

CITY OF JACKSONVILLE  
HISTORIC PRESERVATION  
COMMISSION

Proceedings held on Wednesday, April 25, 2018,  
commencing at 3:00 p.m., Ed Ball Building, 214 North  
Hogan Street, Conference Room 1002, 1st Floor,  
Jacksonville, Florida, before Diane M. Tropia, a Notary  
Public in and for the State of Florida at Large.

PRESENT:

JACK C. DEMETREE, III, Acting Chair.  
ERIK C. KASPER, Commission Member.  
ANDRES LOPERA, Commission Member.  
TIMOTHY BRAMWELL, Commission Member.

ALSO PRESENT:

CHRISTIAN POPOLI, Planning and Development Dept.  
LISA SHEPPARD, Planning and Development Dept.  
SONDRA FETNER, Office of General Counsel.  
CANDACE LONG, Planning and Development Dept.

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1 We're going to take a break every two hours.  
2 At this time, I will take a motion from  
3 the minutes from the March 25th, I believe,  
4 meeting.  
5 COMMISSIONER LOPERA: I motion to approve  
6 the minutes from the March 25th, 2018, meeting.  
7 COMMISSIONER KASPER: Second.  
8 THE CHAIRMAN: All those in favor?  
9 COMMISSION MEMBERS: Aye.  
10 THE CHAIRMAN: Those opposed?  
11 COMMISSION MEMBERS: (No response.)  
12 THE CHAIRMAN: Hearing none, those minutes  
13 have been passed.  
14 We're going to go straight into our  
15 deferred items. Our deferred list today  
16 includes COA-18-20446, 2836 Green Street;  
17 COA-18-20494, 2867 Green Street; COA-18-20495,  
18 2873 Green Street; COA-18-20495, 2873 Green  
19 Street; COA-18-20496, 2879 Green Street. We're  
20 going to go ahead and defer all those items.  
21 Going into our Consent Agenda, I'll go  
22 ahead and read those off.  
23 Do any commissioners have any ex-parte to  
24 declare on the Consent Agenda?  
25 COMMISSION MEMBERS: (No response.)  
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2

1 P R O C E E D I N G S  
2 April 25, 2018 3:00 p.m.  
3 - - -  
4 THE CHAIRMAN: We'll start the April 25th  
5 version of the Historic Preservation  
6 Commission.  
7 Christian, if you would start us with some  
8 introductions, please.  
9 MR. POPOLI: Christian Popoli, Planning  
10 and Development.  
11 MS. SHEPPARD: Lisa Sheppard, Historic  
12 Preservation, Planning and Development.  
13 MS. FETNER: Sondra Fetner, Office of  
14 General Counsel.  
15 COMMISSIONER BRAMWELL: Tim Bramwell,  
16 commissioner.  
17 COMMISSIONER LOPERA: Andres Lopera,  
18 commissioner.  
19 THE CHAIRMAN: J.C. Demetree, chairman.  
20 COMMISSIONER KASPER: Erik Kasper,  
21 commissioner.  
22 THE CHAIRMAN: If you would like to speak  
23 on any issues today, if you'd please bring a  
24 speaker card up to the front here. And silence  
25 all of your cell phones. And any private  
conversations, please be had in the hallway.  
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4

1 THE CHAIRMAN: Hearing none, we have  
2 COA-18-20377, 1440 Liberty Street;  
3 COA-18-20435, 940 Post Street; COA-18-20474,  
4 1261 Lydia Court; COA-18-20521, 1255 Lydia  
5 Court.  
6 Would anybody in the audience like to  
7 speak on the Consent Agenda?  
8 AUDIENCE MEMBERS: (No response.)  
9 THE CHAIRMAN: All right.  
10 MS. FETNER: You would need a motion to  
11 approve the Consent Agenda.  
12 THE CHAIRMAN: I need a motion to approve  
13 the Consent Agenda.  
14 COMMISSIONER LOPERA: I motion to approve  
15 the Consent Agenda.  
16 COMMISSIONER BRAMWELL: I second.  
17 THE CHAIRMAN: All those in favor?  
18 COMMISSION MEMBERS: Aye.  
19 THE CHAIRMAN: Those opposed?  
20 COMMISSION MEMBERS: (No response.)  
21 THE CHAIRMAN: Hearing none, you've  
22 approved the Consent Agenda.  
23 And we're going to move right into our  
24 first and only COA of the day, COA-18-20393,  
25 2200 Gilmore Street.  
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5

1 Christian, do we have a staff report?  
 2 MR. POPOLI: We do. This will be  
 3 delivered by Lisa.  
 4 MS. SHEPPARD: Okay. This is a three-part  
 5 application, the first part being window  
 6 replacement and the second part being window  
 7 shutters. The third part is related to a  
 8 driveway, which our recommendation is -- since  
 9 it was on the same application, just indicates  
 10 that this could be done administratively under  
 11 the matrix. So the bulk of the report and my  
 12 comments will be on the window replacement and  
 13 the window shutters.

14 What you have on the screen and in your  
 15 book is photos that were provided by the  
 16 applicant for the window survey. This is kind  
 17 of an interesting case. This is a  
 18 noncontributing structure that had some work  
 19 done to it, I think, back in 2014 that was done  
 20 without approval and so it came to us as kind  
 21 of a violation case.

22 They did not want to have to come to the  
 23 Commission, so they agreed to kind of, quote,  
 24 reverse some of the work. It involved the  
 25 removal of some windows on the side elevation

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6

1 that I'll show you in a second. And so we've  
 2 got some kind of interesting window situation.  
 3 The front elevation already had windows  
 4 replaced many years ago. The Florida Master  
 5 Site File photo -- or actually just the site  
 6 file. We didn't have a Florida Master Site  
 7 File. We just had our property site file. It  
 8 does document that there were 6-over-6 windows  
 9 on the structure. You can only see the upper  
 10 portion of the facade, that they were  
 11 definitely there, and that's consistent with  
 12 what we're seeing throughout the rest of the  
 13 structure.

14 You can kind of see the sun room to the  
 15 left there. That is a 6-over-6. That is the  
 16 original windows in that location for that  
 17 particular feature, but the whole front  
 18 otherwise has already been replaced.

19 You can see the side of the house here  
 20 (indicating), and it has one visible historic  
 21 window in the upper -- but a lot of those have  
 22 been replaced that are closer to the front.

23 The ones that you're seeing towards the  
 24 back of the upper -- or the second floor, those  
 25 are historic windows, and that's where probably

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7

1 most of the issues that he's having with the  
 2 remaining historic windows is occurring.

3 And then there's another picture here,  
 4 further back that's a little bit closer up.

5 So aside from the sun porch, the remaining  
 6 historic windows are kind of far back, as you  
 7 can see in this picture looking down the  
 8 neighbor's drive.

9 This is a corner lot property and so the  
 10 side street elevation, as you can see -- I  
 11 guess you can see that here (indicating).

12 So the side of the structure, as you're  
 13 seeing here, you'll notice it really -- kind of  
 14 a black interior. Those are windows that  
 15 really don't have -- you can't -- they're not  
 16 accessed from the outside -- or from the  
 17 inside.

18 The previous people that were renovating  
 19 this, they did a lot of interior work that --  
 20 that they planned and had done that took out  
 21 windows. And when it was identified as a  
 22 violation, they agreed to put windows back in,  
 23 but we don't control what happens on the  
 24 inside, so they're on the outside, but they're  
 25 not on the inside. This includes his kitchen

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8

1 space. So it's kind of hard to reverse the  
 2 work, but --

3 So this is the sun room (indicating). And  
 4 you can see on this frame that the two windows  
 5 that are to the left of the sun room, those are  
 6 also blacked out. The ones that are blacked  
 7 out are -- they do have an exterior muntin, but  
 8 they're a vinyl window. And so you've got a  
 9 combination of aluminum windows on the front,  
 10 historic windows on the sun room and in a  
 11 couple of locations around the sides, and then  
 12 you have a lot of these aluminum windows.

13 He wants to replace the historic wood  
 14 windows and the aluminum windows, leave the  
 15 vinyl windows, and -- so that's the  
 16 application.

17 In addition to that, they want to do  
 18 shutters, Bahama shutters, that would go over a  
 19 number of these windows that are faux windows,  
 20 basically.

21 As far as the window replacement  
 22 application goes, it -- there's a little less  
 23 than half that are not original windows.  
 24 There's still more original windows than not,  
 25 but some of these do have issues, and I'll let

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1 him get into that a little bit more since he's  
2 here today for us. He provided a very thorough  
3 window survey that's in your information.

4 I did go on site. The windows in the sun  
5 room -- I mean, we've seen situations like this  
6 that have been repaired before, but the ones  
7 that are on kind of the back corner were a  
8 little bit more extreme, where it's a 6-over-6  
9 pattern, but some of those lites had been  
10 combined. Like, it got broke at one point and  
11 they didn't repair the muntins, so it's like a  
12 single pane. So it's lost some integrity back  
13 there.

14 We were recommending approval of the  
15 window replacement as long as he went back and  
16 matched the 6-over-6 window configuration.

17 The -- we also had a concern -- since this  
18 is kind of a borderline case, we were wanting  
19 to see the front elevation. If this was going  
20 to happen and we were going to lose the  
21 remaining historic windows, we wanted to make  
22 sure that that got restored because that would  
23 help restore some of the original character  
24 that was to the building.

25 On the shutters, Bahama shutters are  
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1 something that we don't normally see in the  
2 historic district. It doesn't really associate  
3 well with this style. There are regular  
4 shutters or more traditional shutters that are  
5 to each side of the window on the front  
6 elevation, and that's fairly compatible for a  
7 structure like this that has some Colonial  
8 Revival elements to it.

9 So we were comfortable with the shutter  
10 concept and to -- to kind of close off some of  
11 those fake windows with them, as long as he  
12 went with that design versus the Bahama.

13 And then we did provide a few limitations  
14 under Condition 1, under the shutters, for not  
15 requiring them around the sun room and stuff  
16 since that would be -- you wouldn't normally  
17 see that necessarily. So we gave him some  
18 flexibility where you've got like a large  
19 grouping of windows together.

20 And I think that is everything that I've  
21 got.

22 Again, I'll mention, this is a  
23 noncontributing structure, but it was built  
24 during the period of significance, so we felt  
25 that it had enough integrity that, you know,  
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1 these things were still important, and that's  
2 why it's before you today.

3 THE CHAIRMAN: All right. Thank you.  
4 Do any commissioners have any questions  
5 for Lisa?

6 COMMISSIONER KASPER: Yes. The shutters,  
7 is the shutter a -- your condition was to  
8 provide the shutters. Is it shutters at every  
9 window or shutters at windows that are being  
10 replaced, shutters at windows that are blacked  
11 out?

12 MS. SHEPPARD: I believe his proposal was  
13 to do it on the windows that are blacked out,  
14 and there was a couple other windows around the  
15 side, from a privacy standpoint, that they were  
16 interested in having some.

17 We felt like, if they were going to be in  
18 kind of miscellaneous locations, that it needed  
19 to be at least on the visible elevations. And  
20 so we would want to see shutters stay on the  
21 front and -- and on the rest of the visible  
22 side there.

23 COMMISSIONER KASPER: Okay. Thank you.

24 THE CHAIRMAN: Does anybody else have  
25 questions for Lisa?

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1 COMMISSIONER BRAMWELL: Yeah. I had a --  
2 one question. Is the condition that the  
3 shutters be this -- like Colonial Revival  
4 style, like seen in the picture here, and not  
5 Bahama windows --

6 MS. SHEPPARD: Yes.

7 COMMISSIONER BRAMWELL: -- or Bahama  
8 shutters?

9 MS. SHEPPARD: That is the condition.

10 MS. FETNER: Through the Chair, for the  
11 determination that it's a noncontributing  
12 structure, even though you know when it was  
13 built, can you just elaborate on that  
14 determination since some of the commissioners  
15 might not be aware of how that works?

16 MS. SHEPPARD: Yeah. And in this case --  
17 these are always a little confusing for us  
18 because it's built within the period of  
19 significance. It's one of the first things  
20 that we look at. It obviously had some  
21 alterations to it, but not to the point that we  
22 would have considered it to be noncontributing,  
23 but that list was put together by consultants  
24 and it's kind of a stagnant thing. So that's  
25 my only guess, is that potentially that could

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1 be it.  
2 Now, another possibility is that -- I  
3 could not find a Florida Master Site File on  
4 this property. So it may have been a default  
5 for not having it surveyed. And when the  
6 district was put together, it was assigned  
7 noncontributing status. All I could find was  
8 the picture they took, but I couldn't find any  
9 of the actual documentation on the house. And  
10 I called the State to see if they had a copy,  
11 and they didn't either.

12 So I have a feeling that that may have  
13 been what happened, is that -- when we were  
14 doing the district designation, all the  
15 properties would have had to be -- you know,  
16 the idea was to categorize all of them as  
17 either contributing or noncontributing and  
18 perhaps somebody just, you know, defaulted to  
19 noncontributing in that case.

20 MS. FETNER: So it's listed as  
21 noncontributing on the --

22 MS. SHEPPARD: Yes.

23 MS. FETNER: Okay. So it wasn't left out  
24 or anything?

25 MS. SHEPPARD: Right. It's not that it's  
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1 not shown. It's just -- shown up as  
2 noncontributing.

3 MS. FETNER: Okay. Thank you.

4 THE CHAIRMAN: Does anybody else have any  
5 questions?

6 COMMISSION MEMBERS: (No response.)

7 THE CHAIRMAN: I'm going to open the  
8 public hearing.

9 Is the applicant here?

10 AUDIENCE MEMBER: Right here.

11 THE CHAIRMAN: You can come on up.  
12 (Audience member approaches the podium.)

13 THE CHAIRMAN: If you'd please state your  
14 name and address for the record, please.

15 AUDIENCE MEMBER: Joseph Greaves, 2200  
16 Gillmore Street, Jacksonville, Florida 32204.

17 THE CHAIRMAN: She's going to swear you  
18 in.

19 THE REPORTER: If you would raise your  
20 right hand for me, please.

21 MR. GREAVES: (Complies.)

22 THE REPORTER: Do you affirm that the  
23 testimony you are about to give will be the  
24 truth, the whole truth, and nothing but the  
25 truth?

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1 MR. GREAVES: I do.

2 THE REPORTER: Thank you.

3 THE CHAIRMAN: How's it going?

4 MR. GREAVES: Well, it's been a harried  
5 beginning of the week, but here we are, so just  
6 glad to get in front of you guys and try to get  
7 this process closed.

8 THE CHAIRMAN: Great.

9 MR. GREAVES: First off, 2200 Gilmore  
10 Street is a historically noncontributing  
11 structure. We don't know exactly when it was  
12 built. Well, when we went through the house  
13 buying process -- we don't know exactly when it  
14 was built. Some documents say it was 1924,  
15 some '28, some '30, I believe, so who knows.

16 We have three separate window styles in  
17 our house; the original wood windows, which  
18 you'll see here on the sun room; along the  
19 front here, these are aluminum replacement  
20 windows from the '70s era; and vinyl  
21 replacement windows, which was from the  
22 renovation.

23 We bought this house in 2015, early 2015,  
24 and we bought it from some flippers. We didn't  
25 know that -- this is our first time buying a

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1 house, and we didn't know that this was such a  
2 huge issue, but we do have the issue and we're  
3 trying to work through it.

4 We didn't black out the windows. We  
5 didn't do any of the stuff with the renovation.  
6 We just liked the inside of the house and the  
7 outside was nice, and then we kind of -- we've  
8 got to deal with some blacked-out windows.  
9 They look like -- I mean, they look awful. All  
10 of the windows themselves as a whole have no  
11 voice. They're all kind of disjointed. The  
12 house doesn't look fantastic in any way. On  
13 top of that, we have two areas of significant  
14 water damage.

