

MINUTES
Meeting of the
HISTORIC PRESERVATION COMMISSION
December 15, 2021

The City of Wyoming Historic Preservation Commission (HPC) met on Wednesday, December 15, 2021 in the City Building Conference Room. The meeting was called to order at 7:03 PM by Cathy Ramstetter, Chair of the HPC. Attendance was as follows:

MEMBERS:

Cathy Ramstetter, Chair
Gene Allison
Maureen Geiger
LaBecca Hall
Rachel Kennedy (via Zoom)
Melissa Monich
Jim Walton

STAFF:

Tana Bere, Community Development Specialist

WELCOME NEW CITY COUNCIL REPRESENTATIVE: MELISSA MONICH

The Members introduced themselves and shared what brought them to serve on the HPC. Ms. Monich explained she moved to Wyoming in 2000 and lived in a Tudor on Linden Avenue. When she relocated to Boston, she retained the two 4-family buildings they previously bought and kept a unit to reside in. Although the properties were not historic, she had to go through the zoning approval process for an addition. Additionally, she owns a historic home in Lakeside, Ohio and recently went through review by their Historic Preservation Committee. She has been on the other side of reviews and is excited to serve on the HPC.

APPROVAL OF PRIOR MEETING MINUTES

Mr. Allison moved to approve the November 17, 2021 HPC-ARB meeting minutes, seconded by Ms. Hall. All members voted yes. Ms. Kennedy did not vote as she was participating via Zoom. The motion passed.

MASTER PLAN IMPLEMENTATION – REVIEW AND DISCUSSION

Ms. Ramstetter led the review of the Master Plan Implementation Matrix specific to the HPC. She reminded the Members that each year they review the Master Plan objectives to guide the Commission's work for the upcoming year and track the progress that has been

made. Last year, the HPC decided to focus on streamlining and clarifying the Historic Review process. Ms. Bere added that the new ordinance was approved by City Council at their November meeting and went into effect today.

The Members discussed Objective 3 "Quality of Life: Provide a variety of programs and services that enhance the quality of life of its residents". The strategies focus on passenger rail history and the Members did not express interest in this topic. They suggested the Wyoming Historical Society (WHS) work towards these strategies through a video series.

Mr. Allison inquired about the properties currently listed as an intrusion to the Village Historic District and if any would now be considered contributing. The Members questioned how they would determine a new timeframe for a property to be considered contributing if it was not old enough when the district was formed. Ms. Geiger asked if there are any mid-century modern homes in the Village Historic District and if a new district with these houses could be created. Ms. Bere explained that considering an additional/expanded period of significance to include mid-century architecture, co-sponsoring an event with CF3 (a non-profit modern design forum whose mission is to promote, preserve, educate, document, enjoy, and raise awareness of modern design in and around Cincinnati) addressing preservation issues with these style homes, and organizing a mid-century home tour are already listed as action steps in the Implementation Matrix. The Members said they would like to better understand what makes a home a good example of mid-century architecture and how a district would be formed. Ms. Bere will add exploring training opportunities as an action step.

Ms. Ramstetter discussed Strategy D (1) "Educate property owners of the benefits of individually registering their properties, or having them included in a historic district, such as increased property value, promotions, and possible tax incentives". She said that in 2019 the HPC had a booth in the Fall Festival to educate homeowners on window replacement. The Members agreed they would like to have an educational booth annually and pick a different topic each year. How to register a home as historic is one potential topic.

Ms. Ramstetter asked why the City has not pursued becoming a Certificated Local Government (CLG) if it provides potential grant opportunities. Mr. Allison explained that having a CLG designation comes with additional regulations and more rigorous reviews. There is a balance in Wyoming which maintains its' historic resources but is not over burdensome. The HPC pursued becoming a CLG about ten years ago and City Council was not interested at that time. The Members said they would like to learn more about this process and the potential benefits of a CLG before deciding they are not pursuing this action step. They requested staff contact the State Historic Preservation Officers (SHPO) and see if someone can provide this information.

Ms. Bere summarized some of the Commission's achievements that will be added to the Implementation Matrix. She suggested in the upcoming year the HPC focuses on training opportunities, updating the review guide and website, hosting a Fall Festival booth, and visiting properties nominated for a historic preservation award.

CONTINUED DISCUSSION OF TRAINING OPPORTUNITIES

Ms. Bere shared that she has been looking for training opportunities that would benefit the new Members. So far, she found a couple online courses through the National Preservation Institute. The Members said they are interested in the course on streetscape design which would be beneficial for future Historic Review for properties in the Wyoming Avenue Business District. A course the National Preservation Institute is still working on will cover America's preservation framework, which the Members are interested in taking.

Ms. Bere will continue to follow up with SHPO to see if they have training specific to commissions and if the Building Doctor could host a clinic in Wyoming.

MISCELLANEOUS

Ms. Bere anticipates they will have an application to review and to plan for a joint HPC-ARB meeting on January 19, 2022.

ADJOURN

Ms. Ramstetter moved to adjourn the meeting, seconded by Ms. Geiger. The motion passed unanimously. Ms. Kennedy did not vote. The meeting adjourned at 8:09 PM.

Respectfully submitted,

Tana Bere,
Community Development Specialist
Secretary of the December 15, 2021 Meeting

Cathy Ramstetter,
Chair of the December 15, 2021 Meeting