

MINUTES
Joint Meeting of the
HISTORIC PRESERVATION COMMISSION & ARCHITECTURAL REVIEW BOARD
July 20, 2022

The City of Wyoming Historic Preservation Commission (HPC) and Architectural Review Board (ARB) met on Wednesday, July 20, 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
Gene Allison
Maureen Geiger
Rachel Kennedy

ARCHITECTURAL REVIEW BOARD MEMBERS:

Gene Allison
Mark Browning
Scott Kyle
Dean Lutton, Alternate

ABSENT:

LaBecca Hall
Melissa Monich
Jim Walton

STAFF:

Tana Bere, Community Development Specialist

OTHERS:

Josh Harkavy, 4 Worthington Avenue

APPROVAL OF PRIOR MEETING MINUTES

Mr. Allison moved to approve the June 15, 2022, HPC-ARB meeting minutes, seconded by Ms. Geiger. All members voted yes. The motion passed.

Mr. Allison moved to approve the May 26, 2022, ARB meeting minutes, seconded by Mr. Lutton. All members voted yes. The motion passed.

CONTINUATION 4 WORTHINGTON AVENUE: APPLICATION TO CHANGE THE ROOF MATERIAL ON A PROPERTY LOCATED IN THE VILLAGE HISTORIC DISTRICT

Ms. Bere explained the request is to replace the fire damaged slate roof with an asphalt shingle roof. She reminded the members that a continuation was granted at their May 18, 2022, meeting to allow the applicant to find shingles that better matching the existing slate roof and to provide material samples. Josh Harkavy, Harkavy Properties LLC, is representing the project and he will explain the shingle selections.

Mr. Harkavy said he brought three types of shingles for the members to consider. It has been difficult getting samples due to supply chain issues. He also brought a piece of the existing slate roof to compare with the shingle options. He stated that he wants to keep the original character of the building as much as possible.

Mr. Allison explained that slate is rectangular and in a vertical direction, which is difficult to match. Mr. Browning said there are several shingles that mimic a slate roof. Mr. Harkavy said the three prototypes are the only shingles that were available, and they cannot delay the project much longer.

Mr. Browning confirmed that the intent is to replace the entire roof and not only the damaged portion. Mr. Lutton said that during the previous review, they discussed it is not feasible to get a full warranty on a roof that is a mix of slate and asphalt shingle. He added that it was important to have the same ridge cap and valley flashing as the current roof.

Mr. Kyle asked if the samples are representative of the actual layout. Mr. Lutton said the Supreme shingles appear to be 12" by 36" and is a standard three-tab shingle. Mr. Browning referenced the new garage at 18 Wyoming Avenue and said the shingle looks like the slate on the house because of the scale of the pieces and shadow lines. Ms. Bere said that the shingle used was the Grand Manor Black Pearl shingle. She provided this information to Tim Harkavy after the previous review.

Mr. Kyle asked Mr. Harkavy if he is proposing to use one of the three shingles he brought to the meeting. Mr. Harkavy confirmed that is their intent. Mr. Kyle said that if the members have agreed to allow a standard asphalt shingle in a color that matches the color of the existing slate, then they should focus on choosing an option before them. He said at the last meeting they talked at length about getting a dimensional shingle with more variety than a standard asphalt shingle, however, what is before them are standard shingles. Mr. Browning said the Owens Corning shingle looks the best of the three options.

Mr. Lutton said the building fronting Springfield Pike is more prominent than this building. Mr. Browning added the roof is not a major feature of the subject building. The building is two stories, does not have a steep pitched roof, and is relatively close to the street making the roof less visible. Ms. Geiger stated that the roof is certainly visible from the Middle School. Ms. Kennedy stated that she believes the roof is highly visible from Springfield Pike which is a major thoroughfare and from the Civic Center. She disagrees with the other members and thinks the roof is a prominent feature.

Ms. Geiger said that black slate lasts about 150 years, and these buildings are about that age. Unless there is a very good understructure, Mr. Harkavy will eventually have to replace the slate on the other building too. Mr. Harkavy said they would be happy to replace the slate on the buildings, but the cost is prohibited. They knew using slate was not a feasible option and was the reason he had a preliminary meeting to discuss the option of an asphalt shingle prior to purchasing the property.