15 Here is the office in the -- at the west  
16 facing -- over here (indicating). And on the  
17 south facing -- it's a corner office. There's  
18 water damage from Hurricane Matthew and  
19 Hurricane Irma.

20 Also, on this west-facing portion of the  
21 office there was enough water to be able to  
22 harbor and sustain some Formosan termites. We  
23 had to deal with that. We had that taken care  
24 of, but the termite professionals, they did say  
25 that there is some moisture below the window

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1 sill framing, and that was what was harboring  
2 them, because they don't have to go to ground,  
3 they can stay above ground.

4 Let's see what else.

5 Oh, and along the -- sorry. In the dining  
6 room, which is essentially the sun room, every  
7 single window there leaks from the bottom, and  
8 we have water damage, wood rot below each one  
9 of these windows.

10 We've got a problem of aesthetics and a  
11 functional problem with water damage. We want  
12 to fix this problem, but, I mean, anything you  
13 put into a house is going to be an investment.  
14 I mean, we're here for the foreseeable future.

15 I'm a professional geologist, my wife is an  
16 environmental consultant, and we work here in  
17 Jacksonville and have for the past 12 years, so  
18 we don't see that changing any time soon. We  
19 like the area, we want to stay here, but what  
20 we do want to do is fix our problems.

21 So we didn't put in the vinyl replacement  
22 windows that are along here (indicating), but  
23 we want to -- we do want to make everything  
24 match. It doesn't make much sense to restore  
25 the windows and have everything kind of

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1 the external styles, however ridiculously  
2 expensive they are. It's \$46 per individual  
3 style. If you multiply that times 36, 37, it  
4 adds a whole lot.

5 So, I mean, we're willing to do -- I mean,  
6 we're willing to make the investment, but, I  
7 mean, we're going to have to see a return on  
8 the investment at some point, so --

9 As far as the Bahama shutters go, we don't  
10 like the blacked-out windows. We have to deal  
11 with them. We don't want -- we don't want the  
12 Bahama shutters on the front exterior. We only  
13 want them around the back and along the  
14 kitchen, which are blacked out. You can see  
15 right here (indicating). So just one, two,  
16 three, four, five, six, seven, and then all  
17 along the eastern side, which is all along down  
18 there (indicating).

19 That actually is a truck (indicating).  
20 It's a box truck that hasn't moved since we  
21 bought the house in 2015, but, again, we have  
22 to deal with that.

23 So that's the extent of the Bahama  
24 shutters. It wouldn't be for every window. We  
25 agree that it wouldn't look nice. And it's not

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1 disjointed. We just want to replace the  
2 windows that we can replace and have everything  
3 match.

4 That's essentially it. I want to fix the  
5 problem, but it's got to be an economically  
6 viable sort of situation. If we ever do sell  
7 the house, if we want to upgrade and stay in  
8 the area, restoring some windows is not going  
9 to add a whole lot of value to us. And having  
10 the front of the house look completely  
11 different than the sides is not going to add a  
12 whole lot of value to anybody, I think. So --

13 It's an historically noncontributing  
14 structure. We want to make everything kind of  
15 look nice. We want everything to look nice for  
16 us. We want everything to not have water  
17 damage, wood rot, and have the potential to  
18 harbor any more Formosan termites. The house  
19 is under a termite bond, but, still, it's a  
20 gigantic hassle. And if we have to tent our  
21 house, my wife is going to kill me. And we're  
22 going to have to get the whole house cleaned.  
23 It's going to be a nightmare, but --

24 So we want to replace it in some  
25 (inaudible) fashion and we wanted to adhere to

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1 historically accurate, I suppose, but that's  
2 essentially the long and short of the Bahama  
3 shutters. It's just going to give a chance to  
4 cover up the blacked-out windows and kind of  
5 make everything a little bit uniform.

6 So we're here to conform to the area  
7 standards, but we also want it to be cost  
8 effective and look nice.

9 So there we go.

10 THE CHAIRMAN: Okay. Thank you.

11 Does anyone have any questions?

12 COMMISSIONER KASPER: Are you agreeing to  
13 the conditions? I couldn't -- I mean, I heard  
14 you say you wanted to do it historically, you  
15 wanted to do it right, you wanted to do it --

16 MR. GREAVES: Right. As I read the  
17 conditions and the stipulations, they say leave  
18 the windows on the sun room the way they are.  
19 I don't agree with that. I don't --

20 COMMISSIONER KASPER: Okay.

21 COMMISSIONER BRAMWELL: That's a  
22 suggestion.

23 MR. GREAVES: Oh, right.

24 I should also say that Lisa Sheppard is  
25 fantastic in trying to work with me, but she is

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1 from this sort of background. I'm a  
2 professional geologist. So we kind of -- when  
3 she says some things and terminology, they mean  
4 completely different things in engineering and  
5 structural geology. So I'm -- forgive me if  
6 I've misstated anything, but I'm not entirely  
7 sure what -- yes, so a suggestion, I'd rather  
8 not have that suggestion.

9 But, yeah, I'm -- just want to replace all  
10 of the windows that are aluminum frame and  
11 original, and I hope you guys agree.

12 THE CHAIRMAN: So looking through the  
13 conditions, it seems to me, other than the  
14 suggestion of Group 1 here, you would agree  
15 with everything. And correct me if I'm wrong.

16 MR. GREAVES: You're right, yeah.

17 THE CHAIRMAN: And then when it comes to  
18 the shutters, you prefer the Bahamian style.

19 MR. GREAVES: Right. The -- on the front  
20 facade. These shutters, obviously, are not  
21 functional. It's just for decoration. Even if  
22 they were functional, they would only cover  
23 about half these windows on the upstairs. So,  
24 yeah, I mean, for all intents and purposes,  
25 it's just there for decoration, it doesn't have

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1 any functional use.

2 In the full application it has pictures of  
3 Bahama (inaudible) shutters. Some people call  
4 them Key West. Some people call them hurricane  
5 shutters. Essentially, the hinge is on the top  
6 and it folds up and kind of -- it does that  
7 (indicating).

8 I guess the colonial style wouldn't offer  
9 any sort of shielding, or it -- blocking of the  
10 blacked-out windows, which look like garbage.

11 We get asked about them constantly.

12 COMMISSIONER KASPER: I think what the  
13 recommendation is -- so you've identified  
14 correctly that there are existing colonial  
15 shutters on each side of some of the windows  
16 and they're black.

17 MR. GREAVES: Uh-huh.

18 COMMISSIONER KASPER: You also identified  
19 that they're not quite the right dimension  
20 to -- if they were to close.

21 MR. GREAVES: Sure.

22 COMMISSIONER KASPER: But I think what  
23 the -- what staff is recommending is that you  
24 would then take those two shutters and put them  
25 in the closed position.

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1 MR. GREAVES: Right.

2 COMMISSIONER KASPER: And they would cover  
3 that window.

4 MR. GREAVES: Right.

5 COMMISSIONER KASPER: So they would offer  
6 protection -- or shielding that blacked-out  
7 window.

8 MR. GREAVES: Uh-huh.

9 COMMISSIONER KASPER: And so I think  
10 the -- the logic is that, since there's already  
11 colonial shutters on there that are  
12 rectangular, that you would use the same type  
13 of shutter, just cover the window within --  
14 pretending that the shutters were closed.

15 MR. GREAVES: Yeah. It's -- I'm not a  
16 huge fan of that for a couple of functional  
17 reasons.

18 COMMISSIONER KASPER: Okay.

19 MR. GREAVES: One, it's a great way to --  
20 I'm -- (inaudible) seal them correctly, or  
21 whatever. I mean, it's not going to offer a  
22 whole lot. I mean, it's just a place for  
23 insects and mold and moisture to kind of  
24 congregate and gather and eventually, you know,  
25 destroy a whole bunch of stuff there. Two,

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1 it's not what my wife wants. She wants the  
2 Bahama-style shutters.

3 So, yeah. I mean, it also might look a  
4 little bit disjointed if some are closed, some  
5 are open. It's up to you guys, I suppose.

6 THE CHAIRMAN: All right. Well, we'll  
7 talk about that. I'm assuming -- I've heard  
8 not much about the driveway.

9 MR. GREAVES: Yeah. I think Lisa cleared  
10 it up. In her limited time and my limited  
11 time, we kind of found a time yesterday to kind  
12 of go through everything, and it seems that if  
13 the -- if the driveway as a whole is pavers, it  
14 can be the width of the two cars and not --  
15 just the width of a -- you know, a 10-foot  
16 width, which would -- it would have to be if it  
17 was poured concrete. So I think we've come to  
18 that conclusion, so that's about it. I mean,  
19 it would be paved. That's the only thing we  
20 want to do is paved because that's what looks  
21 the best. And it's -- obviously, whatever  
22 dimensions are stipulated, that's what we would  
23 do.

24 THE CHAIRMAN: Okay.

25 MR. GREAVES: So we don't have any sort of

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1 problem with that. We don't -- I'm not married  
 2 to any sort of pattern, just tired of walking  
 3 in dirt to my car.  
 4 THE CHAIRMAN: Fair enough.  
 5 Okay. Does anyone else have any  
 6 questions? Because it seems to me we're good  
 7 on the window replacement for the most part,  
 8 good on the driveway. We've just got to talk  
 9 about these shutters.  
 10 MS. SHEPPARD: Through the Chair, when we  
 11 spoke yesterday -- one of the conditions under  
 12 the window was that the window replacement on  
 13 the front be done first. I didn't know if the  
 14 applicant wanted to speak to that at all as far  
 15 as his concerns.  
 16 I know that you mentioned something  
 17 yesterday. I just --  
 18 MR. GREAVES: Right.  
 19 MS. SHEPPARD: -- didn't want that to get  
 20 lost.  
 21 MR. GREAVES: Yes. If everything is  
 22 approved -- I was talking with my wife about it  
 23 yesterday. We're going to secure (inaudible)  
 24 financing or whatever because we're not sure if  
 25 we're going to be able to get anything done.

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1 We've gotten a couple of quotes, and -- I mean,  
 2 if it's easier for everybody just to approve  
 3 everything, we'll do it all at once and we  
 4 don't have to worry about, you know, kind of  
 5 staging it, and then (inaudible) potentially  
 6 moving and leaving half the stuff done. So  
 7 we'll do it however you guys want, and so -- I  
 8 just want it to look nice.  
 9 THE CHAIRMAN: Great.  
 10 MS. SHEPPARD: So just to clarify, I mean,  
 11 you can reword that condition if you want. I  
 12 just wanted to make sure that those got  
 13 accomplished as part of this project. But if  
 14 it's all being done within a certain time  
 15 frame, that might be another way of wording it  
 16 so they can address the major issue first.  
 17 THE CHAIRMAN: Okay. Does anybody else  
 18 have questions for the applicant?  
 19 COMMISSION MEMBERS: (No response.)  
 20 THE CHAIRMAN: All right. You can sit  
 21 down. We'll call you back up if we need you.  
 22 MR. GREAVES: All right.  
 23 THE CHAIRMAN: Thank you.  
 24 And I will entertain a motion.  
 25 COMMISSIONER KASPER: I make a motion to

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1 approve COA-18-20393 with conditions.  
 2 COMMISSIONER LOPERA: I second.  
 3 THE CHAIRMAN: All right.  
 4 COMMISSIONER KASPER: Discussion?  
 5 THE CHAIRMAN: Uh-huh.  
 6 COMMISSIONER KASPER: I just wanted to --  
 7 I'll comment on the shutters. I think the  
 8 staff recommendation is accurate. I think that  
 9 building -- the colonial shutters are more  
 10 appropriate. I think the Bahama structures are  
 11 not appropriate.  
 12 I think when -- to address the concern of  
 13 the homeowner regarding the moisture and such,  
 14 the shutter would be a louvered shutter which  
 15 would breathe. You could secure them with  
 16 hinges and dog ears or dog -- tie dogs or dog  
 17 something, the bracket that holds the windows,  
 18 and you could open them and clean it and shut  
 19 them back.  
 20 THE CHAIRMAN: I tend to agree, only  
 21 because I think the whole goal here is to make  
 22 the uniforms -- I mean, excuse me, make the  
 23 windows more uniform. And I think putting in  
 24 different shutters is not going to accomplish  
 25 that. It may accomplish you blocking the

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1 blacked-out windows, but I think the colonial  
 2 shutters can do -- you can do the same thing.  
 3 Anybody else?  
 4 COMMISSIONER LOPERA: Yes.  
 5 It will require some maintenance. Like  
 6 you said, there -- it could be a breeding  
 7 ground for wasps, bugs, things like that, so  
 8 you'll have to open them up every now and then,  
 9 spray them down with insect spray, but -- yeah,  
 10 but the Bahama-style shutters would be more  
 11 appropriate for, you know, Jax Beach, Atlantic  
 12 Beach, but I think in this area, I agree with  
 13 the commissioners, that -- and with the staff,  
 14 that matching the front would be more  
 15 historically appropriate.  
 16 COMMISSIONER BRAMWELL: I agree with the  
 17 staff report and everything he said as well.  
 18 THE CHAIRMAN: Okay. Seeing as -- I think  
 19 we're all in agreement here.  
 20 Going through, real quick, the staff  
 21 report, all the conditions, I'm -- I think I'm  
 22 okay with. It seems like the applicant is okay  
 23 with 1 and 3.  
 24 I would entertain if anybody wants to  
 25 change anything as far as the -- Number 3 on

