



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
April 9, 2015

The regular meeting of the Worthington Architectural Review Board and the Worthington Municipal Planning Commission was called to order at 7:30 p.m. with the following members present: Richard Hunter, Chair; James Sauer, Vice Chair; Kathy Holcombe, Secretary; Mikel Coulter; Amy Lloyd; and Edwin Hofmann. Also present were: Scott Myers, Worthington City Council Representative for the Municipal Planning Commission; Lynda Bitar, Planning Coordinator and Clerk of the Municipal Planning Commission; and Melissa Cohan, Paralegal. Thomas Reis was absent.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of the minutes of the March 26, 2015 meeting

Mr. Coulter moved to approve the minutes and Mr. Hofmann seconded the motion. All members voted, “Aye”. The motion was approved.

4. Affirmation of the witnesses

B. Architectural Review Board

1. New

- a. House & Driveway Modifications – **617 Hartford St.** (Jim & Lindsay Roop) **AR 18-15**

Discussion:

Mrs. Bitar reviewed the facts from the application, mentioning the neighbor to the south is ok with the plan as long as the driveway is no more than 8’ closer to the property line. Mr. Hunter asked if the applicant was present. Mr. Jim Roop approached the microphone and stated his address is 617 Hartford St., Worthington, Ohio. Mr. Roop said this house has poorly constructed rooftops over the room additions that were not part of the original house, causing water damage and rotting in some spots and the nonfunctioning chimney is also falling apart and needs to be removed. Mr. Sauer asked if there were going to be any changes to the front porch of the house

and Mr. Roop said no. Board members had no other questions. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of Fact & Conclusions

Background & Request:

The owners of this Homestead style home built in the early 1930's have recently received approval to replace second floor and basement windows in the house. This request includes changes to the rear of the home and the driveway.

Project Details:

1. At the southwest corner of the home there are water problems where the first floor roof ties into the original roof. The owners are proposing to remove a portion of the roof, overhang and a chimney to improve the situation.
2. There are two entrances at the rear of the home, one facing south and one facing west. This plan involves removing the west facing door, one adjacent window and stairs, and adding a porch with a rail extending from the south facing door to the south side of the home. The proposed porch is shown with a wood or composite railing. Alternatively, the homeowners are considering a lower porch with no railing.
3. On the west side of the house above the garage, removal of 2 windows and installation of 1 is proposed. On the south side above the garage, replacement of a small window with a standard size window is proposed. Further to the east on the south side, the proposal involves removal of a large window and installation of 4 standard size windows. The new windows would match the size and style (6 over 1) of others in the house; and match the materials approved in the previous ARB application, being aluminum or fiberglass clad wood windows with simulated divided lights.
4. Replacement of siding would be with cedar in the same style as existing, and all siding would be painted white or dark gray. The trim would remain white.
5. Due to the close proximity of the driveway to the garage, the owners would like to shift the driveway to the south 8' to allow easier maneuvering into the garage. Brick pavers currently south of the drive would be moved north of the drive to create a small patio.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines recommend if new windows made of substitute materials such as aluminum, vinyl, or clad wood can be acceptable if they provide a reasonably good match for the windows in the house. Compatibility of design and materials, exterior detail and relationships, and window treatment are standards of review in the Architectural District ordinance.

Recommendation:

Staff is recommending *approval* of this application. The proposed changes are appropriate and do not change the character of the house.

