Minutes  
Baltimore County Landmarks Preservation Commission  
September 12, 2019 Meeting  

Call to order; introduction of Commission members; pledge of allegiance to the Flag; statement of purpose and operating procedures  

Mr. Rob Brennan, Chairperson, opened the regular monthly meeting of the Baltimore County Landmarks Preservation Commission (LPC) at 6:01 p.m. The following Commission members were:  

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<th>Present</th>
<th>Not Present</th>
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<tr>
<td>Mr. Robert P. Brennan, Chair</td>
<td>Mr. C. Bruce Boswell</td>
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<td>Mr. Louis Diggs</td>
<td>Ms. Faith Nevins Hawks</td>
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<td>Mr. John Holman</td>
<td>Mr. Qutub U. K. Syed</td>
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<td>Mr. Ed Hord</td>
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<td>Mr. Mitch Kellman, Vice-Chair</td>
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<td>Ms. Wendy McIver</td>
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<td>Mr. Stephen P. Myer</td>
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<td>Ms. Cathryn Pinheiro</td>
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<td>Mr. Jon Schmidt</td>
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<td>Mr. Raymond Scott</td>
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<td>Mr. David S. Thaler</td>
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<td>Mr. Christopher Weston</td>
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Attending County staff, Teri Rising (Preservation Services staff), Taylor Bensley (Preservation Services staff), and C. Pete Gutwald (Director, Department of Planning).  

Ms. Pinheiro and Mr. Diggs joined the meeting at 6:06 PM.  

1. Review of the Agenda  

Ms. Rising reported there were no changes to the Preliminary Agenda published September 5, 2019.  

2. Approval of the Minutes  

Mr. Brennan asked if anyone proposed changes to the July 13th, 2019 Minutes. Hearing none, Mr. Brennan called for a motion to approve the Minutes as drafted. Mr. Myer moved to approve the Minutes as drafted. Mr. Kellman seconded the motion, which passed with affirmative votes being cast by Mr. Brennan, Mr. Diggs, Mr. Holman, Mr. Hord, Mr. Kellman, Ms. Mclver, Mr. Myer, Ms. Pinheiro, Mr. Schmidt, Mr. Scott, Mr. Thaler, and Mr. Weston. There were no dissenting votes.
3. **Consent Agenda**

Ms. Rising gave background information and read the Action Recommendations for Consent Agenda Items 6, 7, 9, 11, and 12.

Mr. Brennan called for a motion on the items. Mr. Thaler moved to approve the Consent Agenda items as proposed. Mr. Myer seconded the motion, which passed with affirmative votes being cast by Mr. Brennan, Mr. Diggs, Mr. Holman, Mr. Hord, Mr. Kellman, Ms. McIver, Mr. Myer, Ms. Pinheiro, Mr. Schmidt, Mr. Scott, Mr. Thaler, and Mr. Weston. There were no dissenting votes.

**Items for Discussion and Vote**

4. “Halethorpe Colored School” (excluding 1968 addition) and setting (Lot 64 – Plat of East Halethorpe), 1900 Northeast Avenue, Halethorpe; MIHP # BA-3407-1; Public Hearing on Nomination to the Preliminary Landmarks List [County Council District # 1]

Ms. Rising introduced the item, which was a Public Hearing for a nomination to the Preliminary Landmarks List for the Halethorpe Colored School, excluding the 1968 addition, and setting, which is Lot 64 of the Plat of East Halethorpe. Ms. Rising explained that this was a third-party nomination submitted by the Halethorpe Civic Association with the support of Councilman Quirk’s office, and that the building was owned by Baltimore County. Ms. Rising then provided background on the former Halethorpe Colored School, which was originally constructed in 1924 with money raised by residents of East Halethorpe, combined with funds from the Julius Rosenwald Fund and Baltimore County School Board.

Ms. Rising continued on that, following the integration of Baltimore County schools, the building was sold to private owners who operated a nursing home for a brief time; the building was then acquired by the Halethorpe Civic Association who converted it into a recreation center. In 1968, the site was conveyed back to Baltimore County Recreation and Parks in conjunction with the new organized effort to create dedicated recreational spaces for Baltimore County residents.