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1 the first recommendation -- on the first  
 2 request, I don't necessarily think it needs to  
 3 be.  
 4 I'll see if anybody else wants to change  
 5 anything. If not, then I'll take a vote.  
 6 COMMISSION MEMBERS: (No response.)  
 7 THE CHAIRMAN: All right. I don't need to  
 8 go -- I mean, we've already -- it's already on  
 9 the floor, correct?  
 10 MS. FETNER: That's correct.  
 11 THE CHAIRMAN: So all those in favor?  
 12 COMMISSION MEMBERS: Aye.  
 13 THE CHAIRMAN: Those opposed?  
 14 COMMISSION MEMBERS: (No response.)  
 15 THE CHAIRMAN: Hearing none, that motion  
 16 carries with the current conditions listed.  
 17 And we will move right along into  
 18 New Business. We have a demo request at 2906  
 19 Harvard Avenue.  
 20 And Lisa or Christian, do we have a staff  
 21 report?  
 22 MR. POPOLI: Yes. Give me just one second  
 23 here. I'll pull up the picture.  
 24 All right. Much like last month and the  
 25 month before, we reviewed the two structures  
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1 downtown. This is a Chapter 320 demolition  
 2 hold review. Just to briefly go over the  
 3 procedure, this is a contributing structure to  
 4 a National Register District. So you are  
 5 required to review that structure's potential  
 6 demolition, weigh it against its potential  
 7 qualifications using the same seven criteria  
 8 that are used for a landmark designation.  
 9 The outcome would be, if you find that it  
 10 meets four of those criteria you would  
 11 essentially put a hold on the demolition and  
 12 then potentially consider a landmark for that  
 13 property. If you find that it doesn't meet  
 14 four -- and since you are reviewing it over the  
 15 objection of the owner who wants to tear the  
 16 building down, then if it doesn't meet those  
 17 four criteria, the demolition would go forward.  
 18 So based on that, staff, at this point,  
 19 found that it -- we feel that it only really  
 20 meets two criteria.  
 21 A brief history of the building:  
 22 According to the property appraiser's records,  
 23 it was constructed in 1927. It is a  
 24 contributing property to the Ortega National  
 25 Register District. The applicant is, again,  
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1 requesting to tear it down.  
 2 The two criteria that staff felt it met  
 3 was its significance as a reminder of the  
 4 cultural, historical, architectural,  
 5 archaeological heritage of the city, state or  
 6 nation. The building is part of the Ortega  
 7 neighborhood. Again, it was built in 1927,  
 8 which is part of the second period of  
 9 development in the Ortega subdivision, which is  
 10 from 1919 to 1929. The first period dates from  
 11 1907 to 1918. The neighborhood, again, goes  
 12 back to 1906 as part of the Ortega Company. It  
 13 really grew during the land boom period of  
 14 Florida.  
 15 Most of its significance is really derived  
 16 from its connection to the neighborhood as  
 17 opposed to its individual significance. It  
 18 does represent one of a small percentage of  
 19 residences in the district that is both a  
 20 masonry vernacular style construction, but  
 21 specifically with a craftsman, more modern  
 22 influence.  
 23 Based on Joel McEachin's research, there's  
 24 only -- pardon me. Approximately 6 percent of  
 25 the buildings in the district were of a masonry  
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1 vernacular style and only 12 percent of the  
 2 overall structures were a craftsman influence.  
 3 So you combine those, there's very few that  
 4 would actually meet this style, but based on  
 5 its -- you know, some of its architectural  
 6 intrigue, but also its connection to the  
 7 neighborhood, we felt that it met that  
 8 criteria.  
 9 We did not feel that it met Criteria B, C,  
 10 D, E, or F.  
 11 And then we did feel that it met  
 12 Criteria G, which is its suitability for  
 13 preservation. As you can see from the picture,  
 14 it's a fairly unique structure. It does retain  
 15 all of its original historic windows. It has a  
 16 limited amount of alterations. The most  
 17 notable -- give me just a moment -- is this  
 18 rear addition, slash, enclosed porch -- rear  
 19 porch that, obviously, was done after its  
 20 original construction, but potentially  
 21 definitely reversible. And, otherwise, the  
 22 structure is fairly unaltered and is in fairly  
 23 decent shape.  
 24 The block and the roof appear to be in  
 25 good shape. A lot of the decorative features,  
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1 like the columns, are still in very good shape,  
 2 so it easily meets this criteria for  
 3 rehabilitation.  
 4 But, again, our findings are that it  
 5 really just meets these two. So it doesn't  
 6 rise to the level of four for a potential  
 7 landmark designation.  
 8 I'm happy to entertain any questions.  
 9 THE CHAIRMAN: Does anybody have any  
 10 questions for Christian?  
 11 COMMISSION MEMBERS: (No response.)  
 12 THE CHAIRMAN: Hearing none, I'll open the  
 13 public hearing.  
 14 Is the applicant here?  
 15 AUDIENCE MEMBER: Yes.  
 16 THE CHAIRMAN: Come on up.  
 17 (Audience member approaches the podium.)  
 18 THE CHAIRMAN: You'll have to give your  
 19 name and address.  
 20 AUDIENCE MEMBER: I'm Florence Calhoun.  
 21 My address is 4803 Ortega Boulevard, 32210.  
 22 THE REPORTER: Ma'am, I need to swear you  
 23 in, if you would raise your right hand for me,  
 24 please.  
 25 MS. CALHOUN: (Complies.)  
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1 aluminum fence. And this just completes the  
 2 quadrant for our field.  
 3 I had been -- we have talked to the  
 4 neighbor next door, who knows that we plan to  
 5 demolish the structure. He's also in  
 6 conversation with us, or would like for us to  
 7 purchase his home, but he knows this has been  
 8 our desire for a while.  
 9 I've been in the home. There would --  
 10 require much work for it to be habitable. So  
 11 we would like to demolish it, plant grass, and  
 12 add to our play field.  
 13 THE CHAIRMAN: Okay. Does anybody have  
 14 any questions for the applicant?  
 15 COMMISSIONER KASPER: I have a question,  
 16 but maybe through staff. I'm not sure if it's  
 17 appropriate -- or even through counsel.  
 18 So if it proceeds with demolition, would  
 19 there be an opportunity for some potentially  
 20 significant architectural elements to be --  
 21 MS. CALHOUN: Salvaged?  
 22 COMMISSIONER KASPER: -- donated,  
 23 salvaged, preserved?  
 24 MS. CALHOUN: So we have agreed with the  
 25 former owner -- they want the front door, but  
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1 THE REPORTER: Do you affirm that the  
 2 testimony you are about to give will be the  
 3 truth, the whole truth, and nothing but the  
 4 truth?  
 5 MS. CALHOUN: Yes.  
 6 THE REPORTER: Thank you.  
 7 MS. CALHOUN: So I'm the director of  
 8 finance and facilities at St. Mark's Episcopal  
 9 Day School, and I'm here representing  
 10 St. Mark's Church and School.  
 11 We purchased this property in the fall of  
 12 last year with the intentions of tearing down  
 13 the structure to complete our play field. We  
 14 actually had purchased the home next to it,  
 15 which was demolished and made into play fields.  
 16 So I have some pictures. We do plan --  
 17 you can't see -- in the front of the home  
 18 there's a large oak, a large maple, which we do  
 19 plan to keep those trees.  
 20 This is our field, looking from the school  
 21 side, and this is the home.  
 22 (Tenders photographs.)  
 23 THE CHAIRMAN: Thank you.  
 24 MS. CALHOUN: We will fence the property  
 25 with the same see-through, wrought-iron-style,  
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1 no one has -- we do not plan to keep any of it.  
 2 So if someone wanted it, that's fine with us.  
 3 I mean, it -- and we're not in the business of  
 4 trying to sell these things either. We --  
 5 COMMISSIONER KASPER: Okay. Thank you.  
 6 THE CHAIRMAN: Is anybody else here to  
 7 speak on this application?  
 8 AUDIENCE MEMBERS: (No response.)  
 9 THE CHAIRMAN: Hearing none, I'll close  
 10 the public hearing.  
 11 And I do need a motion here?  
 12 MS. FETNER: Yes.  
 13 THE CHAIRMAN: So I will entertain a  
 14 motion.  
 15 COMMISSIONER KASPER: I'll make -- let's  
 16 see, what is the motion?  
 17 THE CHAIRMAN: To be approved, I believe.  
 18 COMMISSIONER BRAMWELL: I'll make a motion  
 19 to approve the request for demolition.  
 20 COMMISSIONER KASPER: Second.  
 21 THE CHAIRMAN: Okay. Does anyone have any  
 22 thoughts on this one?  
 23 COMMISSIONER KASPER: Just restating  
 24 staff's points, it doesn't meet four of the  
 25 seven criteria. It meets two of the criteria.  
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1 The owner wants to demolish it. I don't think  
 2 there's anything else we can do. Just a  
 3 suggestion to the opportunity to salvage some  
 4 of the architectural elements.  
 5 THE CHAIRMAN: That's pretty much where  
 6 I'm at.  
 7 Anybody else have any comments?  
 8 COMMISSION MEMBERS: (No response.)  
 9 THE CHAIRMAN: All those in favor?  
 10 COMMISSION MEMBERS: Aye.  
 11 THE CHAIRMAN: Those opposed?  
 12 COMMISSION MEMBERS: (No response.)  
 13 THE CHAIRMAN: Hearing none, the  
 14 demolition is approved.  
 15 And that concludes that. So we will move  
 16 on to Old Business, the annual Historic  
 17 Preservation Awards.  
 18 MS. SHEPPARD: Yes. That very important  
 19 event that we do once a year, that the  
 20 commissioners play such a vital role in -- so  
 21 basically, I'm just reminding everyone that  
 22 it's on May 3rd.  
 23 And I know we have some new commissioners  
 24 that may never have been at this event. I  
 25 think we do a pretty good job. It's in the  
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1 picture taken from that.  
 2 But the -- so if you have an issue with  
 3 reading a script that we write -- we try to get  
 4 it to you at least a little in advance,  
 5 although we're -- it won't be until next week,  
 6 so you won't have too much time, but you're  
 7 basically reading it and just welcoming them to  
 8 the stage.  
 9 There's a PowerPoint presentation going on  
 10 in the background. And the room is a little on  
 11 the darker side, so no one's really looking at  
 12 you, they're really looking at the slides, but  
 13 everyone seems to enjoy it. And we've had a  
 14 lot of good response from it. So hopefully  
 15 everybody else can attend.  
 16 And, like I said, we are looking for a  
 17 potential volunteer to be the master of  
 18 ceremonies.  
 19 THE CHAIRMAN: I'm going to nominate Ryan  
 20 for that.  
 21 COMMISSIONER LOPERA: I second.  
 22 MS. SHEPPARD: It makes sense to pass the  
 23 baton to that direction.  
 24 COMMISSIONER KASPER: If Ryan is not  
 25 available, I can do it.  
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1 main library auditorium, and it is -- it will  
 2 be held May 3rd, Thursday, 6 p.m.  
 3 Christian just passed out the list of  
 4 recipients that will be honored this year and  
 5 the projects they're associated with.  
 6 The way the ceremony normally works is  
 7 that somebody does an intro to, you know,  
 8 introduce the event. And the master of  
 9 ceremonies, which is usually the chair -- but  
 10 we may need a chair replace- -- or a master of  
 11 ceremonies replacement. So hopefully somebody  
 12 might be interested in that. It's not a bad  
 13 job, but you have to be there for the entire  
 14 time.  
 15 So basically what they do after getting a  
 16 wonderful introduction by myself or whoever is  
 17 doing the first part of the ceremony, they  
 18 would just introduce the categories and the  
 19 commissioners that would be giving out the  
 20 awards.  
 21 And the other commissioners have taken a  
 22 category, and they would read the scripts for  
 23 each of the projects and announce the winners  
 24 and be part of the photo op with the master of  
 25 ceremonies, usually the chair. And we get a  
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1 MS. SHEPPARD: Okay. Thank you.  
 2 So everyone else is good with --  
 3 THE CHAIRMAN: I'll be there. I just  
 4 won't be there the whole time.  
 5 MS. SHEPPARD: Okay. We'll give you  
 6 something to give out.  
 7 THE CHAIRMAN: Okay.  
 8 MS. SHEPPARD: And I guess that's it.  
 9 Can you think of anything else?  
 10 MR. POPOLI: (Inaudible.)  
 11 MS. SHEPPARD: Yes. We expect to be done  
 12 by 8:00. We do ask that you get there prior to  
 13 the ceremony so we can do kind of a dry run.  
 14 I'm not sure on the time of that yet.  
 15 MR. POPOLI: I'll send out an e-mail.  
 16 MS. SHEPPARD: We'll send out an e-mail.  
 17 You know, it can be as early as 4:30.  
 18 Since we have some new commissioners  
 19 that's never done this before, there's a little  
 20 bit of getting to know, like, when you're  
 21 walking up to the stage and, you know, kind of  
 22 moving around, so it might -- I would  
 23 definitely plan on being there -- you know, try  
 24 to mark off 4:00 through 8:00, if you can. It  
 25 might only be the hour before, but we're going  
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1 to get with the library on what works best.  
2 I think that's it, unless anybody has any  
3 questions.  
4 THE CHAIRMAN: Not me.  
5 Anybody else?  
6 COMMISSION MEMBERS: (No response.)  
7 THE CHAIRMAN: Okay. Unless anybody has  
8 got anything else, I think we're adjourned.  
9 (The above proceedings were adjourned at  
10 3:50 p.m.)

11 - - -  
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1 CERTIFICATE OF REPORTER  
2  
3 STATE OF FLORIDA)  
4 )  
5 COUNTY OF DUVAL )  
6  
7 I, Diane M. Tropa, Florida Professional  
8 Reporter, certify that I was authorized to and did  
9 stenographically report the foregoing proceedings and  
10 that the transcript is a true and complete record of my  
11 stenographic notes.  
12  
13  
14

15 DATED this 6th day of May 2018.  
16  
17

18 \_\_\_\_\_  
19 Diane M. Tropa  
20 Florida Professional Reporter  
21  
22  
23  
24  
25

