

CITY OF JACKSONVILLE
HISTORIC PRESERVATION
COMMISSION

Proceedings held on Wednesday, January 24, 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.
RYAN P. DAVIS, Secretary.
ERIK C. KASPER, Commission Member.
ANDRES LOPERA, Commission Member.
MAIJU STANSEL, Commission Member.

ALSO PRESENT:

CHRISTIAN POPOLI, Planning and Development Dept.
LISA SHEPPARD, Planning and Development Dept.
SONDRA FETNER, Office of General Counsel.
KATHY CRAWFORD, Planning and Development Dept.
KRISTA FOGARTY, Planning and Development Dept.

- - -

Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 get started.
2 If everyone could put their cell phones on
3 silent, please. And any conversations --
4 private conversations, if you would have them
5 in the hallway.
6 We'll take a break every two hours.
7 And, at this time, I'd like to entertain a
8 motion to approve the minutes from the
9 December 6th meeting.
10 COMMISSIONER DAVIS: Motion to approve
11 minutes from December 6th meeting.
12 COMMISSIONER LOPERA: I second.
13 THE CHAIRMAN: I've got a motion and a
14 second.
15 All those in favor?
16 COMMISSION MEMBERS: Aye.
17 THE CHAIRMAN: All those opposed?
18 COMMISSION MEMBERS: (No response.)
19 THE CHAIRMAN: The motion carries.
20 We will go straight into the deferred
21 items.
22 Do any of the commissioners have any
23 comments on the deferred items?
24 COMMISSION MEMBERS: (No response.)
25 THE CHAIRMAN: So the deferred items are
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 P R O C E E D I N G S
2 January 24, 2018 3:00 p.m.

3 - - -

4 THE CHAIRMAN: All right. We're going to
5 go ahead and start the January 24th meeting of
6 the Historic Preservation Commission.
7 We're going to start with some
8 introductions.
9 Lisa, if you would.
10 MS. SHEPPARD: Lisa Sheppard, Historic
11 Preservation section of the Planning and
12 Development Department.
13 MR. POPOLI: Christian Popoli, Planning
14 and Development.
15 MS. FETNER: Sondra Fetner, Office of
16 General Counsel.
17 COMMISSIONER LOPERA: Andres Lopera,
18 commissioner.
19 COMMISSIONER DAVIS: Ryan Davis,
20 commissioner.
21 THE CHAIRMAN: J.C. Demetree, chairman.
22 COMMISSIONER KASPER: Erik Kasper,
23 commissioner.
24 COMMISSIONER STANSEL: Maiju Stansel,
25 commissioner.
THE CHAIRMAN: All right. We're going to
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 COA-17-131, 2500 College Street, Lot A;
2 COA-17-132, 2500 College Street, Lot B;
3 COA-17-154, 1649 Canterbury Street; COA-17-577,
4 1448 North Liberty Street; and COA-17-894,
5 2107 Forbes Street.
6 I will now entertain a motion to -- we
7 don't have to vote on that, do we?
8 MS. FETNER: For the deferred, you don't
9 have a motion on that.
10 THE CHAIRMAN: Okay. So those items are
11 now deferred.
12 We'll go through the Consent Agenda.
13 Do any commissioners have any comments
14 on -- or ex-parte on the Consent Agenda?
15 COMMISSION MEMBERS: (No response.)
16 THE CHAIRMAN: Hearing none, I'll go ahead
17 and read that off.
18 COA-17-1089, 146 West 12th Street;
19 COA-17-1193, 0 Donald Street; COA-17-1259,
20 1417 Laura Street North; COA-17-1272,
21 1894 Edgewood; COA-17-1276, 3914 Boone Park
22 Avenue; COA-17-1278, 252 East 3rd Street;
23 COA-18-20028, 253 East 2nd Street; and
24 COA-18-21- -- or -20045, 2811 Post Street.
25 I'm now going to open then the public
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

5

1 comment.

2 MR. POPOLI: Through the Chair --

3 THE CHAIRMAN: Yes.

4 MR. POPOLI: -- the first item on 12th

5 Street, they have requested to pull that from

6 the Consent Agenda.

7 THE CHAIRMAN: So that's COA-17-1089?

8 MR. POPOLI: That's correct.

9 THE CHAIRMAN: All right.

10 MR. POPOLI: In addition, the addendum

11 that came out yesterday is for the Number 8,

12 COA-18-20045, and that just was actually left

13 out in the book.

14 And then in addition to that, there were a

15 couple of scrivener's errors, so there's a

16 revised version of that on the dais. It did

17 not change the recommendation or the

18 conditions, and the applicant still has agreed

19 to it. There's been no change at this point.

20 We just found a couple of mistakes that are

21 corrected as well.

22 THE CHAIRMAN: Okay. So we will pull

23 COA-17-1089 from the Consent Agenda.

24 MR. POPOLI: I will add one more thing,

25 through the Chair.

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

6

1 THE CHAIRMAN: Yes.

2 MR. POPOLI: COA-17-1278 at 252 East 3rd

3 Street, they have requested to defer that item.

4 THE CHAIRMAN: That's Number 6?

5 MR. POPOLI: Yes.

6 THE CHAIRMAN: Okay. We can defer

7 Number 6, and we'll pull Number 1.

8 I'm going to open up the public hearing.

9 Do any of the audience members have any

10 comments on the Consent Agenda?

11 AUDIENCE MEMBERS: (No response.)

12 THE CHAIRMAN: Hearing none, I will

13 request a motion.

14 COMMISSIONER DAVIS: Motion to approve the

15 Consent Agenda.

16 COMMISSIONER LOPERA: I second.

17 THE CHAIRMAN: I have a motion and a

18 second.

19 All those in favor?

20 COMMISSION MEMBERS: Aye.

21 THE CHAIRMAN: Those opposed?

22 COMMISSION MEMBERS: (No response.)

23 THE CHAIRMAN: The motion carries.

24 And we will move right into the COAs.

25 Okay. So the first --

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

7

1 MS. FETNER: I just wanted to remind you

2 that the item that came off Consent, that goes

3 first, and then we go into the regular agenda.

4 THE CHAIRMAN: Okay. So that's

5 COA-17-1089, correct?

6 MS. FETNER: That is correct.

7 THE CHAIRMAN: All right. Do we have a

8 staff report?

9 MR. POPOLI: Through the Chair, yes.

10 This is COA-17-1089, located at 146 West

11 12th Street. It is a contributing structure to

12 the Springfield historic district. The request

13 is a proposed one-story addition of the left

14 side of the structure that wraps around to the

15 rear elevation.

16 Staff is recommending approval with

17 conditions. The conditions are that the new

18 doors on the left elevation shall be either

19 full light French doors, or have a Prairie

20 light pattern to match the historic windows of

21 the house. Sliding glass doors are not

22 appropriate. There shall be at least one

23 vertically-oriented window added to the rear

24 elevation so that there is not more than 8 to

25 10 feet without a window due to the visibility

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

8

1 of the elevation. Stucco shall not be used for

2 an exterior material. Hardie lap siding or a

3 matching brick are appropriate alternative

4 materials. The deck shall be lowered so that

5 the railing system is not required, ensuring a

6 less visible impact from the right-of-way. If

7 brick is used for the addition instead of

8 Hardie lap siding, the deck can have a low

9 brick wall versus a railing to match the

10 addition, similar to a terrace versus a deck.

11 The left side elevation on the right side

12 eave of the addition's roof line shall be

13 reduced in size at least 12 inches to avoid

14 overlap with the existing window.

15 All new windows shall feature exterior

16 raised profile muntins, be recessed within the

17 wall plane, and shall be trimmed in the

18 traditional manner, and shall feature exterior

19 mullions between divided window pairs or

20 triplets.

21 Fascia boards and soffits shall be

22 composed of wood or cementitious material.

23 Vinyl is an inappropriate material.

24 The new privacy fence shall be not be

25 forward of the front plane of the house, and

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 shall be no higher than 6 feet, and shall be no
2 closer than 10 feet to the sidewalk along
3 Silver Street, and shall be composed of wood
4 and one of the following designs: shadowbox,
5 board-on-board, or stockade.

6 Then we have two suggestions, which were
7 to push the addition back behind the decorative
8 triplet windows on the left elevation, and that
9 brick should be used for the entire addition
10 versus the Hardie lap siding due to the
11 visibility of the addition. If brick is used,
12 the new brick shall -- and mortar -- shall
13 match the existing brick and mortar in color,
14 texture, and dimension.

15 That is our staff report.

16 THE CHAIRMAN: All right. Do any
17 commissioners have any questions for staff?

18 COMMISSION MEMBERS: (No response.)

19 THE CHAIRMAN: Hearing none, I'm going to
20 open up the public comment.

21 Is the applicant here?

22 AUDIENCE MEMBER: Yes.

23 THE CHAIRMAN: Would you come on up,
24 please.

25 (Audience member approaches the podium.)
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 THE CHAIRMAN: Would you state your name
2 and address, please.

3 AUDIENCE MEMBER: Garfield Knight,
4 2333 Gilmore Street, Jacksonville.

5 THE REPORTER: Sir, if you would raise
6 your right hand for me, please.

7 MR. KNIGHT: (Complies.)

8 THE REPORTER: Do you affirm that the
9 testimony you are about to give will be the
10 truth, the whole truth, and nothing but the
11 truth?

12 MR. KNIGHT: I do.

13 THE REPORTER: Thank you.

14 MR. KNIGHT: My name is -- good afternoon.
15 My name is Garfield Knight. My wife and I just
16 purchased 146 12th Street. Thank you for
17 approving our -- our -- our plan.

18 I have two -- Item Number 2, and Item
19 Number 4. As far as a horizontal or vertical
20 window, we would like to do a horizontal
21 instead, for the light coming in. And we're --
22 location-wise, it's 20 -- 20 feet from Silver
23 Street, and 27 feet from 12th Street. So
24 either way, on either side, a window won't be
25 seen from either street.

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 The -- as far as the rail, my
2 mother-in-law has Parkinson, so that's the
3 reason why I want a high rail for safety issues
4 for falls; a decreased fall risk as far as the
5 lower rail. We have another plan as far as, if
6 we can't get the rail, blocks and --
7 Mr. Jack --

8 AUDIENCE MEMBER: I'll bring that to your
9 attention.

10 MR. KNIGHT: Okay. He will -- he will
11 speak more on -- on that side of the rail.

12 So we accept -- we agree the windows as
13 far as location-wise, but as far as, like I
14 said before, it's just the location, height,
15 sunlight, and won't be visible from either
16 12th Street nor Silver Street.

17 THE CHAIRMAN: Okay.

18 MR. KNIGHT: Thank you.

19 COMMISSIONER DAVIS: Sir, through the --
20 so the staff recommendation on the rail was to
21 lower the --

22 MR. KNIGHT: Uh-huh.

23 COMMISSIONER DAVIS: -- (inaudible) to
24 avoid. Is that a possibility or --

25 MR. KNIGHT: Well, essentially her Parks,
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 it's a tremor syndrome. So it's in there to
2 let them know so -- from my point, I'm a
3 therapist. And the higher the rail, the more
4 likely -- less likely she will fall. And my
5 mother is coming -- as soon as we finish the
6 renovation, my mother is moving from Fort
7 Lauderdale in as well. So for me, the deck is
8 more of a safety issue than if it's a little
9 higher than if it's lower. So none -- you
10 know, if we could get that passed, I would
11 appreciate that to the fullest.

12 COMMISSIONER DAVIS: Gotcha. So even if
13 you lowered the deck, you are saying you still
14 want a handrail there?

15 MR. KNIGHT: Yeah, just for safety. It's
16 more of a safety risk than anything else.
17 Because it's a shaking syndrome. So if she
18 trying to go down, it's a fall -- it's a good
19 fall, she's -- she lose her balance, if she has
20 something to hold on to, it's more of a safety
21 issue.

22 COMMISSIONER DAVIS: Gotcha.

23 MR. KNIGHT: Thank you.

24 COMMISSIONER DAVIS: Thank you.

25 THE CHAIRMAN: Any other questions?

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 COMMISSIONER KASPER: Yeah. Regarding the
2 rear window, you said you wanted it to be
3 horizontal?

4 MR. KNIGHT: Yeah.

5 COMMISSIONER KASPER: Because?

6 MR. KNIGHT: I have a picture of it.
7 Because it's, like, up on 12th Street -- 20
8 feet from 12th, and 27 from Silver. So it --
9 the location of it, you won't see it. So --
10 and you have more sunlight coming in at an
11 angle than a vertical -- than a vertical.

12 COMMISSIONER KASPER: Yes, sir, I
13 understand.

14 The intention for the staff recommendation
15 was that the addition would be complementary to
16 the existing building.

17 MR. KNIGHT: Right.

18 COMMISSIONER KASPER: In the existing
19 house, all the windows are vertical.
20 Therefore, the window -- the new window, the
21 idea is that it would be vertical as well.

22 MR. KNIGHT: Okay.

23 COMMISSIONER KASPER: I'm trying to get to
24 the floor plan real quick.

25 Is it -- is it that it doesn't work, the
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 from Silver and 12th. One is 27 and the other
2 is 20.

3 COMMISSIONER KASPER: So we close
4 questions here and then we open up --

5 THE CHAIRMAN: Yes. That would be a good
6 idea.

7 You can go ahead and sit down.

8 MR. KNIGHT: Okay. Thank you.

9 THE CHAIRMAN: Is there anybody else in
10 the audience who would like to speak on this
11 issue?

12 AUDIENCE MEMBER: (Indicating.)

13 THE CHAIRMAN: Come on up.
14 (Audience member approaches the podium.)

15 THE CHAIRMAN: Can you state your name and
16 address, please?

17 AUDIENCE MEMBER: Yes. My name is Jack
18 Morgan, 7364 -- excuse me -- John F. Kennedy
19 Drive East, Jacksonville, Florida.

20 THE REPORTER: Would you raise your right
21 hand for me, please.

22 MR. MORGAN: (Complies.)

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

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 floor plan?

2 MR. KNIGHT: The floor plan-wise, I think
3 it -- you know, for us it's just that -- being
4 that you won't see it from 12th Street nor
5 Silver Street, so I'm thinking if we won't see
6 it from either side, if we go horizontal, I --
7 you know, I understand it's -- it's just to
8 match the rest of the windows. But seeing that
9 you won't see it from either way, and it's
10 backed up to the alleyway so, you know, going
11 in alleyway and the other neighbor, so you
12 won't see either way. So -- and for us, it's
13 the sunlight. More sun that's going to be
14 higher, so it's more sunlight coming through
15 the -- through the bedroom that is lower, and
16 getting -- you know, getting kind of a better
17 view of out from the alleyway, twice the
18 skyline.

19 COMMISSIONER KASPER: Okay. I'm trying to
20 look at the map real quick because, according
21 to the staff report, it is visible from the
22 side road.

23 So you're mentioning a dimension, 27 feet
24 or something?

25 MR. KNIGHT: Yeah. I measured out both
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 truth?

2 MR. MORGAN: I promise.

3 THE REPORTER: Thank you.

4 MR. MORGAN: Thank you for allowing me to
5 speak.

6 I'd like to address the issue of the
7 window for a second, if I could.

8 THE CHAIRMAN: Sure.

9 MR. MORGAN: If you would -- if you would
10 look at the east elevation of the aerial
11 picture of the -- the actual picture.

