

**MINUTES**  
**Joint Meeting of the**  
**HISTORIC PRESERVATION COMMISSION & ARCHITECTURAL REVIEW BOARD**  
**February 17, 2021**

The City of Wyoming Historic Preservation Commission (HPC) and Architectural Review Board (ARB) met on Wednesday, February 17, 2021 remotely via the Zoom online video conferencing platform. The meeting was called to order at 7:12 PM by Gene Allison, Chair of the Architecture Review Board. Attendance was as follows:

**HISTORIC PRESERVATION COMMISSION MEMBERS:**

Gene Allison  
Maureen Geiger  
Cathy Ramstetter  
David Sparks  
Jim Walton

**ARCHITECTURAL REVIEW BOARD MEMBERS:**

Gene Allison, Chair  
Scott Kyle

**ABSENT:**

Mark Browning  
Zach Green  
Dean Lutton, Alternate

**STAFF:**

Tana Pyles, Community Development Specialist

**OTHERS:**

Joseph Zeinner, Contractor for 216 Wilmuth Avenue  
April & Jeff McFarland, Property Owners of 216 Wilmuth Avenue  
Tom Tobias, Neighbor at 215 Wilmuth Avenue

**APPROVAL OF PRIOR MEETING MINUTES**

Ms. Ramstetter moved to approve the January 20, 2021 HPC meeting minutes as amended, seconded by Mr. Sparks. All members voted yes. The motion passed.

Mr. Allison moved to approve the January 28, 2021 ARB meeting minutes as amended, seconded by Mr. Kyle. All members voted yes. The motion passed.

## **REVIEW OF 216 WILMUTH AVENUE – DEMOLISH CARPORT AND CONSTRUCT DETACHED GARAGE LOCATED IN THE VILLAGE HISTORIC DISTRICT**

Ms. Pyles introduced the request, which is to demolish the existing carport and replace it with a detached two-car garage on the property at 216 Wilmuth Avenue. The property consists of a two-story single-family home built in 1890 and is located in the Village Historic District. The Inventory Form lists the style as Queen Anne. It describes the structure as contributing to the character of the Historic District and is an excellent example of Pattern Book, Queen Anne.

Ms. Pyles explained that according to the Hamilton County Auditor, the carport was constructed in 1997. The proposed garage will be located in the northwest corner of the property, close to the location of the existing carport.

Mr. Zeinner added that the existing carport is roughly 20' by 25'. The proposed garage is 20' by 30' and is designed to match the third and fourth floor gable on the house, with the exception that the gable is not going to curve. The front elevation of the garage will be constructed of Hardie board and have designer doors. The colors and pitch of the roof will match the front of the house. The sides of the garage will be siding if there is a close match to the color of the house, and if not then Hardie board will be used. There will be electric and it will be unfinished on the interior.

Mr. Kyle asked if the gable on the windows are glass block or divided. Mr. Zeinner stated they are functional windows with grids.

Mr. Allison inquired to whether there will be attic space or storage in the upper level of the garage and if there will be lighting. Mr. Zeinner commented that there will be no attic space, only trusses. The exterior lighting has not been finalized but he anticipates coach lights on either side of the doors and a spotlight for safety. Mr. Allison said the spotlight needs to be oriented in a way where it does not affect the neighbors.

Mr. Allison asked how stormwater runoff and downspouts will be handled. Mr. Zeinner explained they should have enough space to dispense it into their yard while keeping a 10' setback. The water will be directed to the right of the garage and slope into their property.

Mr. Allison questioned if there will be a concrete pad outside the overhead door. Mr. Zeinner said there is currently a concrete basketball court but since it is cracked, they will replace the concrete as part of the garage project. Ms. Ramstetter asked if there was any thought given to the gravel driveway. She added she is not sad to see the carport go but thinks the gravel driveway is authentic. Mr. McFarland clarified the driveway is not part of the scope and no plans for the immediate future to replace it. They are undecided on the material of the future driveway because they like gravel for aesthetics but blacktop is more practical. Mr. Kyle added that a new gravel driveway in the front yard is not permitted until it reaches a certain distance.

Mr. Kyle commented that overall the front elevation of the garage is designed to integrate with the house. It is evident on the remaining elevations there is a cost-savings approach. The garage door and overhead door appear to be standard products and there is no trim around the doors. He encouraged Mr. Zeinner to consider those design elements.

Mr. Tobias, neighbor at 215 Wilmuth Avenue, said he is excited for his neighbors and supports the renovation.

Mr. Allison explained they have addressed all the criteria in Chapter 1336.04. It has been determined that the carport itself is not historic. There is not a feasible alternative to the demolition of the carport. There have been no concerns that this demolition application is detrimental to the City. The applicant has confirmed materials will be disposed of appropriately. The replacement construction meets the *Historic Guidelines* and maintains the integrity of the Historic District.

Mr. Kyle moved to recommend the approval of the replacement construction given the demolition of the existing carport at 216 Wilmuth meets the five criteria, and the design of the new building is acceptable but encourages additional detailing on the side and rear elevations whenever possible. Ms. Ramstetter seconded the motion, and all members voted yes. The motion passed.

### **MISCELLANEOUS**

Ms. Pyles recognized that Mr. Magee has resigned from the HPC. In his resignation email he expressed concern with the level of City support given to this board. Ms. Pyles has reached out to Mr. Magee but has not heard back from him. She asked if any other members had any feedback on this Commission. Mr. Walton commented that a few months ago Mr. Magee was concerned with how his family was being treated because of his involvement with the HPC. Mr. Sparks said he had reached out to Mr. Magee on that matter and said he was concerned about hypothetical retaliation. Ms. Pyles said she intended to bring the topic up under miscellaneous but he had been absent from the last few meetings. She added she does not imagine there was been any retaliation because the HPC and ARB has approved every application (some with modifications) within the last year, and the applicants seemed positive during the review process. Ms. Ramstetter suggested staff reach out to some applicants for feedback on their experience as we begin to work revising Chapter 1336. The members agreed to focus on streamlining the review process.

Ms. Pyles stated the City will begin advertising for the at-large opening on HPC. She asked the members to encourage residents with some preservation background to apply for the position.

Ms. Pyles told the HPC that she intends to meet on March 17 to review potential code changes to Chapter 1336. Ms. Ramstetter is responsible for chairing the next meeting. Ms. Pyles added that she will bring draft changes to the ARB in the coming months.

**ADJOURNMENT**

Mr. Kyle moved to adjourn the meeting, seconded by Mr. Sparks. The motion passed unanimously. The meeting adjourned at 7:40 PM.

Respectfully submitted,

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Tana Pyles,  
Community Development Specialist  
Secretary of the HPC-ARB Meeting

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Gene Allison,  
Chair of the Architectural Review Board