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<b>\$</b>	<b>4</b>	<b>agreement</b> [1] - 28:19 <b>ahead</b> [2] - 3:20, 3:22 <b>ALSO</b> [1] - 1:15 <b>alterations</b> [2] - 12:21, 32:16 <b>aluminum</b> [6] - 8:9, 8:12, 8:14, 15:19, 21:10, 35:1 <b>amount</b> [1] - 32:16 <b>Andres</b> [1] - 2:16 <b>ANDRES</b> [1] - 1:14 <b>announce</b> [1] - 38:23 <b>annual</b> [1] - 37:16 <b>appear</b> [1] - 32:24 <b>applicant</b> [8] - 5:16, 14:9, 25:14, 26:18, 28:22, 30:25, 33:14, 35:14 <b>application</b> [6] - 5:5, 5:9, 8:16, 8:22, 22:2, 36:7 <b>appraiser's</b> [1] - 30:22 <b>approaches</b> [2] - 14:12, 33:17 <b>appropriate</b> [5] - 27:10, 27:11, 28:11, 28:15, 35:17 <b>approval</b> [2] - 5:20, 9:14 <b>approve</b> [7] - 3:5, 4:11, 4:12, 4:14, 26:2, 27:1, 36:19 <b>approved</b> [4] - 4:22, 25:22, 36:17, 37:14 <b>April</b> [3] - 1:6, 2:1, 2:3 <b>archaeological</b> [1] - 31:5 <b>architectural</b> [4] - 31:4, 32:5, 35:20, 37:4 <b>area</b> [4] - 17:19, 18:8, 20:6, 28:12 <b>areas</b> [1] - 16:13 <b>aside</b> [1] - 7:5 <b>assigned</b> [1] - 13:6 <b>associate</b> [1] - 10:2 <b>associated</b> [1] - 38:5 <b>assuming</b> [1] - 24:7 <b>Atlantic</b> [1] - 28:11 <b>attend</b> [1] - 39:15 <b>audience</b> [1] - 4:6 <b>Audience</b> [2] - 14:12, 33:17 <b>AUDIENCE</b> [6] - 4:8, 14:10, 14:15, 33:15, 33:20, 36:8 <b>auditorium</b> [1] - 38:1 <b>authorized</b> [1] - 42:8 <b>available</b> [1] - 39:25 <b>Avenue</b> [1] - 29:19	<b>Awards</b> [1] - 37:17 <b>awards</b> [1] - 38:20 <b>aware</b> [1] - 12:15 <b>awful</b> [1] - 16:9 <b>aye</b> [3] - 3:9, 4:18, 37:10 <b>Aye</b> [1] - 29:12	<b>B</b>	<b>background</b> [2] - 21:1, 39:10 <b>bad</b> [1] - 38:12 <b>Bahama</b> [13] - 8:18, 9:25, 10:12, 12:5, 12:7, 19:9, 19:12, 19:23, 20:2, 22:3, 24:2, 27:10, 28:10 <b>Bahama-style</b> [2] - 24:2, 28:10 <b>Bahamian</b> [1] - 21:18 <b>Ball</b> [1] - 1:7 <b>based</b> [3] - 30:18, 31:23, 32:4 <b>baton</b> [1] - 39:23 <b>Beach</b> [2] - 28:11, 28:12 <b>beginning</b> [1] - 15:5 <b>below</b> [2] - 16:25, 17:8 <b>best</b> [2] - 24:21, 41:1 <b>bit</b> [6] - 7:4, 9:1, 9:8, 20:5, 24:4, 40:20 <b>black</b> [3] - 7:14, 16:4, 22:16 <b>blacked</b> [11] - 8:6, 11:10, 11:13, 16:8, 19:10, 19:14, 20:4, 22:10, 23:6, 28:1 <b>blacked-out</b> [6] - 16:8, 19:10, 20:4, 22:10, 23:6, 28:1 <b>block</b> [1] - 32:24 <b>blocking</b> [2] - 22:9, 27:25 <b>bond</b> [1] - 18:19 <b>book</b> [1] - 5:15 <b>boom</b> [1] - 31:13 <b>borderline</b> [1] - 9:18 <b>bottom</b> [1] - 17:7 <b>bought</b> [3] - 15:23, 15:24, 19:21 <b>Boulevard</b> [1] - 33:21 <b>box</b> [1] - 19:20 <b>bracket</b> [1] - 27:17 <b>BRAMWELL</b> [8] - 1:14, 2:14, 4:16, 12:1, 12:7, 20:21, 28:16, 36:18 <b>Bramwell</b> [1] - 2:14 <b>break</b> [1] - 3:1	<b>breathe</b> [1] - 27:15 <b>breeding</b> [1] - 28:6 <b>brief</b> [1] - 30:21 <b>briefly</b> [1] - 30:2 <b>bring</b> [1] - 2:22 <b>broke</b> [1] - 9:10 <b>bugs</b> [1] - 28:7 <b>building</b> [5] - 9:24, 27:9, 30:16, 30:21, 31:6 <b>Building</b> [1] - 1:7 <b>buildings</b> [1] - 31:25 <b>built</b> [6] - 10:23, 12:13, 12:18, 15:12, 15:14, 31:7 <b>bulk</b> [1] - 5:11 <b>bunch</b> [1] - 23:25 <b>Business</b> [2] - 29:18, 37:16 <b>business</b> [1] - 36:3 <b>buying</b> [2] - 15:13, 15:25										
<b>1</b>	<b>6</b>	<b>agreement</b> [1] - 28:19 <b>ahead</b> [2] - 3:20, 3:22 <b>ALSO</b> [1] - 1:15 <b>alterations</b> [2] - 12:21, 32:16 <b>aluminum</b> [6] - 8:9, 8:12, 8:14, 15:19, 21:10, 35:1 <b>amount</b> [1] - 32:16 <b>Andres</b> [1] - 2:16 <b>ANDRES</b> [1] - 1:14 <b>announce</b> [1] - 38:23 <b>annual</b> [1] - 37:16 <b>appear</b> [1] - 32:24 <b>applicant</b> [8] - 5:16, 14:9, 25:14, 26:18, 28:22, 30:25, 33:14, 35:14 <b>application</b> [6] - 5:5, 5:9, 8:16, 8:22, 22:2, 36:7 <b>appraiser's</b> [1] - 30:22 <b>approaches</b> [2] - 14:12, 33:17 <b>appropriate</b> [5] - 27:10, 27:11, 28:11, 28:15, 35:17 <b>approval</b> [2] - 5:20, 9:14 <b>approve</b> [7] - 3:5, 4:11, 4:12, 4:14, 26:2, 27:1, 36:19 <b>approved</b> [4] - 4:22, 25:22, 36:17, 37:14 <b>April</b> [3] - 1:6, 2:1, 2:3 <b>archaeological</b> [1] - 31:5 <b>architectural</b> [4] - 31:4, 32:5, 35:20, 37:4 <b>area</b> [4] - 17:19, 18:8, 20:6, 28:12 <b>areas</b> [1] - 16:13 <b>aside</b> [1] - 7:5 <b>assigned</b> [1] - 13:6 <b>associate</b> [1] - 10:2 <b>associated</b> [1] - 38:5 <b>assuming</b> [1] - 24:7 <b>Atlantic</b> [1] - 28:11 <b>attend</b> [1] - 39:15 <b>audience</b> [1] - 4:6 <b>Audience</b> [2] - 14:12, 33:17 <b>AUDIENCE</b> [6] - 4:8, 14:10, 14:15, 33:15, 33:20, 36:8 <b>auditorium</b> [1] - 38:1 <b>authorized</b> [1] - 42:8 <b>available</b> [1] - 39:25 <b>Avenue</b> [1] - 29:19	<b>6</b> [2] - 31:24, 38:2 <b>6-over-6</b> [4] - 6:8, 6:15, 9:8, 9:16 <b>6th</b> [1] - 42:15	<b>8</b>	<b>background</b> [2] - 21:1, 39:10 <b>bad</b> [1] - 38:12 <b>Bahama</b> [13] - 8:18, 9:25, 10:12, 12:5, 12:7, 19:9, 19:12, 19:23, 20:2, 22:3, 24:2, 27:10, 28:10 <b>Bahama-style</b> [2] - 24:2, 28:10 <b>Bahamian</b> [1] - 21:18 <b>Ball</b> [1] - 1:7 <b>based</b> [3] - 30:18, 31:23, 32:4 <b>baton</b> [1] - 39:23 <b>Beach</b> [2] - 28:11, 28:12 <b>beginning</b> [1] - 15:5 <b>below</b> [2] - 16:25, 17:8 <b>best</b> [2] - 24:21, 41:1 <b>bit</b> [6] - 7:4, 9:1, 9:8, 20:5, 24:4, 40:20 <b>black</b> [3] - 7:14, 16:4, 22:16 <b>blacked</b> [11] - 8:6, 11:10, 11:13, 16:8, 19:10, 19:14, 20:4, 22:10, 23:6, 28:1 <b>blacked-out</b> [6] - 16:8, 19:10, 20:4, 22:10, 23:6, 28:1 <b>block</b> [1] - 32:24 <b>blocking</b> [2] - 22:9, 27:25 <b>bond</b> [1] - 18:19 <b>book</b> [1] - 5:15 <b>boom</b> [1] - 31:13 <b>borderline</b> [1] - 9:18 <b>bottom</b> [1] - 17:7 <b>bought</b> [3] - 15:23, 15:24, 19:21 <b>Boulevard</b> [1] - 33:21 <b>box</b> [1] - 19:20 <b>bracket</b> [1] - 27:17 <b>BRAMWELL</b> [8] - 1:14, 2:14, 4:16, 12:1, 12:7, 20:21, 28:16, 36:18 <b>Bramwell</b> [1] - 2:14 <b>break</b> [1] - 3:1	<b>able</b> [2] - 16:21, 25:25 <b>accessed</b> [1] - 7:16 <b>accomplish</b> [2] - 27:24, 27:25 <b>accomplished</b> [1] - 26:13 <b>according</b> [1] - 30:22 <b>accurate</b> [2] - 20:1, 27:8 <b>Acting</b> [1] - 1:13 <b>actual</b> [1] - 13:9 <b>add</b> [3] - 18:9, 18:11, 35:12 <b>addition</b> [2] - 8:17, 32:18 <b>address</b> [5] - 14:14, 26:16, 27:12, 33:19, 33:21 <b>adds</b> [1] - 19:4 <b>adhere</b> [1] - 18:25 <b>adjourned</b> [2] - 41:8, 41:9 <b>administratively</b> [1] - 5:10 <b>advance</b> [1] - 39:4 <b>aesthetics</b> [1] - 17:10 <b>affirm</b> [2] - 14:22, 34:1 <b>Agenda</b> [7] - 3:21, 3:24, 4:7, 4:11, 4:13, 4:15, 4:22 <b>ago</b> [1] - 6:4 <b>agree</b> [7] - 19:25, 20:19, 21:11, 21:14, 27:20, 28:12, 28:16 <b>agreed</b> [3] - 5:23, 7:22, 35:24 <b>agreeing</b> [1] - 20:12	<b>9</b>	<b>agreement</b> [1] - 28:19 <b>ahead</b> [2] - 3:20, 3:22 <b>ALSO</b> [1] - 1:15 <b>alterations</b> [2] - 12:21, 32:16 <b>aluminum</b> [6] - 8:9, 8:12, 8:14, 15:19, 21:10, 35:1 <b>amount</b> [1] - 32:16 <b>Andres</b> [1] - 2:16 <b>ANDRES</b> [1] - 1:14 <b>announce</b> [1] - 38:23 <b>annual</b> [1] - 37:16 <b>appear</b> [1] - 32:24 <b>applicant</b> [8] - 5:16, 14:9, 25:14, 26:18, 28:22, 30:25, 33:14, 35:14 <b>application</b> [6] - 5:5, 5:9, 8:16, 8:22, 22:2, 36:7 <b>appraiser's</b> [1] - 30:22 <b>approaches</b> [2] - 14:12, 33:17 <b>appropriate</b> [5] - 27:10, 27:11, 28:11, 28:15, 35:17 <b>approval</b> [2] - 5:20, 9:14 <b>approve</b> [7] - 3:5, 4:11, 4:12, 4:14, 26:2, 27:1, 36:19 <b>approved</b> [4] - 4:22, 25:22, 36:17, 37:14 <b>April</b> [3] - 1:6, 2:1, 2:3 <b>archaeological</b> [1] - 31:5 <b>architectural</b> [4] - 31:4, 32:5, 35:20, 37:4 <b>area</b> [4] - 17:19, 18:8, 20:6, 28:12 <b>areas</b> [1] - 16:13 <b>aside</b> [1] - 7:5 <b>assigned</b> [1] - 13:6 <b>associate</b> [1] - 10:2 <b>associated</b> [1] - 38:5 <b>assuming</b> [1] - 24:7 <b>Atlantic</b> [1] - 28:11 <b>attend</b> [1] - 39:15 <b>audience</b> [1] - 4:6 <b>Audience</b> [2] - 14:12, 33:17 <b>AUDIENCE</b> [6] - 4:8, 14:10, 14:15, 33:15, 33:20, 36:8 <b>auditorium</b> [1] - 38:1 <b>authorized</b> [1] - 42:8 <b>available</b> [1] - 39:25 <b>Avenue</b> [1] - 29:19	<b>1</b> [3] - 10:14, 21:14, 28:23 <b>10-foot</b> [1] - 24:15 <b>1002</b> [1] - 1:8 <b>12</b> [2] - 17:17, 32:1 <b>1255</b> [1] - 4:4 <b>1261</b> [1] - 4:4 <b>1440</b> [1] - 4:2 <b>1906</b> [1] - 31:12 <b>1907</b> [1] - 31:11 <b>1918</b> [1] - 31:11 <b>1919</b> [1] - 31:10 <b>1924</b> [1] - 15:14 <b>1927</b> [2] - 30:23, 31:7 <b>1929</b> [1] - 31:10 <b>1st</b> [1] - 1:8	<b>A</b>	<b>agreement</b> [1] - 28:19 <b>ahead</b> [2] - 3:20, 3:22 <b>ALSO</b> [1] - 1:15 <b>alterations</b> [2] - 12:21, 32:16 <b>aluminum</b> [6] - 8:9, 8:12, 8:14, 15:19, 21:10, 35:1 <b>amount</b> [1] - 32:16 <b>Andres</b> [1] - 2:16 <b>ANDRES</b> [1] - 1:14 <b>announce</b> [1] - 38:23 <b>annual</b> [1] - 37:16 <b>appear</b> [1] - 32:24 <b>applicant</b> [8] - 5:16, 14:9, 25:14, 26:18, 28:22, 30:25, 33:14, 35:14 <b>application</b> [6] - 5:5, 5:9, 8:16, 8:22, 22:2, 36:7 <b>appraiser's</b> [1] - 30:22 <b>approaches</b> [2] - 14:12, 33:17 <b>appropriate</b> [5] - 27:10, 27:11, 28:11, 28:15, 35:17 <b>approval</b> [2] - 5:20, 9:14 <b>approve</b> [7] - 3:5, 4:11, 4:12, 4:14, 26:2, 27:1, 36:19 <b>approved</b> [4] - 4:22, 25:22, 36:17, 37:14 <b>April</b> [3] - 1:6, 2:1, 2:3 <b>archaeological</b> [1] - 31:5 <b>architectural</b> [4] - 31:4, 32:5, 35:20, 37:4 <b>area</b> [4] - 17:19, 18:8, 20:6, 28:12 <b>areas</b> [1] - 16:13 <b>aside</b> [1] - 7:5 <b>assigned</b> [1] - 13:6 <b>associate</b> [1] - 10:2 <b>associated</b> [1] - 38:5 <b>assuming</b> [1] - 24:7 <b>Atlantic</b> [1] - 28:11 <b>attend</b> [1] - 39:15 <b>audience</b> [1] - 4:6 <b>Audience</b> [2] - 14:12, 33:17 <b>AUDIENCE</b> [6] - 4:8, 14:10, 14:15, 33:15, 33:20, 36:8 <b>auditorium</b> [1] - 38:1 <b>authorized</b> [1] - 42:8 <b>available</b> [1] - 39:25 <b>Avenue</b> [1] - 29:19	<b>2</b>	<b>background</b> [2] - 21:1, 39:10 <b>bad</b> [1] - 38:12 <b>Bahama</b> [13] - 8:18, 9:25, 10:12, 12:5, 12:7, 19:9, 19:12, 19:23, 20:2, 22:3, 24:2, 27:10, 28:10 <b>Bahama-style</b> [2] - 24:2, 28:10 <b>Bahamian</b> [1] - 21:18 <b>Ball</b> [1] - 1:7 <b>based</b> [3] - 30:18, 31:23, 32:4 <b>baton</b> [1] - 39:23 <b>Beach</b> [2] - 28:11, 28:12 <b>beginning</b> [1] - 15:5 <b>below</b> [2] - 16:25, 17:8 <b>best</b> [2] - 24:21, 41:1 <b>bit</b> [6] - 7:4, 9:1, 9:8, 20:5, 24:4, 40:20 <b>black</b> [3] - 7:14, 16:4, 22:16 <b>blacked</b> [11] - 8:6, 11:10, 11:13, 16:8, 19:10, 19:14, 20:4, 22:10, 23:6, 28:1 <b>blacked-out</b> [6] - 16:8, 19:10, 20:4, 22:10, 23:6, 28:1 <b>block</b> [1] - 32:24 <b>blocking</b> [2] - 22:9, 27:25 <b>bond</b> [1] - 18:19 <b>book</b> [1] - 5:15 <b>boom</b> [1] - 31:13 <b>borderline</b> [1] - 9:18 <b>bottom</b> [1] - 17:7 <b>bought</b> [3] - 15:23, 15:24, 19:21 <b>Boulevard</b> [1] - 33:21 <b>box</b> [1] - 19:20 <b>bracket</b> [1] - 27:17 <b>BRAMWELL</b> [8] - 1:14, 2:14, 4:16, 12:1, 12:7, 20:21, 28:16, 36:18 <b>Bramwell</b> [1] - 2:14 <b>break</b> [1] - 3:1	<b>2014</b> [1] - 5:19 <b>2015</b> [3] - 15:23, 19:21 <b>2018</b> [4] - 1:6, 2:1, 3:6, 42:15 <b>214</b> [1] - 1:7 <b>2200</b> [3] - 4:25, 14:15, 15:9 <b>25</b> [2] - 1:6, 2:1 <b>25th</b> [3] - 2:3, 3:3, 3:6 <b>2836</b> [1] - 3:16 <b>2867</b> [1] - 3:17 <b>2873</b> [2] - 3:18 <b>2879</b> [1] - 3:19 <b>2906</b> [1] - 29:18	<b>C</b>	<b>Calhoun</b> [1] - 33:20 <b>CALHOUN</b> [6] - 33:25, 34:5, 34:7, 34:24, 35:21, 35:24 <b>CANDACE</b> [1] - 1:18 <b>car</b> [1] - 25:3 <b>card</b> [1] - 2:23 <b>care</b> [1] - 16:23 <b>carries</b> [1] - 29:16 <b>cars</b> [1] - 24:14 <b>case</b> [5] - 5:17, 5:21, 9:18, 12:16, 13:19 <b>categories</b> [1] - 38:18 <b>categorize</b> [1] - 13:16 <b>category</b> [1] - 38:22 <b>cell</b> [1] - 2:24 <b>ceremonies</b> [4] - 38:9, 38:11, 38:25, 39:18 <b>ceremony</b> [3] - 38:6, 38:17, 40:13 <b>certain</b> [1] - 26:14 <b>CERTIFICATE</b> [1] - 42:1 <b>certify</b> [1] - 42:8 <b>chair</b> [3] - 38:9, 38:10, 38:25 <b>Chair</b> [3] - 1:13, 12:10, 25:10 <b>CHAIRMAN</b> [59] - 2:3, 2:18, 2:21, 3:8, 3:10, 3:12, 4:1, 4:9, 4:12, 4:17, 4:19, 4:21, 11:3, 11:24, 14:4, 14:7, 14:11, 14:13, 14:17, 15:3, 15:8,
<b>2</b>	<b>8</b>	<b>agreement</b> [1] - 28:19 <b>ahead</b> [2] - 3:20, 3:22 <b>ALSO</b> [1] - 1:15 <b>alterations</b> [2] - 12:21, 32:16 <b>aluminum</b> [6] - 8:9, 8:12, 8:14, 15:19, 21:10, 35:1 <b>amount</b> [1] - 32:16 <b>Andres</b> [1] - 2:16 <b>ANDRES</b> [1] - 1:14 <b>announce</b> [1] - 38:23 <b>annual</b> [1] - 37:16 <b>appear</b> [1] - 32:24 <b>applicant</b> [8] - 5:16, 14:9, 25:14, 26:18, 28:22, 30:25, 33:14, 35:14 <b>application</b> [6] - 5:5, 5:9, 8:16, 8:22, 22:2, 36:7 <b>appraiser's</b> [1] - 30:22 <b>approaches</b> [2] - 14:12, 33:17 <b>appropriate</b> [5] - 27:10, 27:11, 28:11, 28:15, 35:17 <b>approval</b> [2] - 5:20, 9:14 <b>approve</b> [7] - 3:5, 4:11, 4:12, 4:14, 26:2, 27:1, 36:19 <b>approved</b> [4] - 4:22, 25:22, 36:17, 37:14 <b>April</b> [3] - 1:6, 2:1, 2:3 <b>archaeological</b> [1] - 31:5 <b>architectural</b> [4] - 31:4, 32:5, 35:20, 37:4 <b>area</b> [4] - 17:19, 18:8, 20:6, 28:12 <b>areas</b> [1] - 16:13 <b>aside</b> [1] - 7:5 <b>assigned</b> [1] - 13:6 <b>associate</b> [1] - 10:2 <b>associated</b> [1] - 38:5 <b>assuming</b> [1] - 24:7 <b>Atlantic</b> [1] - 28:11 <b>attend</b> [1] - 39:15 <b>audience</b> [1] - 4:6 <b>Audience</b> [2] - 14:12, 33:17 <b>AUDIENCE</b> [6] - 4:8, 14:10, 14:15, 33:15, 33:20, 36:8 <b>auditorium</b> [1] - 38:1 <b>authorized</b> [1] - 42:8 <b>available</b> [1] - 39:25 <b>Avenue</b> [1] - 29:19	<b>8</b> [2] - 40:12, 40:24	<b>9</b>	<b>background</b> [2] - 21:1, 39:10 <b>bad</b> [1] - 38:12 <b>Bahama</b> [13] - 8:18, 9:25, 10:12, 12:5, 12:7, 19:9, 19:12, 19:23, 20:2, 22:3, 24:2, 27:10, 28:10 <b>Bahama-style</b> [2] - 24:2, 28:10 <b>Bahamian</b> [1] - 21:18 <b>Ball</b> [1] - 1:7 <b>based</b> [3] - 30:18, 31:23, 32:4 <b>baton</b> [1] - 39:23 <b>Beach</b> [2] - 28:11, 28:12 <b>beginning</b> [1] - 15:5 <b>below</b> [2] - 16:25, 17:8 <b>best</b> [2] - 24:21, 41:1 <b>bit</b> [6] - 7:4, 9:1, 9:8, 20:5, 24:4, 40:20 <b>black</b> [3] - 7:14, 16:4, 22:16 <b>blacked</b> [11] - 8:6, 11:10, 11:13, 16:8, 19:10, 19:14, 20:4, 22:10, 23:6, 28:1 <b>blacked-out</b> [6] - 16:8, 19:10, 20:4, 22:10, 23:6, 28:1 <b>block</b> [1] - 32:24 <b>blocking</b> [2] - 22:9, 27:25 <b>bond</b> [1] - 18:19 <b>book</b> [1] - 5:15 <b>boom</b> [1] - 31:13 <b>borderline</b> [1] - 9:18 <b>bottom</b> [1] - 17:7 <b>bought</b> [3] - 15:23, 15:24, 19:21 <b>Boulevard</b> [1] - 33:21 <b>box</b> [1] - 19:20 <b>bracket</b> [1] - 27:17 <b>BRAMWELL</b> [8] - 1:14, 2:14, 4:16, 12:1, 12:7, 20:21, 28:16, 36:18 <b>Bramwell</b> [1] - 2:14 <b>break</b> [1] - 3:1	<b>3</b>	<b>agreement</b> [1] - 28:19 <b>ahead</b> [2] - 3:20, 3:22 <b>ALSO</b> [1] - 1:15 <b>alterations</b> [2] - 12:21, 32:16 <b>aluminum</b> [6] - 8:9, 8:12, 8:14, 15:19, 21:10, 35:1 <b>amount</b> [1] - 32:16 <b>Andres</b> [1] - 2:16 <b>ANDRES</b> [1] - 1:14 <b>announce</b> [1] - 38:23 <b>annual</b> [1] - 37:16 <b>appear</b> [1] - 32:24 <b>applicant</b> [8] - 5:16, 14:9, 25:14, 26:18, 28:22, 30:25, 33:14, 35:14 <b>application</b> [6] - 5:5, 5:9, 8:16, 8:22, 22:2, 36:7 <b>appraiser's</b> [1] - 30:22 <b>approaches</b> [2] - 14:12, 33:17 <b>appropriate</b> [5] - 27:10, 27:11, 28:11, 28:15, 35:17 <b>approval</b> [2] - 5:20, 9:14 <b>approve</b> [7] - 3:5, 4:11, 4:12, 4:14, 26:2, 27:1, 36:19 <b>approved</b> [4] - 4:22, 25:22, 36:17, 37:14 <b>April</b> [3] - 1:6, 2:1, 2:3 <b>archaeological</b> [1] - 31:5 <b>architectural</b> [4] - 31:4, 32:5, 35:20, 37:4 <b>area</b> [4] - 17:19, 18:8, 20:6, 28:12 <b>areas</b> [1] - 16:13 <b>aside</b> [1] - 7:5 <b>assigned</b> [1] - 13:6 <b>associate</b> [1] - 10:2 <b>associated</b> [1] - 38:5 <b>assuming</b> [1] - 24:7 <b>Atlantic</b> [1] - 28:11 <b>attend</b> [1] - 39:15 <b>audience</b> [1] - 4:6 <b>Audience</b> [2] - 14:12, 33:17 <b>AUDIENCE</b> [6] - 4:8, 14:10, 14:15, 33:15, 33:20, 36:8 <b>auditorium</b> [1] - 38:1 <b>authorized</b> [1] - 42:8 <b>available</b> [1] - 39:25 <b>Avenue</b> [1] - 29:19	<b>3</b> [2] - 28:23, 28:25 <b>320</b> [1] - 30:1 <b>32204</b> [1] - 14:16 <b>32210</b> [1] - 33:21 <b>36</b> [1] - 19:3 <b>37</b> [1] - 19:3 <b>3:00</b> [2] - 1:7, 2:1 <b>3:50&lt;/</b>								