Mrs. Holcombe moved:

THAT THE REQUEST BY JIM AND LINDSAY ROOP FOR A CERTIFICATE OF APPROPRIATENESS TO MODIFY THE HOUSE AND DRIVEWAY AT 617 HARTFORD ST., AS PER CASE NO. AR 18-15, DRAWINGS NO. AR 18-15, DATED MARCH 24, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Sauer seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; and Mr. Hofmann, aye. The motion was approved.

b. Projection Sign – **693 ½ High St.** (Neda Taghavi) **AR 19-15**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. The applicant was not present. Mr. Coulter moved to table the application and Mrs. Holcombe seconded the motion. All Board members voted, “Aye”. The motion was tabled.

c. House Additions & Alterations; New Garage – **571 Evening St.** (Adam & Gary Moore) **AR 20-15**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Sauer asked Mrs. Bitar to explain what she meant when she said this is a contributing home to the Historic District. Mrs. Bitar explained the Worthington Historic District includes properties that contribute to the district and those that do not. Many of the contributing properties are homes about fifty years old. There are other homes in the district but were newer, or too changed, and not considered contributing properties. When the application was finally submitted for the historic district and approved, there were many more properties that were contributing than there were ten years before.

Mr. Hunter asked if the applicant was present. Mr. Adam Moore approached the microphone and stated his address is 59 W. New England Ave., Worthington, Ohio. Mr. Moore said he went to the Board of Zoning Appeals last week and his application was tabled due to the location of the garage and a neighbor felt that the massing of the house was too large and too tall. He said that when he designed the house, his intentions were to keep the character of the area, and use similar materials like nearby houses. Mr. Moore said he is close to being finished with the remodeling of his home on West New England Avenue. He plans to use similar materials and plans that he used for his home. Mr. Moore said he received an award from the Old Worthington Association (OWA) for the design of his home and he wants to carry that design over to this new property.

Mr. Moore said he is flexible as to where the garage will be located. He said locating the garage on the south side of the property made sense because he would only lose one tree, as opposed to two trees in the back. Mr. Moore said there is already garage access on the right side of the house. He explained the elevations, and said he intends to keep the height of the house the same as the neighboring homes. Mr. Moore said he would keep the roof line as low as possible. The new peak would be about seven feet taller than what is there now. He wants to maximize the house, but also keep the character of the historic area.

Mr. Sauer asked Mr. Moore why he was trying to make this house look similar to craftsman style. Mr. Moore said because of the sloping gable in the front, in order to add a second story, and keep the look of the house, he would need to add a dormer. He said the eaves are over hanging now so duplicating that would be a good way to add a second story without completely changing the look of the house. Mr. Sauer said this house is in need of an identity. The front of the house is okay, but the sides and the back of the house are just as important as the front. He said he is struggling with the approval of what is being proposed. Mr. Hunter said he could not approve a proposal that would maximize this house. He said a less massive and less intrusive remodel would have more acceptance.

Mr. Hofmann said Mr. Moore might still be able to get multiple bedrooms and everything else he wants but just do the design more sensitively. A craftsman home is not a craftsman home simply because there are columns and eaves. There are very different elements that go along with that style, namely a lot of proportion and how the roof lines interchange. He said he understood Mr. Sauer's comments that this house seems to be like a clash of multiple ideas that are not resolving. A little more sensitive work would probably please the neighbors and achieve approval from the Board members because the house will seem less massive. He also said the trees around Old Worthington are priceless and asked Mr. Moore to be very careful when considering where to place the garage. Mr. Hofmann felt the new garage would fit between the trees without having to destroy one.

Mr. Sauer said he would like to see as much thought given to the sides and the rear of the house as well as the front of the house. He would like the applicant to give this project more thought and carry out similar details for the house and garage so they will match, not just what you see walking up to the front door.

Mrs. Holcombe said she likes what Mr. Moore has done to his home on New England Avenue and appreciates his sensitivity to this matter. She said she struggles with the massive change for this 1950's home, and she does not want to see any trees removed.

Mr. Sauer said there are many other homes in Worthington that were not built in the 1950's but they were built in such a way that they were able to maintain the character and identity of their home and make the house livable for today's standards. Mr. Adam Moore introduced his father Mr. Gary Moore who approached the microphone to discuss this matter along with his son. Mr. Gary Moore said something needs to be done to this house for marketability reasons to attract a young family. Mr. Gary Moore said their architect is Mr. Dennis Meacham. Mr. Meacham was also the Architect that designed Worthington City Hall, Worthington Fire Department, and

several other homes in Worthington. Mr. Sauer believes that fixing this home up some, bringing the home up to standards is one thing, but changing the house so dramatically a younger family will not be able to afford the home. Mr. Coulter asked Mr. Adam Moore if he planned on living in the house and he said no, he has a client that is interested in the home.

Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and two people raised their hands. Mrs. Bitar swore in Mr. Klepec before he spoke. Mr. Romano Klepec stated that his address is 565 Evening St., Worthington, Ohio. He said he has lived in his Cape Cod style of home for four years, and he has been inside this particular house several times when invited by the former owner that is now deceased. Mr. Klepec said he shared his opinion with the Board of Zoning Appeals members about the importance of greenscape views in between the homes. He said he is excited about the improvements of the home and agrees with all of the great comments everyone has made. Mr. Klepec said he did not want to repeat what the Board members had already discussed because he shared the same opinion, especially about the massing of the project. He said Evening Street is hard to park on and he tells all of his friends and relatives not to park on Evening Street, so he understands the need for a garage, but at the same time there needs to be a balance of the overall size of the property and how the new home will be used. Mr. Klepec said he would ask the new owner to try and look at how to utilize the garage space for more usable space, even if he had to make the garage a little bit bigger. He would also like to see Mr. Moore save the trees, but at the least one of the trees may have to go. Mr. Klepec said there are ways to get maximum space without over building.

The second speaker was Mrs. Jo Rodgers of 575 Evening St., Worthington, Ohio. She explained that she lives on the other side of Mr. Moore's newly purchased home. Mrs. Rodgers said heard stories about her home and the home in question which were passed down from the original owner of her home. She is not sure if the story is true but conveyed the following: An enterprising German gentleman got approval from the city to build a home on the lot that these two homes occupy, but back in the 1950's she was not sure if the city was as diligent as they are today, and before the city knew it, the gentleman had built two small homes on this property. Mrs. Rodgers said she is not unhappy about that because she loves her home. She said she and her husband have invested heavily in improving their home. Like the Moore's personal home, her garage also received an award of merit from the OWA. She said her home is actually smaller than Mr. Moore's home by approximately two hundred square feet, and until recently, her home held four people and four very large dogs quite comfortably. Because of the lot and home size they chose to make the most of their basement area and turned the area into their master bedroom, master bathroom, and family room. Mrs. Rodgers brought pictures to share with the Board members which showed the amount of natural sunlight coming in from the windows to the basement area.

She said the proposed changes to 571 Evening Street are attractive and had the lot been the full lot that it was originally supposed to be she might have been alright with the proposed changes, however Mr. Moore's new house does not sit on a full lot. Mr. Moore's new house sits on a half lot while her home shares the other half of the lot. Mrs. Rodgers said 571 Evening Street sits fourteen and a half feet from the wall of her home, and twelve and a half feet from their

chimney. Mrs. Rodgers said she has photographs that were taken on a sunny day on March 28, 2015, of the area between the two homes. The shade line from 571 Evening Street extends throughout the entire gap between the homes and comes more than half way to her home. Moss grows throughout the grass in the back of the 571 Evening Street property because the area receives little to no sun. The shade line is there between the homes throughout the day from morning until evening. In the midst of the winter the shade line is closer to her home and in the summer the shade line is further away. The letter Mrs. Rodgers received from the developer stated the peak of the roof would be seven feet higher than the current peak, however the current peak only covers the width of the home in the front third of the home. The proposal would add a full second story which would double the height of the side which is closest to her home. Since the height of the house will double, the shade line will also double. A double shade line will put her master bedroom and bathroom in perpetual shade. She will lose all direct sunlight if an additional floor is added to the neighbor's home. With the peak being an additional seven feet on top of the second floor addition the shade line is likely to go even further, possibly impacting her living room, bathroom and her daughter's bedroom. Essentially allowing this home to expand upward means the investments she made in her basement bedroom and bathroom are very negatively impacted and she will be living in the shade with just about all complete loss of direct sunlight. The extensive landscaping she has done to create a patio terrace and raised vegetable garden will only be good for growing moss. She will also be forced to eliminate her fish pond. Beyond the direct negative impact to Mrs. Rodgers and her family there is also the issue of scale. This is a small lot, and her lot is also small, but the lot seems much bigger because they gain the benefit of the fairly large easement for the alley along the north side of the property. That easement is heavily landscaped with perennial gardens and serves to make her lot seem more spacious because it adds twenty-five percent more width to her yard. The lot at 571 Evening Street does not have any visual relief. The lot is little and will always be little. To jam a large five bedroom, three bathroom home on this small lot, fourteen feet away from her home, and in close proximity to the neighboring home, is not appropriate.

