

## CERTIFIED LOCAL GOVERNMENT

The Glendale Historic District was designated a National Landmark in 1977. This designation protects the Historic District from any adverse effects caused by projects using federal funds.

By the late 1980's, there was growing realization that exterior changes to a house made by a property owner could unintentionally degrade the architecture of an historic home. Continued changes over time could adversely affect the overall character of the Historic District. Therefore, Glendale Heritage Preservation (GHP) began to investigate ways in which external modification of structures could be regulated in the Historic District.

**G.H.P. AD HOC ORDINANCE COMMITTEE REPORT**

The committee appointed by the Glendale Heritage Preservation President, Doreen Gove, has been at work! Three excellent and productive meetings have been held to date. Organized to collect and evaluate preservation legislation for historic districts in several states, the committee has received a considerable body of material, including some from Certified Local Governments in Ohio. A Certified Local Government (CLG) is one which has preservation ordinances and a landmark commission/architectural review board in place. The CLG is much more effective in preservation of Historic Districts and buildings than any other alternative. After sifting through the ordinances collected, the committee will present preservation ordinance recommendations to the GHP Board. Members of the committee include: Skip Burton, Addison Clipson - Chairperson, Debbie and Stan Grueninger, Stu Halbauer, Arlene Hoeweler, Joan Mooney, Al Nippert, Peggy Shardelow and Fred Tegarden.

*Addison Clipson, Chairperson*

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**DID YOU KNOW?**

1. Glendale has 115 old style gas street lights.
2. Glendale has 2445 inhabitants.
3. All of Glendale's water comes from Artisian wells.
4. The Black Squirrel is the mascot of the Village.
5. There are 951 residences in the village.
6. Glendale has had softened water since 1920.

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**IF YOU ARE NOT A MEMBER OF G.H.P. *Join Now!***

Join our over 500 members and enjoy the benefits of belonging to G.H.P. For additional information call Stan Grueninger at 772-8330. For only \$25.00 your entire family becomes members.

**Coming Events**

1. Glendale Street Fair - Sept. 19th
2. The 1993 Glendale Preservation Pancake Breakfast - March 13, 1993, "The Social Event of the Year". "Where old Friends Meet".

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**COME VISIT THE G.H.P. MUSEUM**

The Glendale Museum is a part of the Glendale Heritage Preservation. It is located on the second floor of the Glendale Police Station on Sharon Road. It houses a large collection of pictures dating from 1865 to 1991 including the street fairs and Civil War reenactment.

In addition there are maps, books, articles, and documentary tapes by Glendale citizens reflecting the past. Also, there are blue prints of houses built or remodeled by A.C. Denison and memorabilia of bygone days.

The Museum is open the first Sunday afternoon of each month from 1:00 to 4:00.

*Mrs. Robert M. Galbraith, Curator*

Please retain this information. It is 3 hole punched for your convenience.

**Tri-County Press, December 9,1992**

## **ORDINANCE IN WORKS WOULD PRESERVE GLENDALE HOMES**

**The first draft of a proposed ordinance to preserve historic buildings has been presented to Glendale officials. Once approved, homeowners will have to comply with new regulations concerning the exterior appearance of their houses when building, remodeling or painting.**

**“In order to maintain this status, the integrity has to be maintained architecturally of historically significant buildings,” said Addison Clipson, member of Glendale Heritage Preservation (GHP) and chairman of the ad hoc committee that drafted the ordinance.**

**GHP Committee members researched establishing a review board through a Certified Local Government (CLG). There are 20 communities in Ohio with a CLG including Cincinnati and Montgomery.**

**Cincinnati Enquirer, July 29,1993**

## **SUPPORT SOUGHT FOR PRESERVATION**

**GLENDALE – After almost 20 years of debate, there is no dispute that preservation guidelines are needed in the village’s historic district.**

**Two proposed ordinances on the matter are at issue, and a local citizens group wants voters to decide Nov. 2.**

**The group, Friends of Glendale, submitted an initiative petition last week asking voter support of an ordinance written by the Glendale Heritage Preservation (GHP).**

**The citizens group opposes an ordinance being written by the village planning commission because it does not establish a preservation panel, said Stan B. Grueninger, the groups’ chairman and GHP president.**

**Grueninger said the Glendale Historic District – 392 acres and designated as a National Historic Landmark in 1974 – has been unprotected for about 20 years, and it is time that legislation is adopted.**

**Suburban Press, September 2, 1993**

### **GLENDALE ACCORD NEAR ON HISTORIC PRESERVATION LAW**

**Village of Glendale officials plan to make final revisions in a proposed historic preservation ordinance at a 6 p.m. meeting of the Planning Commission next Tuesday, take further action at the 7:30 p.m. village council meeting and remove a similar ordinance from the Nov. 2 ballot on Wednesday.**