<p>20:10, 21:12, 21:17, 24:6, 24:24, 25:4, 26:9, 26:17, 26:20, 26:23, 27:3, 27:5, 27:20, 28:18, 29:7, 29:11, 29:13, 29:15, 33:9, 33:12, 33:16, 33:18, 34:23, 35:13, 36:6, 36:9, 36:13, 36:17, 36:21, 37:5, 37:9, 37:11, 37:13, 39:19, 40:3, 40:7, 41:4, 41:7</p> <p><b>chairman</b> [1] - 2:18 <b>chance</b> [1] - 20:3 <b>change</b> [2] - 28:25, 29:4 <b>changing</b> [1] - 17:18 <b>Chapter</b> [1] - 30:1 <b>character</b> [1] - 9:23 <b>CHRISTIAN</b> [1] - 1:16 <b>Christian</b> [6] - 2:6, 2:8, 5:1, 29:20, 33:10, 38:3 <b>Church</b> [1] - 34:10 <b>city</b> [1] - 31:5 <b>CITY</b> [1] - 1:1 <b>clarify</b> [1] - 26:10 <b>clean</b> [1] - 27:18 <b>cleaned</b> [1] - 18:22 <b>cleared</b> [1] - 24:9 <b>close</b> [3] - 10:10, 22:20, 36:9 <b>closed</b> [4] - 15:7, 22:25, 23:14, 24:4 <b>closer</b> [2] - 6:22, 7:4 <b>COA</b> [1] - 4:24 <b>COA-18-20377</b> [1] - 4:2 <b>COA-18-20393</b> [2] - 4:24, 27:1 <b>COA-18-20435</b> [1] - 4:3 <b>COA-18-20446</b> [1] - 3:16 <b>COA-18-20474</b> [1] - 4:3 <b>COA-18-20494</b> [1] - 3:17 <b>COA-18-20495</b> [2] - 3:17, 3:18 <b>COA-18-20496</b> [1] - 3:19 <b>COA-18-20521</b> [1] - 4:4 <b>colonial</b> [5] - 22:8, 22:14, 23:11, 27:9, 28:1 <b>Colonial</b> [2] - 10:7, 12:3</p>	<p><b>columns</b> [1] - 33:1 <b>combination</b> [1] - 8:9 <b>combine</b> [1] - 32:3 <b>combined</b> [1] - 9:10 <b>comfortable</b> [1] - 10:9 <b>commencing</b> [1] - 1:7 <b>comment</b> [1] - 27:7 <b>comments</b> [2] - 5:12, 37:7 <b>COMMISSION</b> [16] - 1:3, 3:9, 3:11, 3:25, 4:18, 4:20, 14:6, 26:19, 29:6, 29:12, 29:14, 33:11, 37:8, 37:10, 37:12, 41:6 <b>Commission</b> [5] - 1:13, 1:14, 1:14, 2:5, 5:23 <b>COMMISSIONER</b> [36] - 2:14, 2:16, 2:19, 3:5, 3:7, 4:14, 4:16, 11:6, 11:23, 12:1, 12:7, 20:12, 20:20, 20:21, 22:12, 22:18, 22:22, 23:2, 23:5, 23:9, 23:18, 26:25, 27:2, 27:4, 27:6, 28:4, 28:16, 35:15, 35:22, 36:5, 36:15, 36:18, 36:20, 36:23, 39:21, 39:24 <b>commissioner</b> [3] - 2:15, 2:17, 2:20 <b>commissioners</b> [9] - 3:23, 11:4, 12:14, 28:13, 37:20, 37:23, 38:19, 38:21, 40:18 <b>Company</b> [1] - 31:12 <b>compatible</b> [1] - 10:6 <b>complete</b> [2] - 34:13, 42:10 <b>completely</b> [2] - 18:10, 21:4 <b>completes</b> [1] - 35:1 <b>Complies</b> [2] - 14:21, 33:25 <b>concept</b> [1] - 10:10 <b>concern</b> [2] - 9:17, 27:12 <b>concerns</b> [1] - 25:15 <b>concludes</b> [1] - 37:15 <b>conclusion</b> [1] - 24:18 <b>concrete</b> [1] - 24:17 <b>Condition</b> [1] - 10:14 <b>condition</b> [4] - 11:7, 12:2, 12:9, 26:11 <b>conditions</b> [7] - 20:13, 20:17, 21:13, 25:11, 27:1, 28:21, 29:16 <b>Conference</b> [1] - 1:8</p>	<p><b>configuration</b> [1] - 9:16 <b>conform</b> [1] - 20:6 <b>confusing</b> [1] - 12:17 <b>congregate</b> [1] - 23:24 <b>connection</b> [2] - 31:16, 32:6 <b>Consent</b> [7] - 3:21, 3:24, 4:7, 4:11, 4:13, 4:15, 4:22 <b>consider</b> [1] - 30:12 <b>considered</b> [1] - 12:22 <b>consistent</b> [1] - 6:11 <b>constantly</b> [1] - 22:11 <b>constructed</b> [1] - 30:23 <b>construction</b> [2] - 31:20, 32:20 <b>consultant</b> [1] - 17:16 <b>consultants</b> [1] - 12:23 <b>contributing</b> [3] - 13:17, 30:3, 30:24 <b>control</b> [1] - 7:23 <b>conversation</b> [1] - 35:6 <b>conversations</b> [1] - 2:25 <b>copy</b> [1] - 13:10 <b>corner</b> [3] - 7:9, 9:7, 16:17 <b>correct</b> [3] - 21:15, 29:9, 29:10 <b>correctly</b> [2] - 22:14, 23:20 <b>cost</b> [1] - 20:7 <b>Counsel</b> [2] - 1:17, 2:13 <b>counsel</b> [1] - 35:17 <b>COUNTY</b> [1] - 42:4 <b>couple</b> [4] - 8:11, 11:14, 23:16, 26:1 <b>Court</b> [2] - 4:4, 4:5 <b>cover</b> [4] - 20:4, 21:22, 23:2, 23:13 <b>craftsman</b> [2] - 31:21, 32:2 <b>criteria</b> [9] - 30:7, 30:10, 30:17, 30:20, 31:2, 32:8, 33:2, 36:25 <b>Criteria</b> [2] - 32:9, 32:12 <b>cultural</b> [1] - 31:4 <b>current</b> [1] - 29:16</p>	<p>18:17 <b>darker</b> [1] - 39:11 <b>DATED</b> [1] - 42:15 <b>dates</b> [1] - 31:10 <b>deal</b> [4] - 16:8, 16:23, 19:10, 19:22 <b>decent</b> [1] - 32:23 <b>declare</b> [1] - 3:24 <b>decoration</b> [2] - 21:21, 21:25 <b>decorative</b> [1] - 32:25 <b>default</b> [1] - 13:4 <b>defaulted</b> [1] - 13:18 <b>defer</b> [1] - 3:20 <b>deferred</b> [2] - 3:15 <b>definitely</b> [3] - 6:11, 32:21, 40:23 <b>delivered</b> [1] - 5:3 <b>Demetree</b> [1] - 2:18 <b>DEMETREE</b> [1] - 1:13 <b>demo</b> [1] - 29:18 <b>demolish</b> [3] - 35:5, 35:11, 37:1 <b>demolished</b> [1] - 34:15 <b>demolition</b> [7] - 30:1, 30:6, 30:11, 30:17, 35:18, 36:19, 37:14 <b>Dept</b> [3] - 1:16, 1:17, 1:18 <b>derived</b> [1] - 31:15 <b>design</b> [1] - 10:12 <b>designation</b> [3] - 13:14, 30:8, 33:7 <b>desire</b> [1] - 35:8 <b>destroy</b> [1] - 23:25 <b>determination</b> [2] - 12:11, 12:14 <b>Development</b> [5] - 1:16, 1:17, 1:18, 2:9, 2:11 <b>development</b> [1] - 31:9 <b>Diane</b> [3] - 1:9, 42:7, 42:18 <b>different</b> [3] - 18:11, 21:4, 27:24 <b>dimension</b> [1] - 22:19 <b>dimensions</b> [1] - 24:22 <b>dining</b> [1] - 17:5 <b>direction</b> [1] - 39:23 <b>director</b> [1] - 34:7 <b>dirt</b> [1] - 25:3 <b>discussion</b> [1] - 27:4 <b>disjointed</b> [3] - 16:11, 18:1, 24:4 <b>district</b> [5] - 10:2, 13:6, 13:14, 31:19, 31:25</p>	<p><b>District</b> [2] - 30:4, 30:25 <b>document</b> [1] - 6:8 <b>documentation</b> [1] - 13:9 <b>documents</b> [1] - 15:14 <b>dog</b> [3] - 27:16 <b>dogs</b> [1] - 27:16 <b>donated</b> [1] - 35:22 <b>done</b> [11] - 5:10, 5:19, 7:20, 25:13, 25:25, 26:6, 26:14, 32:19, 40:11, 40:19 <b>door</b> [2] - 35:4, 35:25 <b>down</b> [7] - 7:7, 19:17, 26:21, 28:9, 30:16, 31:1, 34:12 <b>downtown</b> [1] - 30:1 <b>drive</b> [1] - 7:8 <b>driveway</b> [4] - 5:8, 24:8, 24:13, 25:8 <b>dry</b> [1] - 40:13 <b>during</b> [2] - 10:24, 31:13 <b>DUVAL</b> [1] - 42:4</p>
<b>E</b>				
<p><b>e-mail</b> [2] - 40:15, 40:16 <b>early</b> [2] - 15:23, 40:17 <b>ears</b> [1] - 27:16 <b>easier</b> [1] - 26:2 <b>easily</b> [1] - 33:2 <b>eastern</b> [1] - 19:17 <b>economically</b> [1] - 18:5 <b>Ed</b> [1] - 1:7 <b>effective</b> [1] - 20:8 <b>either</b> [3] - 13:11, 13:17, 36:4 <b>elaborate</b> [1] - 12:13 <b>elements</b> [3] - 10:8, 35:20, 37:4 <b>elevation</b> [5] - 5:25, 6:3, 7:10, 9:19, 10:6 <b>elevations</b> [1] - 11:19 <b>enclosed</b> [1] - 32:18 <b>engineering</b> [1] - 21:4 <b>enjoy</b> [1] - 39:13 <b>entertain</b> [4] - 26:24, 28:24, 33:8, 36:13 <b>entire</b> [1] - 38:13 <b>entirely</b> [1] - 21:6 <b>environmental</b> [1] - 17:16 <b>Episcopal</b> [1] - 34:8 <b>era</b> [1] - 15:20 <b>ERIK</b> [1] - 1:13 <b>Erik</b> [1] - 2:19</p>				

