

**MINUTES**  
**Joint Meeting of the**  
**HISTORIC PRESERVATION COMMISSION & ARCHITECTURAL REVIEW BOARD**  
**August 16, 2023**

The City of Wyoming Historic Preservation Commission (HPC) and Architectural Review Board (ARB) met on Wednesday, August 16, 2023 in the City Building Conference Room. The meeting was called to order at 7:06 p.m. by Cathy Ramstetter, Chair of the HPC. Attendance was as follows:

**HISTORIC PRESERVATION COMMISSION MEMBERS:**

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

**ARCHITECTURAL REVIEW BOARD MEMBERS:**

Gene Allison  
Mark Browning

**ABSENT:**

Maureen Geiger  
Scott Kyle  
Dean Lutton, Alternate

**STAFF:**

Tana Bere, Community Development Specialist

**OTHERS:**

Daryl Sams, 117 Stearns Avenue, Rain-Away Exteriors  
Amy Holman, 27 Walnut Avenue  
Donald Peairs, 24 Clark Avenue

**APPROVAL OF PRIOR MEETING MINUTES**

Ms. Monich moved to approve the June 21, 2023 HPC-ARB meeting minutes as amended, seconded by Mr. Allison. All members voted yes. The motion passed.

**27 WALNUT AVENUE: APPLICATION TO DEMOLISH THE EXISTING DETACHED GARAGE AND CONSTRUCT A NEW DETACHED GARAGE ON A PROPERTY LOCATED IN THE VILLAGE HISTORIC DISTRICT**

Ms. Ramstetter provided the background on the request. Andrew and Amy Holman, owners of the subject property, are requesting Historic Review to demolish the existing garage and construct a new 2-car detached garage in the southeast corner of the property. According to the Hamilton County Auditor, the residence was constructed circa 1870, and the detached garage was constructed circa 1960. We do not have an Inventory Form for this property. The proposed Change is to construct a new building, and therefore requires Historic Review. Ms. Ramstetter referred to the Historic Design Guidelines for accessory structures.

Ms. Holman explained the garage is slightly larger than the existing garage and would be 5' off the side and rear property lines. Ms. Bere confirmed that the proposed location is 5' from the property lines and the setbacks shown on the site plan are incorrect. Ms. Holman said that is correct. She added that there were two versions of the floor plans submitted by mistake and the correct one is the plan without the bathroom.

Ms. Holman added they designed the roof pitch and added additional detailing consistent with features found on the house. Mr. Allison asked what the driveway material will be. Ms. Holman said it will be concrete. Mr. Allison asked where the water from the roof runoff will be directed. Ms. Holman explained that it will be the same as the existing garage. Mr. Allison questioned the plan for exterior lighting. Ms. Holman said that it will have carriage lights that match the front of the house.

Ms. Kennedy stated that the windows do not match the existing windows. Ms. Holman said she was trying to match the house. Ms. Kennedy said the house is essentially a new construction and should match the former windows. Ms. Holman added that they have maintained the grid pattern. Mr. Browning said the existing garage appears to have no historic value and the proposed design is a large improvement that ties into the design of the renovation. It seems like the concern is the three small windows on the east elevation and if they should be more proportional to the windows on the west elevation. Donald Peairs added that no one will see the windows because of the neighbor's giant warehouse. Mr. Browning said he does not see the windows as a concern.

Ms. Ramstetter made a motion to approve the version of the design without a bathroom or any plumbing and has a 5' side and rear yard setback, seconded by Ms. Hall. All members voted yes. The motion passed.

### **127 STEARNS AVENUE: APPLICATION TO CHANGE THE ROOF MATERIAL OF THE RESIDENCE ON A PROPERTY LOCATED IN THE VILLAGE HISTORIC DISTRICT**

Ms. Ramstetter provided the background on the request. Neil and Pamela Kool, owners of the subject property, are requesting Historic Review to replace the existing slate roof with asphalt shingles. According to the Inventory Form, the Victorian Italianate home was constructed circa 1875, and lists the roof as an important feature. It describes a multi-gabled roof with projecting pedimented wall dormer (slate sides) eyelid dormer with Adam window and double arched windows on third floor. There is a flashing ridge; corbeled chimney;

multiple scrolled brackets on three sides of cornice with heavy returns; 2-story bays on the west and east sides; and decorative open front porch with a tin roof. The proposed Change exceeds 25% of the roof as viewed in the front elevation and 50% as viewed in the side elevation, and therefore requires Historic Review.

Ms. Ramstetter referred to the Historic Design Guidelines for roof replacements.

Ms. Monich asked if the work was already underway. Ms. Ramstetter confirmed that they started the project without any approvals and part of the roof has already been removed. Ms. Bere explained that she contacted the Kool's when the construction was brought to her attention. Subsequently, the Kool's had to stop construction, cover the roof, and submit for Historic Review.

Daryl Sams, Contractor, was there on behalf of the Kool's. Ms. Kennedy asked what was done with the removed slate. Mr. Sams said it is in the landfill at this point. Mr. Allison said he walked by the construction and saw the slate being thrown on the ground and shattering. Many people in the City would want slate tiles. Mr. Sams said they are welcome to buy the slate. It takes a lot of extra time to salvage the slate from the roof without damaging it. Mr. Allison said Durable Slate and HKS buy slate, and he should try to salvage it.

