

6/9/26 *all*
Approved

**MINUTES OF May 12, 2026 Regular
LANDMARKS PRESERVATION COMMITTEE MEETING**

Meeting was called to order at 5:01 p.m. by Matthew Swabb

MEMBERS PRESENT: Matthew Swabb, Eric Greenly, William Bulick,
Sheila Massimiani and Celeste Brlas

MEMBERS ABSENT: William Bird and Tom Aden

EX OFFICIO'S PRESENT: Ashley Scott

OTHERS PRESENT: Representative for the application-James Sanniti
Glenn Pickens 412 East River St.

425 West Ave.- James Sanniti

Mr. Sanniti explained to the board that he would like to remove the asbestos tile at the peak of the home and on the dormer and repair and paint any wood area. He also petitioned the board to replace the missing back porch on the first level, while closing off the door on the second level to convert the door to a window.

Mr. Sanniti would also like to install a mini-split air conditioning unit on the southside of the house with cover and paint the match the exterior of the home.

a. Removal of Asbestos tile at the peak and dormer to be painted

William Bulick motioned to approve any wood repair with like wood and painting as specified

Celeste Brlas 2nd the motion

All in favor, motion carried.

b. Back Porch and window on 2nd level to replace a door

William Bulick motioned to approve a free-standing deck and removal of a door and replacing it with a window of like kind

Celeste Brlas 2nd the motion

All in favor, motion carried

c. Mini-Split A/C

Sheila Massimiani motioned to approve the mini-split at the rear of the home at the southside and painted to match.

William Bulick 2nd the motion

All in favor, motion carried.

412 East Ave.-Downtown Historic Redevelopment Program-Glenn Pickens

Mr. Pickens explained to the board that the building is a two-story structure currently; however, he is hoping to replace the roof, windows and install overhead doors. The two-story portion at the east section will remain two-story and will be used for office space, but the remaining section will be converted to small bay warehouses containing overhead doors and restrooms.

Mr. Pickens states he is trying to replicate the historical features as much as possible.

The Landmark Commission shared with Mr. Pickens that they are happy to see the building being cleaned up.

Discussion was had amongst the board and the applicant.

Approval of Meeting February 24, 2026 Minutes

Sheila Massimiani motioned to approve February 24, 2026 meeting minutes

William Bulick 2nd the motion

Celeste Brlas abstained

All others were in favor, motion carried.

New Business

a. 16 Preservation Briefs- U.S. Department of Interior (Informational Packet)

Ashley explained to the board that the material was printed by Alisa Edwards to present to the board as information as to changes of historical materials.

b. West by the River Historic District Booklet

Sheila Massimiani presented the board with a booklet that was created by Cleveland Restoration Society in 2016. She asked the board if this booklet is something that could be added to the committee's welcome packet.

Discussion was had with the board wanted to update the packet and in the near future make a motion to approve it and add it to the Welcome Packet. Ashley Scott and Matthew Swabb will both work to convert the current format into a workable pdf to be updated.

c. Meeting Dates

Sheila Massimiani opened discussion for the board to meet more regularly to work on projects such as design standards, updating the booklet, the National Registry and updated the boards Rules and Regulations.

Discussion was had with Matthew Swabb suggesting to wait until the Chair was available for discussion.

Old Business

a. Training

Sheila Massimiani asked if there was any training available through the State.

Ashley Scott stated that she is working to find training and webinars to train and update the board. Currently the State is low on representatives and has no one available at this time. The National Alliance of Preservation Commissions located in Virginia has some information, we may be able to use and connect with.

Adjournment

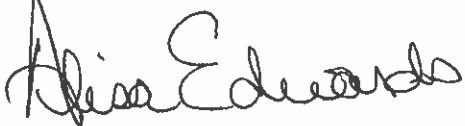
Sheila Massimiani motioned to adjourn

Celest Brlas 2nd the motion

All in favor, motion carried.

Meeting adjourned at 5:44 P.M.

Respectfully Submitted



Alisa Edwards