<p><b>essentially</b> [5] - 17:6, 18:4, 20:2, 22:5, 30:11  <b>event</b> [3] - 37:19, 37:24, 38:8  <b>eventually</b> [1] - 23:24  <b>ex</b> [1] - 3:23  <b>ex-parte</b> [1] - 3:23  <b>exactly</b> [2] - 15:11, 15:13  <b>excuse</b> [1] - 27:22  <b>existing</b> [1] - 22:14  <b>expect</b> [1] - 40:11  <b>expensive</b> [1] - 19:2  <b>extent</b> [1] - 19:23  <b>exterior</b> [2] - 8:7, 19:12  <b>external</b> [1] - 19:1  <b>extreme</b> [1] - 9:8</p>	<p><b>fine</b> [1] - 36:2  <b>first</b> [11] - 4:24, 5:5, 12:19, 15:9, 15:25, 25:13, 26:16, 29:1, 31:10, 38:17  <b>five</b> [1] - 19:16  <b>fix</b> [3] - 17:12, 17:20, 18:4  <b>flexibility</b> [1] - 10:18  <b>flippers</b> [1] - 15:24  <b>Floor</b> [1] - 1:8  <b>floor</b> [2] - 6:24, 29:9  <b>Florence</b> [1] - 33:20  <b>FLORIDA</b> [1] - 42:3  <b>Florida</b> [9] - 1:9, 1:10, 6:4, 6:6, 13:3, 14:16, 31:14, 42:7, 42:18  <b>folders</b> [1] - 22:6  <b>foregoing</b> [1] - 42:9  <b>foreseeable</b> [1] - 17:14  <b>forgive</b> [1] - 21:5  <b>former</b> [1] - 35:25  <b>Formosan</b> [2] - 16:22, 18:18  <b>forward</b> [1] - 30:17  <b>four</b> [6] - 19:16, 30:10, 30:14, 30:17, 33:6, 36:24  <b>frame</b> [3] - 8:4, 21:10, 26:15  <b>framing</b> [1] - 17:1  <b>front</b> [17] - 2:23, 6:3, 6:17, 6:22, 8:9, 9:19, 10:5, 11:21, 15:6, 15:19, 18:10, 19:12, 21:19, 25:13, 28:14, 34:17, 35:25  <b>full</b> [1] - 22:2  <b>functional</b> [5] - 17:11, 21:21, 21:22, 22:1, 23:16  <b>future</b> [1] - 17:14</p>	<p><b>great</b> [3] - 15:8, 23:19, 26:9  <b>Greaves</b> [1] - 14:15  <b>GREAVES</b> [20] - 14:21, 15:1, 15:4, 15:9, 20:16, 20:23, 21:16, 21:19, 22:17, 22:21, 23:1, 23:4, 23:8, 23:15, 23:19, 24:9, 24:25, 25:18, 25:21, 26:22  <b>Green</b> [5] - 3:16, 3:17, 3:18, 3:19  <b>grew</b> [1] - 31:13  <b>ground</b> [3] - 17:2, 17:3, 28:7  <b>Group</b> [1] - 21:14  <b>grouping</b> [1] - 10:19  <b>guess</b> [4] - 7:11, 12:25, 22:8, 40:8  <b>guys</b> [4] - 15:6, 21:11, 24:5, 26:7</p>	<p><b>history</b> [1] - 30:21  <b>Hogan</b> [1] - 1:8  <b>hold</b> [2] - 30:2, 30:11  <b>holds</b> [1] - 27:17  <b>home</b> [5] - 34:14, 34:17, 34:21, 35:7, 35:9  <b>homeowner</b> [1] - 27:13  <b>honored</b> [1] - 38:4  <b>hope</b> [1] - 21:11  <b>hopefully</b> [2] - 38:11, 39:14  <b>hour</b> [1] - 40:25  <b>hours</b> [1] - 3:1  <b>house</b> [15] - 6:19, 13:9, 15:12, 15:17, 15:23, 16:1, 16:6, 16:12, 17:13, 18:7, 18:10, 18:18, 18:21, 18:22, 19:21  <b>huge</b> [2] - 16:2, 23:16  <b>hurricane</b> [1] - 22:4  <b>Hurricane</b> [2] - 16:18, 16:19</p>	<p>38:12  <b>interesting</b> [2] - 5:17, 6:2  <b>interior</b> [2] - 7:14, 7:19  <b>intrigue</b> [1] - 32:6  <b>intro</b> [1] - 38:7  <b>introduce</b> [2] - 38:8, 38:18  <b>introduction</b> [1] - 38:16  <b>introductions</b> [1] - 2:7  <b>investment</b> [3] - 17:13, 19:6, 19:8  <b>involved</b> [1] - 5:24  <b>Irma</b> [1] - 16:19  <b>iron</b> [1] - 34:25  <b>issue</b> [4] - 16:2, 26:16, 39:2  <b>issues</b> [3] - 2:22, 7:1, 8:25  <b>items</b> [2] - 3:15, 3:20</p>	
<b>F</b>		<b>H</b>		<b>J</b>	
<p><b>facade</b> [2] - 6:10, 21:20  <b>facilities</b> [1] - 34:8  <b>facing</b> [3] - 16:16, 16:17, 16:20  <b>fair</b> [1] - 25:4  <b>fairly</b> [4] - 10:6, 32:14, 32:22  <b>fake</b> [1] - 10:11  <b>fall</b> [1] - 34:11  <b>fan</b> [1] - 23:16  <b>fantastic</b> [2] - 16:12, 20:25  <b>far</b> [5] - 7:6, 8:21, 19:9, 25:14, 28:25  <b>fashion</b> [1] - 18:25  <b>faux</b> [1] - 8:19  <b>favor</b> [4] - 3:8, 4:17, 29:11, 37:9  <b>feature</b> [1] - 6:17  <b>features</b> [1] - 32:25  <b>felt</b> [4] - 10:24, 11:17, 31:2, 32:7  <b>fence</b> [2] - 34:24, 35:1  <b>Fetner</b> [1] - 2:12  <b>FETNER</b> [9] - 1:17, 2:12, 4:10, 12:10, 13:20, 13:23, 14:3, 29:10, 36:12  <b>few</b> [2] - 10:13, 32:3  <b>field</b> [4] - 34:13, 34:20, 35:2, 35:12  <b>fields</b> [1] - 34:15  <b>File</b> [3] - 6:5, 6:7, 13:3  <b>file</b> [2] - 6:6, 6:7  <b>finance</b> [1] - 34:8  <b>financing</b> [1] - 25:24  <b>findings</b> [1] - 33:4</p>	<b>G</b>	<p><b>habitable</b> [1] - 35:10  <b>half</b> [3] - 8:23, 21:23, 26:6  <b>hallway</b> [1] - 2:25  <b>hand</b> [2] - 14:20, 33:23  <b>happy</b> [1] - 33:8  <b>harbor</b> [2] - 16:22, 18:18  <b>harboring</b> [1] - 17:1  <b>hard</b> [1] - 8:1  <b>harried</b> [1] - 15:4  <b>Harvard</b> [1] - 29:19  <b>hassle</b> [1] - 18:20  <b>heard</b> [2] - 20:13, 24:7  <b>hearing</b> [10] - 3:12, 4:1, 4:21, 14:8, 29:15, 33:12, 33:13, 36:9, 36:10, 37:13  <b>held</b> [2] - 1:6, 38:2  <b>help</b> [1] - 9:23  <b>heritage</b> [1] - 31:5  <b>hinge</b> [1] - 22:5  <b>hinges</b> [1] - 27:16  <b>HISTORIC</b> [1] - 1:2  <b>historic</b> [9] - 6:20, 6:25, 7:2, 7:6, 8:10, 8:13, 9:21, 10:2, 32:15  <b>Historic</b> [3] - 2:4, 2:10, 37:16  <b>historical</b> [1] - 31:4  <b>historically</b> [5] - 15:10, 18:13, 20:1, 20:14, 28:15</p>	<b>I</b>	<p><b>J.C</b> [1] - 2:18  <b>JACK</b> [1] - 1:13  <b>JACKSONVILLE</b> [1] - 1:1  <b>Jacksonville</b> [3] - 1:9, 14:16, 17:17  <b>Jax</b> [1] - 28:11  <b>job</b> [2] - 37:25, 38:13  <b>Joel</b> [1] - 31:23  <b>Joseph</b> [1] - 14:15</p>	
<p><b>garbage</b> [1] - 22:10  <b>gather</b> [1] - 23:24  <b>General</b> [2] - 1:17, 2:13  <b>geologist</b> [2] - 17:15, 21:2  <b>geology</b> [1] - 21:5  <b>gigantic</b> [1] - 18:20  <b>Gillmore</b> [1] - 14:16  <b>Gilmore</b> [2] - 4:25, 15:9  <b>glad</b> [1] - 15:6  <b>goal</b> [1] - 27:21  <b>grass</b> [1] - 35:11</p>	<p><b>habitable</b> [1] - 35:10  <b>half</b> [3] - 8:23, 21:23, 26:6  <b>hallway</b> [1] - 2:25  <b>hand</b> [2] - 14:20, 33:23  <b>happy</b> [1] - 33:8  <b>harbor</b> [2] - 16:22, 18:18  <b>harboring</b> [1] - 17:1  <b>hard</b> [1] - 8:1  <b>harried</b> [1] - 15:4  <b>Harvard</b> [1] - 29:19  <b>hassle</b> [1] - 18:20  <b>heard</b> [2] - 20:13, 24:7  <b>hearing</b> [10] - 3:12, 4:1, 4:21, 14:8, 29:15, 33:12, 33:13, 36:9, 36:10, 37:13  <b>held</b> [2] - 1:6, 38:2  <b>help</b> [1] - 9:23  <b>heritage</b> [1] - 31:5  <b>hinge</b> [1] - 22:5  <b>hinges</b> [1] - 27:16  <b>HISTORIC</b> [1] - 1:2  <b>historic</b> [9] - 6:20, 6:25, 7:2, 7:6, 8:10, 8:13, 9:21, 10:2, 32:15  <b>Historic</b> [3] - 2:4, 2:10, 37:16  <b>historical</b> [1] - 31:4  <b>historically</b> [5] - 15:10, 18:13, 20:1, 20:14, 28:15</p>		<p><b>idea</b> [1] - 13:16  <b>identified</b> [3] - 7:21, 22:13, 22:18  <b>Ill</b> [1] - 1:13  <b>important</b> [2] - 11:1, 37:18  <b>Inaudible</b> [1] - 40:10  <b>inaudible</b> [5] - 18:25, 22:3, 23:20, 25:23, 26:5  <b>includes</b> [2] - 3:16, 7:25  <b>indicates</b> [1] - 5:9  <b>indicating</b> [2] - 6:20, 17:22  <b>indicating</b> [7] - 7:11, 8:3, 16:16, 19:15, 19:18, 19:19, 22:7  <b>individual</b> [2] - 19:2, 31:17  <b>influence</b> [2] - 31:22, 32:2  <b>information</b> [1] - 9:3  <b>insect</b> [1] - 28:9  <b>insects</b> [1] - 23:23  <b>inside</b> [4] - 7:17, 7:24, 7:25, 16:6  <b>integrity</b> [2] - 9:12, 10:25  <b>intentions</b> [1] - 34:12  <b>intents</b> [1] - 21:24  <b>interested</b> [2] - 11:16,</p>	<b>K</b>	
<p><b>Diang M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203</b> (904) 821-0300</p>		<p><b>Diang M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203</b> (904) 821-0300</p>		<p><b>KASPER</b> [24] - 1:13, 2:19, 3:7, 11:6, 11:23, 20:12, 20:20, 22:12, 22:18, 22:22, 23:2, 23:5, 23:9, 23:18, 26:25, 27:4, 27:6, 35:15, 35:22, 36:5, 36:15, 36:20, 36:23, 39:24  <b>Kasper</b> [1] - 2:19  <b>keep</b> [2] - 34:19, 36:1  <b>Key</b> [1] - 22:4  <b>kill</b> [1] - 18:21  <b>kind</b> [26] - 5:16, 5:20, 5:23, 6:2, 6:14, 7:6, 7:13, 8:1, 9:7, 9:18, 10:10, 11:18, 12:24, 16:7, 16:11, 17:25, 18:14, 20:4, 21:2, 22:6, 23:23, 24:11, 26:4, 40:13, 40:21  <b>kitchen</b> [2] - 7:25, 19:14</p>	

