

**MINUTES**  
**Meeting of the**  
**HISTORIC PRESERVATION COMMISSION**  
**January 18, 2023**

The City of Wyoming Historic Preservation Commission (HPC) met on Wednesday, January 18, 2023 in the City Building Conference Room. The meeting was called to order at 7:00 p.m. by Cathy Ramstetter, Chair of the HPC. Attendance was as follows:

**HISTORIC PRESERVATION COMMISSION MEMBERS:**

Gene Allison  
Maureen Geiger  
LaBecca Hall  
Rachel Kennedy  
Melissa Monich  
Cathy Ramstetter, Chair  
Jim Walton

**STAFF:**

Tana Bere, Community Development Specialist

**APPROVAL OF PRIOR MEETING MINUTES**

Ms. Geiger moved to approve the October 19, 2022 HPC-ARB meeting minutes as amended, seconded by Ms. Monich. All members voted yes. The motion passed.

**MASTER PLAN IMPLEMENTATION – REVIEW AND DISCUSSION**

Ms. Bere led the review of the Master Plan Implementation Matrix specific to the HPC. She reminded the Members that each year they review the Master Plan objectives to guide the Commission’s work for the upcoming year and track the progress that was made. Last year, the HPC decided to focus on education, updating the Historic Design Guidelines, and Historic Preservation awards.

Mr. Allison asked if the City could hire an intern or co-op to help with some of the objectives like re-surveying the Historic District. Ms. Bere said that the City recently had a co-op in the Community Development Department and intern in the Water Department, and that it is a possibility. The members agreed that is a great suggestion. Ms. Ramstetter recommended contacting Becky Johnson, who teaches at NKU in the Public History Department and may know of interested students.

The members discussed Objective 3, Strategy C to identify the positive aspects of the railway system, its history as it relates to the founding and development of the community and explore opportunities to capitalize on these attributes. Ms. Kennedy said there was a missed opportunity with the new playground at Crescent Park to include trains in the design. She

noticed that every time a train passes that kids of all ages stop and watch it go by. Ms. Ramstetter said she was surprised a train structure was not incorporated into the new playground and she hopes one will be at the Village Green. The City of Dublin, Ohio and the Columbus, Ohio Metro City Park are examples of promoting train culture with play structures. Ms. Bere said that several years ago the City considered buying a historic train station to reconstruct in Wyoming, but it was in a deteriorated state. Ms. Monich said it is interesting that the new performance pavilion at the Village Green is using the old train station as the design theme. Ms. Kennedy added this could be an opportunity to have a plaque to celebrate the train culture. Mr. Allison recalled the Architectural Review Board (ARB) review of the pavilion design and one of the members suggested a plaque.

Ms. Ramstetter asked if they could remove the necessary action step of reconstructing a train station since this was already explored and did not move forward. Ms. Hall explained that an old rail car could be donated and an ice cream stand or something similar could operate out of it on the Village Green. Ms. Bere said she can modify the action steps on the Implementation Matrix.

The members discussed Objective 5, Strategy B to re-survey the boundaries of "The Village" National Register of Historic Places (NRHP) Historic District. They agreed this could be a good project for a student to undertake. Ms. Bere said this is a large undertaking and we would have to determine the goal of the re-surveying and set parameters. She added that the Implementation Matrix lists considering additional/expanded period of significance to include mid-century architecture as a necessary action step. Ms. Geiger said she likes that idea but believes it would create a cumbersome number of reviews if mid-century homes were added. Ms. Monich said we could consider two groups: mid-century modern homes, Tudors, and Sears homes. Ms. Ramstetter suggested that instead of the City creating a new district and registering the properties, we set the period of significance and offer education to property owners wanting to become an individually designated historic property. Ms. Monich said she likes that idea and see if a critical mass registers.

Mr. Walton shared that the Historical Society is researching a new cutoff date for properties eligible to purchase a historical plaque. He asked the members if any property within the boundaries of the Village Historic District should be eligible to buy a plaque. Ms. Kennedy suggested there be two different plaques once the new dates are established to differentiate between contributing properties and those within the historic district but are not a contributing resource. Additionally, property owners that do not have historic properties may still want a plaque that promotes the Historic District because it is something to be proud of. Ms. Bere added that since Chapter 1336 was updated to include new construction, those properties would have gone through Historic Review and have a more sympathetic design.

Ms. Ramstetter proposed a Fall Festival booth that explains how a property gets listed on the National Registry. Ms. Bere explained that Object 6, Strategy B is to investigate additional

methods to encourage property owners to maintain the historic character of their homes. In 2019, the HPC had a Fall Festival booth on window restoration and had someone in the field attend. Based on a survey, residents were most interested in acquiring a copy of the Design Guidelines for Historic Properties; preservation challenges related to energy efficiency; learning how to research one's historic home; and exterior color schemes for historic homes. Ms. Bere said learning how to research one's home and having a property listed on the National Register could be good topics for a Fall Festival booth based on the member's and resident's interests. We could investigate having a preservationist educate the members on the process to register a property and/or attend the festival.

Ms. Bere asked if there are members interested in joining a subcommittee to plan this year's Fall Festival booth. Ms. Ramstetter, Ms. Geiger, and Ms. Hall volunteered for the subcommittee. Ms. Bere will send out an email to schedule a February meeting.

Mr. Allison said that we have accomplished Objective 6, Strategy C-1 when the ordinance was updated to streamline the review process. Ms. Bere said she will add that update to the Implementation Matrix.

Ms. Monich recalled discussing the benefits of becoming a Certified Local Government (CLG). Ms. Bere explained that when the HPC researched it in the past, City Council was not interested in becoming a CLG. Mr. Allison asked if the City has a contact at the Village of Glendale to discuss their experience. Ms. Bere said she will reach out to them and see if they are able to attend a future HPC meeting to give their insight on CLGs.

### **MISCELLANEOUS**

Ms. Bere shared she is working on a What's Up Wyoming article to promote the updated Historic Design Guidelines.

Ms. Bere reminded the members of the Historical Society's Speaker Program. The upcoming program is covering LEED Renovations in Historic Homes on Thursday, January 26th at 7 p.m. at the Civic Center. She will be attending to promote the updates Historic Design Guidelines and answer questions.

### **ADJOURNMENT**

Mr. Allison moved to adjourn the meeting, seconded by Ms. Geiger. The motion passed unanimously. The meeting adjourned at 8:03 p.m.

Respectfully submitted,

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Tana Bere,  
Community Development Specialist

Secretary of the January 18, 2023, HPC Meeting

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Cathy Ramstetter,  
Chair of the Historic Preservation Commission