Following a presentation from Ms. Rising, Mr. Brennan asked the status of the three surviving Rosenwald schools in Baltimore County. Ms. Rising stated that the Bengies School, owned by Baltimore County, was in fair condition and operated as a community building; Turner Elementary School had been integrated into an apartment complex; and the final school, located in the Greenspring Valley National Register Historic District, had been converted into a private residence. Mr. Brennan asked if they were all masonry structure, two-classroom type schools. Ms. Rising confirmed yes, they were all similar.

Mr. Brennan recognized Mr. Tim Bishop, chairman of the Preservation Alliance of Baltimore County. Mr. Bishop expressed that the nomination form was very thorough and well done. He offered his support for the nomination.
Mr. Brennan then recognized Mr. Vincent Johnson, a board member of the Halethorpe Civic Association. Mr. Johnson explained that he began researching the building approximately two years prior, following a community event. Mr. Johnson continued that this project had been very important to him over the years, and that he told visitors about the building’s history whenever he could.

Mr. Scott asked what type of activities took place in the building. Mr. Johnson explained that they held baby showers, graduation parties, family reunions, community events, and more.

Mr. Johnson mentioned that two of his neighbors were former students of Halethorpe Colored School and that he interviewed them when he first learned the history of the building.

Mr. Diggs commented that the Halethorpe Colored School was located in one of the 39 communities, which were designated as Baltimore County African American Communities in 1992. Mr. Diggs continued that he had documented them over the past 30 years and would be happy to see Halethorpe Colored School added to the Preliminary Landmarks List.

Mr. Schmidt asked why the period of significance ended in 1947 if the building was still in public use. Ms. Rising clarified that Baltimore County sold the building to a private owner in 1947, and it was conveyed back to them in 1968.

Mr. Diggs moved to Vote to (a) place “Halethorpe Colored School” and setting (Lot 64 – Plat of East Halethorpe), on the Preliminary Landmarks List under criteria (1) – For its association with the nationally significant Rosenwald Fund program, the resulting schools being of immense importance to the communities in which they were built; for its significance as a representative example of the efforts made by African Americans to achieve access to basic education and modern facilities in the era of segregation; for its association with Julius Rosenwald, his philanthropic mission and approach, and his contribution to African American education in the first half of the twentieth century. (2) – As an excellent example of a two-teacher plan school that was developed and constructed during the principal period of the Rosenwald Schools Program that has retained physical integrity through the retention of building materials and design features associated with Rosenwald Schools; the school retains excellent integrity in construction, design and setting within the African American community of East Halethorpe and exhibits community and civic support for the site and its continued use. (3) – As a significant example of the collaborative approach to school construction that utilized community skills and local building materials to develop a brick school at a time when frame Rosenwald Schools were typical (b) to delineate the entire lot, .15 acres total, (Lot 64 – Plat of East Halethorpe, Tax map # 0109, Parcel # 0380, Tax account # 1302190542”), as its historic environmental setting. Mr. Thaler seconded the motion, which passed with affirmative votes being cast by Mr. Brennan, Mr. Diggs, Mr. Holman, Mr. Hord, Mr. Kellman, Ms. McIver, Mr. Myer, Ms. Pinheiro, Mr. Schmidt, Mr. Scott, Mr. Thaler, and Mr. Weston. There were no dissenting votes. Citing County Code 32-7-302
Ms. Rising introduced the project which involved the construction of a 1,362 square foot lobby addition to the rear of the existing building from the grade-level to the second floor, the addition of a 308 square foot stairwell at the rear of the building, an addition above an existing one-story portion of the building, and the replacement of derelict windows. Ms. Rising noted that no additional information was included with the application that provided specifics involving the replacement of the windows.

Ms. Rising gave a brief background of the structure, which had been reviewed by the Landmarks Preservation Commission several times since 2009. She noted that an executive summary of related approvals had been provided to the Commission members. The site was built in 1908 and had served various purposes for the Randallstown community, including a bowling alley, drug store, post office, grocery store, and bank. The building was constructed with fieldstone by Seymour Ruff and Sons, and anchored the Fieldstone County Historic District.