Mrs. Rodgers said she wanted to way to quantify how large the proposed home was for this lot as compared to other homes on their block. She said she used the Franklin County Auditor's website and looked at homes on both sides of the street as well as the much bigger homes on the much deeper lots across the street and did a quick calculation that divided the square footage of the home by the feet of frontage. The number of square feet of home per square feet of frontage ranged from a low of 11.3 at the corner of Evening Street and North Street, on the opposite side of the street, to a high of 39.4 at 600 Evening Street, which is across the street and a few homes north of 571 Evening Street. The average of all of the homes was 24.2 square feet of home per square foot of frontage. With a full second floor added to 571 Evening Street, roughly doubling the square footage, the number of square feet of home per foot of frontage would be 55.1. This is over thirty percent bigger than the largest home on the block and just over fifty percent larger than the average home as related to lot width. Mrs. Rodgers asked the Board not to view the size of the lot as a hardship for this owner. The owners knew of the lot size when they purchased the home. She is aware that they met with City staff and were encouraged to stick with the existing character and one story front, two story rear construction of the home, and they were warned in advance that a large two story front and three stories in the back might be an issue. So denying them an excessively large home on a tiny lot is more than fair. Mrs. Rodgers continued to say a

smaller lot with a smaller home is ideal for many families, and this home should be modified or altered for a family wanting a smaller home. She said the home on the other side her house is a fourteen hundred thirty one square foot ranch style of home that was purchased this past fall by a family of four people. Mrs. Rodgers said the new family commented to her that they love having a smaller home. She said her family loves living in a nine hundred and forty square foot home. A small home is not a hardship. There are plenty of families that would love to move into a smaller home in old Worthington. She said as they developed their lot, they worked within the design guidelines. They built a garage in back, behind the house, and kept the home one story in the front, and utilized the basement space, taking advantage of the slope and walk out basement, therefore keeping the character of the home and keeping the home's status as a contributing property. The home on the other side of 571 Evening Street did the same thing and finished their basement, utilizing the walkout. In contrast for the 571 Evening Street home, they are requesting variances to encroach on the front easement to add a porch that would occupy roughly one quarter of the front yard depth and the side easement to add a garage two and a half feet from the property line. The proposed home is two stories in the front but is three stories in the back. This home would be the largest home on the block relative to frontage by a sizeable margin. Mrs. Rodgers said the home is out of character with other homes on the block, not based on design, but based on size and massing. Mrs. Rodgers said she applauds the quality of the remodeling of this home, but believes this home can be remodeled without making the home look like an oddity on the block, and robbing her home and yard of sunshine. Mrs. Rodgers continued to say that there are other better options for an appropriately sized flip of the property and asked the Board members to deny this application. There were no other speakers.

Findings of Fact & Conclusions

Background & Request:

The existing house was constructed in 1954, and is a contributing property to the Worthington Historic District. Total renovation is proposed for this house, which is a one story vernacular house with a walk out lower level. The proposed design would be Craftsman style.