12 MR. POPOLI: Of the structure?

13 MR. MORGAN: Yeah, of the actual
14 structure.

15 COMMISSIONER DAVIS: Is it the left side
16 elevation?

17 MR. MORGAN: Yes, that would be the left
18 side elevation.

19 I want the GIS picture of the Google --
20 the Google picture as well.

21 Let's see. You just passed it.

22 COMMISSIONER KASPER: Keep going. That
23 one.

24 MR. MORGAN: That one there.

25 You see -- you see, there is a
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 horizontal -- that's the point I wanted to
 2 bring up. There is a horizontal window there.
 3 That window is going to be taken out for the
 4 addition, but -- so the character of the
 5 building will not be, you know, changed by
 6 putting a horizontal window on the structure.
 7 As far as the deck goes, and the lowering
 8 of the deck and the railing, I was -- I was
 9 thinking that if we went with, like, brick
 10 columns for the posts instead of having the
 11 posts, have your brick columns with a cap and
 12 some wrought iron -- wrought iron railing
 13 around it, it would make it look more
 14 attractive and more like a terrace than a deck,
 15 and it would match the character of the house.
 16 I apologize for not having a concept for
 17 you to look at. Other things got in the way.
 18 I can send that to you within the next day or
 19 two for you to look at, but I think that will
 20 be very nice for that -- that structure.
 21 THE CHAIRMAN: Okay.
 22 COMMISSIONER DAVIS: So are you guys going
 23 to build the addition out of brick or lap?
 24 MR. MORGAN: Brick or a matching material
 25 that you couldn't tell if it was brick or not.
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 wrought iron.
 2 COMMISSIONER DAVIS: Okay. If -- I mean,
 3 if you guys didn't use, like, traditional brick
 4 and were going to use something that was --
 5 MR. MORGAN: You wouldn't be able to
 6 tell -- you wouldn't be able to tell the
 7 difference.
 8 COMMISSIONER DAVIS: Well, it's something
 9 that would have to run through --
 10 MR. MORGAN: Yes, yes.
 11 COMMISSIONER DAVIS: Okay. Yeah, I just
 12 don't want you to get going on it and then --
 13 MR. MORGAN: Okay.
 14 COMMISSIONER DAVIS: It would have to be
 15 approved by the Commission.
 16 MR. MORGAN: Yes. No problem.
 17 THE CHAIRMAN: Anyone else have questions?
 18 COMMISSION MEMBERS: (No response.)
 19 THE CHAIRMAN: Okay. Thank you.
 20 MR. MORGAN: Thank you.
 21 THE CHAIRMAN: Does anybody else in the
 22 audience want to speak to this issue?
 23 AUDIENCE MEMBERS: (No response.)
 24 THE CHAIRMAN: Seeing none, we'll close
 25 the public hearing and entertain a motion.
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 They have a Hardie board -- a Hardie board that
 2 looks exactly like brick. They -- they also
 3 have a stucco that looks exactly like brick.
 4 COMMISSIONER DAVIS: Is it?
 5 MR. MORGAN: Although you don't want
 6 stucco, I'm saying they do have --
 7 COMMISSIONER DAVIS: Right. That's
 8 something we would have to -- let me get their
 9 input on that.
 10 Did you hear that?
 11 MR. POPOLI: We were just discussing it
 12 together, but where is the Hardie material that
 13 resembles brick?
 14 MR. MORGAN: They do have a Hardie
 15 material that resembles just about any siding
 16 that you want to put up.
 17 MR. POPOLI: I don't believe it's
 18 something that we have previously considered.
 19 MR. MORGAN: I can give you samples and
 20 examples before we actually start construction.
 21 But my -- my suggestion is -- just right
 22 now, just to consider it as a brick
 23 structure --
 24 COMMISSIONER DAVIS: Okay.
 25 MR. MORGAN: -- the columns and cap and
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 COMMISSIONER KASPER: Maybe -- sorry.
 2 Quick, little, more discussion.
 3 So I would agree with staff on the
 4 vertical window. I think this one horizontal
 5 window works in the existing --
 6 THE CHAIRMAN: We need a motion to open it
 7 up.
 8 COMMISSIONER KASPER: I'm sorry. I make a
 9 motion to discuss -- oh, I see.
 10 COMMISSIONER LOPERA: Make a motion to
 11 approve.
 12 COMMISSIONER KASPER: Make a motion to
 13 approve COA-17-1089 with discussion.
 14 MS. FETNER: With staff recommendations.
 15 COMMISSIONER KASPER: With staff
 16 recommendations.
 17 COMMISSIONER LOPERA: I second.
 18 THE CHAIRMAN: Okay. Now we can discuss.
 19 COMMISSIONER KASPER: Okay. So the
 20 recommendation with the vertical windows, I
 21 agree. I think this one horizontal window
 22 works only because it has the two vertical
 23 windows next to it. So if you wanted to do a
 24 tri-part thing, assemblage like that would be
 25 possible.
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 And then regarding the railing, if you
 2 look at the side porch addition on the right
 3 side, it has -- looks like about 2-foot by
 4 2-foot maybe brick columns, and so that could
 5 be a complementary solution. If you put the
 6 columns on the corners, and maybe at the
 7 stairs, and then do the railing in-between,
 8 that might be a compromise to keeping the
 9 railing.

10 THE CHAIRMAN: That's a good compromise.

11 COMMISSIONER LOPERA: But they would be,
 12 like, 2-foot by 2-foot columns.

13 COMMISSIONER LOPERA: I would be okay
 14 with, like, a smaller column. It's a deck.

15 COMMISSIONER KASPER: Can you see that?
 16 Yeah. Well, see how that size of the column --
 17 granted, it's taller.

18 COMMISSIONER LOPERA: Right. That's a
 19 full-height column --

20 COMMISSIONER KASPER: Right.

21 COMMISSIONER LOPERA: -- but the ones for
 22 the deck would not be full height. It would
 23 just be, you know, mid height columns. So I
 24 would recommend having that smaller-sized
 25 column for that area.

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 sense.

2 COMMISSIONER STANSEL: Yeah. It all seems
 3 reasonable for safety reasons as well as
 4 keeping the aesthetic of the building.

5 I think staff needs to review what the
 6 Hardie lap -- it looks like brick? I've never
 7 seen that product, so I don't know what that
 8 looks like. I don't know how that meshes.

9 MR. POPOLI: And we have no experience
 10 with it, so I can't really comment.

11 THE CHAIRMAN: Okay.

12 COMMISSIONER LOPERA: The homeowners could
 13 also submit maybe manufacturer's specifications
 14 directly to the staff, and then that way they
 15 could read about the product.

16 Would that help you all?

17 MR. POPOLI: I mean, potentially, but
 18 it's -- I think we need some better direction
 19 from you guys as to whether -- like what -- if
 20 it replicates brick adequately, potentially.

21 But, I mean, I don't want to be judging whether
 22 or not you think it's appropriate if you
 23 haven't seen it.

24 COMMISSIONER STANSEL: If they were to say
 25 yes, we're doing it all out of brick, slam

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 COMMISSIONER KASPER: Okay. We can just
 2 agree to brick columns and have staff approve
 3 that for dimensions.

4 COMMISSIONER LOPERA: That way, he could
 5 still get his hand railing at the appropriate
 6 height for your mother-in-law, and then we
 7 could add the brick columns to -- and that
 8 would flow with the front of the structure.

9 COMMISSIONER KASPER: Are we allowing
 10 brick columns with the Hardie lap siding
 11 addition?

12 COMMISSIONER DAVIS: I think - I mean, to
 13 me, I think so. I think the whole house will
 14 (inaudible) brick, so it's going to be a combo
 15 regardless.

16 COMMISSIONER KASPER: Okay. So as in the
 17 porch addition -- as in the original porch, the
 18 base would be brick, the columns would be
 19 brick, the railing would be infilled, and then
 20 the addition is set back.

21 THE CHAIRMAN: So that's a -- that kind of
 22 takes care of option -- or Condition 2 and
 23 Condition 4.

24 Does anyone else have any comments?
 25 COMMISSIONER DAVIS: I think that makes

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 dunk. I'm having a hard time visualizing the
 2 Hardie board siding looking like brick on here.

3 I just -- I don't know what that looks like,
 4 and I -- I just don't have any experience with
 5 it, so I can't -- I can't really speak to it.

6 COMMISSIONER KASPER: Well, then, why
 7 don't we just speak to what we know?

8 So amend Item 4, that the deck can remain
 9 the same height, and have a railing with square
 10 brick columns, period.

11 And then where does it reference the
 12 siding for the house? Is siding on here? Am I
 13 missing it?

14 Oh, Item 3. Well, I think we would just
 15 use it because -- continue with Item 3, because
 16 Item 3 says Hardie lap siding or a matching
 17 brick.

18 THE CHAIRMAN: All right. That all sounds
 19 good to me. I can entertain a motion.

20 COMMISSIONER KASPER: Do I have to restate
 21 it?

22 MS. FETNER: So he stated a motion to
 23 amend. You need a second on that.

24 THE CHAIRMAN: Okay.

25 COMMISSIONER DAVIS: Second the motion to

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 amend.
 2 MS. FETNER: Okay. Now you need to vote
 3 on that amendment.
 4 THE CHAIRMAN: All those in favor?
 5 COMMISSION MEMBERS: Aye.
 6 THE CHAIRMAN: Those opposed?
 7 COMMISSION MEMBERS: (No response.)
 8 MS. FETNER: And now you vote on moving --
 9 you have to move it as amended.
 10 THE CHAIRMAN: Do I need a motion for
 11 that?
 12 MS. FETNER: No. There's already a
 13 motion.
 14 THE CHAIRMAN: So we'll take a vote on the
 15 motion as amended.
 16 All those in favor?
 17 COMMISSION MEMBERS: Aye.
 18 THE CHAIRMAN: Those opposed?
 19 COMMISSION MEMBERS: (No response.)
 20 THE CHAIRMAN: And the motion carries.
 21 MR. MORGAN: We can go?
 22 THE CHAIRMAN: Yes.
 23 MR. MORGAN: All right. Thank you.
 24 MR. KNIGHT: Thank you.
 25 THE CHAIRMAN: Okay. So we're going to
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 move right along to our COAs.
 2 The first one, COA-17-1270.
 3 Do any commissioners have any ex-parte?
 4 COMMISSION MEMBERS: (No response.)
 5 THE CHAIRMAN: Or comments?
 6 COMMISSION MEMBERS: (No response.)
 7 THE CHAIRMAN: Hearing none, do we have a
 8 staff report?
 9 MR. POPOLI: Through the Chair, yes.
 10 This is COA-17-1270, located at
 11 2256 St. Johns Avenue.
 12 There are several requests, so I'll read
 13 through those first.
 14 Number 1, modify the existing full light
 15 door to a French door on the one-story
 16 projection at the right corner of the rear
 17 elevation. Remove pair of casement windows on
 18 the rear elevation to accommodate a new French
 19 door. The pair of casement windows will be
 20 relocated to the left side wall of the
 21 one-story projection. Modify the window
 22 grouping in the center of the rear elevation to
 23 remove a narrow transom window and brick wall
 24 connecting two 9-over-1, double-hung, sash
 25 windows in order to accommodate a 30-light
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 window that will share the same header and sill
 2 height of the adjacent sash windows.
 3 Construction of a raised patio coming out
 4 of the rear elevation. The patio will be
 5 accessed by concrete steps. On the left corner
 6 of the rear elevation, a covered, two-story,
 7 open porch will be constructed. Each floor of
 8 the porch will be approximately 75.6 feet --
 9 square feet in size, 12 feet by 6-foot-3
 10 inches. The upper porch will be supported by
 11 two 12-inch by 12-inch columns resting on the
 12 patio. Each floor -- on each floor, an
 13 existing 9-over-1 double-hung sash window will
 14 be removed to accommodate a single French door.
 15 The upper porch will also have handrails and
 16 spindles.
 17 On those requests, we are recommending the
 18 following conditions: Any new or relocated
 19 window shall fit or replicate the original
 20 opening and be recessed to create a traditional
 21 reveal along the wall plane.
 22 Number 2. Any windows or doors with
 23 gridded patterns shall have raised exterior
 24 profile muntins.
 25 And Number 3, the horizontal handrails on
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 the upper porch will have square 1-inch by
 2 1-inch or 2 by 2-inch spindles centered between
 3 the rails.
 4 And then Number 4, final window and door
 5 products shall be reviewed and approved by the
 6 Planning and Development Department before
 7 installation.
 8 The next request relates to the front of
 9 the structure. There is an existing 11-foot,
 10 6-inch front porch that they wish to expand to
 11 24.6 -- I'm sorry -- 24.6 feet -- to expand to
 12 24 feet, 6 inches parallel to the front wall
 13 plane.
 14 Staff is recommending denial on that. The
 15 predominant reason for the denial, the existing
 16 front facade is original, and the expansion we
 17 feel would be creating a false sense of
 18 history, as this was the original entryway to
 19 the building.
 20 Happy to answer any questions.
 21 THE CHAIRMAN: Anybody have questions for
 22 staff?
 23 COMMISSION MEMBERS: (No response.)
 24 THE CHAIRMAN: Okay. Is the applicant in
 25 the audience?
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 AUDIENCE MEMBER: Yes.
 2 THE CHAIRMAN: Come on up.
 3 (Audience member approaches the podium.)
 4 MS. FETNER: Through the Chair, can you
 5 just open the public hearing?
 6 THE CHAIRMAN: I'll open the public
 7 hearing.
 8 Can you state your name and address,
 9 please?
 10 AUDIENCE MEMBER: Yes. My name is Debi
 11 Pyne. I live at 2256 St. Johns Avenue,
 12 Jacksonville, Florida 32204.
 13 THE REPORTER: Okay. I need to swear you
 14 in. If you would raise your right hand for me,
 15 please.
 16 MS. PYNE: (Complies.)
 17 THE REPORTER: Do you affirm that the
 18 testimony you are about to give will be the
 19 truth, the whole truth, and nothing but the
 20 truth?
 21 MS. PYNE: Yes.
 22 THE REPORTER: Thank you.
 23 THE CHAIRMAN: All right.
 24 MS. PYNE: Me?
 25 THE CHAIRMAN: Yeah. Go ahead.
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 either side. And it just impacts the ability
 2 to actually put a refrigerator in the kitchen
 3 in there. So I'm hoping that we can cut in by
 4 3 inches on each side and just trim it out.
 5 And then the next question is regarding
 6 Item 4, which is, The final window and door
 7 products shall be reviewed and approved.
 8 That new 30-light window, we're in
 9 discussion with Lovejoy Construction. They're
 10 actually building a new window unit. We have a
 11 lot of antique glass panes that we intend to
 12 try and use in there. Obviously, I don't think
 13 that's going to meet the Florida hurricane
 14 standards.
 15 Is that going to be acceptable?
 16 COMMISSIONER DAVIS: I don't know that the
 17 Building Department will let it through if it
 18 doesn't meet -- doesn't have Florida product
 19 approval with engineering.
 20 MS. PYNE: So it would have an engineer
 21 stamp and sign-off on the window design or the
 22 window construction?
 23 COMMISSIONER LOPERA: And it should
 24 already be stamped and signed by someone.
 25 MS. PYNE: So, like, if Lovejoy makes this
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 MS. PYNE: First of all, thank you very
 2 much. Appreciate your consideration for all of
 3 this.
 4 We accept all the stuff on the rear
 5 without a problem.
 6 I do have a couple of questions. Am I to
 7 ask those now?
 8 THE CHAIRMAN: Sure.
 9 MS. PYNE: The first of is the -- it says,
 10 Any new or relocated windows shall fit or
 11 replicate the original opening. That one
 12 location on the rear elevation, Page 3, I
 13 believe -- no. There. No. Two more. There.
 14 If I may?
 15 THE CHAIRMAN: Uh-huh.
 16 MR. POPOLI: You can use the mouse, too.
 17 That should work up there.
 18 MS. PYNE: That means I have to actually
 19 see it.
 20 All right. This -- there we go.
 21 This opening right here, it's currently
 22 two 30-inch windows with a 5-foot brick
 23 opening, and I'm actually looking to maybe put
 24 only like a 4-6; you know, a 3-0 door with a
 25 1-6 sidelight, and trim it out appropriately on
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 window, then they stamp and sign it?
 2 COMMISSIONER DAVIS: Well, you'd have
 3 to -- you would have to -- you'd have to get an
 4 engineer to review the product and then, like,
 5 do testing on it. I mean, it -- I think you're
 6 probably -- probably an uphill. It would be
 7 complex.
 8 COMMISSIONER LOPERA: See, typically with
 9 windows, they are signed and sealed by an
 10 engineer. Like garage doors --
 11 MS. PYNE: Right, right.
 12 COMMISSIONER LOPERA: -- those openings,
 13 that's the typical procedure. And then it goes
 14 through the Florida product approval to be
 15 approved to be used in Florida.
 16 MS. PYNE: Right.
 17 COMMISSIONER LOPERA: In this case, it
 18 means building something out of scratch, and
 19 it's going to be on the outside of the house.
 20 He may have a difficult time finding someone to
 21 sign-off on that.
 22 COMMISSIONER DAVIS: It's a State of
 23 Florida thing, not a City of Jacksonville.
 24 MS. PYNE: I -- what are the suggestions?
 25 I mean --
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 COMMISSIONER DAVIS: You can start calling
2 around to engineers. I mean, you know,
3 somebody has to, like, do product testing on it
4 and --