Ms. Rising explained that staff did not support the proposal, as the project did not meet the Baltimore County Historic Design Guidelines or the Secretary of the Interior’s Standards. Ms. Rising stated that staff felt the addition did not preserve significant materials, features and form; did not preserve the historic character of the building; was not simple and unobtrusive in design; and that the new addition dominated the elevation most visible from Liberty Road and the Fieldstone County Historic District. Ms. Rising noted that integrating a stamped concrete or block with a natural color, basing the size, rhythm, and alignment of the new addition window and door openings on those of the historic building, incorporating simplified architectural features that reflect, but did not duplicate, features on the historic building, and relocating the addition to the rear of the building would all be preferred.

Ms. Rising showed historic photos of the site, as well as photos of the pocket park located at the corner of Liberty and McDonough Roads.

Mr. Brennan asked if the building was originally built with community funds. Ms. Rising confirmed that it was.

Mr. Brennan recognized Mr. Mark Levin and Mr. Robert Charles, both of Levin Brown Architects. Mr. Levin explained that the project was spearheaded by the Rehoboth International Christian Church and that they had occupied the building for twenty-plus years. Further, Mr. Levin explained that the site was at the entrance to Randallstown, and that the pocket park was its first gateway piece. He added that very little has changed on the site since
being built. Mr. Levin explained that the purpose of this project was to fulfill a variety of goals established by the Randallstown UDAT study, and to create an exciting, new entranceway to the area. He added that the entranceway would be distinct and not replicating that of the building, but would peak onto Liberty Road so people driving by would see that something was new. Mr. Levin wrapped up his comments by mentioning that Levin Brown Architects planned to maintain the façade along Liberty Road.

Mr. Charles delivered a presentation about the site and the proposed plans. He explained that these plans were presented to various community groups, including the local council, business associates, community advocacy councils, Fieldstone, and State representatives. Mr. Charles elaborated on Mr. Levin’s point about trying to fulfill goals of the UDAT study, stating that the goals they were trying to fulfill included: improving the appearance of the corridor, creating a better aesthetic, creating a gateway to Randallstown, and decreasing the amount of time properties are vacant.

Mr. Charles delved further into the proposed plans, explaining that Levin Brown Architects were creating a connection to the pocket park, maintaining the historic character of the Liberty Road façade, and creating centralized access to the site from the parking lot. Mr. Charles noted that the trees from the pocket park at Liberty and McDonough Roads would hide the majority of the addition from the public right of way, but enough of the addition would be visible to interest people. Mr. Charles then acknowledged that the Secretary of the Interior’s Standards require additions to be compatible with the massing, size, and scale or existing buildings, and explained that the proposed additions met this requirement. Mr. Charles wrapped up his presentation by explaining that all of the materials would be sympathetic to the existing materials of the building and would not try to replicate what was existing.

Mr. Thaler asked what trespa, one of the materials listed on the plans, was. Mr. Charles stated it was a sustainable material used in residential and commercial applications. Mr. Levin clarified that it was a heavy-duty synthetic siding, and passed around a sample piece. Ms. Rising stated it was plastic, and Mr. Charles confirmed.

Mr. Brennan noted that a copy of the Technical Report from the September 9th, 2019 site visit was provided to the Commission members.

Mr. Thaler asked if anything had been filed with Baltimore County. Mr. Charles stated that they were not able to do anything until the project was been approved by the Landmarks Preservation Commission. He also asked about the use of the building. Mr. Levin clarified it would be a church on the first floor and a social hall on the second.

Mr. Thaler questioned if there was enough parking. Mr. Levin stated yes, there would be 59 spaces on site. Mr. Thaler additionally noted that 59 spaces would put the building at roughly 240 seats and asked if the church and social hall would ever be in session at the same time. Mr. Levin stated no and clarified that the adjacent retail segment was a part of the church operation, and they had an additional 13 parking spaces.
Mr. Thaler asked if storm water management had been considered. Mr. Levin replied that they had not discussed the issue yet, but if required, would likely need to be underground. He clarified that coming before the Commission was the first step in the process.

Mr. Thaler commented that he somewhat disagreed with the Technical Committee and liked the glass lobby. He added that he did not like the color of the trespa, and that the addition above the one-story portion of the building appeared not to fit.

Mr. Hord agreed with Mr. Thaler that he liked the glass addition and did not care for the addition above the kitchen.

Mr. Thaler noted that he believed these plans could be worked out.

Ms. McIver commented that she did not like the proposal as it was too different from the existing building.

