. Mr. Moran and Mr. Voorhees liked that there is some informality in the composition. Mr. Moran thinks that there are enough initial alignments to support the variation that is there and help anchor the composition.

Mr. Bemberg explained that the elevations in the sketch-up model were not up to date with the plan showing the windows.

Mr. Voorhees raised his concern with the scale of the proposed expansion, noting the overall area is deceiving because the existing lower-level area has not been included in the FAR. Mr. Voorhees stated that the original lower level could not be considered a basement due to the percentage of exterior elevation that is exposed above grade for that level. The ARB members discussed basement classification. The applicant included the area of the lower-level portions that are being added, but not the area from the existing lower-level in the floor area ratio (F.A.R.) calculations.

The ARB is concerned because the height of the bedroom addition creates a structure that's nearly four stories tall on that side of the house.

The applicant measured height based on average grade as shown on the front elevation to substantiate the 35' height compliance.

In discussing the height of the bedroom addition, the ARB members considered the grade of the property and the location of the rear neighbor being uphill from the 66 Frederick Lane. In looking at these considerations, the height of the bedroom addition was not as strongly objectionable.

Mr. Moran noted that there may be an error in the roof plan as the ridge line is not graphically drawn on the roof plan. The ridge line doesn't extend to the edge of the eave on the westward portion. The ridge is not drawn in the center on the plan. Mr. Moran suggested making the ridge lines equidistant from the eave corners and eaves.

Mr. Moran also noted that the elevations don't show an overhang on the gable from the side, but the overhang is noted on the roof plans. Mr. Bemberg clarified that there will be an overhang. Mr. Moran advised that the elevations need to reflect that.

Mr. Weitekamp asked if the existing fireplace will remain in the home. Mr. Bemberg clarified that it would, but it would not be functional as a wood burning fireplace.

Mr. Voorhees asked if there are plans for steps down from the wood deck on the rear of the house because in the current plan there was no direct access from the entry level to the rear yard. Mr. Bemberg clarified that there are no plans for stairs at this time.

Mr. Weitekamp notes that he likes the look of this design much better than the previous design.

Mr. Emert notes that the downspouts need to be shown on the elevations and consideration should be given to their placement. He also notes that he doesn't understand the need for such a high vaulted ceiling in the bedroom addition, but he doesn't think the height will be an issue with the rear neighbor being located uphill from the property in terms of scale.

Mr. Bemberg concluded his presentation.

Mr. Fernhoff asked if there was public comment, and there were no comments made.

Mr. Moran moved to approve the applicant's project design for 66 Frederick Lane subject to the following conditions:

- On the civil plans, add the flow line elevations into and out of the flowell.
- Clarify the porch roof drainage and downspouts, and show these downspouts being tied into the underground drain on the south side of the house.

The motion was seconded by Brad Weitekamp. The motion passed with a vote of 5 "Aye", 1 "Nay," and 1 Absent. The votes was as follows:

Chairman Fernhoff	"Aye"
Reed Vorhees	"Nay"
John Falk	"Aye"
Brad Weitekamp	"Aye"
Jon Emert	"Aye"
Laura Switzer	Absent
Mike Moran	"Aye"

ADJOURN

Mr. Falk motioned to adjourn the meeting. The motion was seconded by Mr. Weitekamp and unanimously carried to adjourn the meeting at 7:06 p.m.