Ms. Hall asked if it was common for work to be done without a permit. Mr. Sams said he faxed in a permit on June 1, 2023 but the City apparently never received it. Ms. Bere stated the City had no record of the application and that the applicant never received a permit or any correspondence regarding the application. She explained that they discover numerous projects a year that are started without a permit. When that happens, they start by reaching out to the homeowner.

Mr. Sams added they intend to have a standing seam roof on the front and side porches. Currently, the side porch has asphalt shingles, and the front porch is metal. He provided a sample of the selected shingle which matches the back porch addition. He showed on an aerial image of the portions of roof where they already removed the slate roof. It is roughly about 50% of the roof and from the ridgeline back.

Ms. Hall asked why the homeowners wanted to remove the slate. Mr. Sams explained that the house is 150 years old, and the slate was at the end of its lifespan. Ms. Ramstetter asked if it all must be replaced right now. Mr. Sams said they want to do it all at once.

Ms. Monich asked how much a new slate roof would cost on this house. Mr. Sams replied \$150,000 to \$200,000. Ms. Monich asked if there was precedent from approving other materials. Ms. Bere said the most recent example is the roof replacement at 4 Worthington Avenue. Mr. Browning said that case was more dire as the owners were considering tearing the building down due to fire damage. Ms. Kennedy asked what the examples of shingle roof replacements on Stearns Avenue are referenced in the application. There are not many houses on this street and the one next door is new construction. Ms. Ramstetter said the

house directly across the street has a shingle roof. Ms. Kennedy said that there are plenty of houses, and even a church in the Village that maintain their slate roofs.

Ms. Ramstetter reminded the members that before the review thresholds were changed, many roof replacements did not trigger Historic Review.

Mr. Browning said the the issue is the wording of the ordinance and some of the design guidelines are conflicting. The members discussed the guidelines and their duties outlined in Chapter 1336 of the Code. Ms. Kennedy said that the applicant has not demonstrated there are no reasonable alternatives or that the Change would not be detrimental to the Historic District. The property is contributing, and she warned of the precedence approving this application would create.

Mr. Walton said that the problem with slate roofs is that they cost five times more than a typical asphalt shingle roof. This is a tremendous financial burden to the homeowner. Ms. Kennedy asked if they considered repairing it over a period and how substantial the damage is. She said they are missing a lot of information in this request.

Mr. Allison said based on the photos, the slate appears to be in decent shape. He clarified that it is the flashing and valleys that are the issue. He asked Mr. Sams if he had ever replaced these on a slate roof. Mr. Sams explained that he has but a large area of slate must be pulled out around the valley, and it is extremely labor intensive. Ms. Kennedy said they should provide quotes for these scenarios for them to evaluate. It is evident the homeowners care about their property and have made other improvements since purchasing the property, which is why they won a Historic Preservation Award last year.

Mr. Browning asked the intent with ridge detail and if it will be replicated. Mr. Sams said it will not be replicated and a standard double thickness ridge cap is intended. Mr. Browning said that does not begin to match what is there and there has been no regard for the historic district. Mr. Allison said that he agrees with Mr. Browning and the ridge treatment is distinctive to the house and should be replicated if not salvageable. He also asked if they could keep slate on the front of the house because it had not yet been removed and it is the most visible portion of the roof.

Mr. Allison asked about the plan for the box gutters. Mr. Sams said they will remain but will likely need some repairs. Mr. Allison asked if there is a plan to add vents. Mr. Sams said he does not see a way to add vents, but the owner does want to add insulation that would be completed by a different contractor.

Mr. Browning said he is having a difficult time with work being started without a permit. However, he can understand the 150-year-old roof needs to be replaced and he appreciates that the proposed shingle is not inexpensive but their responsibility to maintain the historic integrity of the district. He would have liked the homeowners to be present to explain the circumstances for the removal and to have tried to replicate details where they could.

The members discussed the actions they could take. Ms. Bere reminded the members that if they vote to deny the request, the owners cannot come back with a similar request for an asphalt shingle roof. Mr. Sams was in favor of a continuance so they can have the opportunity to provide additional options, details, and for the homeowners to be present.

Ms. Monich made a motion to grant a continuance, seconded by Mr. Browning. Ms. Hall and Ms. Kennedy voted no. All other members voted yes. The motion passed.

### **REVIEW HISTORIC PRESERVATION AWARD NOMINATIONS**

Ms. Bere shared that we received three Historic Preservation Award nominations. The nominations were for 35 Springfield Pike, 316 Worthington Avenue, and 22 Wyoming Avenue. The HPC members discussed each nomination and selected 316 Worthington Avenue for the 2023 award.

### **MISCELLANEOUS**

Ms. Ramstetter provided an update on the Fall Festival subcommittee's progress. The owner of Old School Craftsman, who did the porch restoration at 22 Wyoming Avenue, is going to be a guest at our booth. He is going to create a video showing some of his in-kind replacements on historic houses. She also asked for volunteers for 2-hour slots during the festival.

Ms. Bere said that she met with the owners of 4 Worthington Avenue. They are still working on correcting the roof to match the approved design.

### **ADJOURNMENT**

Mr. Allison moved to adjourn the meeting, seconded by Mr. Walton. The motion passed unanimously. The meeting adjourned at 8:23 p.m.

Respectfully submitted,

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Tana Bere,  
Community Development Specialist  
Secretary of the August 16, 2023, HPC-ARB Meeting

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Cathy Ramstetter,  
Chair of the Historic Preservation Commission