**“No one really wanted a public vote on this,” said Grueninger. “Both sides have made adjustments and I think we’ll end up with an effective instrument to protect our landmark historic district. The village will be making a terrific step forward.”**

**Main details of the agreement between village officials and The Friends of Glendale group are expansion of the planning commission from five to seven members appointment by the mayor subject to approval by the village council, election of planning commission officers annually by planning commission members, designation of the planning commission to administer the historic preservation ordinance, and application for CLG status.**

**Under the ordinance, applications for construction and renovations in the historic district would be reviewed as to “appropriateness” to preservation of the district’s historic character.**

## Glendale Ordinance.

### §154.41 PURPOSE AND INTENT.

(A) The purpose of this section is to preserve and protect the historic character of the entire National Historic Landmark District in the village, and any subsequently designated local historic district(s), identified landmarks, pivotal buildings, historic sites and contributing buildings as well as landmark and historic sites that may be located in or outside of the National Historic Landmark District. The existing National Historic Landmark District includes that portion of Glendale which is the Glendale Historic District listed in the National Register on July 20, 1976 and designated as a National Historic Landmark on May 5, 1977. In order to preserve and protect the historic character of existing and future historic districts and landmarks, both in or outside of the Historic District, the regulations of this section are imposed in addition to those of the other zoning regulations.

(B) The character of the village is directly linked to the economic, social, historical and cultural health and well-being of the community. This section, therefore, establishes procedures to maintain the historic character of the village and obtain the following objectives:

(1) To maintain and enhance the distinctive village plan and pattern of development and the character of historic districts and landmarks in the village.

(2) To safeguard the architectural integrity of the village's pivotal buildings and contributing buildings within the historic district(s).

(3) To safeguard the heritage of the village by preserving sites, buildings, objects, landscapes and works of art that reflect elements of the village's cultural, social, economic, political or architectural heritage.

(4) To seek alternatives to demolition or incompatible alterations within the historic district(s), and to landmarks, pivotal buildings and contributing buildings before such acts are performed.

(5) To afford the widest possible scope of continuing vitality through private renewal and architectural creativity within appropriate controls and standards.

(6) To encourage the use or appropriate development of vacant properties in accordance with the character of the historic district(s), landmarks and pivotal building.

(7) To combat urban blight caused by neglect of aging buildings, sites and districts and their setting.

(8) To encourage investment in historic resources and strengthening of the village's economy.

(9) To enhance the environmental and aesthetic quality of the village.

(10) To stabilize and improve property values.

(11) To promote preservation and continued use of pivotal public buildings such as school, railroad depot, town hall, police station and others.

(12) To protect public health, safety, prosperity, and welfare.

(C) It is the further intent of this section to discourage the construction of major new buildings on lots containing pivotal buildings and the subdivision of lots containing pivotal buildings for the construction of new buildings in close proximity to any pivotal buildings.

(Ord. 1993-52, passed 11-4-93; Am. Ord. 2001-40, passed 4-1-02; Am. Ord. 2004-09, passed 6-7-04)

**Cincinnati Post, September 22, 1994**

### **GLENDALE RECEIVES HISTORIC DESIGNATION**

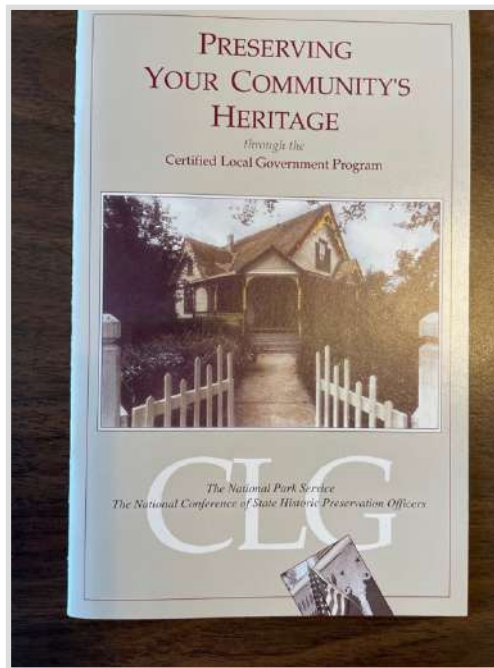
**The National Park Service and the Ohio Preservation Office has approved Glendale's application that it be designated as a Certified Local Government under the National Historic Preservation Act. (September, 1994)**

**As a Certified Local Government, Glendale enters into a formal partnership with the state and U.S. governments to identify and preserve historic places in the community, officials said.**

**The partnership provides technical assistance to Glendale and makes it eligible for a pool of Federal Historic Preservation Fund competitive grants set aside for Certified Local Governments.**