Project Details:

1. The changes to the front of the house involve construction of a steeper gable with a dormer. The gable is proposed to extend above a new front porch which would take the place of an existing stone planter across the front of the house. Two versions of the porch roof have been presented – extending across the whole width and clipped at the corners. Both versions of the porch would extend 8' into the required front yard, plus another 1'4" for the overhang. The Board of Zoning Appeals heard a request for the variance at its April 2, 2015 meeting and tabled the application.
2. A gable is proposed that would extend to the rear from the front gable creating two stories of living space plus a lower walkout level. Conversion of the existing lower level garage to living space is proposed. A deck at the first floor level is proposed to the rear. The materials have not been identified.
3. Two over two divided light windows are proposed throughout, contrary to the description in the supporting statement of multi-paned upper sashes with single-paned lower sashes. Detail of the Pella Pro Line windows and Therma Tru doors has not been provided. A

brick chimney is shown on the north elevation, which would be the existing chimney plus an extension above the new gable.

4. The siding material would be LP Smart Siding with a 6” lap; the color is shown as “Cypress Moss”. The roofing is called out as dimensional shingles on the plans, but the material and color are not described. A sample of the stone proposed for the base of the front porch would be needed. Proposed lighting for the house has not been identified.
5. A 20’ x 20’ detached garage is proposed, and the location at the southwest corner of the site was presented at the April 2, 2015 BZA meeting and tabled. The possibility of moving the garage to the northwest corner of the site was discussed. In either location, a mature tree would need to be removed.
6. Although a landscape plan has not been presented, the applicant indicates there would be a simple planting of Boxwoods and Hostas in the front.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Residential additions are recommended to maintain similar roof forms; be constructed as far to the rear and sides of the existing residence as possible; be subordinate; and have walls set back from the corners of the main house. Design and materials should be traditional, and compatible with the existing structure.

For Craftsmen style homes, the character defining features are described as:

- Gabled (sometimes low pitched) rooflines
- Wide overhanging eaves
- Knee-braces & exposed rafter ends under the eaves
- Windows with multiple-paned upper sash over single-paned lower sash windows

Recommendation:

Staff is recommending *denial* or *tabling* of the application. The changes do not meet the Design Guideline recommendations for additions to existing structures, or for Craftsmen style homes. Also, details are still needed for the materials and garage placement.

Mr. Coulter moved to table this application. Mr. Sauer seconded the motion. All members voted, “Aye”. The motion was tabled.

d. Stone Walls & Fire Pit – 115 W. New England Ave. (John & Jodi Marsh) AR 21-15

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. John Marsh approved the microphone and stated his address is 115 W. New England Ave., Worthington, Ohio. Along with Mr. Marsh was his landscaper, Mr. Chuck Woelfel of Gentle Winds Landscaping. Mr. Marsh said there is a line coming from the sump pump that is washing out mud onto their shared driveway with the neighbors and this past winter created an ice hazard. Along with taking care of that issue, they will be adding screening the air

conditioning unit. Mr. Marsh said he purchased the back lot from the previous neighbor approximately four years ago. He does not intend to remove any trees. Pictures of what the stone patio and fire pit will look like were shown to Board members. Mr. Coulter asked Mr. Marsh if he intends to use blue stone as shown in the photograph and Mr. Marsh said no, he will be using all natural colored stone. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of Fact & Conclusions

Background & Request:

This English Revival house was originally constructed in 1926. The 51.5' wide property is on the south side of W. New England Ave. between Oxford and Evening Streets. The homeowners would like to replace a stone wall and landscaping on the side, and install a fire pit, patio and stone seat wall in the rear.

Project Details:

1. A natural stone wall material is proposed along the driveway curving to the back of the house. The wall would be 24" at its highest point near the house, and 12" high near the yard. Landscaping is proposed between the wall and house.
2. In the rear yard, a 16' diameter stone patio is proposed. A seat wall would extend around half of the patio, and a fire pit would be constructed in the middle. A 4' wide gravel pathway is proposed to lead to the patio from the house.
3. Fencing is shown on the plans to screen the condensing unit and between the garage and the rear property line.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Decks and patios should be limited to the rear of buildings. Patios may be constructed of concrete, stone or brick. Consider the style of the house when designing decks and patios, since some styles and some designs are not compatible.

