MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
SEPTEMBER 9, 2026 – 6:00 p.m.

CALL TO ORDER

A meeting of the Architectural Review Board (ARB) of the City of Glendale was held on Wednesday, July 8, 2026. Chairman Fernhoff presided and called the meeting to order at 7:00 p.m.

ROLL CALL

Members Present	Members Absent
Chairman Fernhoff	Mike Moran
Brad Weitekamp	
Reed Voorhees	
John Falk	
Jon Emert	
Laura Switzer	

Also present were Frank Johnson, City Administrator, Kate Henry, City Attorney, Morgan Forney, Community Engagement Officer.

APPROVAL OF MINUTES

Mr. Voorhees moved to approve the minutes of the August 12, 2026, meeting. The motion was seconded by Mr. Emert and unanimously carried.

REVIEW OF PLANS FOR A NEW HOME – Benchmark Homes, 1175 Hillard Rd.

Chairman Fernhoff introduced the project at 1175 Hillard Road and invited the applicant to present. The project was presented by John Odom, Architect, JSO Services and Jeff Brinkmann, Benchmark Homes.

Mr. Odem noted that the plans presented today are a redesign from the previous submission based on feedback and recommendations received from the Board. He noted modifications to the garage, grading and retaining wall.

Mr. Falk noted his support of the redesign but is still concerned with water runoff from the driveway to the west. He stated his request for an additional curb to direct water runoff to the street. Additional discussion was held relating to grading and water redirection.

Mr. Weitekamp expressed concern with the placement of the trees in the rear yard in relation to the slope and water direction. He requested the trees be moved up the slope. He also recommended adjusting the tree placement in the front yard as to not interfere with utilities.

Ms. Switzer inquired about the look of the thin painted brick, and an example was provided. The brick will be 1.5” thick and painted and grouted like typical brick would be. Ms. Switzer also inquired about the

copper roof, and the applicant confirmed that the material itself is not copper, only copper painted, and that it will not patina.

In response to Mr. Wietekamp, Mr. Odem noted the garage door material is laminated wood.

Chairman Fernhoff noted two comments in favor of the project received prior to the meeting that were distributed to the Board.

Mr. Emert moved to approve the applicant's design with the following conditions:

- Introduce a 3" curb roll on driveway parking area adjacent to neighbor's side yard. Curb not necessary on drive lane.
- Plant alternate trees or move proposed trees north in the rear yard out of low area.
- Modify the landscape plan to show the caliper of proposed trees.
- Adjust placement of red oak in front yard to avoid underground utilities.

The motion was seconded by Chairman Fernhoff. The motion passed with a vote of 6 "Aye," 0 "Nay," and 1 Absent. The vote was as follows:

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

REVIEW OF PLANS FOR AN ADDITION & DETACHED GARAGE – 411 Venneman

Chairman Fernhoff introduced the project at 411 Venneman and invited the applicant to present. The project was presented by Lauren Strutman, Lauren Strutman Architects.

Ms. Strutman described the project as an addition to the existing home to add bedrooms and a detached two-car garage. She stated the plans are well below the floor area requirements (FAR). In response to Mr. Falk, Mr. Strutman stated that no additional water runoff will occur as a result of the project. Mr. Falk noted his favor of the proposal.

Mr. Weitekamp expressed his desire to see the landscape plan define more clearly the species of trees proposed, and he requested a column-type tree be planted along the driveway. Ms. Switzer inquired if the entire home

would be re-sided, and Ms. Galakatos, property owner, confirmed, adding that the original siding color would be too difficult to match.

In response to Mr. Falk, Mr. Galakatos, property owner, confirmed there will be one front facing window in addition to the windows on the garage door of the detached garage. Mr. Vorhees stated that he would like to see additional windows on the south elevation, and he expressed his concern with the column located near the ingress/egress of the driveway. Ms. Strutman explained that the driveway will extend wider due to the column placement. Mr. Wietekamp suggested softening the 90-degree angle of the driveway.

Following discussion, Mr. Emert moved the applicant's design with the following conditions:

- For the proposed 3-8 trees along driveway, use a more columnar tree species.
- Add windows to the south elevation of garage.
- Plant legend and tree study schedule of planting should match or remove proposed tree placement info from tree study schedule.

The motion was seconded by Mr. Weitekamp. The motion carried with a vote of 6 "Aye," 0 "Nay," and 1 Absent. The vote was as follows:

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

PRELIMINARY REVIEW OF PLANS FOR A NEW HOME – 852 Queen Anne

Chairman Fernhoff introduced the project at 852 Queen Anne Pl and invited the applicant to present. Architect Pavel Ivanchuk and owner Huy Lam were present.

Mr. Ivanchuk provided an overview of the project, noting the desire for approximately 2,000 square feet with four bedrooms and a detached garage. He briefly described the proposed materials to be used.

Mr. Falk discussed the drainage and requested that the plans show downspouts more clearly, noting that overflow should be directed toward the street whenever possible. He also requested to see curbing on the east side of the driveway.

Mr. Emert expressed concerns with the amount of pavement. Mr. Ivanchuk stated the impervious area coverage is at 51%, and Frank Johnson, City Administrator, noted that it is a large increase from the previous home but still under the limit. Mr. Johnson further noted that an attached garage was considered but ultimately rejected due to limitations on the size of front-facing garages in the ARB guidelines.

Mr. Vorhees inquired about the setback of the driveway pavement. Mr. Ivanchuk stated there is 5' between the property line and the driveway.

Mr. Falk recommended the applicant provide a comparison of the proposed home versus the existing home when the project is formally submitted.

The Board next discussed several aspects of the detached garage, including height, windows, and materials. Mr. Weitekamp also inquired about the amount of steps and recommended adjusting the grade to reduce the amount of steps into the house. Mr. Vorhees stated that he would like to see additional windows on the east and south elevations of the home and the roof mass of the garage pulled down.

Mr. Falk expressed concern with the overall elevation in comparison to the neighboring homes. He reminded the applicant that in order for rooms in the basement to be considered livable bedrooms, an egress window must be present.

Discussion was held regarding grading lower to reduce the overall height and the retaining wall that would be necessitated by lower grading. The applicant was asked to provide an official landscape plan when they formally submit.

PRELIMINARY REVIEW OF PLANS FOR AN ADDITION – 10 Kings Pond

Chairman Fernhoff introduced the project at 10 Kings pond and invited the applicant to present. Darrel Labrier, Architect, DL Designs and Dan Haiden, Haiden Homes, were present.

City Administrator Frank Johnson noted that the ARBneeds to determine if the lower level should be counted toward the floor area requirements (FAR). The Board reviewed the basement regulations.

Mr. Labrier provided history on the home and the elements that the owners wish to maintain to preserve the home's history. Ms. Gargan, homeowner, explained their desire to remain in Glendale and provided additional context to the request and intentions for use of the space.

In response to Mr. Vorhees, Mr. Gargan stated that the intention is to blend the existing classic style with a newer modern style.

Ms. Switzer inquired about the staircase. Mr. Labrier stated that stacking the stairs for the addition was not an option given the current layout.

The Board discussed the proposed roofline and maintaining the current slope. The Board determined that the lower level should be included in the FAR calculations for the formal submission.

Ms. Switzer inquired about recruiting additional members to serve as alternates when absences occur. Mr. Johnson stated he would put out a call for volunteers.

MISCELLANEOUS

ADJOURN

Mr. Falk moved to adjourn, seconded by Mr. Vorhees and unanimously approved to adjourn at 7:57 PM.