

MINUTES
Joint Meeting of the
HISTORIC PRESERVATION COMMISSION & ARCHITECTURAL REVIEW BOARD
August 17, 2022

The City of Wyoming Historic Preservation Commission (HPC) and Architectural Review Board (ARB) met on Wednesday, August 17, 2022, in the City Building Conference Room. The meeting was called to order at 7:00 PM by Cathy Ramstetter, Chair of the HPC. Attendance was as follows:

HISTORIC PRESERVATION COMMISSION MEMBERS:

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

ARCHITECTURAL REVIEW BOARD MEMBERS:

Mark Browning
Scott Kyle
Dean Lutton, Alternate

ABSENT:

Gene Allison

STAFF:

Tana Bere, Community Development Specialist

OTHERS:

Steve Houk, 316 Worthington Avenue

APPROVAL OF PRIOR MEETING MINUTES

Mr. Kyle moved to approve the July 7, 2022, ARB meeting minutes as amended, seconded by Mr. Browning. All members voted yes. The motion passed.

Ms. Geiger moved to approve the July 20, 2022, HPC-ARB meeting minutes as amended, seconded by Mr. Browning. All members voted yes. The motion passed.

316 WORTHINGTON AVENUE: APPLICATION TO CONSTRUCT A REAR ADDITION ON A PROPERTY LOCATED IN THE VILLAGE HISTORIC DISTRICT

Ms. Ramstetter introduced the request. Steve and Sara Houk, owners of the subject property, are requesting Historic Review to demolish the existing one-story addition and construct a

two-story addition on the rear of the house. According to the Inventory Form, the Eastlake home was constructed circa 1890. The house is a good example of simple Victorian design and representative of a style duplicated on the street throughout the community. This property is contributing to the Village Historic District. The proposed addition exceeds 50% of the existing side elevation, and therefore requires Historic Review.

Mr. Houk added that they want to remove the back addition from 1968, which is not compatible with the house. The proposed addition is a more appropriate design, and the additional space will better meet their needs.

Ms. Bere said she received one comment from Charlie and Abby Jahnigen at 322 Worthington Avenue, directly east of the subject property. Mr. Jahnigen stated that "I am writing about the addition at 316 Worthington. The Houk's have shown us the plan and elevations and we fully support the project. The current rear addition was put on before Wyoming ARB and Zoning committees were in place and it does not fit the architecture of the original house or neighborhood. Replacing that addition with the current proposal will align architecturally and make 316 Worthington more attractive now and into the future."

Mr. Houk stated the siding will be a smooth concrete lap siding to match the existing structure. They are trying to carry over some of the original detailing onto the addition. Mr. Browning asked what material is proposed for the foundation of the addition and fireplace on the west elevation. Mr. Houk said concrete will be used for the new foundation and it is a 6' extension of the current foundation. The fireplace is proposed to have concrete lap siding to match the house. Mr. Lutton pointed out that the elevations do not call out the materials. Mr. Houk added that the roof on the addition will be shingle and the slate roof will remain on the house.

Ms. Geiger commented that the windows seem small. Mr. Houk said those are smaller because that is the master bedroom, and the windows are placed either side of the bed. The windows could not be any longer due to the roofline of the screened in porch and pitch of the roof on the house. Ms. Ramstetter asked if the new windows would have the same casing and trim as the existing windows. Mr. Houk stated that is correct but what she is referring to in Google Streetview is the storm window.

Mr. Browning said that since no floorplans were provided, it is hard to comment on the elevations. For example, the east elevation is a blank wall on the first floor, which seems odd, but it is unknown what the intended use is for that area.

Ms. Ramstetter shared comments provided by Mr. Allison, who could not attend the meeting. He commented that, "The addition does not concern me as long as the setbacks and other zoning requirements are met. They indicate that color and materials will be consistent between existing and new. The square windows on the east façade feel alien. Were

floorplans not submitted? The rear door on the east façade was not drawn in and a concern is other items might not be shown”.

Mr. Houk responded that floorplans were submitted with his building permit application. Mr. Lutton said there are overall site plans but there are not building plans in the package they received. Mr. Houk thought Historic Review did not require building plans and he did not include them with his application. Members viewed the floorplans that Mr. Houk had brought with him.

Mr. Lutton said the existing house has the trim work below the bay window and asked if something similar could be continued onto the back façade. This would help breakup the siding and add detailing. Mr. Houk said he would consider those improvements.

Mr. Browning stated he does not have a problem with the overall scale and massing. He is concerned about the lack of detail on the addition. There could be additional trim or banding added to pick up the horizontal lines and it would add a level of detail to the plain façade. Mr. Lutton asked if there would be a transition between the siding and the foundation. Mr. Houk said it would be identical to the existing detailing with a fascia board and siding that creates a drip edge. Mr. Lutton said he would feel more comfortable with the addition if the drawings showed all the proposed detailing. He agrees that from a massing standpoint the addition does a good job of staying behind the house, except for the fireplace on the west elevation.

The members discussed options for the fireplace. Mr. Lutton said there should be a foundation and not a boxed lattice below the chimney. If the chimney is going to be expressed, it be all vertical without the unnecessary bump out. Mr. Browning suggested eliminating the exterior chimney altogether by pushing the flue into the house. Ms. Geiger added that she is concerned with the chimney as shown. It looks like it is from the 1990s and seems out of place given it will prominent from the street. Mr. Houk asked if they would feel more comfortable with brick veneer. Ms. Kennedy asked the durability of the brick veneer. Mr. Kyle said if the material is actual brick then the durability is the same as a typical brick. Mr. Lutton stated the brick would be hard to match the quality and color of the existing brick. He suggested keeping the siding and eliminating the bump out so it blends in with the house.

Mr. Browning said they need to review plans with the level of detail discussed. This body is not here to design his plans and the architect needs to present revisions for them to react to. Ms. Bere said she can schedule a special meeting, if a continuance is granted, to work with Mr. Houk’s construction schedule. Mr. Houk said he is agreeable to a continuance and will have his plans revised in a few days.

Mr. Kyle made a motion to review this submittal again with revisions that address the exterior detailing discussed. Mr. Lutton seconded the motion. All members voted yes. The motion passed.

HISTORIC PRESERVATION AWARD NOMINATIONS

The HPC members discussed the three Historic Preservation Award nominations for the following properties: 237 Burns Avenue, 127 Stearns Avenue, and 303 Wyoming Avenue. Ms. Ramstetter asked if they could select more than one winner. Ms. Bere confirmed there can be more than one award winner. The members commended all the nominations for taking great care of their properties. They decided to recognize the properties where the focus was on maintaining the historic features and grounds of the home rather than new construction.

Ms. Ramstetter made a motion to select 127 Stearns Avenue and 303 Wyoming Avenue for 2022 Historic Preservation Awards. Ms. Monich seconded the motion. All HPC members voted yes. The motion passed.

Ms. Ramstetter said she will present the awards at the City Council meeting.

MISCELLANEOUS

Ms. Bere asked the members to look out for an email to schedule a special meeting for the continued review of 316 Worthington Avenue.

The members discussed having a booth at the Fall Festival. Ms. Bere said due to the short turnaround time and limited availability of members, the HPC should convene a subcommittee early next year to begin planning a booth for the 2023 Fall Festival.

ADJOURNMENT

Mr. Kyle moved to adjourn the meeting, seconded by Mr. Lutton. The motion passed unanimously. The meeting adjourned at 8:20 PM.

Respectfully submitted,

Tana Bere,
Community Development Specialist
Secretary of the August 17, 2022, HPC-ARB Meeting

Cathy Ramstetter,
Chair of the Historic Preservation Commission