<p><b>knows</b> [3] - 15:15, 35:4, 35:7</p>	<p><b>main</b> [1] - 38:1</p> <p><b>maintenance</b> [1] - 28:5</p> <p><b>major</b> [1] - 26:16</p> <p><b>maple</b> [1] - 34:18</p> <p><b>March</b> [2] - 3:3, 3:6</p> <p><b>mark</b> [1] - 40:24</p> <p><b>Mark's</b> [2] - 34:8, 34:10</p> <p><b>married</b> [1] - 25:1</p> <p><b>masonry</b> [2] - 31:20, 31:25</p> <p><b>master</b> [4] - 38:8, 38:10, 38:24, 39:17</p> <p><b>Master</b> [3] - 6:4, 6:6, 13:3</p> <p><b>match</b> [2] - 17:24, 18:3</p> <p><b>matched</b> [1] - 9:16</p> <p><b>matching</b> [1] - 28:14</p> <p><b>matrix</b> [1] - 5:11</p> <p><b>Matthew</b> [1] - 16:18</p> <p><b>McEachin's</b> [1] - 31:23</p> <p><b>mean</b> [19] - 9:5, 16:9, 17:12, 17:14, 19:5, 19:7, 20:13, 21:3, 21:24, 23:21, 23:22, 24:3, 24:18, 26:1, 26:10, 27:22, 29:8, 36:3</p> <p><b>meet</b> [4] - 30:13, 30:16, 32:4, 36:24</p> <p><b>meeting</b> [2] - 3:4, 3:6</p> <p><b>meets</b> [5] - 30:10, 30:20, 33:2, 33:5, 36:25</p> <p><b>MEMBER</b> [4] - 14:10, 14:15, 33:15, 33:20</p> <p><b>Member</b> [3] - 1:13, 1:14, 1:14</p> <p><b>member</b> [2] - 14:12, 33:17</p> <p><b>MEMBERS</b> [17] - 3:9, 3:11, 3:25, 4:8, 4:18, 4:20, 14:6, 26:19, 29:6, 29:12, 29:14, 33:11, 36:8, 37:8, 37:10, 37:12, 41:6</p> <p><b>mention</b> [1] - 10:22</p> <p><b>mentioned</b> [1] - 25:16</p> <p><b>met</b> [4] - 31:2, 32:7, 32:9, 32:11</p> <p><b>might</b> [6] - 12:15, 24:3, 26:15, 38:12, 40:22, 40:25</p> <p><b>minutes</b> [3] - 3:3, 3:6, 3:12</p> <p><b>miscellaneous</b> [1] - 11:18</p>	<p><b>misstated</b> [1] - 21:6</p> <p><b>modern</b> [1] - 31:21</p> <p><b>moisture</b> [3] - 16:25, 23:23, 27:13</p> <p><b>mold</b> [1] - 23:23</p> <p><b>moment</b> [1] - 32:17</p> <p><b>month</b> [2] - 29:24, 29:25</p> <p><b>most</b> [4] - 7:1, 25:7, 31:15, 32:16</p> <p><b>motion</b> [12] - 3:2, 3:5, 4:10, 4:12, 4:14, 26:24, 26:25, 29:15, 36:11, 36:14, 36:16, 36:18</p> <p><b>move</b> [3] - 4:23, 29:17, 37:15</p> <p><b>moved</b> [1] - 19:20</p> <p><b>moving</b> [2] - 26:6, 40:22</p> <p><b>MR</b> [25] - 2:8, 5:2, 14:21, 15:1, 15:4, 15:9, 20:16, 20:23, 21:16, 21:19, 22:17, 22:21, 23:1, 23:4, 23:8, 23:15, 23:19, 24:9, 24:25, 25:18, 25:21, 26:22, 29:22, 40:10, 40:15</p> <p><b>MS</b> [32] - 2:10, 2:12, 4:10, 5:4, 11:12, 12:6, 12:9, 12:10, 12:16, 13:20, 13:22, 13:23, 13:25, 14:3, 25:10, 25:19, 26:10, 29:10, 33:25, 34:5, 34:7, 34:24, 35:21, 35:24, 36:12, 37:18, 39:22, 40:1, 40:5, 40:8, 40:11, 40:16</p> <p><b>multiply</b> [1] - 19:3</p> <p><b>muntin</b> [1] - 8:7</p> <p><b>muntins</b> [1] - 9:11</p>	<p><b>neighborhood</b> [4] - 31:7, 31:11, 31:16, 32:7</p> <p><b>never</b> [2] - 37:24, 40:19</p> <p><b>New</b> [1] - 29:18</p> <p><b>new</b> [2] - 37:23, 40:18</p> <p><b>next</b> [3] - 34:14, 35:4, 39:5</p> <p><b>nice</b> [6] - 16:7, 18:15, 19:25, 20:8, 26:8</p> <p><b>nightmare</b> [1] - 18:23</p> <p><b>nominate</b> [1] - 39:19</p> <p><b>noncontributing</b> [11] - 5:18, 10:23, 12:11, 12:22, 13:7, 13:17, 13:19, 13:21, 14:2, 15:10, 18:13</p> <p><b>none</b> [7] - 3:12, 4:1, 4:21, 29:15, 33:12, 36:9, 37:13</p> <p><b>normally</b> [3] - 10:1, 10:16, 38:6</p> <p><b>North</b> [1] - 1:7</p> <p><b>notable</b> [1] - 32:17</p> <p><b>Notary</b> [1] - 1:9</p> <p><b>notes</b> [1] - 42:11</p> <p><b>nothing</b> [2] - 14:24, 34:3</p> <p><b>notice</b> [1] - 7:13</p> <p><b>Number</b> [1] - 28:25</p> <p><b>number</b> [1] - 8:19</p>	<p><b>opportunity</b> [2] - 35:19, 37:3</p> <p><b>opposed</b> [5] - 3:10, 4:19, 29:13, 31:17, 37:11</p> <p><b>original</b> [8] - 6:16, 8:23, 8:24, 9:23, 15:17, 21:11, 32:15, 32:20</p> <p><b>Ortega</b> [5] - 30:24, 31:6, 31:9, 31:12, 33:21</p> <p><b>otherwise</b> [2] - 6:18, 32:21</p> <p><b>outcome</b> [1] - 30:9</p> <p><b>outside</b> [3] - 7:16, 7:24, 16:7</p> <p><b>overall</b> [1] - 32:2</p> <p><b>owner</b> [3] - 30:15, 35:25, 37:1</p>
<p style="text-align: center;"><b>L</b></p> <p><b>land</b> [1] - 31:13</p> <p><b>landmark</b> [3] - 30:8, 30:12, 33:7</p> <p><b>Large</b> [1] - 1:10</p> <p><b>large</b> [3] - 10:18, 34:18</p> <p><b>last</b> [2] - 29:24, 34:12</p> <p><b>leaks</b> [1] - 17:7</p> <p><b>least</b> [2] - 11:19, 39:4</p> <p><b>leave</b> [2] - 8:14, 20:17</p> <p><b>leaving</b> [1] - 26:6</p> <p><b>left</b> [3] - 6:15, 8:5, 13:23</p> <p><b>less</b> [1] - 8:22</p> <p><b>level</b> [1] - 33:6</p> <p><b>Liberty</b> [1] - 4:2</p> <p><b>library</b> [2] - 38:1, 41:1</p> <p><b>limitations</b> [1] - 10:13</p> <p><b>limited</b> [3] - 24:10, 32:16</p> <p><b>Lisa</b> [7] - 2:10, 5:3, 11:5, 11:25, 20:24, 24:9, 29:20</p> <p><b>LISA</b> [1] - 1:17</p> <p><b>list</b> [3] - 3:15, 12:23, 38:3</p> <p><b>listed</b> [2] - 13:20, 29:16</p> <p><b>lites</b> [1] - 9:9</p> <p><b>location</b> [1] - 6:16</p> <p><b>locations</b> [2] - 8:11, 11:18</p> <p><b>logic</b> [1] - 23:10</p> <p><b>LONG</b> [1] - 1:18</p> <p><b>look</b> [12] - 12:20, 16:9, 16:12, 18:10, 18:15, 19:25, 20:8, 22:10, 24:3, 26:8</p> <p><b>looking</b> [6] - 7:7, 21:12, 34:20, 39:11, 39:12, 39:16</p> <p><b>looks</b> [1] - 24:20</p> <p><b>Lopera</b> [1] - 2:16</p> <p><b>LOPERA</b> [7] - 1:14, 2:16, 3:5, 4:14, 27:2, 28:4, 39:21</p> <p><b>lose</b> [1] - 9:20</p> <p><b>lost</b> [2] - 9:12, 25:20</p> <p><b>louvered</b> [1] - 27:14</p> <p><b>Lydia</b> [2] - 4:4</p>	<p style="text-align: center;"><b>N</b></p> <p><b>name</b> [2] - 14:14, 33:19</p> <p><b>nation</b> [1] - 31:6</p> <p><b>National</b> [2] - 30:4, 30:24</p> <p><b>necessarily</b> [2] - 10:17, 29:2</p> <p><b>need</b> [7] - 4:10, 4:12, 26:21, 29:7, 33:22, 36:11, 38:10</p> <p><b>needed</b> [1] - 11:18</p> <p><b>needs</b> [1] - 29:2</p> <p><b>neighbor</b> [1] - 35:4</p> <p><b>neighbor's</b> [1] - 7:8</p>	<p style="text-align: center;"><b>O</b></p> <p><b>oak</b> [1] - 34:18</p> <p><b>objection</b> [1] - 30:15</p> <p><b>obviously</b> [4] - 12:20, 21:20, 24:21, 32:19</p> <p><b>occurring</b> [1] - 7:2</p> <p><b>OF</b> [4] - 1:1, 42:1, 42:3, 42:4</p> <p><b>offer</b> [3] - 22:8, 23:5, 23:21</p> <p><b>office</b> [3] - 16:15, 16:17, 16:21</p> <p><b>Office</b> [2] - 1:17, 2:12</p> <p><b>Old</b> [1] - 37:16</p> <p><b>once</b> [2] - 26:3, 37:19</p> <p><b>one</b> [12] - 6:20, 9:10, 12:2, 12:19, 17:8, 19:15, 23:19, 25:11, 29:22, 31:18, 36:1, 36:22</p> <p><b>one's</b> [1] - 39:11</p> <p><b>ones</b> [3] - 6:23, 8:6, 9:6</p> <p><b>op</b> [1] - 38:24</p> <p><b>open</b> [5] - 14:7, 24:5, 27:18, 28:8, 33:12</p>	<p style="text-align: center;"><b>P</b></p> <p><b>p.m</b> [4] - 1:7, 2:1, 38:2, 41:10</p> <p><b>pane</b> [1] - 9:12</p> <p><b>pardon</b> [1] - 31:24</p> <p><b>part</b> [11] - 5:4, 5:5, 5:6, 5:7, 25:7, 26:13, 31:6, 31:8, 31:12, 38:17, 38:24</p> <p><b>parte</b> [1] - 3:23</p> <p><b>particular</b> [1] - 6:17</p> <p><b>pass</b> [1] - 39:22</p> <p><b>passed</b> [2] - 3:13, 38:3</p> <p><b>past</b> [1] - 17:17</p> <p><b>pattern</b> [2] - 9:9, 25:2</p> <p><b>paved</b> [2] - 24:19, 24:20</p> <p><b>pavers</b> [1] - 24:13</p> <p><b>people</b> [3] - 7:18, 22:3, 22:4</p> <p><b>per</b> [1] - 19:2</p> <p><b>percent</b> [2] - 31:24, 32:1</p> <p><b>percentage</b> [1] - 31:18</p> <p><b>perhaps</b> [1] - 13:18</p> <p><b>period</b> [5] - 10:24, 12:18, 31:8, 31:10, 31:13</p> <p><b>phones</b> [1] - 2:24</p> <p><b>photo</b> [2] - 6:5, 38:24</p> <p><b>photographs</b> [1] - 34:22</p> <p><b>photos</b> [1] - 5:15</p> <p><b>picture</b> [7] - 7:3, 7:7, 12:4, 13:8, 29:23, 32:13, 39:1</p> <p><b>pictures</b> [2] - 22:2, 34:16</p>	
<p style="text-align: center;"><b>M</b></p> <p><b>ma'am</b> [1] - 33:22</p> <p><b>mail</b> [2] - 40:15, 40:16</p>				