5 MS. PYNE: So I -- we really don't want to
6 put -- because the existing windows on either
7 side have all the original wavy glass, and I
8 don't want to put a brand-new window with shiny
9 new glass in-between there. And we really
10 don't want to replace all of them either, so --

11 COMMISSIONER DAVIS: Right.

12 MS. PYNE: Okay. All right. And then in
13 regards to the front, we accept and understand
14 that -- if you go back to Page A-4, I believe.

15 MR. POPOLI: I can do that.

16 MS. PYNE: We accept that you can't --
17 that the extension of the front porch, as
18 proposed there, is not in keeping with the
19 architectural history of the home. However, we
20 have a proposal for an alternate that I'm
21 hoping will meet all of your needs, as well as
22 ours, if I can pass these out.

23 THE CHAIRMAN: Sure.

24 MS. PYNE: The intent is to not extend the
25 roof structure and the additional column, but
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 family room on the ground floor. Can you just
2 express your desires as you --

3 MS. PYNE: I'm sorry. For the --

4 COMMISSIONER KASPER: The second floor
5 porch. It is in the -- I think -- it would be
6 the northwest corner --

7 MS. PYNE: Yes. It's off --

8 COMMISSIONER KASPER: -- between the sun
9 room and the master bedroom?

10 MS. PYNE: Yes.

11 COMMISSIONER KASPER: If that were to be
12 positioned just north of the dining room and
13 just north of the bedroom -- actually, sorry.
14 I didn't mean to say that. I didn't mean to
15 propose.

16 What is your desire for the porch to be
17 positioned where it is now?

18 MS. PYNE: The second floor porch?

19 COMMISSIONER KASPER: Yes, ma'am.

20 MS. PYNE: There's a window from the
21 master bedroom that goes into that space. We
22 just want a small space for us to sit outside
23 in the morning, drink a cup of coffee, look at
24 the river, because from there you can see the
25 river.

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 just extend the floor of the porch so it's a
2 raised 30-inch structure, very similar to
3 what's across the street at Richard Skinner's
4 office. The intent being that we clearly just
5 would like to be able to have someplace to sit
6 out on the front porch. This would be hard to
7 paint it to match the rest of the foundation.

8 And then as you see from the existing
9 photographs, there's foundation plantings all
10 in front of it now. We will probably replace
11 those because they're, well, like a hundred
12 years old and pretty scraggly-looking.

13 Do you need a copy of these?

14 So if we could just extend that across, it
15 would be -- oh, I'm sorry -- it would be
16 virtually invisible.

17 THE CHAIRMAN: Okay. Does anybody have
18 any questions?

19 COMMISSIONER KASPER: My question is, in
20 relation to the rear porch --

21 MS. PYNE: Uh-huh.

22 COMMISSIONER KASPER: -- and the desire to
23 have the porch in that position versus in the
24 floor plan, would be directly outside the
25 dining room rather than directly outside the

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 COMMISSIONER KASPER: Which way is the
2 river?

3 MS. PYNE: Directly to the back.

4 Actually, directly to the back is Ferguson's
5 Castle, so it's sort of to the left view.

6 COMMISSIONER KASPER: Okay.

7 MS. PYNE: So that corner is sort of the
8 best view.

9 We also didn't want to block the light
10 into the dining room because -- well,
11 obviously, currently there's that -- that sort
12 of traditional transom-style window that's in
13 the dining room. We want to get more light and
14 view in the dining room, so we would really
15 rather not block that.

16 COMMISSIONER KASPER: Okay. Thank you.

17 THE CHAIRMAN: Does anyone else have any
18 questions?

19 COMMISSION MEMBERS: (No response.)

20 THE CHAIRMAN: Okay. Thank you.

21 MS. PYNE: Okay. Thank you.

22 THE CHAIRMAN: Is anybody else here to
23 speak on this COA?

24 AUDIENCE MEMBERS: (No response.)

25 THE CHAIRMAN: Hearing none, I'll close

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 the public hearing and entertain a motion.
 2 COMMISSIONER DAVIS: Motion to approve
 3 with staff conditions.
 4 COMMISSIONER LOPERA: I second.
 5 THE CHAIRMAN: All right.
 6 MR. POPOLI: Through the Chair, if I could
 7 just make a clarification.
 8 The condition related to, I guess,
 9 Condition Number 1, it specifically talks about
 10 windows saying "if new or relocated windows."
 11 This is a door, so I don't believe it was
 12 intended to relate to that space.
 13 THE CHAIRMAN: Okay. So it seems as far
 14 as the first request goes, we're pretty good on
 15 everything?
 16 COMMISSIONER KASPER: I would like to
 17 discuss.
 18 THE CHAIRMAN: Please.
 19 COMMISSIONER KASPER: Item Number 4, as it
 20 relates to the raised porch, raised patio, it
 21 discusses that the addition should be to the
 22 rear, which this one is to the rear, although
 23 it is quite visible from the side. If you look
 24 at one of the photographs from the street that
 25 show the side, the sun room, which is on the
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 would still be a shingle or would it be --
 2 THE CHAIRMAN: Yes.
 3 MS. PYNE: Sorry. Shingle, yeah.
 4 If I may say, though --
 5 MS. FETNER: I'm sorry, ma'am. You need
 6 to come up to the front.
 7 And if you want to --
 8 THE CHAIRMAN: Sure.
 9 MS. FETNER: -- have her come up, through
 10 the Chair.
 11 (Ms. Pyne approaches the podium.)
 12 MS. PYNE: I'm sorry. The house next door
 13 is literally -- I mean, you can't -- the photos
 14 that I took are so awkward because you can't
 15 get a good side-view of our house without
 16 actually being in our next-door neighbor's
 17 house. I mean, their driveway is right up
 18 against our property. So I --
 19 COMMISSIONER KASPER: If we could scroll
 20 to Page 266 maybe or -- yeah, 267, 266, in my
 21 document.
 22 MR. POPOLI: What are you looking for
 23 exactly?
 24 COMMISSIONER KASPER: It's this picture
 25 (indicating).
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 second floor, and the family room, which is on
 2 the ground floor, that are -- I think is a --
 3 is a substantial feature. And then the roof
 4 matches it, so the roof extends 33 feet or
 5 something around it and matching.
 6 I think when the second floor porch is
 7 placed where it is and then having a roof on
 8 it, if you also notice on the elevation that
 9 it's called a Goldwing -- I'm not sure what
 10 that is -- but it's a lower sloped roof in
 11 order to accommodate the existing pitch and
 12 then cover that second floor porch.
 13 In my opinion, that porch from the side
 14 distracts from kind of that sun room feature
 15 and the roof that's the same dimension around
 16 it. And I would -- I'm not sure what -- if I
 17 recommend or if I --
 18 THE CHAIRMAN: Just say what you think.
 19 COMMISSIONER KASPER: I mean, I would
 20 recommend that it would be moved at the dining
 21 room rather than on that corner, which would
 22 allow that sun room feature to remain on the
 23 side elevation.
 24 COMMISSIONER DAVIS: Is it of a
 25 sufficient -- is it a sufficient pitch where it
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 MS. FETNER: Is it that one (indicating)?
 2 COMMISSIONER KASPER: Yes. Up a little
 3 bit, or down. Other way.
 4 MS. FETNER: That one (indicating)?
 5 COMMISSIONER KASPER: No. Keep going.
 6 Right there (indicating).
 7 So if you turn to the left, you see the
 8 sun room. You see the roof wrap around.
 9 That's all I have.
 10 THE CHAIRMAN: Okay.
 11 COMMISSIONER DAVIS: I mean, I think it's
 12 a good point. It's maybe not the ideal
 13 location, but, you know, it's still off the
 14 back of the house. To me, that's -- that's one
 15 that I would maybe put in the suggestion
 16 category, not the condition category.
 17 THE CHAIRMAN: I think I tend to agree
 18 with that because it is off the back.
 19 You can sit. Thank you.
 20 MS. PYNE: Thank you.
 21 THE CHAIRMAN: Does anybody else have any
 22 comments or discussion on this?
 23 COMMISSIONER DAVIS: As it relates to the
 24 door going out the back, bringing it in 3
 25 inches on either side --
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 COMMISSIONER STANSEL: I don't think
 2 that's a problem.
 3 COMMISSIONER LOPERA: No, that's fine.
 4 THE CHAIRMAN: Agreed.
 5 COMMISSIONER STANSEL: I think discussing
 6 the front porch is really the issue, and the
 7 alternate that they have produced.
 8 THE CHAIRMAN: Okay. So we'll go with the
 9 3 inches on the door.
 10 And as far as the upstairs balcony, are we
 11 in agreeance there?
 12 MR. POPOLI: You just have to be in the
 13 majority.
 14 THE CHAIRMAN: Right. So I guess 3 to 1
 15 for now, but all right.
 16 We can move on to the front porch.
 17 COMMISSIONER STANSEL: I actually find the
 18 alternative, just the deck without a roof, very
 19 acceptable because having -- I -- we do
 20 reside -- my office is across the street. And
 21 if the hedges are reestablished along the
 22 front, like they currently are, you are never
 23 going to see this deck, and it gives them a
 24 little bit more flexibility on that front
 25 porch. I don't think it detracts from the

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 historical character of the building. I don't
 2 think that it's -- staff, I'm -- you know, if
 3 that came to you straight off that way, what
 4 would your initial reaction have been?
 5 MS. SHEPPARD: We struggle with changes on
 6 the front elevation, but I want to say that we
 7 had a similar request just to get some of the
 8 that extra room. It's fairly easy to read as a
 9 later change, and like you said, it doesn't --
 10 especially with the landscaping in front, it
 11 doesn't really change the character any at that
 12 point. So we'd like to avoid them, but it's
 13 probably -- we would probably look at it as
 14 being considered reasonably compatible with the
 15 house.
 16 COMMISSIONER STANSEL: Yeah. I'm not sure
 17 the era of the building that we reside in, but
 18 it has that. If you look at the picture of our
 19 building, we have the portico and then the flat
 20 deck on either side with hedges around it, and
 21 no one on the street even knows we have a deck
 22 there.
 23 MS. PYNE: I do.
 24 THE CHAIRMAN: Okay. Anyone else have
 25 thoughts on that?

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 COMMISSIONER DAVIS: Agreed.
 2 COMMISSIONER KASPER: Agreed.
 3 THE CHAIRMAN: Agree?
 4 COMMISSIONER LOPERA: I'm okay.
 5 THE CHAIRMAN: Okay. So I will entertain
 6 a motion to --
 7 COMMISSIONER KASPER: Motion to approve,
 8 and then amend -- where is the door?
 9 MS. FETNER: Through the Chair, the staff
 10 mentioned that --
 11 COMMISSIONER KASPER: Oh, you're right.
 12 It referenced windows --
 13 MS. FETNER: Right.
 14 COMMISSIONER KASPER: -- only, not doors.
 15 So it's really a nonissue.
 16 MS. FETNER: Right. Exactly.
 17 Thank you.
 18 COMMISSIONER KASPER: So then amend the
 19 porch -- where is it? Where is the request for
 20 the porch?
 21 THE CHAIRMAN: It's --
 22 COMMISSIONER KASPER: Amend -- yeah,
 23 request existing -- to extend the existing
 24 porch to the front plane, amend that request to
 25 extend patio slab only, with no roof.

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 MS. FETNER: Through the Chair, can I make
 2 a suggestion?
 3 THE CHAIRMAN: Sure.
 4 MS. FETNER: That you approve the proposed
 5 alternate -- approve the proposed alternate
 6 floor plan submitted at the public hearing on
 7 January 24th, 2018. And then this will just be
 8 in the public record and -- with the file.
 9 THE CHAIRMAN: Okay.
 10 MS. FETNER: You don't have to get fancy
 11 with your words either.
 12 THE CHAIRMAN: All right.
 13 COMMISSIONER KASPER: Can we add my
 14 suggestion?
 15 THE CHAIRMAN: Sure.
 16 COMMISSIONER LOPERA: You don't have to
 17 whisper.
 18 COMMISSIONER KASPER: Still trying to
 19 figure out what we're -- to the initial -- to
 20 the original -- to the initial request of the
 21 rear second floor porch, suggestion that the
 22 porch be relocated to the dining room window.
 23 THE CHAIRMAN: I don't need a second for
 24 that, correct?
 25 MS. FETNER: You do.