Recommendations:

Staff is recommending approval of the application. The proposed landscape and hardscape elements are compatible with the house and property.

Mr. Sauer moved:

THAT THE REQUEST BY JOHN & JODI MARSH FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL LANDSCAPING AND HARDSCAPING AT 115 W. NEW ENGLAND AVE. AS PER CASE NO. AR 21-15, DRAWINGS NO. AR 21-15, DATED MARCH 27, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Coulter seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; and Mr. Hofmann, aye. The motion was approved.

e. Fence – **915 Oxford St.** (Mae Fence/Cermak) **AR 22-15**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. A representative from Mae Fence approached the microphone. The applicant explained the proposed fence will be four feet in height. Mrs. Holcombe asked what the proportions will be. The applicant stated the puppy portion of the fence (narrower pickets) would be twenty inches in height. The remainder of the fence would have three inch spacing as shown in the photograph. The home owner has very small dogs they are worried about getting through a normal sized fence with three inch gaps. The applicant also stated the home owner will be changing the grade of the property. Mr. Hunter said he was concerned because of the huge grade step, and that most of that land is within the right-of-way, so he was not sure how the grade could be changed. The applicant explained his client would like for him to take the old fence down, and sink new posts around the driveway, and then the home owner will re-do the retaining wall, then the fence company will come back in and set the panels after the retaining wall has been completed. Mrs. Bitar asked the applicant if the intention is to set the panels along the existing grade and just follow the grade? The applicant said he understood that the homeowners want to level the grade out. Mrs. Bitar said she and the Board members do not understand what the home owner is trying to do. Mr. Coulter asked the applicant if he intended to build the fence with a straight line and the applicant said yes, the fence will follow the grade of the ground. Mr. Coulter said he understood the gate is outside of the applicant's responsibility but he wanted to know how the gate is going to operate. The applicant stated the gate will match the rest of the fence. He explained his client already has an operating system hooked up to the gate so the gate will open and close automatically. The double gate opens outward. Mr. Coulter said the Board would like to see correct drawings of exactly what the project is going to look like. Mrs. Holcombe said the Board would also like to see the landscaper's drawings to see how the fence is going to sit on the grade. The color of the fence will be pewter. Mrs. Holcombe explained the Board does not normally approve puppy fences.

Findings of Fact & Conclusions

Background & Request:

This 1938 Cape Cod style home is at the southwest corner of Oxford and North Streets. A variance was granted in the late 1980's to have a fence along the North St. side of the property at the property line. This proposal involves replacing the existing fence, which is wood with a lattice pattern.

Project Details:

1. The proposed fence is 4' high aluminum picket, pewter in color. The picket size would be 5/8" square with 3" spacing on the top and closer spacing on the bottom to help

- contain pets.
2. A double gate is proposed at the driveway.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Fencing should be open in style; constructed with traditional materials; 3' to 4' in height; in the back yard; and of simple design, appropriate for the house style. Design and materials should be compatible with the existing structure.

Recommendations:

Staff is recommending *approval* of the application. The proposed fencing is appropriate for this property.

Motion:

THAT THE REQUEST BY MAE FENCE FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL FENCING AT 915 OXFORD ST. AS PER CASE NO. AR 22-15, DRAWINGS NO. AR 22-15, DATED MARCH 30, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Coulter moved to table this application. Mrs. Holcombe seconded the motion. All members voted "Aye". The motion was tabled.

D. Other

There was no other business to discuss.

E. Adjournment

Mr. Coulter moved to adjourn the meeting at 8:50 p.m. Mrs. Holcombe seconded the motion. All members voted, "Aye". The meeting was adjourned.