

MINUTES
Joint Meeting of the
HISTORIC PRESERVATION COMMISSION & ARCHITECTURAL REVIEW BOARD
May 17, 2023

The City of Wyoming Historic Preservation Commission (HPC) and Architectural Review Board (ARB) met on Wednesday, May 17, 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
Melissa Monich
Cathy Ramstetter, Chair
Jim Walton

ARCHITECTURAL REVIEW BOARD MEMBERS:

Gene Allison
Mark Browning
Scott Kyle

ABSENT:

Maureen Geiger
LaBecca Hall
Rachel Kennedy
Dean Lutton, Alternate

STAFF:

Tana Bere, Community Development Specialist

OTHERS:

Sara Aschliman, 434 Springfield Pike
Mehdi Baladi, 134 E. Mills Avenue
Jason Bailey, 10450 Fallis Road
Gail Bason, 126 E. Mills Avenue

APPROVAL OF PRIOR MEETING MINUTES

Mr. Allison moved to approve the October 19, 2022 HPC-ARB meeting minutes, seconded by Mr. Kyle. All members voted yes. The motion passed.

Ms. Ramstetter moved to approve the January 18, 2023 HPC meeting minutes, seconded by Mr. Allison. All members voted yes. The motion passed.

434 SPRINGFIELD PIKE, UNIT A: APPLICATION TO REPLACE THE FRONT DOOR AND WINDOWS ON A PROPERTY LOCATED IN THE VILLAGE HISTORIC DISTRICT

Ms. Ramstetter provided the background of the request. Sara Aschliman, owner of the subject property and Architect, is requesting Historic Review to replace the front door and windows fronting Springfield Pike. According to the Hamilton County Auditor, the one-story building was constructed circa 1940. The building has a simple glazed masonry façade and large storefront windows. The applicant is converting the building for a retail tenant, and scope of the exterior work includes replacing the existing aluminum frame single pane windows and doors with new energy-efficient window units and installing new signage.

The proposed change exceeds 25% or more of the exterior walls of the front elevation, and therefore requires Historic Review.

Ms. Aschliman explained that she has a new tenant, The Sticker Shop, and wants to update the façade. It will have stationery, gifts, workshops, and an interior connection with the Wyoming Community Coffee (WyCoCo) next door. It will most likely have a push button door to be ADA compliant. Mr. Brown asked if the door would swing in or out. Ms. Aschliman said it will swing out.

Mr. Kyle asked if the colors would complement WyCoCo. Ms. Aschliman said the window and door frames will be dark like the coffee shop. The paneling at the bottom on the building and at the top near the signage will probably be a dark teal color. Mr. Browning asked why the panels will not be the same as the panels next door. Ms. Aschliman explained she is trying to give some discretion to the tenant. It will play off the color scheme of other surrounding properties (the Work + Shop and "Be") by incorporating dark greens into the design. Mr. Browning asked if the WyCoCo sign has dark bronze or black. Ms. Aschliman stated it is dark gray and behind the "coffee" portion of the sign is copper.

Ms. Aschliman described the two options for the wall sign. Mr. Allison said he prefers the option that does not break the top of the stone wall. Ms. Aschliman confirmed that the most recent version does not break the wall and that is the placement she intends to use. Ms. Bere noted that internally illuminated signs are not permitted in the Historic District. Mr. Browning asked how the sign would be lit. Ms. Aschliman responded that she asked her signage representative to explore options for spot lighting. Mostly likely the fixtures will be below on either side of the paneling and lit upward.

Mr. Kyle asked about the moulding. Ms. Aschliman said it depends which company she chooses for the project. If Ryan's All Glass does the replacement, then it is a whole unit; and if her other quote is selected, then it is a series of windows with framing in between. Also, if an automatic door is used then there would have to be some framing in between. The members agree they prefer the thicker framing.

Ms. Bere read Dean Lutton's comments aloud. He said he is in favor of the updated façade. He is curious what color the painted trim and lower panels will be. Ms. Bere said these items have already been addressed in tonight's discussion.

