

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
JUNE 6TH, 2022**

ABR MEMBERS PRESENT:

Joseph Strauss, Chair
Denver Brooker
Terry Saylor

STAFF PRESENT:

Nicole Blunk, Planner I

CALL TO ORDER

Ms. Blunk called the meeting to order at 7:00 PM with all the above-listed members present via GoToMeeting.

**PUBLIC HEARING
JUNE 7TH, 2022**

ABR 2022-83: (Continued from 5/17/2022) Moish Tohn, 1508 Warrensville, request to construct classrooms and breezeway.

- Ronald Kluchin presented on behalf of the property owners. Mr. Kluchin stated that the project was to install a 4-classroom trailer plus breezeway to the existing school. Mr. Kluchin stated the latest drawings submitted for this continuation are more refined than the last. These drawings feature the layout of the breezeway and feature a fire wall that will prevent spreading fire from both structures. Not shown on the plans are the colors of the materials, which will be concrete block to a split faced block in a tan color.
- Mr. Strauss asked Mr. Kluchin to clarify which portion of the building will be featuring ramps, there appears to be a ramp behind the fire wall.
- Mr. Kluchin stated that behind the firewall, on the west elevation, it is a set of stairs to provide another emergency exit out of the structure.
- Mr. Brooker stated that he was alright with this submission, based on the previous meeting, in which the architect stated this is a temporary solution.

ACTION: Mr. Strauss made a motion to approve, seconded by Mr. Brooker the motion was unanimously approved.

ABR 2022-96: Daniel Banks, 3633 Brinkmore, request to alter siding.

- The homeowner, Daniel Banks presented on behalf of his project. Mr. Banks stated that the current siding on the home is damaged to the point that it needs replaced. He cannot get the current staining off and the fading is also an issue. It will be clapboard vinyl siding, 5" in size. He chose to go with a dark gray shade for a more modern look.
- Mr. Brooker asked Mr. Banks why he was changing from one color extreme to the next. The neighbor's homes appear to have a lighting color of siding.

- Mr. Banks stated he wants the home to look more modern, and he does have a few neighbors with darker shades and hues. A few neighbors also have brick homes as well.
- Mr. Saylor asked Mr. Banks what color the shutters will be
- Mr. Banks stated he has not chosen a color for the shutters yet. The shutters need completely replaced, and he plans on choosing a color that complements the siding.

ACTION: Mr. Strauss made a motion to approve, seconded by Mr. Brooker the motion was unanimously approved.

ABR 2022-97: Edward Morton, 1703 Glenmont, request to alter siding.

- Tim Tipton presented on behalf of the homeowners. The homeowner would like to replace the current siding with vinyl clapboard siding, beige in color. The homeowner is going to paint the porch pillars their current color.
- Mr. Saylor asked what the material featured on the gable of the structure is.
- Mr. Tipton replied that it is wood shake the homeowner plans to eventually paint a color to compliment the new siding.
- Mr. Saylor asked about the second-floor porch railings.
- Mr. Tipton replied that the homeowner will install vinyl on those areas of the home as well.

ACTION: Mr. Saylor made a motion to approve, seconded by Mr. Brooker the motion was unanimously approved.

ABR 2022-98: Peter & Thea Zimmerman, 2700 Derbyshire, request to construct new garage.

- John D'Amico of The Great Garage Company presented on behalf of the homeowners. The request will be to tear down the current garage and construct a new one. The new garage will be a standard 10/12 gable roof that features windows. The garage door will be 16 feet wide and evergreen colored. The siding of the garage will be hardi plank lap siding, pre-painted to match the color of the home. The trim will be hardi trim boards, cream in color. The windows on the garage will be a white, double hung with a 3/3 grid pattern on the top portion only to match the rest of the windows on the home.
- Mr. Brooker stated that he had no questions, he is satisfied with the submission. Mr. Brooker stated that this is a very nice garage, the homeowners should be very happy with the design.
- Mr. Saylor agreed with Mr. Brooker, but wanted to clarify what the shingles will look like.
- Mr. D'Amico stated the shingles will match the current style and shade of the existing home.

ACTION: Mr. Saylor made a motion to approve, seconded by Mr. Brooker the motion was unanimously approved.

ABR 2022-99: Sarah Gridley, 17460 Shelburne, request to alter windows, doors, roof, railings and columns.

