



MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
OCTOBER 9, 2024 –6:35 p.m.

CALL TO ORDER

A meeting of the Architectural Review Board (ARB) of the City of Glendale was held on Wednesday, October 9, 2024. Chairman Jeffrey Fernhoff presided and called the meeting to order at 6:35 p.m.

ROLL CALL

Members Present

Members Absent

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

Laura Switzer

Also present were Frank Johnson, City Administrator; Andrew Bramman, City Attorney; and Gabby Macaluso, Deputy City Clerk

APPROVAL OF MINUTES

Mr. Emert noted that there was a typo within the section of the September 11, 2024 meeting minutes approving minutes from the June 12, 2024 meeting. He noted that the word “some” should be “none.”

Mr. Vorhees moved to approve the minutes with this change. The motion was seconded by Mr. Emert and unanimously carried.

**REVIEW OF PLANS FOR COVERED PATIO ADDITION–
Mark and Ellen Fesler, 7 Edwin Ave.**

The proposed project at 7 Edwin Ave. was introduced, and Mr. Johnson explained that Mark and Ellen Fesler, the owners of 7 Edwin Ave., are seeking to construct a covered patio addition and pool in their rear yard. The Fesler’s architect is the Thomas Alan Group and their contractor is Molner Homes. Ellen Fesler and Chris Pike with the Thomas Alan Group attended the meeting with Mr. Pike presenting the project.

Mr. Pike noted that the project’s civil engineer, Wilson Waggoner, could not attend the meeting.

The ARB members noted multiple issues with the civil engineering plans. The issues include:

- Mr. Falk and Mr. Moran noted that downspouts and the water dispersal need to be marked on the plans.
- Mr. Voorhees discussed potential problems with the roof plan and the elevation of the cricket with respect to the new roof eave, and gutter. The Roof Plan needs to be corrected.
- The stormwater plan doesn’t show contours to show the flow of water.

- 1 ft. contours need to be used in place of 2 ft. contours.
- The property to the north with the MSD inlet needs to be evaluated to determine ownership and if it's available to accept drainage from the Fesler property. This needs to be noted in the plan.
- Existing down spout piping (including pipe dimensions) going to the existing basin and any existing water discharging into the depressed ground near the inlet needs to be documented on the plan.
- Mr. Moran and Mr. Falk noted concerns about the burial depth of underground utilities and if these lines can handle the weight of the proposed stormwater pipe. He noted that this needs to be investigated if the pipe is incorporated into final plans.
- Mr. Weitekamp expressed concerns about the proposed stormwater pipe going through the root zone of the existing large pine tree in the front yard.
- Polygons depicted on the plan need to be labeled/explained.
- The pool deck's slope needs to be documented on the plan.
- The existing retaining wall needs to be shown on the plan. Is the wall being removed or kept?

The ARB member comments regarding the landscape plan include:

- Mr. Weitekamp noted the need to include a list of plants incorporated into the landscape. The plan should include exact quantities and use plant varieties that are on MSD's BMP approved plant list.
- Mr. Weitekamp advises adding breaks in landscaping around the pool to allow for walking traffic.
- Mr. Voorhees suggests a fence around the pool to segregate it from the rest of the rear yard for added safety. Members noted that this goes above and beyond code requirements and the purview of the ARB.
- Mr. Moran noted that the stone wall needs to be accounted for in the landscape plan—will the wall remain and if so, how will it be incorporated with the plantings.

The ARB had no negative comments about the architectural plan.

Public comment was provided by the homeowner, Ms. Fesler. She asked if the stormwater concerns would be the same if their proposed project featured only a covered patio and not a pool. The committee explained that it would still be a concern because roof and patio surfaces are considered impermeable and require that stormwater runoff be accounted for.

The ARB noted that the project submittal did not require inclusion of the swimming pool, as pools do not fall under the purview of the ARB. However, the ARB commended Ms. Fesler for doing the project the right way by including the pool and deck in the drawings and having one cohesive project and taking care to avoid negatively impacting their neighbors. Administrator Frank Johnson explained that if the construction of the pool and pool deck displaced stormwater and caused issues for their neighbors, then the City could find them in violation of the land disturbance code and require that water issues be remediated.

Mr. Fernhoff motioned to postpone the project until the next meeting due to design deficiencies and the need for updated plans and more information as expressed to the applicant throughout the meeting.

The motion was seconded by Mr. Moran and unanimously carried.

The motion passed with 6 Aye, 0 Nay, 1 Absent

**REVIEW OF PRELIMINARY
PLANS FOR TWO-STORY
ADDITION**—Alex and Claire Aubel,
120 Trevillian Ave.

The proposed project at 120 Trevillian Ave. was introduced, and Mr. Johnson explained that Alex and Claire Aubel, the owners of 120 Trevillian Ave are seeking to construct a two-story addition. The Aubel's architect, Matt Shaver of Shaver Architecture, and Alex Aubel attended the meeting with Mr. Shaver presenting the project.

Mr. Falk noted that the floor area ratio of the house seemed off. Mr. Shaver explained that the plans do call for the demolition of part of the house. Mr. Moran asked Mr. Shaver to note any removal or changes to the structure in the official submittal to the ARB.

Mr. Moran also noted that the strategy for mitigating roof surface water run-off should be included in the civil engineer plans submitted to the ARB in their official application.

Mr. Weitekamp and Mr. Moran expressed concerns about a large tree's root zone being damaged by the addition. They asked that the plans address this issue.

Mr. Falk recommends that the applicant add a feature in the front yard such as a flow well to mitigate stormwater. He confirmed with Mr. Shaver that there will be no additional paved area. He noted that downspouts should be noted on the plan.

Mr. Falk confirmed with Mr. Shaver that the existing building is stucco and that the addition will be stucco too.

Mr. Moran confirmed with Mr. Shaver that the existing structure is a frame structure. He cautioned the architect and homeowner to be very

Careful in using stucco to avoid the issues experienced in a different Glendale project. He advised that they look closely at the composition of the stucco, the application, and the surface area design of the building in be able to have the stucco adhere without cracking.

The ARB discussed the roof eaves and noted that the eaves of the addition should vertically align with the eaves of the existing house. The roof overhangs on the addition may need to be extended in order to align with the existing eaves.

The ARB discussed the project's chimney design. They liked the natural stone and confirmed that it would remain above the roof line.

Mr. Moran and Mr. Weitekamp asked for the landscape plan to be included in the official submission to the ARB.

Mr. Shaver asked if physical samples of materials are required, and Mr. Moran confirmed that those would be much appreciated.

The ARB noted that the architecture is well-designed and nicely reflects the existing house on all sides.

ADJOURN

Mr. Fernhoff motioned to adjourn the meeting. The motion was seconded by Mr. Falk and unanimously carried to adjourn the meeting at 7:37 p.m.