

MINUTES
Joint Meeting of the
HISTORIC PRESERVATION COMMISSION & ARCHITECTURAL REVIEW BOARD
September 21, 2022

The City of Wyoming Historic Preservation Commission (HPC) and Architectural Review Board (ARB) met on Wednesday, September 21, 2022 in the City Building Conference Room. The meeting was called to order at 7:03 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

ARCHITECTURAL REVIEW BOARD MEMBERS:

Gene Allison
Mark Browning
Dean Lutton, Alternate

ABSENT:

Scott Kyle

STAFF:

Tana Bere, Community Development Specialist
Kenzie Eberhart, Community Development Intern

OTHERS:

Amy Holman, 35 Vale Avenue
Abraham Kuranga, 265 Elm Avenue
David Burwinkel, 332 E 8th Street
Anne & Fred Strouse, 37 Walnut Avenue
Don & Mary Jo Peairs, 24 Clark Avenue
Sara Aschliman, 1042 Burns Avenue
Jen Harness, 117 Wentworth Avenue
Laura Skidmore, 40 Wilmuth Avenue

APPROVAL OF PRIOR MEETING MINUTES

Mr. Allison moved to approve the August 30, 2022 HPC-ARB meeting minutes as amended, seconded by Ms. Geiger. All members voted yes. The motion passed.

265 ELM AVENUE: APPLICATION TO CONSTRUCT AN ATTACHED DECK AND PERGOLA ON A PROPERTY LOCATED IN THE VILLAGE HISTORIC DISTRICT

Ms. Ramstetter reminded the members of their duties and responsibilities when reviewing a request. She read the provisions of 1336.07(c) of the Code which specifies when the HPC and ARB may approve an application for Historic Review.

Ms. Ramstetter introduced the request. Abraham Kuranga, Forty Nine Properties & Acquisitions LLC, owner of the subject property, as represented by Architect David Burwinkel, is requesting Historic Review to construct an attached deck and pergola on the front of the house. The property is located on a corner lot and has two front elevations. The proposed deck and pergola addition exceed 25% of the front elevation fronting Burns Avenue, and therefore requires Historic Review. According to the Inventory Form, the Colonial Revival Cottage home was constructed circa 1932. This home is located on a wooded street consisting of outstanding examples of 19th and early 20th century architecture. This property is contributing to the Village Historic District.

Mr. Kuranga added that they purchased the home several months ago and planned on adding a deck to create additional outdoor living space. Mr. Burwinkel said the pergola was added to the deck to provide shading. Mr. Allison asked what is planned for the railings on the porch that faces Elm Avenue and on the back of the house. Mr. Burwinkel said he does not intend to change the rear railings. The front rod wrought railings have been removed and will be replaced with similar wrought iron railings.

Mr. Allison questioned the horizontal fenestration on the deck. Mr. Burwinkel said it was an attempt to relate to the shingle and maintain the rhythm of the house. Mr. Allison said that the fenestration appears alien and is a contradiction to the original house. He prefers to see a standard rail with pickets like what is presently on the back porch. The members agreed with Mr. Allison's comments. Mr. Burwinkel said they are not opposed to these changes.

Mr. Allison said the pergola has all 2x4 lumber elements and it appears flimsy from a structural and aesthetic standpoint. The horizontals on top could remain 2x4s but the supports and other elements need to be heavier. Mr. Burwinkel said they are not opposed to making these changes because it would help to make the pergola seem more intentional. Mr. Browning agreed with these comments. He added that he appreciates the applicant not designing something with faux historicism but in this case, there is an opportunity to investigate a railing design that is not necessarily the same as those on the existing deck. Mr. Allison said the railings used for the porch should be carried to the front of the house.

Mr. Allison asked if the chimneys have already been removed and if the windows will be replaced. Mr. Kuranga said the chimneys have been removed. The windows will be an in-

kind replacement. Ms. Kennedy asked for the historic background of this property and if it has been through Historic Review previously. Ms. Bere said not that she recalls, and the property has been vacant for numerous years. The applicants did receive permits for improvements that were under the Historic Review thresholds.

Ms. Kennedy questioned if the applicants considered other options for shading like an umbrella. It seems like the design is in between something temporary and permanent. Mr. Burwinkel said the pergola is not substantial but still helps you feel grounded.

Ms. Bere read letters from neighboring property owners into the record. Ron and Trish Weeks at 177 Burns Avenue said, "My wife and I have reviewed it, and we have no objection to adding the deck as it is proposed". Bill and Barbara Strangfeld at 254 Elm Avenue said, "We support the grant of this application".

Ms. Monich made a motion to grant a continuance to allow the applicant to come back with revised drawings, seconded by Mr. Allison. All members voted yes. The motion passed.