Mr. Schmidt indicated that the stone looked smoothed out on the plans. He asked if anything was being done to the stone or if this was simply the way the rendering appeared. Mr. Levin confirmed they would not be touching the stone.

Mr. Scott asked if the church was planning on growth.

Mr. Brennan recognized Mr. Chris Williams, Pastor of Rehoboth International Christian Church, who stated that the existing building provided room for growth, however if the church grew beyond that, they would need to move.

Mr. Thaler commented that it seemed the Commission members were in favor of the goals of the project, but that there did not appear to be a consensus on the design. He added that he did not feel the Commission should vote against the project.

Mr. Brennan commented that the plans submitted to staff and the plans shown in the presentation did not match. Mr. Levin replied that the stairwell addition to the rear of the building was removed following community feedback.

Mr. Brennan explained that the Technical Committee felt the warming kitchen was impinging on the façade of the building in mass and color. He noted it would be better to move the addition towards the rear. Additionally, Mr. Brennan mentioned that the Technical Committee was concerned with the proportions as the proposed addition was very horizontal, whereas the existing building was more vertical. He added that the Technical Committee believed the addition should not cover so much of the rear of the building, and suggested Mr. Levin consider those changes. Mr. Levin stated they were happy to find a plan that was mutually accepted.

Mr. Brennan asked Ms. Rising what the best course of action was. Ms. Rising stated that there was an application before the Commission, and that they did not appear to have a consensus to vote to issue a Certificate of Appropriateness or a Notice to Proceed for what was presented;
consequently, voting to not issue a Certificate of Appropriateness or a Notice to Proceed would be the action. Further, Ms. Rising recommended that the applicant should come back with a new plan that responded to the Commission’s feedback.

Mr. Thaler stated that he believed the proper procedure was to table the project. Ms. Rising clarified that tabling meant the specific application before them would be considered again at a later date. Mr. Thaler asked why the Commission had to vote to not do something. Ms. Rising replied that Title 7 in the County Code directed the Commission to vote on an application if they have determined it is complete.

Mr. Hord stated he believed the Commission should vote on the project, but noted that the plan was on the right path. He also recommended that the applicant come back with an amended plan.

Mr. Hord moved to not issue a Certificate of Appropriateness or a Notice to Proceed for the project as proposed. Mr. Thaler seconded the motion, which passed with affirmative votes being cast by Mr. Brennan, Mr. Diggs, Mr. Holman, Mr. Hord, Mr. Kellman, Ms. McIver, Mr. Myer, Ms. Pinheiro, Mr. Schmidt, Mr. Scott, Mr. Thaler, and Mr. Weston. There were no dissenting votes.

Citing Baltimore County Historic Design Guidelines: Additions & Infill, pp. 1-7; National Park Service, Technical Preservation Services, Preservation Brief # 14 - New Exterior Additions to Historic Buildings: Preservation Concerns; County Code, Sec 32-7-403

**6.** “Dr. Herbert Harlan House” (Locke/Hozore Property), 722 Howard Road, Sudbrook Park; Contributing structure in the Sudbrook Park County Historic District; MIHP # BA-3017; Part II approval for waterproofing basement [County Council District # 2]

Approved via the Consent Agenda to issue a Certificate of Appropriateness.

Citing Baltimore County Application Checklist for Tax Credits for Basement Water Ejection Systems, aka: waterproofing systems, adopted by the Landmarks Preservation Commission on 11/13/14; County Code, Sec 11-2-201

**7.** Vanore Property, 707 Pleasant Hill Road, Oella; Contributing structure in the Oella National Register Historic District; Part II approval for flat roof replacement, new flashing installation, roof sealing, and new base wood installation if necessary [County Council District # 1]

Approved via the Consent Agenda to issue a Certificate of Appropriateness.