<p><b>place</b> [1] - 23:22  <b>plan</b> [5] - 34:16, 34:19, 35:4, 36:1, 40:23  <b>planned</b> [1] - 7:20  <b>Planning</b> [5] - 1:16, 1:17, 1:18, 2:8, 2:11  <b>plant</b> [1] - 35:11  <b>play</b> [4] - 34:13, 34:15, 35:12, 37:20  <b>podium</b> [2] - 14:12, 33:17  <b>point</b> [4] - 9:10, 12:21, 19:8, 30:18  <b>points</b> [1] - 36:24  <b>Popoli</b> [1] - 2:8  <b>POPOLI</b> [6] - 1:16, 2:8, 5:2, 29:22, 40:10, 40:15  <b>porch</b> [3] - 7:5, 32:18, 32:19  <b>portion</b> [2] - 6:10, 16:20  <b>position</b> [1] - 22:25  <b>possibility</b> [1] - 13:2  <b>Post</b> [1] - 4:3  <b>potential</b> [5] - 18:17, 30:5, 30:6, 33:6, 39:17  <b>potentially</b> [5] - 12:25, 26:5, 30:12, 32:20, 35:19  <b>poured</b> [1] - 24:17  <b>PowerPoint</b> [1] - 39:9  <b>prefer</b> [1] - 21:18  <b>PRESENT</b> [2] - 1:12, 1:15  <b>presentation</b> [1] - 39:9  <b>preservation</b> [1] - 32:13  <b>Preservation</b> [3] - 2:4, 2:11, 37:17  <b>PRESERVATION</b> [1] - 1:2  <b>preserved</b> [1] - 35:23  <b>pretending</b> [1] - 23:14  <b>pretty</b> [2] - 37:5, 37:25  <b>previous</b> [1] - 7:18  <b>privacy</b> [1] - 11:15  <b>private</b> [1] - 2:24  <b>problem</b> [5] - 17:10, 17:11, 17:12, 18:5, 25:1  <b>problems</b> [1] - 17:20  <b>procedure</b> [1] - 30:3  <b>Proceedings</b> [1] - 1:6  <b>proceedings</b> [2] - 41:9, 42:9  <b>proceeds</b> [1] - 35:18  <b>process</b> [2] - 15:7,</p>	<p>15:13  <b>Professional</b> [2] - 42:7, 42:18  <b>professional</b> [2] - 17:15, 21:2  <b>professionals</b> [1] - 16:24  <b>project</b> [1] - 26:13  <b>projects</b> [2] - 38:5, 38:23  <b>properties</b> [1] - 13:15  <b>property</b> [8] - 6:7, 7:9, 13:4, 30:13, 30:22, 30:24, 34:11, 34:24  <b>proposal</b> [1] - 11:12  <b>protection</b> [1] - 23:6  <b>provide</b> [2] - 10:13, 11:8  <b>provided</b> [2] - 5:15, 9:2  <b>Public</b> [1] - 1:10  <b>public</b> [3] - 14:8, 33:13, 36:10  <b>pull</b> [1] - 29:23  <b>purchase</b> [1] - 35:7  <b>purchased</b> [2] - 34:11, 34:14  <b>purposes</b> [1] - 21:24  <b>put</b> [7] - 7:22, 12:23, 13:6, 17:13, 17:21, 22:24, 30:11  <b>putting</b> [1] - 27:23</p>	<p><b>rear</b> [2] - 32:18  <b>reasons</b> [1] - 23:17  <b>recipients</b> [1] - 38:4  <b>recommendation</b> [4] - 5:8, 22:13, 27:8, 29:1  <b>recommending</b> [2] - 9:14, 22:23  <b>record</b> [2] - 14:14, 42:10  <b>records</b> [1] - 30:22  <b>rectangular</b> [1] - 23:12  <b>regarding</b> [1] - 27:13  <b>Register</b> [2] - 30:4, 30:25  <b>regular</b> [1] - 10:3  <b>rehabilitation</b> [1] - 33:3  <b>related</b> [1] - 5:7  <b>remaining</b> [3] - 7:2, 7:5, 9:21  <b>reminder</b> [1] - 31:3  <b>reminding</b> [1] - 37:21  <b>pull</b> [1] - 29:23  <b>removal</b> [1] - 5:25  <b>renovating</b> [1] - 7:18  <b>renovating</b> [2] - 15:22, 16:5  <b>repair</b> [1] - 9:11  <b>repaired</b> [1] - 9:6  <b>replace</b> [6] - 8:13, 18:1, 18:2, 18:24, 21:9, 38:10  <b>replaced</b> [4] - 6:4, 6:18, 6:22, 11:10  <b>replacement</b> [10] - 5:6, 5:12, 8:21, 9:15, 15:19, 15:21, 17:21, 25:7, 25:12, 38:11  <b>report</b> [6] - 5:1, 5:11, 28:17, 28:21, 29:21, 42:9  <b>REPORTER</b> [7] - 14:19, 14:22, 15:2, 33:22, 34:1, 34:6, 42:1  <b>Reporter</b> [2] - 42:8, 42:18  <b>represent</b> [1] - 31:18  <b>representing</b> [1] - 34:9  <b>request</b> [3] - 29:2, 29:18, 36:19  <b>requesting</b> [1] - 31:1  <b>require</b> [2] - 28:5, 35:10  <b>required</b> [1] - 30:5  <b>requiring</b> [1] - 10:15  <b>research</b> [1] - 31:23  <b>residences</b> [1] - 31:19  <b>response</b> [14] - 3:11,</p>	<p>3:25, 4:8, 4:20, 14:6, 26:19, 29:6, 29:14, 33:11, 36:8, 37:8, 37:12, 39:14, 41:6  <b>rest</b> [2] - 6:12, 11:21  <b>restating</b> [1] - 36:23  <b>restore</b> [2] - 9:23, 17:24  <b>restored</b> [1] - 9:22  <b>restoring</b> [1] - 18:8  <b>retain</b> [1] - 32:14  <b>return</b> [1] - 19:7  <b>reverse</b> [2] - 5:24, 8:1  <b>reversible</b> [1] - 32:21  <b>review</b> [2] - 30:2, 30:5  <b>reviewed</b> [1] - 29:25  <b>reviewing</b> [1] - 30:14  <b>Revival</b> [2] - 10:8, 12:3  <b>reword</b> [1] - 26:11  <b>ridiculously</b> [1] - 19:1  <b>rise</b> [1] - 33:6  <b>role</b> [1] - 37:20  <b>roof</b> [1] - 32:24  <b>room</b> [11] - 6:14, 8:3, 8:5, 8:10, 9:5, 10:15, 15:18, 17:6, 20:18, 39:10  <b>Room</b> [1] - 1:8  <b>rot</b> [2] - 17:8, 18:17  <b>run</b> [1] - 40:13  <b>Ryan</b> [2] - 39:19, 39:24</p>	<p>34:25  <b>seeing</b> [4] - 6:12, 6:23, 7:13, 28:18  <b>sell</b> [2] - 18:6, 36:4  <b>send</b> [2] - 40:15, 40:16  <b>sense</b> [2] - 17:24, 39:22  <b>separate</b> [1] - 15:16  <b>seven</b> [3] - 19:16, 30:7, 36:25  <b>shape</b> [3] - 32:23, 32:25, 33:1  <b>SHEPPARD</b> [19] - 1:17, 2:10, 5:4, 11:12, 12:6, 12:9, 12:16, 13:22, 13:25, 25:10, 25:19, 26:10, 37:18, 39:22, 40:1, 40:5, 40:8, 40:11, 40:16  <b>Sheppard</b> [2] - 2:10, 20:24  <b>shielding</b> [2] - 22:9, 23:6  <b>short</b> [1] - 20:2  <b>show</b> [1] - 6:1  <b>shown</b> [2] - 14:1  <b>shut</b> [1] - 27:18  <b>shutter</b> [5] - 10:9, 11:7, 23:13, 27:14  <b>shutters</b> [36] - 5:7, 5:13, 8:18, 9:25, 10:4, 10:14, 11:6, 11:8, 11:9, 11:10, 11:20, 12:3, 12:8, 19:9, 19:12, 19:24, 20:3, 21:18, 21:20, 22:3, 22:5, 22:15, 22:24, 23:11, 23:14, 24:2, 25:9, 27:7, 27:9, 27:24, 28:2, 28:10  <b>side</b> [11] - 5:25, 6:19, 7:10, 7:12, 10:5, 11:15, 11:22, 19:17, 22:15, 34:21, 39:11  <b>sides</b> [2] - 8:11, 18:11  <b>significance</b> [5] - 10:24, 12:19, 31:3, 31:15, 31:17  <b>significant</b> [2] - 16:13, 35:20  <b>silence</b> [1] - 2:23  <b>sill</b> [1] - 17:1  <b>single</b> [2] - 9:12, 17:7  <b>sit</b> [1] - 26:20  <b>Site</b> [3] - 6:5, 6:6, 13:3  <b>site</b> [3] - 6:5, 6:7, 9:4  <b>situation</b> [2] - 6:2, 18:6</p>
	<b>Q</b>		<b>S</b>	
<p><b>quadrant</b> [1] - 35:2  <b>qualifications</b> [1] - 30:7  <b>questions</b> [10] - 11:4, 11:25, 14:5, 20:11, 25:6, 26:18, 33:8, 33:10, 35:14, 41:3  <b>quick</b> [1] - 28:20  <b>quite</b> [1] - 22:19  <b>quote</b> [1] - 5:23  <b>quotes</b> [1] - 26:1</p>				
	<b>R</b>			
<p><b>raise</b> [2] - 14:19, 33:23  <b>rather</b> [1] - 21:7  <b>read</b> [3] - 3:22, 20:16, 38:22  <b>reading</b> [2] - 39:3, 39:7  <b>real</b> [1] - 28:20  <b>really</b> [9] - 7:13, 7:15, 10:2, 30:19, 31:13, 31:15, 33:5, 39:11, 39:12</p>				



<p><b>situations</b> [1] - 9:5 <b>six</b> [1] - 19:16 <b>slash</b> [1] - 32:18 <b>slides</b> [1] - 39:12 <b>small</b> [1] - 31:18 <b>someone</b> [1] - 36:2 <b>SONDRA</b> [1] - 1:17 <b>Sondra</b> [1] - 2:12 <b>soon</b> [1] - 17:18 <b>sorry</b> [1] - 17:5 <b>sort</b> [5] - 18:6, 21:1, 22:9, 24:25, 25:2 <b>south</b> [1] - 16:17 <b>space</b> [1] - 8:1 <b>speaker</b> [1] - 2:23 <b>specifically</b> [1] - 31:21 <b>spray</b> [2] - 28:9 <b>St</b> [2] - 34:8, 34:10 <b>staff</b> [10] - 5:1, 22:23, 27:8, 28:13, 28:17, 28:20, 29:20, 30:18, 31:2, 35:16 <b>staff's</b> [1] - 36:24 <b>stage</b> [2] - 39:8, 40:21 <b>staging</b> [1] - 26:5 <b>stagnant</b> [1] - 12:24 <b>standards</b> [1] - 20:7 <b>standpoint</b> [1] - 11:15 <b>start</b> [2] - 2:3, 2:6 <b>STATE</b> [1] - 42:3 <b>state</b> [2] - 14:13, 31:5 <b>State</b> [2] - 1:10, 13:10 <b>status</b> [1] - 13:7 <b>stay</b> [4] - 11:20, 17:3, 17:19, 18:7 <b>stenographic</b> [1] - 42:11 <b>stenographically</b> [1] - 42:9 <b>still</b> [4] - 8:24, 11:1, 18:19, 33:1 <b>stipulated</b> [1] - 24:22 <b>stipulations</b> [1] - 20:17 <b>straight</b> [1] - 3:14 <b>Street</b> [11] - 1:8, 3:16, 3:17, 3:18, 3:19, 4:2, 4:3, 4:25, 14:16, 15:10 <b>street</b> [1] - 7:10 <b>structural</b> [1] - 21:5 <b>structure</b> [14] - 5:18, 6:9, 6:13, 7:12, 10:7, 10:23, 12:12, 15:11, 18:14, 30:3, 32:14, 32:22, 34:13, 35:5 <b>structure's</b> [1] - 30:5 <b>structures</b> [3] - 27:10, 29:25, 32:2</p>	<p><b>stuff</b> [4] - 10:15, 16:5, 23:25, 26:6 <b>style</b> [11] - 10:3, 12:4, 19:3, 21:18, 22:8, 24:2, 28:10, 31:20, 32:1, 32:4, 34:25 <b>styles</b> [2] - 15:16, 19:1 <b>subdivision</b> [1] - 31:9 <b>suggestion</b> [5] - 20:22, 21:7, 21:8, 21:14, 37:3 <b>suitability</b> [1] - 32:12 <b>sun</b> [10] - 6:14, 7:5, 8:3, 8:5, 8:10, 9:4, 10:15, 15:18, 17:6, 20:18 <b>suppose</b> [2] - 20:1, 24:5 <b>survey</b> [2] - 5:16, 9:3 <b>surveyed</b> [1] - 13:5 <b>sustain</b> [1] - 16:22 <b>swear</b> [2] - 14:17, 33:22</p>	<p><b>themselves</b> [1] - 16:10 <b>third</b> [1] - 5:7 <b>thorough</b> [1] - 9:2 <b>thoughts</b> [1] - 36:22 <b>three</b> [3] - 5:4, 15:16, 19:16 <b>three-part</b> [1] - 5:4 <b>throughout</b> [1] - 6:12 <b>Thursday</b> [1] - 38:2 <b>tie</b> [1] - 27:16 <b>Tim</b> [1] - 2:14 <b>TIMOTHY</b> [1] - 1:14 <b>tired</b> [1] - 25:2 <b>today</b> [4] - 2:22, 3:15, 9:2, 11:2 <b>together</b> [3] - 10:19, 12:23, 13:6 <b>took</b> [2] - 7:20, 13:8 <b>top</b> [2] - 16:13, 22:5 <b>towards</b> [1] - 6:23 <b>traditional</b> [1] - 10:4 <b>transcript</b> [1] - 42:10 <b>trees</b> [1] - 34:19 <b>Tropia</b> [3] - 1:9, 42:7, 42:18 <b>truck</b> [2] - 19:19, 19:20 <b>true</b> [1] - 42:10 <b>truth</b> [6] - 14:24, 14:25, 34:3, 34:4 <b>try</b> [3] - 15:6, 39:3, 40:23 <b>trying</b> [3] - 16:3, 20:25, 36:4 <b>two</b> [12] - 3:1, 8:4, 16:13, 19:15, 22:24, 23:25, 24:14, 29:25, 30:20, 31:2, 33:5, 36:25 <b>type</b> [1] - 23:12</p>	<p style="text-align: center;"><b>V</b></p> <p><b>value</b> [2] - 18:9, 18:12 <b>vernacular</b> [2] - 31:20, 32:1 <b>version</b> [1] - 2:4 <b>versus</b> [1] - 10:12 <b>viable</b> [1] - 18:6 <b>vinyl</b> [4] - 8:8, 8:15, 15:20, 17:21 <b>violation</b> [2] - 5:21, 7:22 <b>visible</b> [3] - 6:20, 11:19, 11:21 <b>vital</b> [1] - 37:20 <b>voice</b> [1] - 16:11 <b>volunteer</b> [1] - 39:17 <b>vote</b> [1] - 29:5</p>	<p>8:12, 8:14, 8:15, 8:19, 8:23, 8:24, 9:4, 9:21, 10:11, 10:19, 11:9, 11:10, 11:13, 11:14, 12:5, 15:17, 15:20, 15:21, 16:4, 16:8, 16:10, 17:9, 17:22, 17:25, 18:2, 18:8, 19:10, 20:4, 20:18, 21:10, 21:23, 22:10, 22:15, 27:17, 27:23, 28:1, 32:15 <b>winners</b> [1] - 38:23 <b>wonderful</b> [1] - 38:16 <b>wood</b> [4] - 8:13, 15:17, 17:8, 18:17 <b>wording</b> [1] - 26:15 <b>works</b> [3] - 12:15, 38:6, 41:1 <b>worry</b> [1] - 26:4 <b>write</b> [1] - 39:3 <b>wrought</b> [1] - 34:25 <b>wrought-iron-style</b> [1] - 34:25</p>
	<b>T</b>		<b>W</b>	
<p><b>tear</b> [2] - 30:15, 31:1 <b>tearing</b> [1] - 34:12 <b>tend</b> [1] - 27:20 <b>Tenders</b> [1] - 34:22 <b>tent</b> [1] - 18:20 <b>terminology</b> [1] - 21:3 <b>termite</b> [2] - 16:24, 18:19 <b>termites</b> [2] - 16:22, 18:18 <b>testimony</b> [2] - 14:23, 34:2 <b>THE</b> [65] - 2:3, 2:18, 2:21, 3:8, 3:10, 3:12, 4:1, 4:9, 4:12, 4:17, 4:19, 4:21, 11:3, 11:24, 14:4, 14:7, 14:11, 14:13, 14:17, 14:19, 14:22, 15:2, 15:3, 15:8, 20:10, 21:12, 21:17, 24:6, 24:24, 25:4, 26:9, 26:17, 26:20, 26:23, 27:3, 27:5, 27:20, 28:18, 29:7, 29:11, 29:13, 29:15, 33:9, 33:12, 33:16, 33:18, 33:22, 34:1, 34:6, 34:23, 35:13, 36:6, 36:9, 36:13, 36:17, 36:21, 37:5, 37:9, 37:11, 37:13, 39:19, 40:3, 40:7, 41:4, 41:7</p>	<b>U</b>		<p><b>walking</b> [2] - 25:2, 40:21 <b>wants</b> [7] - 8:13, 24:1, 28:24, 29:4, 30:15, 37:1 <b>wasps</b> [1] - 28:7 <b>water</b> [6] - 16:14, 16:18, 16:21, 17:8, 17:11, 18:16 <b>Wednesday</b> [1] - 1:6 <b>week</b> [2] - 15:5, 39:5 <b>weigh</b> [1] - 30:6 <b>welcoming</b> [1] - 39:7 <b>west</b> [2] - 16:15, 16:20 <b>West</b> [1] - 22:4 <b>west-facing</b> [1] - 16:20 <b>whole</b> [13] - 6:17, 14:24, 16:10, 18:9, 18:12, 18:22, 19:4, 23:22, 23:25, 24:13, 27:21, 34:3, 40:4 <b>width</b> [3] - 24:14, 24:15, 24:16 <b>wife</b> [4] - 17:15, 18:21, 24:1, 25:22 <b>willing</b> [2] - 19:5, 19:6 <b>window</b> [24] - 5:5, 5:6, 5:12, 5:13, 5:16, 6:2, 6:21, 8:8, 8:21, 9:3, 9:15, 9:16, 10:5, 11:9, 15:16, 16:25, 17:7, 19:24, 23:3, 23:7, 23:13, 25:7, 25:12 <b>windows</b> [52] - 5:25, 6:3, 6:8, 6:16, 6:25, 7:2, 7:6, 7:14, 7:21, 7:22, 8:4, 8:9, 8:10,</p>	<b>Y</b>
		<p><b>unaltered</b> [1] - 32:22 <b>under</b> [5] - 5:10, 10:14, 18:19, 25:11 <b>uniform</b> [2] - 20:5, 27:23 <b>uniforms</b> [1] - 27:22 <b>unique</b> [1] - 32:14 <b>unless</b> [2] - 41:2, 41:7 <b>up</b> [13] - 2:23, 7:4, 14:1, 14:11, 20:4, 22:6, 24:5, 24:10, 26:21, 28:8, 29:23, 33:16, 40:21 <b>upgrade</b> [1] - 18:7 <b>upper</b> [3] - 6:9, 6:21, 6:24 <b>upstairs</b> [1] - 21:23</p>		<p><b>year</b> [3] - 34:12, 37:19, 38:4 <b>years</b> [2] - 6:4, 17:17 <b>yesterday</b> [4] - 24:11, 25:11, 25:17, 25:23</p>