- David Ellison presented on behalf of the homeowner. The Homeowner wishes to remove the columns and railings situated on the front entrance of the home. The homeowner says the materials are deteriorating and she believes the front of the home will look better without it. The homeowner is also seeking to alter windows and change out the rear patio door to the home. The windows will be Pella replacement and the door will be a 3-panel sliding door with no grids, also made by Pella.
- Mr. Strauss asked about coverage from the rain when entering the home.
- The homeowner Mrs. Gridley stated that this front entrance is only utilized by the mailman, all others enter through the garage.
- Mr. Strauss asked what is going to be done about the siding after the materials are removed.
- Mr. Ellison replied that all siding will be patched and trim details will match the existing trim on the home.

ACTION: Mr. Brooker made a motion to approve, seconded by Mr. Saylor the motion was unanimously approved.

ABR 2022-100: John Brandon Walters, 13012 Cedar, request to construct fence.

- Mr. Walters presented on behalf of his project. He would like to replace the existing 6' fence around the patio with a 6' cedar privacy fence with spaced topper. There will also be a single 3' wide gate. All the posts will be set in concrete footers. The replacement fence will match the fence in the side yard, which was previously approved by the ABR.
- Mr. Saylor asked if the replacement will be the same color as the newer existing fence in the side yard.
- Mr. Walters confirmed it will be the same color.

ACTION: Mr. Saylor made a motion to approve, seconded by Mr. Brooker the motion was unanimously approved.

ABR 2022-101: Start Right CDC, 3498 Monticello, request to construct deck.

- Tanya Tate presented on behalf of the homeowners. The request is to remove an enclosed porch, construct a deck, remove an existing second story door and re-install it as the back door that leads to the new deck on the first floor. Where the door was located will be replaced with a double hung window to match the wide of the former door. Siding installed will match the existing siding.
- Mr. Saylor asked if the existing door has grids on it like the rear door on the first floor.
- Mrs. Tate replied that it does, a screen door may be blocking the view in the photos.

ACTION: Mr. Strauss made a motion to approve, seconded by Mr. Saylor the motion was unanimously approved.

ABR 2022-102: Italo Gonzalez, 1929 Coventry, request to replace steps.

- Mr. Italo Gonzalez presented on behalf of his project. He will be installing a new patio after getting zoning approval, and must replace the current steps

that will lead to the patio due to heavy damage. The existing steps are concrete and the new steps will be concrete as well.

- Mr. Brooker asked if there will be railings for the stairs.
- Mr. Gonzalez replied that there will be 7" risers that lead to a black metal railing.
- Mr. Brooker stated the stairs and proposed patio will be an improvement over the existing patio and steps.

ACTION: Mr. Brooker made a motion to approve, seconded by Mr. Strauss the motion was unanimously approved.

ABR 2022-103: Denise & Frank Baba, 2920 Meadowbrook, request to construct addition.

- Architect Rick Hawksley presented on behalf of the home owners. They wish to construct a sunroom addition to the rear of the existing open porch on the side of the home, as well as a second-floor addition above an existing enclosed porch on the rear of the home. The steps leading out of the first-floor enclosed porch on the rear will be replaced with a new open porch. The windows on the first floor will be double hung, 32x60 in size. There will be new posts, deck and handrails to all the proposed additions. The second-floor addition will require a window to be filled in and the siding installed will match the existing home. The new addition on the rear of the home will feature an attic dormer and all siding will match the existing siding of the home.
- Mr. Strauss asked about the existing railings on the front of the home, the north elevation.
- Mr. Hawksley stated that the existing railings in the front will be removed to construct a sunroom that will be enclosed.
- Mr. Saylor asked about the trim on the home.
- Mr. Hawksley stated that the trim will also match the existing trim on the entire home.

ACTION: Mr. Strauss made a motion to approve, seconded by Mr. Brooker the motion was unanimously approved.

ABR 2022-104: Joseph O'Donnell, 2344 Ardleigh, request to alter windows.

- Jonathon Kloepfer of Infinity by Marvin presented on behalf of the homeowner. The homeowner is seeking to remove and replace 5 single full frame windows and a single 3 pane wide picture window. The style will be changed from casement to picture window to increase views.
- Mr. Brooker stated that he has no questions and believes this will be an improvement over what currently exists on the rear of the home.
- Mr. Saylor agreed with Mr. Brooker's statement.

ACTION: Mr. Brooker made a motion to approve, seconded by Mr. Strauss the motion was unanimously approved.