Citing Baltimore County Historic Design Guidelines: Roofs, p. 2 & 10; County Code, Sec 11-2-201
8. Reed Property, 1716 Magnolia Avenue, Relay; Contributing structure in the Relay County Historic District; Amended scope of work for rear 2 ½ story addition approved by the Commission November 8th, 2018 [County Council District # 1]

Ms. Rising summarized the project, which involved an amended scope of work for a rear 2 ½ story addition. The addition was originally approved by the Commission on November 8th, 2018 with the condition that the siding and/or hyphen be a wood or cementitious wider width board or shingle style. Ms. Rising explained that the applicant was now seeking to reduce the footprint of the addition and make design modifications. She added that the new plan, per the Commission’s previous suggestions, was changed with the main portion of the addition centered on the ridge of the existing home, and the roof of the addition closely matching the existing roof. Ms. Rising noted that the screened porch, the balcony, and the sunroom had all been removed from the plans, and the new proposal included a small porch for rear yard access where the west side balcony was originally proposed. She explained that the application stated the materials proposed were Hardie Panel lap siding for the hyphen; Straight Edge Hardie Shingle for the bulk of the addition and a factory pre-finished standing seam aluminum roof for the hyphen and low-slope porch. The Lincoln painted wood with simulated divided light windows and French doors matched what was previously proposed and approved.

Mr. Brennan recognized Mr. Richard Campbell, the owner of Coastal Builders and applicant for the project.

Mr. Campbell explained that the design had to be simplified and downsized due to costs and that the addition no longer had a third floor.

Mr. Brennan asked about the side porch and rear awning and if it would be a landing. Mr. Campbell confirmed it would be a landing coming off the family room.

Mr. Brennan suggested that the door on the side porch appeared to be too small for the space or possibly the roof line was too high. Mr. Campbell explained that the interior of the home had a 9'6" ceiling inside, so the roofline lined up with that. Mr. Brennan noted that the roofline on the porch deck should match the roofline at the front of the house.

Mr. Brennan commented that the awning on the back porch appeared to be too large, or not to scale. Mr. Campbell explained that it was because the homeowner wanted to provide more shade, but that the plans could be adjusted to the Commission’s liking.

Mr. Hord noted that a transom above the door of the side porch may help fill the space. Mr. Brennan and Mr. Campbell agreed that a transom would be nice.

Mr. Brennan asked about the width of the siding. Mr. Campbell explained the siding would match the existing fiber siding, which was approximately 14 inches.

Mr. Brennan asked to clarify the siding on the middle portion of the addition. Mr. Campbell stated it would be Hardie Board. He also asked if there would be any shutters. Mr. Campbell
explained that the home had never had shutters, so they were not proposing any for the addition. and noted the Commission had previously recommended the hyphen be differentiated, which is why the middle portion was proposed as Hardie Board.

Mr. Weston asked if the plans were missing a line or if there was a break in the plane. Mr. Campbell clarified it was all one plane. Mr. Hord questioned why the proposed plans showed a hip roof if there was only one plane. Mr. Hord then asked if/why the hyphen was necessary. Ms. Rising clarified that the hyphen made sense when originally approved because the addition was so large; originally the hyphen differentiated the space between the historic home and the addition.

Mr. Campbell asked if some kind of vertical break would work. Mr. Hord expressed that it would not make sense unless there was a break in the plane.

Ms. Rising asked if the Commission would like to enlist the original Technical Committee composed of Mr. Brennan, Mr. Myer, and Ms. Hawks to review revisions to the plans that reconcile the discrepancies the Commission members had brought up. Various members of the Commission agreed this was a good idea.

Mr. Thaler moved to vote to delegate the responsibility of reviewing and approving the issuance of a Certificate of Appropriateness to the original Technical Committee composed of Mr. Brennan, Mr. Myer, and Ms. Hawks. Mr. Myer seconded the motion, which passed with affirmative votes being cast by Mr. Brennan, Mr. Diggs, Mr. Holman, Mr. Hord, Mr. Kellman, Ms. McIver, Mr. Myer, Ms. Pinheiro, Mr. Schmidt, Mr. Scott, Mr. Thaler, and Mr. Weston. There were no dissenting votes.

Citing Baltimore County Historic Design Guidelines: Windows & Doors, p. 5; Façade Materials, p. 2; Additions & Infill, pp. 2-4; County Code, Sec 32-7-403

**9.** Linder Property, 221 Melancthon Ave, Lutherville; Non-contributing structure in the Lutherville County Historic District; Enclosure of an existing screened-in porch [County Council District # 3]

Approved via the Consent Agenda to issue a Certificate of Appropriateness.