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 THE CHAIRMAN: I do.
 2 COMMISSIONER DAVIS: Second.
 3 THE CHAIRMAN: So all those in favor --
 4 COMMISSIONER DAVIS: That's optional, is
 5 that --
 6 THE CHAIRMAN: Yeah. It's a suggestion,
 7 not a --
 8 MS. FETNER: Suggestion is optional --
 9 THE CHAIRMAN: Right.
 10 MS. FETNER: -- and you have to open it up
 11 just for a quick discussion --
 12 THE CHAIRMAN: Okay.
 13 MS. FETNER: -- among you guys. I don't
 14 think you need to, but --
 15 THE CHAIRMAN: All right.
 16 COMMISSIONER STANSEL: As long as it's
 17 optional, I think that --
 18 THE CHAIRMAN: As long as it remains a
 19 suggestion, we're good.
 20 COMMISSIONER STANSEL: Okay.
 21 MS. FETNER: And then you need to call a
 22 motion to amend the vote.
 23 THE CHAIRMAN: Motion to amend the vote.
 24 Motion to amend the COA?
 25 MS. FETNER: Yep.

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 THE CHAIRMAN: All those in favor?
 2 COMMISSION MEMBERS: Aye.
 3 THE CHAIRMAN: Those opposed?
 4 COMMISSIONER MEMBERS: (No response.)
 5 THE CHAIRMAN: All right. Motion carries.
 6 MS. FETNER: And then motion to approve as
 7 amended.
 8 THE CHAIRMAN: I have a motion to approve
 9 as amended.
 10 All those in favor?
 11 COMMISSIONER MEMBERS: Aye.
 12 THE CHAIRMAN: Those opposed?
 13 COMMISSION MEMBERS: (No response.)
 14 THE CHAIRMAN: Hearing none, we have
 15 approved the motion as amended.
 16 You're good.
 17 MS. PYNE: Thank you.
 18 We're free to go?
 19 THE CHAIRMAN: You are.
 20 MS. PYNE: Very well. Thank you.
 21 THE CHAIRMAN: Moving along to
 22 COA-17-1271.
 23 Do any commissioners have any ex-parte?
 24 COMMISSIONER DAVIS: Is this Eloise?
 25 THE CHAIRMAN: Yes, it is.

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 COMMISSIONER DAVIS: Yes. I had a
 2 conversation with the owner a couple of months
 3 ago, just to discuss this was coming up, but --
 4 THE CHAIRMAN: Okay.
 5 COMMISSIONER DAVIS: -- nothing since.
 6 THE CHAIRMAN: That's all good.
 7 COMMISSIONER LOPERA: I visited this
 8 property and walked it, maybe two years ago.
 9 MS. FETNER: That's not ex-parte.
 10 Have you spoken with the applicant?
 11 COMMISSIONER LOPERA: No.
 12 MS. FETNER: Okay.
 13 THE CHAIRMAN: Okay. Do we have a staff
 14 report?
 15 MS. SHEPPARD: Yes. This application is
 16 for demolition of the single-family home on the
 17 property.
 18 As you can see on the screen, this is what
 19 it looks like today. Some of you may be
 20 familiar with the address. It looks a little
 21 different, though, when it did last time you
 22 saw it. It did come to us in 2016 under an
 23 application that was part of a -- more of a
 24 rehabilitation plan concerning the porch, the
 25 front porch. And that application was

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 approved, if I remember correctly. And they
 2 initiated work.
 3 This is what it looks like today
 4 (indicating).
 5 Of course, demolition is always considered
 6 a last resort when we're dealing with a
 7 contributing structure in the district, which
 8 this is.
 9 If you want to see what it looked like
 10 prior to this, you can look at the Florida
 11 master site file photo that shows the previous
 12 porch, and I think there was a porte cochere as
 13 well, that has since been removed in
 14 anticipation of that earlier approved change.
 15 The applicant did provide a contractor's
 16 letter and an engineer -- a letter from the
 17 engineer regarding the property, and it does
 18 point out that there is some cracking and some
 19 holes that were found on site. We're not
 20 exactly sure -- and obviously, when it comes to
 21 a hole, that's not just something that happens.
 22 Some of this damage may be linked, as indicated
 23 by, I believe, the engineer's report.
 24 And as part of the demolition or -- I
 25 mean, it's not something that's really dealing

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 with the deterioration of it as much as it
2 might have dealt with early rehabilitation
3 efforts. So it didn't kind of start out that
4 way is what I'm trying to say.

5 We feel that there are options to
6 demolition in this particular case. I mean,
7 obviously, a lot of these things can be, and
8 regularly are, addressed and is part of the
9 rehabilitation. We don't see it as much in
10 Riverside, but certainly we see structures that
11 have had -- that have had flooring removed and
12 walls removed and, you know, have some
13 structural issues over in the Springfield
14 district and, you know, those are sometimes,
15 you know, part of just the overall plan for
16 rehabilitation that has to happen.

17 In this case, we feel that rehabilitation
18 may still be -- we haven't -- we don't have any
19 actual figures as far the costs associated with
20 the rehabilitation, and obviously that could
21 range depending on their approach to it. It's
22 a rather small house, so it's not a huge
23 footprint that you're dealing with when it
24 comes to, you know, the structural issues that
25 are there.

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 The letters that were provided didn't
2 really get too much into specifics. And I
3 think I mentioned earlier, there's some
4 references to -- you know, like, the number of
5 holes punched into the blocks, some of which
6 appear to be intentional, while others are from
7 damage. That's out of the engineering report.

8 You know, certainly there was probably
9 damage that occurred as part of those
10 rehabilitation or -- as part of the
11 construction that was going on in anticipation
12 of the changes approved under 2016 -- the 2016
13 COA application.

14 If you look at the pictures with the
15 report, you will see the overall size of the
16 structure which I think give a better overall
17 view of the overall condition as far as the
18 exterior goes. There's a lot of pictures
19 towards the end of the package that get into
20 real specific areas of damage, including some
21 cracking. Obviously, it's a stucco exterior.
22 A building of this age is going to have some of
23 those issues, and repairing those things would
24 certainly be part of any rehabilitation plan.

25 One of the references in the letters
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 We don't have any evidence of it being
2 marketed for sale, so if the current owner is
3 unable to -- or unwilling to do the
4 rehabilitation -- we don't have anything in our
5 record to date that shows that it was marketed
6 as -- you know, for somebody else to take over
7 the project, which frequently happens in, you
8 know, a case where somebody gets along on a
9 project and, you know, for whatever reason,
10 doesn't want to move forward. We certainly
11 have cases of other people picking up those
12 properties and continuing with that work.
13 Obviously, property values in Riverside
14 Avondale, as -- well, in all of our historic
15 districts, are fairly high and maintain that
16 value.

17 We also had a mothballing program that
18 might be applicable here, although I would
19 think that just rehab would be a better choice
20 which would just kind of help with the existing
21 blighting influence because, obviously, in its
22 current state, it's certainly kind of
23 detracting from the neighborhood. So we would
24 want to see that cleaned up if that was a
25 program that -- that we wanted to explore.

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 reference the building code, and kind of
2 pulling at a correlation between it not meeting
3 the building code and being in danger of
4 collapse or unsafe as a result. Most of the
5 structures in the historic district probably do
6 not meet the current code, and certainly --
7 COMMISSIONER LOPERA: None of the old ones
8 do.

9 MS. SHEPPARD: Right. So this is not
10 something that the Municipal Code Compliance
11 has picked up on, and it didn't -- it wasn't in
12 this state, or at least it wasn't being, you
13 know, viewed for demolition back in 2016. So
14 we don't feel that that's -- I mean, those --
15 those are things that we regularly deal with
16 bringing things up to code as much as needed,
17 but not necessarily up to current, just enough
18 to, you know, satisfy the Building Inspection
19 Division for an existing structure. And of
20 course the more you touch them, the more that
21 comes into play.

22 But these all seem to be items that we
23 regularly see in our office as things that can
24 be addressed as part of a rehabilitation plan,
25 so we are recommending denial of this

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 application.

2 THE CHAIRMAN: Okay. Thank you.

3 Do any of the commissioners have questions

4 for staff?

5 COMMISSIONER KASPER: You mentioned a

6 previous COA for the front porch? You said

7 that it was removed. Was the COA removed or

8 the porch removed?

9 MS. SHEPPARD: The porch has been removed.

10 If you compared the current photo on the

11 screen with the Florida master site file, the

12 Florida master site file kind of -- it was up

13 earlier -- kind of gives you an indication of

14 what it looked like earlier.

15 COMMISSIONER KASPER: Was the previous

16 application to do what?

17 MS. SHEPPARD: I don't have it with me,

18 but --

19 COMMISSIONER KASPER: It wasn't to remove

20 it?

21 MS. SHEPPARD: It wasn't for demolition,

22 obviously. It was for reworking the porch. It

23 looked like -- from what I remember, the porch

24 had had some alterations to it. I don't

25 think -- if I'm remembering correctly, and from

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 the photo on the screen, it looks like there

2 was a porte cochere that may have been added,

3 but it doesn't show up in the Sanborn map.

4 But -- so it was basically reworking that

5 porch. And I don't remember the specifics of

6 it, but we did have a former commissioner,

7 John Allmand, listed as the architect for that.

8 COMMISSIONER KASPER: Okay. And then

9 the -- Item -- I think it's Item 10, whether it

10 would be an undue economic hardship to deny the

11 property owner the right to demolish the

12 building or structure. What is the threshold

13 or the -- what are we looking for? Are we

14 looking for a dollar amount of costs to

15 rehabilitate versus value? How are we, as a

16 Commission, to determine that undue economic

17 hardship? Because in some of the engineering

18 report, it says -- it mentions costs to

19 rehabilitate. So let's say --

20 MS. SHEPPARD: I will defer to General

21 Counsel and my associate here as far as -- I

22 don't think -- there's no real breakdown.

23 There is a whole section on economic hardship

24 as a separate application prescribed in the

25 ordinance code, but in this particular criteria

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 I don't believe the ordinance code goes into

2 specifics on how that is determined by the

3 Commission.

4 MS. FETNER: Would you like me to answer

5 or would you answer?

6 MR. POPOLI: You can go ahead with the

7 answer.

8 MS. FETNER: Okay. In Section 307.106(p),

9 that is our requirements for when someone

10 claims an undue economic hardship. And I don't

11 believe that the applicant has made that --

12 made that request for you to review it with an

13 undue economic hardship.

14 And, you know, just for the Commission's

15 education, for an economic -- undue economic

16 hardship, the applicant would need to provide

17 any or all of the following information, and

18 it's -- there are 13 items that they usually

19 provide, and a lot of times it includes the

20 estimate for the costs to do the construction,

21 report from a licensed engineer, market value

22 of the property in the current condition,

23 economic feasibility of rehabilitation, any

24 efforts in trying to lease the property, any

25 listing of the property for sale or rent,

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 prices asked, what they have received.

2 You know, there's this whole laundry list

3 of things that are usually presented to you in

4 order for you to make that determination if it

5 is an undue economic hardship.

6 COMMISSIONER KASPER: Okay. Thank you.

7 MS. FETNER: You're welcome.

8 THE CHAIRMAN: Does anyone else have

9 questions for staff?

10 MS. SHEPPARD: Through the Chair, just two

11 quick follow-ups.

12 THE CHAIRMAN: Sure.

13 MS. SHEPPARD: One of the questions for

14 the application is if there are any specific

15 plans, and there were none presented as far

16 as -- so we're looking at potentially a vacant

17 lot, which is obviously not something that we

18 like to see in the historic district as far as

19 losing a structure and resulting in an empty

20 space. And -- and I just lost my thought.

21 I'll come back to that.

22 THE CHAIRMAN: Okay.

23 COMMISSIONER DAVIS: And I do have a

24 question, so kind of in the same vein as

25 Erik's.

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 What's the threshold from the standpoint
2 of beyond the ability to repair or, you know,
3 it's in such -- it's in such failing condition
4 that -- you know, the engineer's letter said
5 such -- I mean, at what point does the property
6 have to be degraded to -- to be considered
7 unsafe?

8 Kind of a vague question, I guess.
9 MS. SHEPPARD: I mean, each case is a
10 little -- a little different. I guess our
11 position is that we didn't see anything in the
12 report that didn't -- that we haven't seen
13 repaired in other applications and in other
14 structures. We've -- we have -- we have had
15 situations -- it's kind of similar to this
16 where somebody has started a project and not
17 finished it, that at some point become kind of
18 an enforcement case because, obviously, you
19 have taken it to a state where it's now a
20 blighting influence and perhaps even weaken the
21 structure in the process if you don't continue
22 on with the -- with the plan. We have got a
23 couple of those that we have been dealing with
24 just this year on porches, oddly enough. So --

25 MR. POPOLI: I think the question of
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 the house, started this project with the --
2 obviously the intention to renovate it, and
3 went through the process of getting a
4 Certificate of Appropriateness to remove the
5 garage -- or the porch and the porte cochere,
6 and then to add about 125 square feet to the
7 structure. That was the original COA that you
8 guys have asked about.

9 And she's here, and I'll just give you a
10 quick background. She's renovated more than
11 50, probably hundreds, of homes. She's done at
12 least 10 historic renovations. She's never had
13 a project that she started and she hasn't
14 finished. Certainly, she didn't acquire this
15 property with the intention of stopping in the
16 middle.

17 And from my perspective, I've -- I've been
18 doing this for over 20 years. I've never
19 brought an application to demolish a house to
20 this board, which, I guess, really doesn't mean
21 a whole lot to this board. But I am personally
22 terrified of ever taking down a house,
23 especially in this neighborhood. I have lived
24 in this neighborhood for about 20 years, and so
25 I know the emotional and, frankly, the business

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 unsafe is -- generally, we rely on the Building
2 Department or Code Compliance to make that
3 argument, or through -- you know, things
4 through the engineering report that can justify
5 that.

6 I think our observations, coupled with
7 what we have been provided, didn't give us
8 concrete -- no pun intended -- you know,
9 definite answers to say it is unstable and it
10 needs to come down.

11 COMMISSIONER DAVIS: Okay.
12 THE CHAIRMAN: Anybody else have questions
13 for staff?

14 COMMISSION MEMBERS: (No response.)

15 THE CHAIRMAN: Okay. I'll open the public
16 hearing.

17 Is the applicant here?

18 (Mr. Diebenow approaches the podium.)

19 THE CHAIRMAN: Would you please state your
20 name and address?

21 MR. DIEBENOW: Sure. My name is Steve
22 Diebenow, 1 Independent Drive, Suite 1200.

23 And I'm here on behalf of the applicant,
24 who is here also with me.

25 And Gretchen, who is the current owner of
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 case for keeping historic structures. That
2 said, this is a house that is certainly worthy
3 of that conversation.

4 Just with all that as background, we had
5 plans to have Mr. Nobles and Mr. Hulsberg here
6 to talk with you. Unfortunately, neither one
7 of them could make it, so we're a little bit of
8 a disadvantage.

9 And I just want to take the pressure off
10 now and say we're not going to ask you to push
11 forward and make a decision today, but since
12 there was a public hearing that was scheduled,
13 we would love to hear from the public if they
14 have, you know, any comments. We also would
15 love to hear from you in terms of what you
16 think, additional information you would like to
17 have. You have already shared some of that
18 with us about the additional information that
19 you want to have in order to make a decision.