ABR 2022-105: Cliff Allenbey, 1544 South Taylor, request to construct bedroom addition.

- Eli Mahler presented on behalf of the homeowner. The homeowner is seeking approval to build an addition on the rear of their home. The roof and materials of the addition will match the existing home. A portion of the deck at the rear of the home will be retained while the rest of the deck will be removed to make room for the addition. The foundation and masonry will match the existing home.
- Mr. Saylor asked what color the siding was near the gable of the home.
- Mr. Mahler replied that it is a chocolate brown color and it will not be disturbed during the construction.

ACTION: Mr. Brooker made a motion to approve, seconded by Mr. Saylor the motion was unanimously approved.

ABR 2022-106: Evergreen Effect, 3178 Whitethorn, request to alter porch, deck and exterior.

- Eli Mahler presented on behalf of the homeowner. The project is seeking approval to construct a rear porch and a wrap-around porch on the front of the home with 6x6 columns made of wood. New installations include vinyl siding, front door, picture window and garden window. The vinyl siding will be blue with white trim. The roof on both porches will be asphalt shingles to match the existing roof. The roof pitch on the porches will also match the existing home's pitch. The picture window will be placed in the front of the home to replace a currently nonconforming window on the home. New gutters will also be installed to match the existing gutters. The new garden window will be placed on the rear of the home, replacing the existing one, adjacent to the new porch.
- Mr. Saylor asked about the railings to the porches.
- Mr. Mahler replied that the guardrails and handrails with 2x2 spindles will be installed, as well as wood lattice at the bottom of the porch.
- Mr. Brooker stated that the window on the front of the home looks terrible and the proposed picture window will fit the house much better.

ACTION: Mr. Brooker made a motion to approve, seconded by Mr. Saylor the motion was unanimously approved.

ABR 2022-107: Richard Williams, 3685 Randolph, request to alter windows.

- Scott Doughman presented on behalf of the homeowner. They are seeking approval to replace two picture windows in a bedroom and one double hung window in the front entrance hallway. All windows are located on the first floor.
- Mr. Stauss asked if there are grids on the window located on the front of the home.
- Mr. Doughman replied there are, and the homeowner would like a window without grids to replace it.
- Mr. Strauss stated that the front window should have grids that match the grids of the existing windows on the front of the home.
- Mr. Saylor agreed with Mr. Strauss and stated the windows should match on this particular home.

ACTION: Mr. Saylor made a motion to approve as noted, seconded by Mr. Brooker the motion was unanimously approved.

ABR 2022-108: Future Heights, 1052 Elbon, request to alter siding, windows, rear door and handrails.

- Micah Kerman presented on behalf of the Future Heights organization. Future heights are seeking approval for a rehabilitation project they have undertook. The goal of the project is to maintain the original design and appearance of the home exterior, especially as viewed by the general public and neighboring homeowners. Future Heights is seeking to repair and replace missing or damaged original elements where feasible. Where not feasible, they will replace original elements with new to match, or respect the original design features of the house. The windows will be new Spouse 1/1 double-hung windows. The exiting roof will be retained and the contractors will replace gutters with new 5" vinyl gutters. The shutters on the home will be removed and repair will take place on the existing wood shingle siding,
- trim boards, fascia boards, and porch columns. The paint used will be lead-safe practices and methods. For existing paint, the contractor will scape, caulk/seal, prime, clean-up and paint to encapsulate existing lead-based paint & dust. Other updates include removing obsolete satellite dishes, repair to the foundation and the removal of the entire rear porch, stairs, roof, supports, door and rails. Future Heights will install wood shake shingles in the former door area, porch roof area, and elsewhere on rear façade where missing, to match those existing on the rest of the house. The door will be replaced with a new slider window with double-hung window to match the rest of the house. The exterior will be sealed, primed and painted per the color scheme for smooth, seamless appearance. The hand rails on the home will be replaced with a new powder coated aluminum rails painted black. Future heights would also like to demolish the existing garage and construct a new two car garage to match the home. The garage will be 425 square feet.
- Mr. Saylor asked how Future Heights chose the placement of the window that replaces the back door on the home.
- Mr. Kerman stated the window was placed at an average eye level for the best viewing of the backyard.
- Mr. Brooker stated he appreciates the care being taken on this project to preserve the original wood siding and painting it.
- Mr. Saylor stated the interior is nicely done as well.

ACTION: Mr. Saylor made a motion to approve, seconded by Mr. Brooker the motion was unanimously approved.

