

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD**  
**May 12, 2022**

The Wyoming Architectural Review Board (ARB) met on Thursday, May 12, 2022 in the City Building Conference Room. The meeting was called to order at 7:00 PM by Chair Gene Allison. Attendance was as follows:

**MEMBERS:**

Gene Allison, Chair  
Mark Browning  
Scott Kyle  
Dean Lutton, Alternate

**STAFF:**

Megan Statt Blake, Community Development Director  
Rusty Herzog, City Manager

**REVIEW OF A DEVELOPMENT PLAN APPLICATION IN ACCORDANCE WITH CHAPTER 1133 OF THE WYOMING CODIFIED ORDINANCES FOR THE VILLAGE GREEN LOCATED AT 412 WYOMING AVNEUE**

Ms. Statt Blake explained that the ARB last saw this project when the proposed gazebo demolition was reviewed in conjunction with the Historic Preservation Commission in September 2021 as part of the Chapter 1336 Historic Review. Tonight's review is to consider the full Development Plan under the provisions of Chapter 1133, particularly the proposed performance pavilion. The Development Plan was reviewed by Planning Commission on May 2, and are comfortable with the concept and have requested ARB's input on the following:

1. Architectural review of the performance pavilion.
  - a. Whether materials correspond to the Wyoming Avenue business district.
2. Size and configuration of the landscaped area around the wellhead. Specifically, whether the hardscape be increased to provide more seating area or decreased to maximize the "green" element and park-like setting.
  - a. Whether the width of the proposed hardscape coupled with the existing sidewalk at the southeast corner of the property is correctly proportioned and integrated with the site.
3. Effects of narrowing Oak Avenue between Wyoming Avenue and the driveway to the 500 Wyoming Avenue parking lot.
4. Any other design elements identified by the ARB.

Mr. Herzog shared that the project is at 60% of design, and should be proceeding to 100% design soon. He does not feel that the pavilion design can be changed at this point, since the design was the winner of a public design contest sponsored by the City in 2019.

Mr. Browning appreciates the concept of the overall project in terms of site layout, but expressed concern with the design of the pavilion in that it feels generic and he believes it

should be reworked to be a civic focal point for the community. He is also concerned about the acoustic design in terms of directing sound towards the audience. Mr. Lutton understands that there was a winning submission, and would find it helpful to understand how the selection was made in comparison or in contrast to other submissions.

Mr. Herzog noted that the winning submission was used as part of initial fundraising for the Village Green renovation, for which approximately \$180,000 has been raised. So there is a concern of balancing the results of the contest, the initial fundraising, and the need for public input and appropriate review of the Development Plan. The City did not ask its project architect to consider veering from the winning design. A 'living wall' is no longer proposed to be within the pavilion, it would possibly be located elsewhere near the pavilion.

Mr. Browning expressed that the pavilion will be a centerpiece and needs to function as a performance space (including acoustics and storage) and relate to the history of Wyoming. How do you give it character and make it look like it belongs in Wyoming? Better reflecting the community may lead to better fundraising. Mr. Lutton noted the exposed steel columns may not fit with the architectural character of the neighborhood. Mr. Kyle noted that the context is varied and challenging – what cues do you draw from? Though it should be 'of substance', which is subjective, but can be found with a visual survey of the community and can be complimentary to the neighborhood. The new pavilion needs to work well and serve the community for a long time. It would be helpful to know the general scope of programming that is planned for the new performance pavilion (i.e. music, theater, dance, speech), as that should guide the design. Revisions to the proposed lighting was discussed. If there is to be lighting, it should be directional and not project outward toward the audience. Mr. Herzog will provide this feedback to the project architect.

Discussion following regarding the size and configuration of the landscaped area around the wellhead and whether there should be more or less hardscape in that area. The members determined that the hardscape as designed is best. Discussion continued regarding the potential narrowing or closing of a portion of Oak Avenue, and the members concluded that the design as proposed should proceed without significant changes vis-à-vis the future use of Oak Avenue. Mr. Lutton suggested carrying the existing pavers up the Oak Avenue sidewalk to the north end of the Village Green property. Mr. Lutton noted that the existing ADA parking space in parking lot to the west of the Green could be improved and/or relocated in order to have an accessible path and not require a wheelchair user to have to go behind vehicles in order to access the park.

Mr. Browning moved to approve the overall concepts and requests the City seek design alternatives for the performance pavilion which better integrate with the community and is designed for the intended use of the pavilion; provide walking pass-throughs in the landscaping between the Village Green and Oak Avenue; and differentiate the intended seating area from the remaining paved areas and pathways utilizing varied paver or concrete finishes. Mr. Kyle seconded the motion. The motion passed unanimously with Mr. Browning, Mr. Allison, and Mr. Kyle voting in the affirmative.

**MISCELLANEOUS**

Mr. Lutton noted the Chapter 1139 provision for there to be a secretary to the ARB. Mr. Kyle moved to assume the role of secretary. The motion was seconded by Mr. Browning and passed unanimously.

**ADJOURNMENT**

Mr. Browning moved to adjourn the meeting, seconded by Mr. Kyle. The motion passed unanimously. The meeting adjourned at 8:32 PM.

Respectfully submitted,

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Megan Statt Blake,  
Community Development Director  
Secretary of the May 12, 2022 Meeting

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Gene Allison,  
Chair of the Architectural Review Board