20 And first and foremost, we'll be making --
21 we'll be giving you additional data regarding
22 the financial hardship. The question really
23 here today is how much money is Gretchen going
24 to lose. Is it going to be a whole lot or is
25 it going to be a whole, whole lot? She's owned

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 the property for a long time.
2 The original gentleman that was doing the
3 work, the one who demolished the porch and the
4 porte cochere, unfortunately, is terminally
5 ill, so he's not able to be with us either.
6 And if he were here, he would tell you that the
7 structural damage that you observe on the
8 structure is not as a result of the work that
9 he did removing the porch. And in some of the
10 photos, you can see the cracks in the porch
11 that are directly in line with the cracks that
12 exist in the building itself.

13 So, unfortunately, we don't have his --
14 the benefit of his testimony. I'm not sure
15 we're going to have his testimony either at the
16 next -- at the next meeting, but we do hope to
17 have both Sport Nobles and Mr. Hulsberg here,
18 as well as giving you additional information on
19 the financial issues.

20 We're available to answer any other
21 questions you might have. We really look
22 forward to hearing from the public, and then
23 also from -- from any of you about what
24 additional information you would like to see so
25 that you can have a full and complete record

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 before making your decision.
2 THE CHAIRMAN: Okay. Does anybody have
3 any questions for Mr. Diebenow?

4 COMMISSIONER DAVIS: Yes. Why did the
5 work stop originally?

6 MR. DIEBENOW: Well, it was a couple of
7 reasons. First, it was the illness of the
8 gentleman that was working. His name is Mike
9 Adams; not Adams Homes, different guy. But --
10 but Mike Adams was doing the work and it
11 stopped.

12 Also, frankly, they came in to see the
13 issues that developed on the house, you know,
14 as they peeled back the layers. And they have
15 been struggling with how to -- how to renovate
16 it, how to fix it. And that's -- that's the
17 business that Gretchen is in. I'll let her
18 talk. She signed up to speak as well. But
19 that's the business she's in. She's been
20 trying to figure out how to make it work. You
21 know, demolishing the house obviously is the
22 last resort, and we're at that point. That's
23 why we're here.

24 The other thing I wanted to mention, too,
25 is the property has been actively marketed.

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 It's been on the market for the last 49 days.
2 It's an MLS. It's listed. So we had one
3 recommendation from -- from RAP that we market
4 the property for a little while before making a
5 final decision. And so they had recommended
6 marketing it for at least 60 days. By the time
7 we come back and see you with the additional
8 information, we will have crossed that
9 threshold. But anyway, so the property is
10 being -- is being actively marketed. I know
11 that was another question that staff had as
12 well.

13 COMMISSIONER DAVIS: Out of curiosity,
14 what's it listed for?

15 AUDIENCE MEMBER: 124-.

16 MR. DIEBENOW: One -- let me go look right
17 here.

18 You can say it, Gretchen. What was it?

19 AUDIENCE MEMBER: 124-.

20 MR. DIEBENOW: 124-.

21 AUDIENCE MEMBER: And just -- am I allowed
22 to speak?

23 THE CHAIRMAN: You can come up in just a
24 second. You can come up.

25 MR. DIEBENOW: Come on up.

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 (Audience member approaches the podium.)
2 THE CHAIRMAN: Please state your name and
3 address.

4 AUDIENCE MEMBER: Gretchen Kornutik,
5 1722 Mayview Road, Jacksonville 32210.

6 THE REPORTER: Would you raise your right
7 hand for me, please.

8 MS. KORNUTIK: (Complies.)

9 THE REPORTER: Do you affirm that the
10 testimony you are about to give will be the
11 truth, the whole truth, and nothing but the
12 truth?

13 MS. KORNUTIK: Yes, ma'am.

14 THE REPORTER: Thank you.

15 MS. KORNUTIK: Just as a clarification
16 point, it was on the market. I had taken it
17 off in the process of trying to figure out what
18 to do. It had been on the market, I believe,
19 49 days for 124-. I'm happy to put it back on
20 and try to sell it again. In fact, Mr. Lopera
21 went in it. So if any of you guys would like
22 to purchase it, please write me a check. But
23 thank you all for -- for taking the time to
24 look at this.

25 THE CHAIRMAN: Sure. Is there anything

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 else you want to talk about as you're up here?
 2 MS. KORNUK: Net really. We have some
 3 homework to do.
 4 THE CHAIRMAN: Sure.
 5 MS. KORNUK: Yeah.
 6 THE CHAIRMAN: All right. We'll call you
 7 back up if we need to.
 8 Thank you.
 9 COMMISSIONER KASPER: One other question.
 10 What are your plans for the property?
 11 MR. DIEBENOW: So that's another great
 12 question. It -- you know, one-story
 13 bungalow -- which we also recognize that we
 14 need to give you an idea. We're not -- we're
 15 not planning to leave it vacant, clearly, but
 16 something that would fit in the character of
 17 the area. There have been other Certificates
 18 of Appropriateness approved in this general
 19 vicinity for homes that fit with the character
 20 of the area.
 21 So that -- that would be the plan, right?
 22 MS. KORNUK: Yes.
 23 THE CHAIRMAN: All right. Anybody else --
 24 anybody else have questions?
 25 COMMISSION MEMBERS: (No response.)
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 THE CHAIRMAN: All right.
 2 MR. DIEBENOW: Are there any -- I mean, I
 3 know that some of you have expertise on the --
 4 on the structural part. If there's any
 5 concerns in that regard, I guess we'll
 6 follow-up, or if anyone would like us to
 7 specifically follow-up with them, we would sure
 8 love to know, or we'll follow-up on our own.
 9 We'll just make ourselves available.
 10 COMMISSIONER LOPERA: I'm just looking
 11 through the photos.
 12 So masonry -- so you guys have replaced or
 13 repaired and renovated 50-plus homes, and
 14 you've never come across cracks in masonry
 15 block?
 16 MR. DIEBENOW: Yeah. That -- sure they
 17 have, but they're -- they're pervasive in this
 18 house. They're to the point where, again, you
 19 pull -- you can see them. I mean, if you went
 20 inside the house and you pulled the stucco back
 21 and looked --
 22 COMMISSIONER LOPERA: I did.
 23 MR. DIEBENOW: Yeah. I mean, it's not --
 24 you're going to be taking apart, you know, the
 25 jigsaw puzzle and putting it back together.
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 And it's just not -- it's just not financially
 2 feasible. I mean, I know we have to prove that
 3 to you, but --
 4 COMMISSIONER LOPERA: Right. But not
 5 every crack has to be repaired.
 6 MR. DIEBENOW: That's true.
 7 COMMISSIONER LOPERA: Like the hairline
 8 ones in, like -- in the report mentioned that
 9 it doesn't meet the current standards of the
 10 Florida Building Code. Well, of course it
 11 doesn't. It was -- you know, it's 90 years
 12 old. So I'm a little -- yeah, just a little
 13 bit surprised that the -- that the engineering
 14 report didn't offer any additional opinions
 15 regarding fixing unreinforced masonry. This is
 16 very common to fix unreinforced masonry. The
 17 building's been standing for -- you know, since
 18 1917. And repairing masonry is a common thing
 19 that comes across, you know, my desk, you know,
 20 for repairs.
 21 And as far as dangerous and unsafe, you
 22 know, you mentioned that there was many areas
 23 where there was missing floor decking. That
 24 doesn't necessarily make it unsafe when floor
 25 decking is removed or when floor joists are
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 replaced.
 2 And let's see. And as far as the cracks
 3 goes, I mean, really the main thing is what is
 4 causing the cracks. You know, it's one thing
 5 if -- if it's caused by a sink hole, well,
 6 that's one thing. But if it's caused by, you
 7 know, wear and tear or maybe some differential
 8 soil sediment, that's another thing. And, you
 9 know, most of these things can be repaired,
 10 even from sink holes.
 11 So, you know, typically when I look at,
 12 you know, cracks and everything, like, I need
 13 to see what's substantial evidence. You know,
 14 as far as cracks goes, there should be masonry
 15 blocks that are separating away from each
 16 other. If you look at pictures after
 17 hurricanes and look at big commercial buildings
 18 where sections of wall have fallen down, you
 19 know, that's, you know, difficult to repair.
 20 You know, but in this case, you know, these
 21 are, you know, hairline to a half-inch-wide
 22 cracks which are very typical for the Riverside
 23 area. You know, most homes that you're going
 24 to look at, you are going to see these cracks
 25 in the foundations, along -- along the walls,
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 parapets, and various areas.
 2 MR. DIEBENOW: Thank you very much.
 3 So I don't know what your process is, if
 4 it's a motion to defer or a motion to continue
 5 the public hearing. I mean, obviously, you
 6 still have a public hearing for other people to
 7 speak, but we would appreciate the opportunity
 8 to come back to you in February and then give
 9 additional information to the staff prior to
 10 that meeting.
 11 THE CHAIRMAN: That's no problem at all.
 12 I would like to hear from the rest of the
 13 public before we --
 14 MR. DIEBENOW: Thank you.
 15 THE CHAIRMAN: -- make that decision.
 16 Thank you.
 17 MR. DIEBENOW: Thank you.
 18 MS. FETNER: Through the Chair, just to
 19 advise the public that they can speak now and
 20 you can also speak at the February meeting. So
 21 if there is anyone in the public who is
 22 speaking on this, don't feel like this is your
 23 only shot to speak. You can speak at both
 24 meetings.
 25 THE CHAIRMAN: Is there anyone else here
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 have seen a number of properties in very, very
 2 bad shape that were seemingly lost and then
 3 successfully renovated. So that would be the
 4 first choice for us. We understand that not
 5 all structures are -- you know, are -- some
 6 structures are too far into disrepair.
 7 So, you know, it -- the porch having come
 8 off, it is an eyesore for the neighbors and we
 9 totally understand that. So something needs to
 10 be done. Our suggestion -- we didn't know it
 11 had been on the market. One of our suggestions
 12 was that they put it on the market for sale to
 13 see if another buyer would like to renovate it.
 14 And I thought I read that the house had been
 15 purchased in 2014, so I wasn't -- maybe I'm --
 16 maybe I read it wrong -- for \$82,000.
 17 So I would like some more clarity, and I
 18 would appreciate some more time, I guess, to
 19 talk to the applicant and review the property
 20 again.
 21 THE CHAIRMAN: Okay. Thank you.
 22 Is anybody else in the audience here to
 23 speak on this COA?
 24 AUDIENCE MEMBER: (Indicating.)
 25 THE CHAIRMAN: Come on up.
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 to speak on this COA?
 2 (Audience member approaches the podium.)
 3 AUDIENCE MEMBER: Well, I was here to
 4 speak on it, but if it's going to be deferred,
 5 I guess I would welcome the opportunity to talk
 6 to the applicant and review the property.
 7 I'm Nancy Powell. I'm with Riverside
 8 Avondale Preservation. Adrienne Burke, who is
 9 our executive director, was not able to be
 10 here. So I just want to say that --
 11 THE CHAIRMAN: She has to swear you in.
 12 MS. POWELL: Okay. Sorry.
 13 THE REPORTER: Would you raise your right
 14 hand for me, please.
 15 MS. POWELL: (Complies.)
 16 THE REPORTER: Do you affirm that the
 17 testimony you are about to give will be the
 18 truth, the whole truth, and nothing but the
 19 truth?
 20 MS. POWELL: Yes.
 21 THE REPORTER: Thank you.
 22 MS. POWELL: Yeah. I would just want to
 23 reiterate that of course RAP, you know, prefers
 24 and usually advocates for the preservation and
 25 restoration of historic structures. And we
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 (Audience member approaches the podium.)
 2 THE CHAIRMAN: Would you please state your
 3 name and address for the record.
 4 AUDIENCE MEMBER: My name is Amanda Capel.
 5 I live at 3874 Eloise Street, across the street
 6 from that home.
 7 THE REPORTER: Ma'am, would you raise your
 8 right hand for me, please.
 9 MS. CAPEL: (Complies.)
 10 THE REPORTER: Do you affirm that the
 11 testimony you are about to give will be the
 12 truth, the whole truth, and nothing but the
 13 truth?
 14 MS. CAPEL: Yes, I do.
 15 THE REPORTER: Thank you.
 16 MS. CAPEL: I just want to say, I just
 17 moved from a beautiful home in St. Augustine on
 18 the Intracoastal Waterway, to next-door with my
 19 daughter -- my daughter lives next-door -- to
 20 finish up my senior years. And right now
 21 it's -- it's not beautiful Avondale for me,
 22 because when I look out my windows, that's what
 23 I see. I walk my daughter's dog, and we see
 24 rats over there. And I think I -- as a 50-year
 25 public health nurse, that certainly is not safe
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 for the neighborhood. So -- and to have it
2 drag out and drag out and drag out is not
3 satisfactory for me because I was hoping to
4 move to beautiful Avondale and have a beautiful
5 view, which I don't.

6 So that is my position, that I would like
7 to -- I support their request to demolish so
8 that they can get on with building a beautiful
9 house across the street.

10 THE CHAIRMAN: Okay. Thank you.

11 MS. CAPEL: You're welcome.

12 THE CHAIRMAN: Is there anybody else in
13 the audience that would like to speak on this
14 COA?

15 AUDIENCE MEMBERS: (No response.)

16 THE CHAIRMAN: Seeing none, I will close
17 the public hearing.

18 MR. POPOLI: Through the Chair, just to
19 clarify the question that Nancy had.

20 According to the property appraiser's
21 record, we're able to determine the last sale
22 they had recorded was in 2015 for \$84,400. The
23 applicant didn't provide anything. That was
24 just our research.

25 THE CHAIRMAN: Thank you.

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 So it sounds like I'm good with a deferral
2 here.

3 MS. FETNER: Just for -- since it did come
4 up and there was a public hearing on it, I
5 would prefer you to have a motion, a vote.

6 THE CHAIRMAN: I will entertain a motion.

7 COMMISSIONER DAVIS: Motion to defer.

8 THE CHAIRMAN: Is that a motion to defer
9 to --

10 MS. FETNER: Defer to February -- the
11 February meeting.

12 COMMISSIONER DAVIS: To the February
13 meeting.

14 (Mr. Diebenow approaches the podium.)

15 MR. DIEBENOW: And I'm -- I'm sorry.
16 Before you --

17 THE CHAIRMAN: Sure.

18 MR. DIEBENOW: -- vote, I just have one
19 question.

20 So if you just closed the public hearing,
21 does that -- if they close the public hearing,
22 does that require a readvertisement or should
23 he continue to --

24 MS. FETNER: You should continue -- thank
25 you, Steve.

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 MR. DIEBENOW: So he should continue the
2 public hearing until --

3 MS. FETNER: Yes.

4 MR. DIEBENOW: -- February 27th or 28th --

5 MS. FETNER: Yes.

6 MR. DIEBENOW: -- whatever the day is.

7 THE CHAIRMAN: So I will reopen the public
8 hearing --

9 MS. FETNER: And continue it.

10 THE CHAIRMAN: -- and continue it to
11 February.

12 MR. DIEBENOW: Okay.

13 THE CHAIRMAN: And I will also entertain a
14 motion one more time.

15 COMMISSIONER KASPER: I was going to just
16 say, just to make some points just because I
17 think he had asked what our questions might be
18 for the future.