ABR 2022-109: Lakesha Dues, 950 Dresden, request to alter siding.

- Richard Miller presented on behalf of the homeowner. The homeowner is requesting to install vinyl siding that is clay in color, as well as new soffits and fascia on all overhangs. The contractor will also repair a section of roof where the shingles are missing.
- Mr. Brooker asked if the new color is approximately the same color as the current house.
- Mr. Miller responded in the affirmative.

- Mr. Brooker stated it looks like original shingles on the home but he completely understands why they are being replaced. He has no further questions or concerns.
- Mr. Strauss stated he has no questions.

ACTION: Mr. Strauss made a motion to approve as noted, seconded by Mr. Brooker the motion was unanimously approved.

ABR 2022-110: Joseph Simon, 1030 Hereford, request to alter roof.

- Dylan Campbell of Mr. Roof presented on behalf of the homeowners. Mr. Campbell stated that Mr. Roof is new to the Cleveland area. They were "*under the impression that we obtained all the correct permits, replacing slate with shingle. Both Mr. Simon and myself were not aware that this was a new roof and not a replacement, which is why the permits we got were not in line with what is needed. However, I think the work that was done was very similar to the roofs in the neighborhood. I am seeking approval now for the work we completed.*
- Mr. Strauss asked what the condition of the existing roof.
- Mr. Campbell replied that it was rough to say the least, they also replaced gutters, soffit and fascia. "*I would think this new roof is a great addition to his home, he was excited about it and we were definitely under the impression we followed the process with Cleveland heights.*"
- Mr. Strauss asked if Mr. Roof does slate roofs?
- Mr. Campbell replied that they do not.
- Mr. Brooker asked if there is a street view photo of the completed work.
- Mr. Campbell replied that there are only aerial shots. "Based on what I believed we were supposed to submit, I did not include those."
- Mr. Strauss asked if this was reviewed by the homeowner's association.
- Mr. Campbell stated "*Mr. Simon was not aware that he was in an area where that was necessary.*"
- Mr. Strauss stated that when you buy a house that is within a homeowner's association, you learn about the association before you purchase the house.
- Mr. Saylor asked if approval from the homeowner's association is needed before coming to ABR.
- Nicole Blunk replied to Mr. Saylor in the affirmative. Approval from the HOA is needed before they even contact the city because if the HOA doesn't approve, the ABR ruling is a moot point.
- Mr. Saylor asked if there has been any attempt to gain HOA approval after the fact.
- Nicole Blunk replied to Mr. Saylor that based on the public comments submitted by the HOA treasurer, they were not granted a variance to remove the original roof.
- Mr. Saylor asked if the ABR is even in a position to act upon this case.
- Nicole Blunk replied that since ABR is separate from the HOA a ruling will still be required from ABR, the applicant made an official submittal.
- Mr. Strauss asked if we received anything official from the HOA
- Nicole Blunk replied that we received public comments from HOA members, but no official documents.

- Mr. Strauss stated there are three choices, to approve, deny or table the case. Mr. Strauss stated he is not ready to approve this, he feels it was not the right solution, it should have been brought to the HOA and then the board before work even started.
- Mr. Brooker asked if they can do "no action" because a denial is tricky. Mr. Brooker stated that we can put the tile roof back.
- Nicole Blunk replied that both the city and the HOA has the authority to mandate the reversal of this work.
- Mr. Strauss stated that if the board were to deny, the issue would then be diverted to planning, law and housing for enforcement. If the board were to approve it, Mr. Strauss feels this sets a terrible precedent that you can do anything to the exterior that you want to, and then seek permission for it later while apologizing, using whatever excuse you want to try and get approval.
- Mr. Campbell stated they went through the protocol according to the homeowner. They did not circumvent any part of it. He doesn't "*think its out of logical thought that the shingled roof is considered a replacement instead of a new roof. There was a mix-up of communication from the homeowner's association and while I definitely agree that this sets a bad precedent I think I can make a clear case that this was not our intent. We are the largest roofing company in the country right now and we want to make a good name in Cleveland. I hope we have made this case.*
- Mr. Saylor stated that he thinks if they received this submittal prior to the roof removal, they still would have sought HOA opinion as well as a slate roof expert. Since we don't know if the former state of the roof really was in the condition the applicant claims it was in, it puts this board in a tough position.
- Nicole Blunk stated the building department clerk was under the impression this was a like for like replacement.
- Mr. Saylor stated "tabling" this allows for the HOA to submit a statement. We have one from the treasurer but I think a statement from the president would be helpful
- Mr. Campbell stated they are fine with tabling this until the next meeting so the HOA can feel good about this and the city can feel good about this as well
- Tony Rupcic with the home owner's association initiated a public comment on this case. He stated the HOA has not discussed this case yet, they have their executive meeting tomorrow (6-8-22) and he is on the standards committee, so he is very familiar with this house and roof. The roof was actually in great condition before this removal took place. The previous owner conducted repairs on the roof and sought assistance from Mr. Rupcic. These tile roofs last forever and most of the people in the neighborhood maintain their slate and tile roofs. He submitted an example in his letter of a restored tile roof in the neighborhood. This case is unfortunate. Mr. Simon did know the HOA exists, he has been here for four years, he does get the newsletter, and he also attended an event hosted by the home owner's association. He knows about the HOA, he just chose to ignore it unfortunately. This case will be brought up at their executive committee tomorrow night.