Mr. Allison questioned if the gas meters in front of the store can be moved. Ms. Aschliman said she is trying to relocate the gas meter, otherwise it will be obscured with a built-in planter on both sides.

Mr. Kyle made a motion to approve the design for the storefront as submitted with the signage option that does not break the top parapet and the option with the wider mullions is preferred, seconded by Ms. Ramstetter. All members voted yes. The motion passed.

134 E. MILLS AVENUE: APPLICATION TO ALTER THE EXISTING DETACHED GARAGE ON A PROPERTY LOCATED IN THE VILLAGE HISTORIC DISTRICT

Fatemeh Hajihosseini and Mehdi Baladi, owners of the subject property, originally requested Historic Review to demolish the existing three-car detached garage and construct a new three-car detached garage in the same location. Since the application was submitted, they changed the project scope to keep the existing walls and foundation and construct a new roof, which is not an in-kind replacement. In the future they intend to add solar panels to the roof of the garage. According to the Inventory Form, the home was constructed circa 1890 and is an outstanding example of a Victorian Queen Anne located on a street with a mixture of scale and style homes. Located on the far left of the property is a three-car garage which has a clipped gable roof with asphalt singles and shipboard frame. The proposed change exceeds 25% of the roof as viewed in the front elevation and 50% of the roof as viewed in the side elevation, and therefore requires Historic Review.

Mr. Baladi explained that they love their garage, but a bad storm caused trees to fall and damaged the garage. The roof is beyond repair, so they want to take the opportunity to update the structure and add more surface area for the installation of solar panels. The height of the proposed roof will remain the same as the existing roof which is 17' at the highest point. Mr. Kyle commented that there are no heights provided on the drawings. Mr. Baladi confirmed that the highest point is no taller than the existing garage. The drawings are deceiving and make it appear higher. Ms. Bere added that she has been in contact with Mr. Baladi, and he is still working on creating a survey-based site plan. The site plan before you shows a 6' side yard setback.

Ms. Bere explained that there are a few sections of the Zoning Code that apply to this application. Chapter 1336 which requires Historic Review for the roof replacement, Chapter 1183 which determines the setback requirements, and Chapter 1177, in this instance, allows the nonconforming structure to be repaired. Under the current Code, a 10' side yard setback is required for this garage. However, since the reproduction value is under 50% and the nonconformity is not being increased, the garage can remain in its current location. In their original proposal where they were only keeping the existing slab, they are required to meet

the current setbacks and utilizing the existing slab would require a variance. Additionally, Section 1183.17(a)(1)A regulates the installation of solar panels on properties within the Historic District.

Ms. Bason asked why there is a significant extension off the back of the garage. Mr. Baladi said to allow for more solar panels. Mr. Browning asked if there is a specific number of solar panels needed. Mr. Baladi replied as many as possible. Ms. Bere clarified that the solar panels are not shown on the plans and will require Historic Review.

Ms. Bere shared the review comments from the absent members. Ms. Geiger wrote, "The garage design does not reflect the Victorian era house that it belongs to. The stated "minor alteration to the roof layout" is not minor in aesthetics. The modern design of a minimalist shed roof is out of line with the Victorian era and succeeding eras when carriage houses and Model-T garages were built in this neighborhood. It would be a beautiful design for a modern dwelling (sans the garage door's colonial-style trim panels [that continue to miss the correct historical era]). This is a lost opportunity to carry over some of the beautiful Victorian details from the house (even though maximalist design is not today's current trend). Corner boards, roof types/slopes, bands of shingles, decorative brackets, and flared decorative eaves are all design elements that could be pulled from the house. Solar panels could still be incorporated on the south facing roof slopes of both the house and garage."