CONTINUED DISCUSSION OF 27 WALNUT AVENUE: APPLICATION TO CONSTRUCT A NEW FRONT PORCH, ROOF, REAR ADDITION, AND MAKE OTHER EXTERIOR MODIFICATIONS ON A PROPERTY LOCATED IN THE VILLAGE HISTORIC DISTRICT

Ms. Ramstetter introduced the request. Andrew and Amy Holman, owners of the subject property, have revised their original application which was reviewed at the June 15, 2022 joint HPC-ARB meeting. They are requesting Historic Review to make several Changes to the property. They are proposing to construct a new front porch and covered entrance to the front of the house (facing Walnut Avenue); add a small bump out to the east side of the house to mimic the west elevation; reposition and add new windows; construct a new roof which will increase the height of the house and remove the existing chimneys; construct a new two-story addition and covered patio off the rear of the house. These changes are more than 25% of the exterior walls and roof in the front elevation, and more than 50% of the exterior walls and roof in the side elevation, and therefore require Historic Review.

Ms. Holman explained that the original proposal was to demolish the house due to the neglect from previous owners over the last 30 years. However, the increase in lumber costs made the cost of new construction about the same cost as the renovation. They had to compromise but overall, they are happy with the proposed plan to renovate the house.

Mr. Allison asked how much taller the new roof will be. Ms. Holman said approximately 3 feet taller due to the addition, but it will have the same pitch as the existing structure and fit in better with the adjoining properties. She intends to add functional shutters to the front elevation. Mr. Browning asked about the type of shingle on the existing roof and if the entire roof will be replaced. Ms. Holman stated that the entire roof will be reconstructed, and the existing shingles are asbestos. The new shingles will be fiberglass.

Mr. Browning asked what the finish will be for the siding material. Ms. Holman stated that it will be insulated vinyl with all the windows trimmed out. Mr. Browning questioned what happens when the current aluminum siding is removed, and additional details are uncovered that may be beneficial to the design. Ms. Holman said that given the project cost it's unlikely more detail can be added. Ms. Ramstetter asked what will be done to trim out the front porch. Ms. Holman said the existing trim work and lattice would not be substantial enough for the new porch. Ms. Geiger shared that her favorite detail on the house is the side porch and recommended saving the top portions. Ms. Holman explained that it has already rotted.

Mr. Allison asked if the new concrete sidewalk would connect to the driveway. Ms. Holman said she wants it to run from the sidewalk to the front entry.

Mr. Browning asked if alterations will be made to the garage. Ms. Holman explained that they will rehabilitate the garage by replacing the existing garage doors and windows, adding a second garage door on the side, and replacing the siding to match the house. Ms. Bere said the changes to the garage were not included in the application, but they can be covered under this review. Mr. Straus asked if there were any plans to add onto the garage or build a carriage house. Ms. Holman replied not at this time.

Ms. Kennedy stated that according to the application, the chimneys are being completely removed partly because the applicants do not like fireplaces. She is concerned that once they are removed, this feature will be permanently lost. Ms. Holman said none of the chimneys are functioning.

Mr. and Ms. Peairs said they are thrilled with this project. Mr. Browning said that from an architectural standpoint he supports the proposed design and commended the efforts to rehabilitate the house. Ms. Monich asked that Ms. Holman give a nod to the existing trim but appreciates the enormous investment being made in the house. Ms. Geiger agreed with Ms. Monich's comments. The members discussed the historic context of the house and the importance of the porch details in isolation. Ms. Geiger explained that it is a Victorian style home that will now present as Colonial Revival. She wanted to point out that the design era will change completely. Ms. Kennedy agreed and said they are losing so many details, plus there is going to be a large addition off the rear.

The members agreed they will not know what features exist under the aluminum siding for this review. Ms. Holman said the style has changed many times over the course of 100 years and she is unsure which style the board wants them to match. Ms. Hall said it is a beautiful design and recognizes the style has already been changed. Ms. Ramstetter said we must be careful when saying which period to go back to. She thinks the proposal was tastefully put together.

Ms. Ramstetter made a motion to approve the application as presented with the addition that the garage will be renovated as discussed and have the same siding as the rest of the house, seconded by Ms. Hall. Ms. Kennedy voted no. All other members voted yes. The motion passed.

117 WENTWORTH AVENUE: APPLICATION TO CONSTRUCT A DETACHED GARAGE ON A PROPERTY LOCATED IN THE VILLAGE HISTORIC DISTRICT

Ms. Ramstetter introduced the request. Jennifer and Trey Harness, owners of the subject property, as represented by Architect Sara Aschliman, are requesting Historic Review to demolish the existing garage and construct a 2-story detached two-car garage with a covered carport/porch on the southwest corner of the property. The second floor of the garage would contain a one-bedroom suite. Demolition of the existing garage and the proposed replacement construction requires Historic Review. Additionally, a side and rear yard variance is being sought for the placement of the new garage. According to the Inventory Form, the house was constructed circa 1885 and is a Queen Anne Influence design. The garage is not mentioned on the Inventory Form and does not appear in the City's permit records. This property is contributing to the Village Historic District.