- Mr. Strauss stated he certainly will not vote to approve so the two options are to deny or table this and see what the HOA executive committee has to say, and they will act on this at another meeting.

WRITTEN PUBLIC COMMENTS REGARDING 1030 HEREFORD

The incident at 1030 Hereford was not unusual, except for the behavior of the owners. The behavior was beyond uncivil. It was menacing. As you know, ignorance of the law is no excuse. This owner has lived in Forest Hill for several years and information regarding the preservation guidelines, especially regarding roofs, is routinely distributed to FH residents. Friday afternoon/evening tearoffs are not unusual, and are often scheduled to avoid detection by City and HomeOwner authorities. By the time they are reported, it has usually been too late to save a slate or tile roof. Forest Hill was developed with strict construction guidelines. The beautiful slate and tile roofs are a crown jewel in this community. With proper maintenance, they should last 100 years. It is only in severe cases that a complete tearoff is necessary. Owners want cheap repairs and unscrupulous roofers are glad to oblige. In several instances, those responsible for an unnecessary tearoff have successfully been required to replace the roof with the original slate or tile. Alternate materials of quality have also been approved. We have appreciated the support the City has given FHHO regarding these sad instances. From the behavior shown by the owners of 1030 Hereford, FHHO obviously needs even stronger support from ABR. Any representative presenting proper procedures required should not be in fear of bodily harm while doing this. We hope that action by ABR will support the preservation guidelines of the Forest Hill Home Owners, Inc. I have lived in Forest Hill for 45 years. I have seen many changes. Most not for the better. I have had my issues with my slate roof, but consider it a beautiful crown of my home.

Jan Milic
3111 Chelsea Drive
5/31/2022

Dear ABR,

The comments below are concerning the unapproved roof replacement at 1030 Hereford. We hope this information helps as you come to a decision during the upcoming scheduled meeting.

What is most disturbing about the removal of the slate roof and replacement with asphalt shingles at 1030 Hereford is the knowledge that the owners knew it was wrong. They were informed that the architectural integrity of the home would be irreparably harmed. They failed to secure the necessary permits and paperwork knowing it would be rejected. They completed the work on a weekend, starting early in the morning before anyone would "find out." Their clandestine approach to home repair informs us of their understanding that they were doing something wrong.

The Forest Hill neighborhood is blessed with almost 100% architect-designed homes, all created with attached garages and almost every one equipped with superior roofing materials, such as tile, shake or slate. The reason for these choices was the permanence they deliver. Slate is stone. It can and does last over 100 years when maintained well. There is almost NO reason to replace a slate roof, especially on this home at about 70 years old. Honestly, if the contractor was smart, they could probably recover and resell the removed plates for more money than the new roof costs!

At this point, there is little the Architectural Review Board can do to reinstall the material. The slate roof is lost forever. The advantages they provide, aesthetically, financially and physically have been lost. With that in mind, I hope there is some sort of repercussion available to serve as an example to neighbors and contractors who now understand how to skirt the rules and regulations of the city of Cleveland Heights. The architectural integrity of the neighborhood is forever demeaned.

Jeffrey R Dross – President and speaking on behalf of the:
Forest Hill Historic Preservation Society
6/1/2022

Good evening members of the Architectural Board of Review.

I am Tony Rupcic I live at 3363 Seaton Road. I have now owned that home for twenty-seven years.

