

MINUTES
Joint Meeting of the
HISTORIC PRESERVATION COMMISSION & ARCHITECTURAL REVIEW BOARD
August 30, 2022

The City of Wyoming Historic Preservation Commission (HPC) and Architectural Review Board (ARB) met on Tuesday, August 30, 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:

Gene Allison
Maureen Geiger
Rachel Kennedy
Cathy Ramstetter, Chair
Jim Walton

ARCHITECTURAL REVIEW BOARD MEMBERS:

Gene Allison
Mark Browning
Scott Kyle
Dean Lutton, Alternate

ABSENT:

LaBecca Hall
Melissa Monich

STAFF:

Tana Bere, Community Development Specialist

OTHERS:

Steve Houk, 316 Worthington Avenue

APPROVAL OF PRIOR MEETING MINUTES

Mr. Walton moved to approve the August 17, 2022 HPC-ARB meeting minutes as amended, seconded by Mr. Kyle. All members voted yes. The motion passed.

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

Ms. Ramstetter reminded the members of their duties and responsibilities when approving an application. They must ensure such a Change would not be detrimental to the public interests of the City and its intent to preserve the character of the City's Historic District and

the buildings located therein or to Historic Properties or other properties of Historic Significance; the proposed Change and the remaining site shall not be detrimental to or endanger the public health, safety, comfort or general welfare; the proposed Change shall not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish or impair property values in the neighborhood; adequate assurances are provided that measures shall be taken to remove all materials resulting from the Change, to control hazardous materials which may be exposed as a result of the Change and dispose of these materials as may be required by Federal, State and/or local regulations, and to leave a clean and presentable site at the conclusion of the work; and in its sole reasonable opinion, the exterior elevations of any Proposed Replacement Construction or New Construction are consistent with the Design Guidelines adopted by the HPC.

Mr. Houk discussed the revised plans. He took the advice from the previous review to move the fireplace inside the house, and explained it made more sense from a financial and design perspective than the original location. He also changed some of the windows and exterior detailing to address their review comments.

Mr. Lutton said that the larger windows on the east elevation, hiding the chimney on the west elevation, and carrying the trim around the addition makes a big difference. Mr. Houk commented that he is happy with the changes that were made. Mr. Browning commended Mr. Houk on the changes and how well the plans incorporated their review comments. Ms. Geiger shared she also appreciates the improvements to the design.

Ms. Ramstetter asked where the air conditioning unit will be located. Mr. Houk stated the unit will be to the rear of the house and it will not be visible from the street. Ms. Ramstetter questioned if the brick on the new chimney will match the existing. Mr. Houk said the existing brick is painted brown. Mr. Browning recommended painting the new brick to match the existing brick.

Mr. Allison suggested putting insulation under the floor over the crawl space. Mr. Houk said the current vents are sprayed shut and he asked if venting is necessary in crawl spaces. The ARB members said it is a building code requirement. Mr. Houk said he will add insulation. Mr. Browning said the new footing shown for the 6' x 6' post is on grade, and it should be below frostlines especially since the crawl space will be vented. Mr. Houk replied he will have his architect change that detail.

Mr. Kyle made a motion to approve the submittal as proposed, seconded by Ms. Geiger. All members voted yes. The motion passed. Mr. Lutton is an alternate and he was not a voting member at this meeting.

MISCELLANEOUS

Ms. Bere said that there are applications for next month and to mark their calendars for a joint meeting on September 21st.

Mr. Walton shared that the Wyoming Historical Society has restarted their Speaker Program and all are welcome to attend. The dates are September 22, 2022, November 10, 2022, January 26, 2023, and March 23, 2033 held at the Civic Center.

Mr. Lutton said he feels good about the review for 316 Worthington Avenue. The applicant stated that after making the suggested revisions from the initial review, he is happier with the design, and it saved him money. Mr. Lutton said the work of this group really does make a difference. They are providing a service to the City and he thanked everyone for their hard work. Ms. Bere added that other applicants have also said they ended up with a better design because of the feedback from these reviews.

ADJOURNMENT

Mr. Kyle moved to adjourn the meeting, seconded by Mr. Allison. The motion passed unanimously. The meeting adjourned at 7:23 PM.

Respectfully submitted,

Tana Bere,
Community Development Specialist
Secretary of the August 30, 2022, HPC-ARB Meeting

Cathy Ramstetter,
Chair of the Historic Preservation Commission

Gene Allison,
Chair of the Architectural Review Board