19 THE CHAIRMAN: Sure.

20 COMMISSIONER KASPER: I'm not sure when
21 that time is.

22 MS. FETNER: That's --

23 THE CHAIRMAN: Sure.

24 MS. FETNER: That's now.

25 THE CHAIRMAN: Yeah.

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 COMMISSIONER KASPER: So my simple
2 question, I think, for -- just really for this
3 Commission, too, is can the building be
4 rehabilitated. And that's kind of where I
5 started off on the -- on the threshold of what
6 the burden is. So I think if you -- if we can
7 answer the question, yes, it can be
8 rehabilitated, then that is one position. That
9 as a commission, we believe the building can be
10 rehabilitated, that the block can be repaired,
11 the cracks can be repaired, the floor can be
12 repaired, the porch can be added back on, the
13 roof can be repaired, that all those things can
14 be repaired. If we believe they can, so that's
15 one point.

16 Then the second point is, is that a -- is
17 that a burden. And so then I think it would be
18 on the applicant to say, Well, yes, we can do
19 anything, but it's going to cost way too much,
20 and based on our research, and da, da, da, da,
21 da, da, da, da, da, it's going to be
22 economically infeasible, which I think goes to
23 the point that staff recommended.

24 So, for me, it's kind of a can it be done,
25 and then how much would it cost, and then is

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 there --

2 THE CHAIRMAN: I think that's a really
3 good point, because you can repair anything,
4 but, you know, does it make sense.

5 COMMISSIONER KASPER: Right.

6 COMMISSIONER LOPERA: Yeah. I think
7 that's an important point to make because,
8 yeah, some of those wider cracks, the
9 half-inch-wide cracks through the block, when
10 we run into that, we replace that one single
11 block. We don't replace the entire foundation.
12 And as far as the other cracks goes, hairline
13 cracks are typically just, you know, caulked
14 over. And then, you know, kind of that
15 quarter-inch range, that's where you really
16 need to get a cause and origin report from an
17 engineer to figure out what is causing these
18 cracks at this range.

19 So -- but -- you know, from what I'm
20 looking at here, you know, a lot of these
21 cracks, like on the outside plaster, it's --
22 the plaster is a veneer. The structure is the
23 actual block. So the plaster, you would fix
24 that with, you know, whatever paint or caulking
25 you end up doing at the end.

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 So the same thing with the cracks that are
2 up here on the porch in photo -- let's see, on
3 Page 328, you have got a crack through multiple
4 blocks, so you would replace multiple blocks
5 there.

6 But it looks like, as far as the inside
7 goes, most of the floor joists look like --
8 look like they're already in place. It looks
9 like it's just missing floor sheathing in, you
10 know, multiple areas.

11 How are the windows? Were the windows in
12 reasonable condition? Or in -- staff maybe?
13 Owner?

14 MS. SHEPPARD: The ones that we witnessed
15 seemed to be in pretty -- actually, pretty good
16 condition. They look actually recently
17 painted, or at least the ones that I took a
18 closer look at.

19 COMMISSIONER LOPERA: Okay.

20 MS. SHEPPARD: You can see on the screen
21 now they --

22 MS. KORNUTIK: There's a good bit of
23 reglazing.

24 COMMISSIONER LOPERA: Okay. Which is
25 typical, like they get painted over and over

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 and over again?

2 MS. KORNUTIK: Yeah. The rear windows are
3 smashed due to vandalism.

4 COMMISSIONER LOPERA: Do you all still
5 have the COA application open from the original
6 COA or did that get closed out? I thought
7 there was an original COA for this to
8 rehabilitate it.

9 MR. DIEBENOW: Yep. There was a COA just
10 to remove the porch, the porte cochere, and add
11 125 square feet. So I think, technically --

12 COMMISSIONER LOPERA: Oh, that would be to
13 the back of the property or something?

14 MR. DIEBENOW: So, technically, it's
15 probably still open because that last addition
16 hasn't been done.

17 MR. POPOLI: Through the Chair, the COA
18 has to be commenced within one year. It's good
19 for five, typically. So it's in that time
20 frame.

21 COMMISSIONER LOPERA: So it's still within
22 that time frame?

23 MR. POPOLI: Yes.

24 COMMISSIONER LOPERA: Okay. Yeah. I
25 mean, I would definitely get -- you know,

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 perhaps get another opinion as far as repairing
2 of the masonry block if you guys are interested
3 in continuing -- like, are you guys wanting to
4 continue if you're able to, or did you run into
5 this problem with the masonry block and then
6 kind of just kind of quit?

7 MR. DIEBENOW: No. They have been
8 actively trying to figure out how to -- how to
9 get it done.

10 COMMISSIONER LOPERA: Okay.

11 MR. DIEBENOW: But when you -- I think
12 that Commissioner Kasper made the exact right
13 evaluation. I mean, anything can be replaced
14 for a price --

15 COMMISSIONER LOPERA: Right.

16 MR. DIEBENOW: -- but when we start
17 peeling back the plaster -- and although some
18 of the floor beams do exist, others of it has
19 deteriorated and rotted, and they have rotted
20 into the -- into the foundation -- not the
21 foundation, but into the supporting structure
22 of the building.

23 Again, anything could be replaced for a
24 price, but the --

25 COMMISSIONER LOPERA: Sure.

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 MR. DIEBENOW: -- overall price just makes
 2 it not economically feasible.
 3 That said, we're open to ideas. We're
 4 going to list the property directly as
 5 recommended by RAP. Again, we -- sorry for
 6 that statement earlier. I was under the
 7 impression it was listed. But it has been
 8 listed in the past.
 9 In any event, we'll do the -- we really
 10 appreciate your time, and we'll gather the
 11 information that's been requested, and anything
 12 else we can come up with. And feel free to
 13 call us if you have any other ideas or
 14 suggestions because that's -- we know we don't
 15 take the demolition lightly. Again, that's not
 16 Gretchen's business. It's not my business. At
 17 least, it hasn't been until today.
 18 THE CHAIRMAN: Does anybody else have
 19 questions for Mr. Diebenow?
 20 COMMISSION MEMBERS: (No response.)
 21 THE CHAIRMAN: Any other points to make?
 22 COMMISSION MEMBERS: (No response.)
 23 THE CHAIRMAN: All right. Thank you,
 24 Steve.
 25 MR. DIEBENOW: Thank you.
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 THE CHAIRMAN: So I would now entertain --
 2 unless anybody else has anything to talk about,
 3 I will entertain a motion to defer.
 4 COMMISSIONER KASPER: I will make a motion
 5 to defer COA-17-1271.
 6 COMMISSIONER LOPERA: I second.
 7 THE CHAIRMAN: All those in favor?
 8 COMMISSION MEMBERS: Aye.
 9 THE CHAIRMAN: Those opposed?
 10 COMMISSION MEMBERS: (No response.)
 11 THE CHAIRMAN: The motion carries, and the
 12 COA is deferred.
 13 All right. Moving on. Moving on to COAs
 14 or work initiated without a COA.
 15 COA-17-1274.
 16 Do any commissioners have any ex-parte?
 17 COMMISSION MEMBERS: (No response.)
 18 THE CHAIRMAN: Hearing none, staff, do we
 19 have a report?
 20 MR. POPOLI: Through the Chair, yes.
 21 This is COA-17-1274, located at
 22 1232 Ingleside Avenue. It is an after-the-fact
 23 COA for an accessibility ramp that was
 24 previously installed. Staff has reviewed it,
 25 and we're recommending that the ramp be
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 approved with the following conditions -- with
 2 a single condition with two options. That the
 3 cheek walls, which are noted here in the
 4 picture, would either be skinned and stucco
 5 painted, and then a continuous hedge planted on
 6 either side to screen the cheek walls, or that
 7 they be covered in a brick veneer to match the
 8 main structure.
 9 Typically, accessibility ramps can be
 10 approved by staff if they're of a temporary
 11 nature, typically made out of wood or some
 12 other material that's not permanent. When it
 13 gets to this level, it has to come to you guys.
 14 We did review the site, and based on the
 15 lack of, you know, dedicated improved parking
 16 and sidewalk, this really -- it seemed to be
 17 the only place you could reasonably put the
 18 ramp. We had toyed with the idea of whether or
 19 not they could put it off to the side, but the
 20 space between the columns and the house itself
 21 is so small, I doubt it would actually function
 22 as an accessibility ramp at that point.
 23 So we think with the proposed conditions,
 24 the options, either one would be acceptable and
 25 would make it -- you know, to minimize the
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 impact to the historic structure.
 2 THE CHAIRMAN: Okay. Thank you.
 3 Does anybody have questions for staff?
 4 COMMISSION MEMBERS: (No response.)
 5 THE CHAIRMAN: Okay. I'm going to open
 6 the public hearing.
 7 Is the applicant here?
 8 (Audience member approaches the podium.)
 9 THE CHAIRMAN: Can you state your name and
 10 address for the record, please?
 11 AUDIENCE MEMBER: My name is Carolyn
 12 Stockwell, and this is our property owned by
 13 Stockwell Trust. The property is owned by
 14 Stockwell Family Trust.
 15 THE REPORTER: And your address? The
 16 address, please.
 17 MS. STOCKWELL: My personal address?
 18 THE REPORTER: The address --
 19 MS. STOCKWELL: 1232 Ingleside Avenue.
 20 THE REPORTER: Okay. I need you to raise
 21 your right hand for me, please.
 22 MS. STOCKWELL: (Complies.)
 23 THE REPORTER: Do you affirm that the
 24 testimony you are about to give will be the
 25 truth, the whole truth, and nothing but the
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 truth?
 2 MS. STOCKWELL: Yes.
 3 THE REPORTER: Thank you.
 4 MS. STOCKWELL: So as I'm understanding
 5 it, you're requiring that we cover this with
 6 something?
 7 COMMISSIONER DAVIS: Yes, ma'am. The
 8 recommendation is cover it with stucco or
 9 brick.
 10 MS. STOCKWELL: Or brick?
 11 COMMISSIONER DAVIS: Yes, ma'am.
 12 MS. STOCKWELL: Stucco being concrete mix?
 13 COMMISSIONER DAVIS: Yes, ma'am.
 14 MS. STOCKWELL: Okay.
 15 THE CHAIRMAN: And actually just the cheek
 16 walls.
 17 MS. STOCKWELL: I'm sorry?
 18 THE CHAIRMAN: Just the cheek walls that
 19 line the ramp.
 20 MS. STOCKWELL: I am hearing-impaired.
 21 What --
 22 THE CHAIRMAN: The cheek walls, the two
 23 walls that line the ramp.
 24 MS. STOCKWELL: Okay.
 25 THE CHAIRMAN: That's all that need to be
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 covered.
 2 MS. STOCKWELL: Okay.
 3 COMMISSIONER LOPERA: Just the outside
 4 face of the wall --
 5 MS. STOCKWELL: You're not talking about
 6 the floor --
 7 COMMISSIONER LOPERA: No, no, no, no, no.
 8 Just the outside face of the block. And it's
 9 just, you know, one coat. It's just -- it's
 10 actually just called parging, so just cement
 11 and water. Parging, p-a-r-g-i-n-g. It's just
 12 cement and water.
 13 MS. STOCKWELL: Okay.
 14 COMMISSIONER LOPERA: Very easy to apply.
 15 MS. STOCKWELL: Obviously, I'm not going
 16 to personally do it.
 17 COMMISSIONER LOPERA: Right.
 18 COMMISSIONER DAVIS: And then a hedge
 19 planted on either side is the recommendation.
 20 MS. STOCKWELL: I'm sorry?
 21 COMMISSIONER DAVIS: And then a hedge. A
 22 little row of shrubs --
 23 MS. STOCKWELL: Uh-huh.
 24 COMMISSIONER DAVIS: -- on either side of
 25 it --
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 MS. STOCKWELL: Uh-huh.
 2 COMMISSIONER DAVIS: -- to kind of block
 3 the view.
 4 MS. STOCKWELL: You want more concrete
 5 block; is that what you said?
 6 COMMISSIONER DAVIS: No, ma'am. A
 7 shrub --
 8 MS. STOCKWELL: Oh, you want a shrub --
 9 COMMISSIONER DAVIS: Yes.
 10 MS. STOCKWELL: -- over there?
 11 COMMISSIONER DAVIS: Yes, ma'am.
 12 MS. STOCKWELL: I can do that myself.
 13 Okay. That's it?
 14 MS. FETNER: Through the Chair.
 15 THE CHAIRMAN: Please.
 16 MS. FETNER: At this point, you realize
 17 you need to have a Certificate of
 18 Appropriateness for any other work you do on
 19 the house? That you need --
 20 MS. STOCKWELL: Other than this, or I got
 21 to get -- I got to get something else to do
 22 that?
 23 MS. FETNER: No. I'm just saying in
 24 general --
 25 MS. STOCKWELL: Oh, yeah. Right.
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 MS. FETNER: -- because this was brought
 2 in --
 3 MS. STOCKWELL: Gotcha.
 4 MS. FETNER: -- as a violation, so I just
 5 want on the record --
 6 MS. STOCKWELL: Yeah. Your \$625 fine
 7 taught me that, yes.
 8 MS. FETNER: Okay. Thank you.
 9 THE CHAIRMAN: Okay.
 10 MS. STOCKWELL: Okay.
 11 THE CHAIRMAN: I think that's all I've
 12 got. I think we're good. We're good.
 13 MS. STOCKWELL: Thank you.
 14 THE CHAIRMAN: Is there anyone else here
 15 to speak on this COA?
 16 AUDIENCE MEMBERS: (No response.)
 17 THE CHAIRMAN: Seeing none, I will close
 18 the public hearing and entertain a motion.
 19 COMMISSIONER DAVIS: Motion to approve
 20 with staff conditions.
 21 COMMISSIONER KASPER: Second.
 22 THE CHAIRMAN: Okay. Any discussion on
 23 this other than -- I think we're all on the
 24 same page here.
 25 COMMISSIONER STANSEL: Yeah. I think
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 staff's recommendations are acceptable.
 2 THE CHAIRMAN: Okay. Good with me.
 3 COMMISSIONER LOPERA: One -- sorry -- one
 4 thing. Is it a row of shrubs or one shrub?
 5 THE CHAIRMAN: It is a row of shrubs.
 6 COMMISSIONER KASPER: Continuous --
 7 COMMISSIONER LOPERA: Okay. Continuous
 8 row of hedge.
 9 COMMISSIONER KASPER: Shrubbery.
 10 COMMISSIONER LOPERA: Of shrubbery.
 11 THE CHAIRMAN: Or brick.
 12 COMMISSIONER LOPERA: Okay.
 13 COMMISSIONER STANSEL: And I think staff
 14 would just need to follow up with her to make
 15 sure she understood that.
 16 THE CHAIRMAN: Yes.
 17 MR. POPOLI: Yes. Our code officer will
 18 go ahead and inspect once the work is done.
 19 THE CHAIRMAN: All right. So we're voting
 20 now?
 21 MS. FETNER: Yes.
 22 THE CHAIRMAN: All those in favor?
 23 COMMISSION MEMBERS: Aye.
 24 THE CHAIRMAN: Those opposed?
 25 COMMISSION MEMBERS: (No response.)
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 nominations with the instructions on the back.
 2 So we'll be taking nominations through the end
 3 of February.
 4 Traditionally, we would have a
 5 subcommittee of the Commission that would
 6 review the potential award recipients. It was
 7 usually three. Since there's only five of you,
 8 we're going to recommend this year that we just
 9 hold, like, a one- or two-hour special meeting.
 10 We're potentially looking at March 7th for
 11 that, but we'll, you know, check with everybody
 12 and see what works best as far as the time.
 13 But what we will do is we'll collect those
 14 applications and then compile them, you know,
 15 the photographs and then other information,
 16 bring those to you, and then you guys can
 17 decide what you think awards should be given
 18 out to.
 19 We're scaling back the categories that we
 20 are accepting this year because of -- as I
 21 mentioned to several of you, we have limited
 22 staff between now and April when a bulk of the
 23 work would be done. So we're generally just
 24 taking applications related to product -- or
 25 projects or work or other items that have come
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 THE CHAIRMAN: Motion carries.
 2 Okay. Let's see what we've got here.
 3 MR. POPOLI: All right. So the only
 4 things we have left are informational, unless
 5 you want to --
 6 THE CHAIRMAN: Yeah. No, I'm good.
 7 That's it.
 8 MR. POPOLI: I'm not sure if anyone is
 9 here on an item that maybe got missed or --
 10 MS. FETNER: And public comment.
 11 THE CHAIRMAN: I'm going to open the
 12 public comment.
 13 All right. Is anybody in the audience
 14 here for any other COA or anything else?
 15 AUDIENCE MEMBERS: (No response.)
 16 THE CHAIRMAN: Okay. I'm going to close
 17 the public comment.
 18 And we have got some new information from
 19 the Christian, I believe.
 20 MR. POPOLI: Me and Lisa, actually.
 21 So the first item, I believe a few of you
 22 were here for last year's preservation awards.
 23 But we do hold an annual award ceremony. It's
 24 in May, which is Preservation Month.
 25 On the dais, you will find the call for
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 before you or have been reviewed by staff or
 2 maybe are related to something the City
 3 sponsored. And so it may include
 4 rehabilitation or new construction or, you
 5 know, other items. But typically we took a
 6 much broader swath of requests, but we just
 7 generally don't have the manpower this year.
 8 But these are -- they were in the back of
 9 the room, so hopefully some people grabbed
 10 them. We're going to put them on the web.
 11 Lisa is part of the historic consortium,
 12 so she will be handing this out next week.
 13 So just to kind of put it on your radar.
 14 Generally, you guys do the presenting. So we
 15 typically put together a presentation. We will
 16 draft speeches for you guys, and you will give
 17 the awards. So May 3rd is the date if you want
 18 to put that on your radar. It's in the
 19 evening, usually 5:30 to 8:00, something in
 20 that neighborhood.
 21 MS. SHEPPARD: The reception starts at
 22 5:00, and the award ceremony is directly after
 23 in the adjacent building. So usually we're
 24 done by 8:00. And depending on how many we
 25 get, that's on the long end, so --
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 THE CHAIRMAN: Okay.