Citing Baltimore County Historic Design Guidelines: Porches & Steps, p. 6; Additions & Infill, p. 2; County Code, Sec 32-7-403

10. Chambers Property, 3615 Blackstone Road, Fieldstone; Contributing structure in the Fieldstone County Historic District; Window, door, and partial roof replacement following a fire [County Council District # 4]

Ms. Bensley introduced the project, which involved exterior repairs following a fire that caused 30% damage to the dwelling. Ms. Bensley explained that the applicant was proposing to replace eighteen windows, including four bay windows and one garden window. The windows of the home were vinyl, and the applicant was proposing to replace them all in-kind. Additionally, Ms. Bensley explained that the applicant was proposing to replace five doors: one front entry door,
along with four security storm doors. Ms. Bensley also stated that the applicant was proposing an in-kind replacement for a 3’ x 3’ portion of the roof.

Mr. Thaler moved to issue a Certificate of Appropriateness for the project as proposed. Mr. Kellman seconded the motion, which passed with affirmative votes being cast by Mr. Brennan, Mr. Diggs, Mr. Holman, Mr. Hord, Mr. Kellman, Ms. McIver, Mr. Myer, Ms. Pinheiro, Mr. Schmidt, Mr. Scott, Mr. Thaler, and Mr. Weston. There were no dissenting votes.

*Citing Baltimore County Historic Design Guidelines: Windows & Doors, p. 2 & 8, Roofs, p. 10; County Code, Sec 32-7-403*

**11. Mignogna Property, 218 W. Seminary Ave, Lutherville; Contributing structure in the Lutherville County Historic District; Addition of a patio in the side yard [County Council District # 3]

Approved via the Consent Agenda to issue a Certificate of Appropriateness.

*Citing Baltimore County Historic Design Guidelines: Fences & Landscapes, p. 4; County Code, Sec 32-7-403*

**12. Carpenter Property, 713 Pleasant Hill Road, Oella; Contributing structure in the Oella National Register Historic District; Part II approval for sealing flat roof, and for in-kind replacement of skylight [County Council District # 1]

Approved via the Consent Agenda to issue a Certificate of Appropriateness.

*Citing Baltimore County Historic Design Guidelines: Roofs, p. 2, p.10, p.13; County Code, Sec 11-2-201*

**Other Business**

Ms. Rising reported on the following historic property tax credit applications that were approved by staff as either an emergency repair or due to the receipt of Part II approval for work reviewed by MHT:

Hettleman Property, 3500 Overbrook Road, Dumbarton; MHT approval for replacement of entire slate roof with 12x20 Spanish Black SI grade natural slate. [County Council District # 2]

Davenport House and setting (Mitchell Property), 2101 Mt. Carmel Road, Parkton; Emergency approval for mortar and stone repairs, stabilization of barn foundation, and siding repair. [County Council District # 3]

Grybauskas Property, 115 Fairfield Drive, Catonsville; MHT approval for amended scope of work for the replacement of four windows, electrical system upgrades and safety improvements. [County Council District # 1]
“Reese House” (Renaud Property), 305 Morris Avenue, Lutherville; Emergency approval for an amended scope of work for gutter and in kind molding replacement. [County Council District # 5]

Ms. Rising reported on the following historic property code enforcement case that was closed following emergency approval from Mr. Brennan, Commission Chair:

Cross Property, 8912 Liberty Road, Fieldstone; Historic Review Application approved by Commission Chair following Code Enforcement stop work order for the replacement of a roof in a County Historic District without prior review. [County Council District # 4]

Ms. Rising informed the Commission that she completed the LPC’s Certified Local Government Evaluation with Maryland Department of Planning. She noted for the Commission members that they had met, and nearly exceeded, the requirements.

Ms. Rising mentioned that CZMP 2020 was underway. She indicated it may be possible the Commission will provide comments on CZMP issues in historic districts, however, it was still being discussed.

Mr. Thaler moved to adjourn the meeting. Mr. Diggs seconded the motion which passed with affirmative votes being cast by Mr. Brennan, Mr. Diggs, Mr. Holman, Mr. Hord, Mr. Kellman, Ms. McIver, Mr. Myer, Ms. Pinheiro, Mr. Schmidt, Mr. Scott, Mr. Thaler, and Mr. Weston. There were no dissenting votes.

The meeting adjourned at 7:56 PM.

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