Ms. Harness shared that their garage is in disrepair. They want to have a space for parking and a living space on the second floor for guests. Ms. Aschliman said the plans show a small apartment under the eave and the roofline will match the pitch on the original portion of the house. Detailing found on the house has been incorporated onto the garage, and they have tried to maintain the scale and massing relative to the house. The garage will be painted to match the house.

Ms. Bere clarified that the new garage cannot be used as a separate dwelling unit. The whole property is to be maintained as a single-family property, serving a single housekeeping unit. No kitchen or kitchenette is permitted in the accessory structure, otherwise it would be considered a separate dwelling unit which is not permitted.

Mr. Allison said he is concerned about the egress from the living space. As currently shown, the only exit from the second floor is by crossing through the garage, and from a safety standpoint, it seems odd. A door should be added to the bottom of the stairway to provide an emergency exit. Mr. Browning commented that the proposed design of exiting through a higher hazard space likely will not meet the building code. Ms. Aschliman said she is not opposed to adding another door. Ms. Skidmore asked if there is a window proposed at the back of the garage. Ms. Aschliman confirmed there is not.

Ms. Skidmore asked if the footprint is staying the same. Ms. Aschliman said the footprint of the new garage has increased but it will not be closer to the property line than the existing garage. Mr. Browning said she has done a good job of making the structure seem like a one-story building. Ms. Kennedy asked if having a guest suite above the garage is a common use

in Wyoming. Ms. Bere said there have been a few recent examples and she recalled the Historic Review for the detached garage 18 Wyoming Avenue.

Mr. Allison asked where the storm water will be directed. Ms. Aschliman said the east downspouts will drain into the lawn, and the north downspouts will drain towards the street. They have a flooding issue with the current garage and the new design will redirect the storm water. Ms. Skidmore said they are the low point and they have put in several storm water measures on their property but still have flooding issues. She believes it is more of an issue with the property at 107 Wentworth Avenue. Mr. Browning said the amount of paving is a substantial increase and the site should be regraded so the storm water drains into the yard.

Ms. Ramstetter made a motion to approve the application as presented, seconded by Ms. Geiger. All members voted yes. The motion passed.

At 8:30 p.m. Mr. Lutton entered the meeting; Mr. Allison recused himself from the review for 107 Wentworth Avenue and left the meeting; Ms. Eberhart left the meeting.

107 WENTWORTH AVENUE: APPLICATION TO CONSTRUCT A DETACHED GARAGE ON A PROPERTY LOCATED IN THE VILLAGE HISTORIC DISTRICT

Ms. Ramstetter introduced the request. Andrew and Sarah Heidel, owners of the subject property, as represented by Architect Sara Aschliman, are requesting Historic Review to construct a detached two-car garage on the southeast corner of the property. The proposed garage is new construction that exceeds 200 SF in area (and does not qualify for an exemption), and therefore requires Historic Review. According to the application, the two-story single-family residence was built circa 1927 and is an American Foursquare-style home. An addition was constructed to the rear of the house in 2018. This property is considered contributing to the Village Historic District.

Ms. Aschliman explained that the owners want to construct a garage with some storage space. The design and footprint are comparable to a recently constructed garage down the street at 21 Wentworth Avenue. The proposed garage will have a hipped roof with overhangs and a dormer on the front similar in detail to the front of the house. The siding, paint, and materials will be similar to the addition constructed in 2018. She noted her clients would like to eliminate the windows proposed on the east side of the garage.

Mr. Browning asked if the dormer would sit on top of the roof or if will it open into the garage. Ms. Aschliman said the dormer will not sit on top and it will be an actual dormer that lets light into the garage. Ms. Kennedy said it appears that shingles are proposed on the dormer and asked if there are shingles on the house. Ms. Aschliman said there are shingles on the front dormer of the house.

Mr. Lutton asked if there will be gutters on the garage. Ms. Aschliman stated that there will be gutters. Ms. Skidmore said she is very concerned about the water issue and asked how it

will be addressed. Ms. Aschliman said the location of the proposed garage is the low point and the idea is that it would be built up, so the water hits the roof and then is diverted into the yard and towards Wentworth Avenue. Ms. Hall said she is also concerned about the drainage with the additional impervious area. Ms. Aschliman said she will contact Hamilton County for an assessment of the property and ask for specific recommendations on storm water control.

Mr. Lutton made a motion to approve the application as presented and modified with the east windows removed, seconded by Ms. Geiger. All members voted yes. The motion passed.

MISCELLANEOUS

Ms. Bere said that there are applications for next month and to mark their calendars for a joint meeting on October 19th.

ADJOURNMENT

Ms. Geiger moved to adjourn the meeting, seconded by Mr. Walton. The motion passed unanimously. The meeting adjourned at 8:48 p.m.

Respectfully submitted,

Tana Bere,
Community Development Specialist
Secretary of the September 21, 2022, HPC-ARB Meeting

Cathy Ramstetter,
Chair of the Historic Preservation Commission

Gene Allison,
Chair of the Architectural Review Board