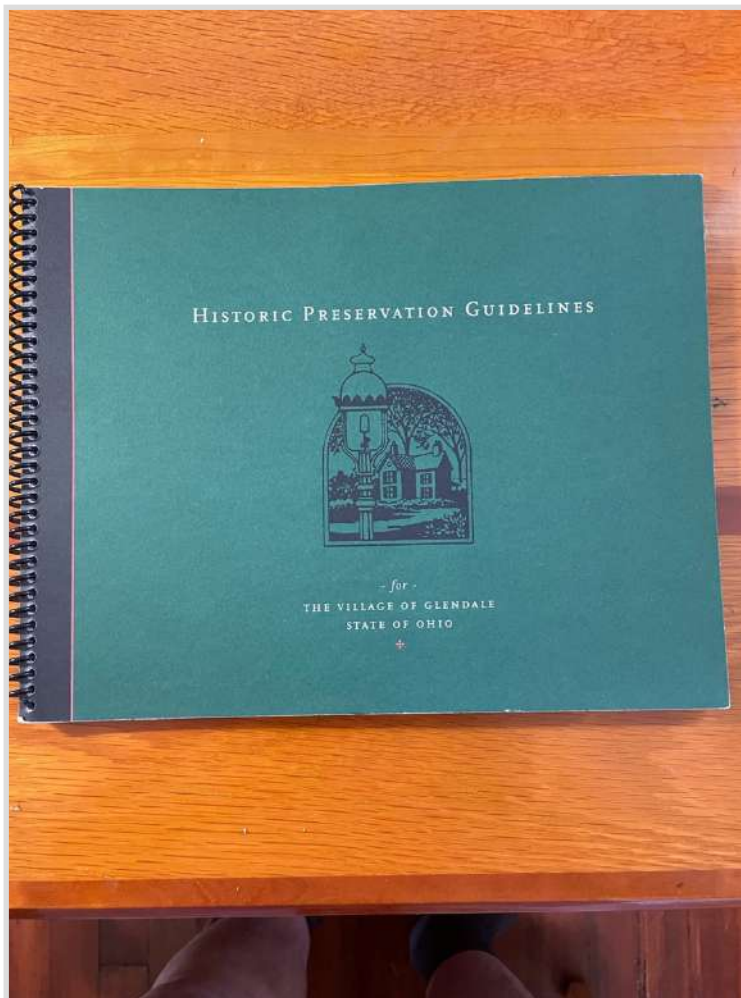
**Glendale joins other municipalities like Cincinnati and Montgomery by becoming one of 20 Certified Local Governments in the state.**

**Certified Local Government supported activities include resource surveys, preparation and comment on nominations to the National Register of Historic Places, design review and development of curriculum in historic preservation.**



## **HISTORIC PRESERVATION GUIDELINES**

**The Glendale Historic Preservation Guidelines booklet is used to inform residents of criteria the GPHPC uses in evaluating proposed changes to property in the Historic District. GHP contributed significantly to the content of the Guidelines and made a major financial contribution to the original printing of the Guidelines. The Guidelines are now available online at the Village web site.**



**“Glendale has a responsibility to itself – to cherish this gift of the past, to enjoy what it is today and to preserve its charm and character for our children’s children. That is why the Glendale Village Council passed an ordinance in 1993 to protect the historic district through the zoning code. This handbook, which supplements our local historic legislation, is another important means to fulfill that responsibility.”**

**Doreen Gove, Founder Glendale Heritage Preservation**

# Glendale Planning And Historic Preservation Commission

## **MATTERS BEFORE THE GPHPC**

Materials related to pending GPHPC matters will be posted here.

## **ABOUT THE COMMISSION**

The Glendale Historic District was established in 1977 when the Village's Historic District received National Historic Landmark status from the National Park Service. The Glendale Historic District includes some of the oldest and most architecturally significant homes in the Village. Several years after National Historic Landmark status was granted, the Village established a local historic district along the same boundaries and became a Certified Local Government for historic preservation. The Glendale Planning and Historic Preservation Commission (GPHPC or Planning Commission), established in 1993 by ordinance, serves as the official Historic Preservation Commission for the Village of Glendale Historic District. Planning Commission also serves as the reviewing body for all exterior building permit applications within the Glendale Historic District.

Made up of planners, architects and experts in historical preservation, the Planning Commission follows the Village's [Historic Design Guidelines](#) when reviewing building permits for appropriateness. These guidelines provide detailed considerations for a wide variety of home improvement projects and ensure that the Village's unique historic architecture remains preserved.

The primary responsibility of the Planning Commission is the enforcement of these guidelines through Appropriateness Reviews for projects within the Historic District. These reviews are required for nearly all building permit applications for exterior renovation and construction projects. The only exceptions are provided for projects which replace "like and same", meaning there is not a change in material or architecture. The Village Administrator determines if a project application meets this condition.

Planning Commission regularly meets every month, on the first Monday of the month. The meetings are held at 5:30 p.m. at 80 E. Sharon Road, Glendale, Ohio 45246. If you are applying for a building permit within the