2 MS. SHEPPARD: One other, as far as the

3 preservation awards, we do look for -- we have

4 a reception, as I mentioned before, at the

5 beginning. We do look for sponsors for that

6 every year, and we've been very fortunate to

7 have some generous commissioners that have

8 stepped up to that. If you or anyone that you

9 know of that might be interested in that, we do

10 mention them in the materials that go out to

11 the -- to the recipients and special guests.

12 We do invite, you know, City Council members

13 and the mayor's office, that kind of thing. So

14 they would get advertised in that and thanked

15 at the award ceremony. And then there's some,

16 you know, signage that we would have up for the

17 reception as well.

18 COMMISSIONER LOPERA: Kasper Architecture

19 and Piper Homes would be ideal possibly as a

20 sponsor this year.

21 MS. SHEPPARD: Welcome to (inaudible.)

22 For more information afterwards --

23 (Simultaneous speaking.)

24 COMMISSIONER LOPERA: Go ahead and ask,

25 guys. You're talking to ask about

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 sponsorship --

2 MS. SHEPPARD: It doesn't have to be a

3 single person or --

4 COMMISSIONER LOPERA: They're companies.

5 MS. SHEPPARD: Yeah. So you can share

6 that, and -- for less cost.

7 THE CHAIRMAN: All right. Anything else

8 over there?

9 MS. SHEPPARD: The other informational

10 item we have is that the Florida Trust for

11 Historic Preservation, which is our statewide

12 nonprofit dealing with historic preservation,

13 has chosen to have their annual conference here

14 in Jacksonville in 2018. So that is scheduled

15 also in the month of May, which if you did not

16 know, is National Preservation Month. I think

17 that's on everybody's calendar.

18 THE CHAIRMAN: Looking forward to it.

19 MS. SHEPPARD: Feel in the know.

20 So feel free to tell your friends -- well,

21 yeah, it's National Preservation Month. That's

22 why we do the preservation awards in the month

23 of May. It's kind of our tribute to that. And

24 also why the Florida Trust has their conference

25 then. So that would be happening May 17th,

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 18th, and 19th. Actually, I think there might

2 even be a kind of on-your-own add-on on the

3 16th.

4 They are also looking for sponsors, which

5 obviously bigger market there, too. If you are

6 interested, I'll be happy to put you in touch

7 with the right people.

8 But also from an attendance standpoint,

9 it's got -- they're probably going to be

10 opening up registration end of the month, first

11 part of February, and it has a number of

12 different topics that might interest you, along

13 with some special events, like the most

14 endangered list that they review. They have

15 got some luncheon speakers.

16 So not very often that we get it coming to

17 Northeast Florida, much less in our own

18 hometown. So put that -- those dates on your

19 schedule. And if there's any way that you can

20 register for that or interested in attending,

21 please do.

22 THE CHAIRMAN: Okay. Thank you.

23 MR. POPOLI: Through the Chair, just two

24 more quick things.

25 THE CHAIRMAN: Sure.

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 MR. POPOLI: First of all, right before we

2 sent the agenda out, I received a letter from

3 Searcy who requested to resign from the board.

4 So it was effective immediately. That will

5 require us to look at filling office

6 positions -- officer positions, but we

7 obviously couldn't advertise in time for this

8 meeting, so it will be something that's taken

9 in February.

10 You may have noticed that Gloria looks a

11 little different this evening. She actually

12 took a position with the Neighborhoods

13 Division, which was a nice raise for her, so we

14 are all happy to see her do well, but we will

15 miss her desperately. And some of the

16 kerfuffle with the book is -- as that was part

17 of her responsibilities, so we're struggling

18 through that.

19 And I don't know if you guys are aware,

20 but Blair did have her baby in January, so she

21 hopefully will be back at the end of March.

22 She has another whole other roster at the

23 moment, but --

24 THE CHAIRMAN: We're losing everybody.

25 MR. POPOLI: Yeah. But at any rate, you

Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 know, good things for both of them, so we're
 2 happy.
 3 But that's all I had.
 4 THE CHAIRMAN: All right. If that's
 5 all --
 6 MS. SHEPPARD: Given that situation, if
 7 you do not get an immediate call back from us,
 8 it's because we are experiencing high volume
 9 and are short of staff.
 10 COMMISSIONER LOPERA: Heavy call volume.
 11 That is a term that I often hear.
 12 THE CHAIRMAN: Okay. If nobody has
 13 anything else --
 14 COMMISSIONER KASPER: I have got one
 15 thing.
 16 THE CHAIRMAN: Please.
 17 COMMISSIONER KASPER: Maybe just a quick
 18 request from me. Would it be possible to print
 19 the agenda?
 20 THE CHAIRMAN: That's a great point.
 21 COMMISSIONER KASPER: Because, yes, we
 22 have everything on the iPad, but for me it's
 23 easier if I had something that we could kind of
 24 check off we approved, disapproved, next. So
 25 just those one-, two-page, agenda --
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 THE CHAIRMAN: Absolutely agree.
 2 MR. POPOLI: I would say that that's
 3 generally something that we do do, and
 4 something Gloria would handle.
 5 COMMISSIONER KASPER: Okay. I wasn't sure
 6 if that went away with the electronic --
 7 THE CHAIRMAN: Because trying to scroll
 8 back up --
 9 (Simultaneous speaking.)
 10 MR. POPOLI: I don't know if those are in
 11 the budget, but, yes, I will do that next time.
 12 I apologize.
 13 THE CHAIRMAN: Okay. That's a great
 14 point.
 15 Anybody else?
 16 COMMISSION MEMBERS: (No response.)
 17 THE CHAIRMAN: Okay. Thanks for
 18 everything.
 19 Meeting is adjourned.
 20 (The above proceedings were adjourned at
 21 4:43 p.m.)
 22 - - -
 23
 24
 25
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 CERTIFICATE OF REPORTER
 2
 3 STATE OF FLORIDA)
)
 4 COUNTY OF DUVAL)
 5
 6
 7 I, Diane M. Tropia, 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 3rd day of February 2018.
 16
 17 _____
 18 Diane M. Tropia
 Florida Professional Reporter
 19
 20
 21
 22
 23
 24
 25
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

\$	<p>2018 [5] - 1:6, 2:1, 44:7, 94:14, 99:15</p> <p>2107 [1] - 4:5</p> <p>214 [1] - 1:7</p> <p>2256 [2] - 26:11, 29:11</p> <p>2333 [1] - 10:4</p> <p>24 [3] - 1:6, 2:1, 28:12</p> <p>24.6 [2] - 28:11</p> <p>24th [2] - 2:4, 44:7</p> <p>2500 [2] - 4:1, 4:2</p> <p>252 [2] - 4:22, 6:2</p> <p>253 [1] - 4:23</p> <p>266 [2] - 39:20</p> <p>267 [1] - 39:20</p> <p>27 [4] - 10:23, 13:8, 14:23, 15:1</p> <p>27th [1] - 75:4</p> <p>2811 [1] - 4:24</p> <p>28th [1] - 75:4</p> <p>2nd [1] - 4:23</p>	6	<p>6 [4] - 6:4, 6:7, 9:1, 28:12</p> <p>6-foot-3 [1] - 27:9</p> <p>6-inch [1] - 28:10</p> <p>60 [1] - 63:6</p> <p>6th [2] - 3:9, 3:11</p>	<p>added [3] - 7:23, 54:2, 76:12</p> <p>addendum [1] - 5:10</p> <p>addition [17] - 5:10, 5:14, 7:13, 8:7, 8:10, 9:7, 9:9, 9:11, 13:15, 17:4, 17:23, 21:2, 22:11, 22:17, 22:20, 37:21, 79:15</p> <p>addition's [1] - 8:12</p> <p>additional [9] - 33:25, 60:16, 60:18, 60:21, 61:18, 61:24, 63:7, 67:14, 69:9</p> <p>address [13] - 10:2, 15:16, 16:6, 29:8, 47:20, 58:20, 64:3, 72:3, 84:10, 84:15, 84:16, 84:17, 84:18</p> <p>addressed [2] - 49:8, 52:24</p> <p>adequately [1] - 23:20</p> <p>adjacent [2] - 27:2, 92:23</p> <p>adjourned [2] - 98:19, 98:20</p> <p>Adrienne [1] - 70:8</p> <p>advertise [1] - 96:7</p> <p>advertised [1] - 93:14</p> <p>advise [1] - 69:19</p> <p>advocates [1] - 70:24</p> <p>aerial [1] - 16:10</p> <p>aesthetic [1] - 23:4</p> <p>affirm [7] - 10:8, 15:23, 29:17, 64:9, 70:16, 72:10, 84:23</p> <p>after-the-fact [1] - 82:22</p> <p>afternoon [1] - 10:14</p> <p>afterwards [1] - 93:22</p> <p>age [1] - 51:22</p> <p>agenda [4] - 7:3, 96:2, 97:19, 97:25</p> <p>Agenda [6] - 4:12, 4:14, 5:6, 5:23, 6:10, 6:15</p> <p>ago [2] - 47:3, 47:8</p> <p>agree [6] - 11:12, 20:3, 20:21, 22:2, 40:17, 98:1</p> <p>Agree [1] - 43:3</p> <p>agreeance [1] - 41:11</p> <p>agreed [3] - 5:18, 41:4, 43:2</p> <p>Agreed [1] - 43:1</p> <p>ahead [7] - 2:4, 4:16, 15:7, 29:25, 55:6, 89:18, 93:24</p> <p>alleyway [3] - 14:10, 14:11, 14:17</p>	<p>Allmand [1] - 54:7</p> <p>allow [1] - 38:22</p> <p>allowed [1] - 63:21</p> <p>allowing [2] - 16:4, 22:9</p> <p>ALSO [1] - 1:16</p> <p>alterations [1] - 53:24</p> <p>alternate [4] - 33:20, 41:7, 44:5</p> <p>alternative [2] - 8:3, 41:18</p> <p>Amanda [1] - 72:4</p> <p>amend [9] - 24:8, 24:23, 25:1, 43:8, 43:18, 43:24, 45:22, 45:23, 45:24</p> <p>Amend [1] - 43:22</p> <p>amended [5] - 25:9, 25:15, 46:7, 46:9, 46:15</p> <p>amendment [1] - 25:3</p> <p>amount [1] - 54:14</p> <p>ANDRES [1] - 1:14</p> <p>Andres [1] - 2:16</p> <p>angle [1] - 13:11</p> <p>annual [2] - 90:23, 94:13</p> <p>answer [6] - 28:20, 55:4, 55:5, 55:7, 61:20, 76:7</p> <p>answers [1] - 58:9</p> <p>anticipation [2] - 48:14, 51:11</p> <p>antique [1] - 31:11</p> <p>anyway [1] - 63:9</p> <p>apart [1] - 66:24</p> <p>apologize [2] - 17:16, 98:12</p> <p>appear [1] - 51:6</p> <p>applicable [1] - 50:18</p> <p>applicant [14] - 5:18, 9:21, 28:24, 47:10, 48:15, 55:11, 55:16, 58:17, 58:23, 70:6, 71:19, 73:23, 76:18, 84:7</p> <p>application [10] - 47:15, 47:23, 47:25, 51:13, 53:1, 53:16, 54:24, 56:14, 59:19, 79:5</p> <p>applications [3] - 57:13, 91:14, 91:24</p> <p>apply [1] - 86:14</p> <p>appraiser's [1] - 73:20</p> <p>appreciate [5] - 12:11, 30:2, 69:7, 71:18, 81:10</p> <p>approach [1] - 49:21</p> <p>approaches [10] -</p>
0		7	<p>7364 [1] - 15:18</p> <p>75.6 [1] - 27:8</p> <p>7th [1] - 91:10</p>		
0	<p>0 [1] - 4:19</p>	8	<p>8 [2] - 5:11, 7:24</p> <p>8:00 [2] - 92:19, 92:24</p>		
1	<p>1 [5] - 6:7, 26:14, 37:9, 41:14, 58:22</p> <p>1-6 [1] - 30:25</p> <p>1-inch [2] - 28:1, 28:2</p> <p>10 [4] - 7:25, 9:2, 54:9, 59:12</p> <p>1002 [1] - 1:8</p> <p>11-foot [1] - 28:9</p> <p>12 [2] - 8:13, 27:9</p> <p>12-inch [2] - 27:11</p> <p>1200 [1] - 58:22</p> <p>1232 [2] - 82:22, 84:19</p> <p>124- [4] - 63:15, 63:19, 63:20, 64:19</p> <p>125 [2] - 59:6, 79:11</p> <p>12th [10] - 4:18, 5:4, 7:11, 10:16, 10:23, 11:16, 13:7, 13:8, 14:4, 15:1</p> <p>13 [17] - 55:18</p> <p>1417 [1] - 4:20</p> <p>1448 [1] - 4:4</p> <p>146 [3] - 4:18, 7:10, 10:16</p> <p>1649 [1] - 4:3</p> <p>16th [1] - 95:3</p> <p>1722 [1] - 64:5</p> <p>17th [1] - 94:25</p> <p>1894 [1] - 4:21</p> <p>18th [1] - 95:1</p> <p>1917 [1] - 67:18</p> <p>19th [1] - 95:1</p> <p>1st [1] - 1:8</p>	9	<p>9-over-1 [2] - 26:24, 27:13</p> <p>90 [1] - 67:11</p>		
2	<p>2 [4] - 10:18, 22:22, 27:22, 28:2</p> <p>2-foot [4] - 21:3, 21:4, 21:12</p> <p>2-inch [1] - 28:2</p> <p>20 [6] - 10:22, 13:7, 15:2, 59:18, 59:24</p> <p>20045 [1] - 4:24</p> <p>2014 [1] - 71:15</p> <p>2015 [1] - 73:22</p> <p>2016 [4] - 47:22, 51:12, 52:13</p>	A	<p>A-4 [1] - 33:14</p> <p>ability [2] - 31:1, 57:2</p> <p>able [7] - 19:5, 19:6, 34:5, 61:5, 70:9, 73:21, 80:4</p> <p>absolutely [1] - 98:1</p> <p>accept [4] - 11:12, 30:4, 33:13, 33:16</p> <p>acceptable [4] - 31:15, 41:19, 83:24, 89:1</p> <p>accepting [1] - 91:20</p> <p>accessed [1] - 27:5</p> <p>accessibility [3] - 82:23, 83:9, 83:22</p> <p>accommodate [4] - 26:18, 26:25, 27:14, 38:11</p> <p>according [2] - 14:20, 73:20</p> <p>acquire [1] - 59:14</p> <p>Acting [1] - 1:13</p> <p>actively [3] - 62:25, 63:10, 80:8</p> <p>actual [4] - 16:11, 16:13, 49:19, 77:23</p> <p>Adams [3] - 62:9, 62:10</p> <p>add [6] - 5:24, 22:7, 44:13, 59:6, 79:10, 95:2</p> <p>add-on [1] - 95:2</p>		
3	3	3	<p>3 [9] - 24:14, 24:15, 24:16, 27:25, 30:12, 31:4, 40:24, 41:9, 41:14</p> <p>3-0 [1] - 30:24</p> <p>30-inch [2] - 30:22, 34:2</p> <p>30-light [2] - 26:25, 31:8</p> <p>307.106(p) [1] - 55:8</p> <p>32204 [1] - 29:12</p> <p>32210 [1] - 64:5</p> <p>328 [1] - 78:3</p> <p>33 [1] - 38:4</p> <p>3874 [1] - 72:5</p> <p>3914 [1] - 4:21</p> <p>3:00 [2] - 1:7, 2:1</p> <p>3rd [4] - 4:22, 6:2, 92:17, 99:15</p>		
4	4	4	<p>4 [6] - 10:19, 22:23, 24:8, 28:4, 31:6, 37:19</p> <p>4-6 [1] - 30:24</p> <p>49 [2] - 63:1, 64:19</p> <p>4:43 [1] - 98:21</p>		
5	5	5	<p>5-foot [1] - 30:22</p> <p>50 [1] - 59:11</p> <p>50-plus [1] - 66:13</p> <p>50-year [1] - 72:24</p> <p>5:00 [1] - 92:22</p> <p>5:30 [1] - 92:19</p>		