Ms. Kennedy asked the lifespan of the proposed shingles. Mr. Harkavy said it is usually 15-20 years. Ms. Kennedy asked what happens when the asphalt roof needs to be replaced after it reaches its lifespan, and if they must return for Historic Review. Ms. Bere explained that under the current Code, if it is an in-kind replacement (asphalt shingle to asphalt shingle), then it would not require Historic Review.

Mr. Browning asked Mr. Lutton if it is his opinion that the Grand Manor shingle is not a good choice because of the clipped corners. Mr. Lutton said that is correct and he prefers the shingles before them. Ms. Kennedy asked what makes the products that they previously recommended unavailable. Mr. Harkavy said it is a supply chain issue. Ms. Kennedy questioned when that issue will end and is concerned that they are making a lifetime decision based solely on the three options before them. Mr. Harkavy replied that they cannot wait much longer. Ms. Geiger said she works in construction and is also having a difficult time getting standard materials. Additionally, price escalation is a massive problem with prices increasing weekly, and she can appreciate the timing issue. Mr. Lutton added that in this market it is hard to do any construction and they are lucky that the building is not being demolished.

Ms. Ramstetter reminded the members of their charge when reviewing applications for Historic Review. Mr. Lutton said he is torn on the first item because replacing the roof with a material other than slate is not consistent with the architecture of the period. He questioned which precedent is more important: allowing an asphalt shingle to enable the restoration of the building or denying the request and the project becomes economically unfeasible. He believes allowing the asphalt shingles does less harm to the historic fabric. Ms. Geiger said she agrees because the roof is not the most prominent feature.

Mr. Lutton said that if there is a motion to approve the request, then it should be stated that reason is because it is not a prominent element. Ms. Kennedy said that it seems like the reason to approve the request is because the property owner did not present any other options for roof material. The roof does not resemble slate or have the features requested by the members, and this approval was based on the limited availability of materials in the current market. Ms. Bere said the reasoning behind the decision will be captured in the meeting minutes.

Mr. Kyle made a motion to allow the use of the Owens Corning Duration shingle in Estate Gray with the valley, ridge, and edge treatment consistent with the existing building. Mr. Allison seconded the motion. Ms. Kennedy opposed. Mr. Lutton abstained. All other members voted yes. The motion passed.

HISTORIC PRESERVATION AWARD NOMINATIONS

Ms. Ramstetter suggested moving this discussion to their next meeting when more HPC members are present. Ms. Bere confirmed that this can be pushed to the August meeting. The members agreed to table the item.

MISCELLANEOUS

Ms. Bere asked if the any members are still interested in hosting a booth at Fall Festival. They need to decide soon since the festival is only a few months away. She added she recognizes that the members have been kept busy with frequent Historic Reviews. Ms. Ramstetter said she will send an email to the HPC to see if there is interest to form a subcommittee.

Ms. Bere shared that Ms. Ramstetter, Ms. Geiger, Ms. Hall, and herself attended the National Alliance of Preservation Commissions conference last weekend. They said it was a great program and learned valuable information on historic preservation practices.

Ms. Bere updated the members on the Historic Design Guidelines. They are working on the final round of revisions for the update. The document will be emailed to the members and published on the City's website once they are complete. She displayed the current draft of the Design Guidelines and explained the significant changes.

Ms. Bere provided an update on the demolition request for 27 Walnut Avenue. She spoke with Amy Holman, the applicant, and was informed they have hired a new design team. Ms. Bere has not been contacted regarding a resubmittal.

ADJOURNMENT

Mr. Kyle moved to adjourn the meeting, seconded by Ms. Geiger. The motion passed unanimously. The meeting adjourned at 7:56 PM.

Respectfully submitted,

Tana Bere,
Community Development Specialist
Secretary of the July 20, 2022, HPC-ARB Meeting

Cathy Ramstetter,
Chair of the Historic Preservation Commission

Gene Allison,
Chair of the Architectural Review Board