Ms. Ramstetter asked if the applicant is willing to add Victorian design elements. Mr. Baladi replied that they can add additional elements, but their biggest concern is maximizing the surface area for the solar panels. Using an A-frame roof would cut that area in half and the rest of the backyard is heavily shaded. Mr. Allison asked if they considered putting solar panels on the roof of the house. Mr. Baladi stated their roof is slate and that would not work. He plans on replicating the white cladding and keeping all the garage windows. The side windows are not shown on the elevations. Ms. Bere said these details need to be added to the drawings.

Mr. Lutton wrote, "Due to the roof slope and the tall rear wall and roof overhang, I am interested in what the neighbors, especially 21 Burns, 25 Burns, and 126 E. Mills think of the proposal. The plans, elevations, and sections do not indicate the height of the structure or the rear wall. The shed roof has a distinctly different aesthetic than the existing clipped gable roof. Roof type aside, the proposed roof more than doubles the height of the roof itself (not the building height but the roof dimension). While the impact may be minimal to the street, both E. Mills and Burns Avenues, the surrounding neighbors have a very different experience than the existing conditions. The proposed will have all rainwater directed to the front gutter. How/where is that water directed? Is there an intent on the color scheme for the structure and they type/color of roof shingles?" Mr. Baladi said the color scheme will not change. The stormwater will be addressed with a new French drain. Mr. Browning asked if the existing garage has gutters. Mr. Baladi said it does not.

Mr. Kyle said they are looking for some consistency with the design of the house. Mr. Bailey, the contractor, suggested clipping the corners so the roof appears gabled from the street. Mr. Allison said he has an issue with the scale of the garage. He is worried about the reflection of sunlight with the solar panels and the amount of snow that would come down in front of the garage doors. Mr. Baladi reiterated that you won't be able to see the garage from the street. Mr. Browning said in the winter you will be able to see it and it is out of place for the Historic District. He is struggling with the design, especially the overhang.

Ms. Bason asked how many rows of solar panels are planned. Mr. Baladi answered four rows, essentially covering the whole roof. The number of panels could be scaled back but then the system will not pay for itself. Mr. Browning said he would have an issue with this design anywhere and is especially problematic in the Historic District. He appreciates the garage is far from the street, but it is designed more for a solar panel array than a garage. Ms. Ramstetter read the design guidelines for roofing. The roof does not meet the first two guidelines. Mr. Kyle said it is not consistent with the existing structures and screening from landscaping does not change their charge.

Mr. Kyle made a motion to continue the review so that applicant can revise the design to be more consistent with the existing architectural design of the buildings on site, seconded by Ms. Ramstetter. All members voted yes. The motion passed.

Ms. Bere said she will try to schedule a meeting before the regularly scheduled meeting to work with Mr. Baladi's project timeline.

MISCELLANEOUS

Ms. Ramstetter gave an update on the Fall Festival subcommittee. They are no longer working on a contractor list and are planning to focus on the updated Design Guidelines, researching and registering a property, and connecting them with the Wyoming Historical Society. She is meeting with Brent Sears with Old School Craftsman, who is working on the porch at 22 Wyoming Avenue, to share how he does restoration and preservation.

Ms. Bere reminded the members that Historic Preservation Award nominations are due June 16. She will send an email with the link to the nomination page on the City's website.

Mr. Allison asked for an update on the valley, ridge, and edge treatment on the roof at 4 Worthington Avenue. Ms. Bere said she has been in contact with the owners, and they intend to make the corrections in July. They are aware we will not pass their final inspection until they comply with the approved plans.

Ms. Allison pointed out that 265 Elm Avenue has different patio doors than what are approved on their plans. Ms. Bere said she will contact the owners to correct it or they will have to come back to this body with the revisions.

ADJOURNMENT

Mr. Allison moved to adjourn the meeting, seconded by Mr. Kyle. The motion passed unanimously. The meeting adjourned at 8:17 p.m.

Respectfully submitted,

Tana Bere,
Community Development Specialist
Secretary of the May 17, 2023, HPC-ARB Meeting

Cathy Ramstetter,
Chair of the Historic Preservation Commission

Gene Allison,
Chair of the Architectural Review Board