Many of you may know me as the treasurer of Forest Hill Homeowners Association. I am now in my twenty first year as treasurer. I am not here to speak on behalf of the homeowner's association, rather as a Cleveland Heights Homeowner and as an advocate for the owners of 1030 Hereford.

I am here tonight to tell you my story and to make you aware of what I see as threats to Cleveland Heights' architectural legacy. This can be illustrated in large part to what has transpired in connection to the architectural sabotage of 1030 Hereford. I think you'll agree it's shocking. What was once a fine home graced with a slate roof, is now a home with no slate roof. The home has also been marred with a low-grade asphalt roof. The owner is requesting a variance for an asphalt roof. I hope you deny his request for the following reasons:

1. The building permit was fraudulently obtained by the contractor. He has no knowledge about slate roofs.

2. What possess someone to remove a \$50,000.00 slate roof?

I know for a fact that this roof was in good condition and well maintained by the prior owner who rehabbed the property and then sold it to Mr. Simon.

The photos of the home below are of 16237 Forest Hills Blvd. The 1st photo is that of a dingy neglected slate roof.

The 2nd photo is that same 65-year-old slate roof cleaned and restored. Once cleaned the vibrant colors of the slate reappears. 1030 Hereford had that same Vermont Slate roof and had that same potential. Slate and Tile roofs are a hallmark of a fine home, found in upscale, elegant fashionable neighborhoods. All the homes in the Forest Hill neighborhood of which this home is in, originally had a slate, tile, or wood shake roof. Roughly 70% still have slate or tile. The ones lost were largely due to unscrupulous roofers and predatory hyper aggressive, self-proclaimed so-called home improvement and energy efficiency experts; they peddle nothing more than junk. In fact, since I've been here, I've already seen several homes already on their second asphalt roof, which originally had slate or tile. As I illustrated, old tile or slate roofs are highly desirable and restorable. I am an ardent architectural preservationist. I have restored every detail and component of my home to its original condition. My home was built in 1940 and has its original slate roof. The roof was restored to its original condition at a cost far less than an asphalt replacement. The design direction the owners have chosen for this home has cheapened the look of their home and will continue the further decline of Forest Hill. Why would one desecrate the home in this manner in an historic neighborhood? Increasingly people across America understand the value of our historic properties. Like antiques, the closer it is to its original condition the higher is its value. The best homes in the neighborhood are always the ones maintained with their original material and with their original design characteristics. I urge the city of Cleveland Hts. to put an end to the removal of slate and tile roofs. The city must inventory these special homes and make the owner aware of what they have. Once these roofs are lost, they will never return. Thank you for your time.

Tony Rupcic
6/6/2022

ACTION: No Action was taken

ABR 2022-111: Kassandra Spates, 2629 Lee, request to install awning.

- Jeff Oslund of BrightCovers presented on behalf of the homeowner. They are seeking to install a 24x12 freestanding aluminum framed awning over an existing deck. The poles will not be attached to the deck.
- Mr. Strauss asked what the material on the deck is.
- The homeowner Kassandra stated that the deck is wood.
- Mr. Strauss asked if it was painted black.
- Kassandra stated it's a dark blue stain.
- Mr. Strauss asked about the roof of the awning.

- Mr. Oslund stated they are polycarbonate panels to allow some light to come through.
- Mr. Saylor asked if they yellow over time.
- Mr. Oslund stated they do not fade, they maintain their look.
- Mr. Brooker stated that the deck is a alien creature compared to the house and the setting, it is white which will match the trim of the home.
- Mr. Oslund stated the awning will be a black aluminum frame, he is unsure why the example presented is white but the install will be black to match the home.
- Mr. Brooker stated that he is alright with that, it will improve the deck.

ACTION: Mr. Strauss made a motion to approve, seconded by Mr. Brooker the motion was unanimously approved.

Old Business

New Business

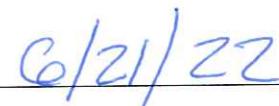
Discussion regarding the Barrie Family letter, requesting the board take a more detailed look at projects being submitted that are taking place on historically significant structures. The Board unanimously agreed to review these kinds of projects on a deeper level to ensure the character of the structure is maintained.

Adjournment

The meeting was adjourned at 10:27 PM.

Respectfully Submitted,

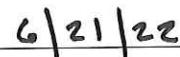

Nicole Blunk, Secretary


6/21/22

date

Approved,


Joseph Strauss, Chair


6/21/22

date