<p>9:25, 15:14, 29:3, 39:11, 58:18, 64:1, 70:2, 72:1, 74:14, 84:8 appropriate [4] - 7:22, 8:3, 22:5, 23:22 appropriately [1] - 30:25 Appropriateness [3] - 59:4, 65:18, 87:18 approval [3] - 7:16, 31:19, 32:14 approve [13] - 3:8, 3:10, 6:14, 20:11, 20:13, 22:2, 37:2, 43:7, 44:4, 44:5, 46:6, 46:8, 88:19 approved [12] - 19:15, 28:5, 31:7, 32:15, 46:15, 48:1, 48:14, 51:12, 65:18, 83:1, 83:10, 97:24 approving [1] - 10:17 April [1] - 91:22 architect [1] - 54:7 architectural [1] - 33:19 Architecture [1] - 93:18 area [4] - 21:25, 65:17, 65:20, 68:23 areas [4] - 51:20, 67:22, 69:1, 78:10 argument [1] - 58:3 assemblage [1] - 20:24 associate [1] - 54:21 associated [1] - 49:19 attendance [1] - 95:8 attending [1] - 95:20 attention [1] - 11:9 attractive [1] - 17:14 Audience [7] - 9:25, 15:14, 29:3, 64:1, 70:2, 72:1, 84:8 audience [7] - 6:9, 15:10, 19:22, 28:25, 71:22, 73:13, 90:13 AUDIENCE [21] - 6:11, 9:22, 10:3, 11:8, 15:12, 15:17, 19:23, 29:1, 29:10, 36:24, 63:15, 63:19, 63:21, 64:4, 70:3, 71:24, 72:4, 73:15, 84:11, 88:16, 90:15 Augustine [1] - 72:17 authorized [1] - 99:8 available [2] - 61:20, 66:9</p>	<p>Avenue [5] - 4:22, 26:11, 29:11, 82:22, 84:19 avoid [3] - 8:13, 11:24, 42:12 Avondale [4] - 50:14, 70:8, 72:21, 73:4 award [4] - 90:23, 91:6, 92:22, 93:15 awards [5] - 90:22, 91:17, 92:17, 93:3, 94:22 aware [1] - 96:19 awkward [1] - 39:14 Aye [4] - 6:20, 25:17, 46:2, 46:11 aye [4] - 3:16, 25:5, 82:8, 89:23</p>	<p>80:2, 80:5, 86:8, 87:2, 87:5 blocks [5] - 11:6, 51:5, 68:15, 78:4 board [8] - 9:5, 18:1, 24:2, 59:20, 59:21, 96:3 board-on-board [1] - 9:5 boards [1] - 8:21 book [2] - 5:13, 96:16 Boone [1] - 4:21 brand [1] - 33:8 brand-new [1] - 33:8 break [1] - 3:6 breakdown [1] - 54:22 brick [36] - 8:3, 8:7, 8:9, 9:9, 9:11, 9:12, 9:13, 17:9, 17:11, 17:23, 17:24, 17:25, 18:2, 18:3, 18:13, 18:22, 19:3, 21:4, 22:2, 22:7, 22:10, 22:14, 22:18, 22:19, 23:6, 23:20, 23:25, 24:2, 24:10, 24:17, 26:23, 30:22, 83:7, 85:9, 85:10, 89:11 bring [3] - 11:8, 17:2, 91:16 bringing [2] - 40:24, 52:16 broader [1] - 92:6 brought [2] - 59:19, 88:1 budget [1] - 98:11 build [1] - 17:23 Building [5] - 1:7, 31:17, 52:18, 58:1, 67:10 building [19] - 13:16, 17:5, 23:4, 28:19, 31:10, 32:18, 42:1, 42:17, 42:19, 51:22, 52:1, 52:3, 54:12, 61:12, 73:8, 76:3, 76:9, 80:22, 92:23 building's [1] - 67:17 buildings [1] - 68:17 bulk [1] - 91:22 bungalow [1] - 65:13 burden [2] - 76:6, 76:17 Burke [1] - 70:8 business [5] - 59:25, 62:17, 62:19, 81:16 buyer [1] - 71:13</p>	<p style="text-align: center;">C</p> <p>calendar [1] - 94:17 Canterbury [1] - 4:3 cap [2] - 17:11, 18:25 Capel [1] - 72:4 CAPEL [4] - 72:9, 72:14, 72:16, 73:11 care [1] - 22:22 Carolyn [1] - 84:11 carries [6] - 3:19, 6:23, 25:20, 46:5, 82:11, 90:1 case [8] - 32:17, 49:6, 49:17, 50:8, 57:9, 57:18, 60:1, 68:20 casement [2] - 26:17, 26:19 cases [1] - 50:11 Castle [1] - 36:5 categories [1] - 91:19 category [2] - 40:16 caulked [1] - 77:13 caulking [1] - 77:24 caused [2] - 68:5, 68:6 causing [2] - 68:4, 77:17 cell [1] - 3:2 cement [2] - 86:10, 86:12 cementitious [1] - 8:22 center [1] - 26:22 centered [1] - 28:2 ceremony [3] - 90:23, 92:22, 93:15 certainly [9] - 49:10, 50:10, 50:22, 51:8, 51:24, 52:6, 59:14, 60:2, 72:25 CERTIFICATE [1] - 99:1 Certificate [2] - 59:4, 87:17 Certificates [1] - 65:17 certify [1] - 99:8 Chair [17] - 1:13, 5:2, 5:25, 7:9, 26:9, 29:4, 37:6, 39:10, 43:9, 44:1, 56:10, 69:18, 73:18, 79:17, 82:20, 87:14, 95:23 CHAIRMAN [192] - 2:3, 2:20, 2:25, 3:13, 3:17, 3:19, 3:25, 4:10, 4:16, 5:3, 5:7, 5:9, 5:22, 6:1, 6:4, 6:6, 6:12, 6:17, 6:21, 6:23, 7:4, 7:7, 9:16, 9:19, 9:23, 10:1,</p>	<p>11:17, 12:25, 15:5, 15:9, 15:13, 15:15, 16:8, 17:21, 19:17, 19:19, 19:21, 19:24, 20:6, 20:18, 21:10, 22:21, 23:11, 24:18, 24:24, 25:4, 25:6, 25:10, 25:14, 25:18, 25:20, 25:22, 25:25, 26:5, 26:7, 28:21, 28:24, 29:2, 29:6, 29:23, 29:25, 30:8, 30:15, 33:23, 34:17, 36:17, 36:20, 36:22, 36:25, 37:5, 37:13, 37:18, 38:18, 39:2, 39:8, 40:10, 40:17, 40:21, 41:4, 41:8, 41:14, 42:24, 43:3, 43:5, 43:21, 44:3, 44:9, 44:12, 44:15, 44:23, 45:1, 45:3, 45:6, 45:9, 45:12, 45:15, 45:18, 45:23, 46:1, 46:3, 46:5, 46:8, 46:12, 46:14, 46:19, 46:21, 46:25, 47:4, 47:6, 47:13, 53:2, 56:8, 56:12, 56:22, 58:12, 58:15, 58:19, 62:2, 63:23, 64:2, 64:25, 65:4, 65:6, 65:23, 66:1, 69:11, 69:15, 69:25, 70:11, 71:21, 71:25, 72:2, 73:10, 73:12, 73:16, 73:25, 74:6, 74:8, 74:17, 75:7, 75:10, 75:13, 75:19, 75:23, 75:25, 77:2, 81:18, 81:21, 81:23, 82:1, 82:7, 82:9, 82:11, 82:18, 84:2, 84:5, 84:9, 85:15, 85:18, 85:22, 85:25, 87:15, 88:9, 88:11, 88:14, 88:17, 88:22, 89:2, 89:5, 89:11, 89:16, 89:19, 89:22, 89:24, 90:1, 90:6, 90:11, 90:16, 93:1, 94:7, 94:18, 95:22, 95:25, 96:24, 97:4, 97:12, 97:16, 97:20, 98:1, 98:7, 98:13, 98:17 chairman [1] - 2:20 change [5] - 5:17, 5:19, 42:9, 42:11, 48:14 changed [1] - 17:5</p>
B		<p>baby [1] - 96:20 backed [1] - 14:10 background [2] - 59:10, 60:4 bad [1] - 71:2 balance [1] - 12:19 balcony [1] - 41:10 Ball [1] - 1:7 base [1] - 22:18 based [2] - 76:20, 83:14 beams [1] - 80:18 beautiful [5] - 72:17, 72:21, 73:4, 73:8 become [1] - 57:17 bedroom [4] - 14:15, 35:9, 35:13, 35:21 beginning [1] - 93:5 behalf [1] - 58:23 behind [1] - 9:7 benefit [1] - 61:14 best [2] - 36:8, 91:12 better [4] - 14:16, 23:18, 50:19, 51:16 between [8] - 8:19, 21:7, 28:2, 33:9, 35:8, 52:2, 83:20, 91:22 beyond [1] - 57:2 big [1] - 68:17 bigger [1] - 95:5 bit [5] - 40:3, 41:24, 60:7, 67:13, 78:22 Blair [1] - 96:20 blighting [2] - 50:21, 57:20 block [12] - 36:9, 36:15, 66:15, 76:10, 77:9, 77:11, 77:23,</p>	<p>calendar [1] - 94:17 Canterbury [1] - 4:3 cap [2] - 17:11, 18:25 Capel [1] - 72:4 CAPEL [4] - 72:9, 72:14, 72:16, 73:11 care [1] - 22:22 Carolyn [1] - 84:11 carries [6] - 3:19, 6:23, 25:20, 46:5, 82:11, 90:1 case [8] - 32:17, 49:6, 49:17, 50:8, 57:9, 57:18, 60:1, 68:20 casement [2] - 26:17, 26:19 cases [1] - 50:11 Castle [1] - 36:5 categories [1] - 91:19 category [2] - 40:16 caulked [1] - 77:13 caulking [1] - 77:24 caused [2] - 68:5, 68:6 causing [2] - 68:4, 77:17 cell [1] - 3:2 cement [2] - 86:10, 86:12 cementitious [1] - 8:22 center [1] - 26:22 centered [1] - 28:2 ceremony [3] - 90:23, 92:22, 93:15 certainly [9] - 49:10, 50:10, 50:22, 51:8, 51:24, 52:6, 59:14, 60:2, 72:25 CERTIFICATE [1] - 99:1 Certificate [2] - 59:4, 87:17 Certificates [1] - 65:17 certify [1] - 99:8 Chair [17] - 1:13, 5:2, 5:25, 7:9, 26:9, 29:4, 37:6, 39:10, 43:9, 44:1, 56:10, 69:18, 73:18, 79:17, 82:20, 87:14, 95:23 CHAIRMAN [192] - 2:3, 2:20, 2:25, 3:13, 3:17, 3:19, 3:25, 4:10, 4:16, 5:3, 5:7, 5:9, 5:22, 6:1, 6:4, 6:6, 6:12, 6:17, 6:21, 6:23, 7:4, 7:7, 9:16, 9:19, 9:23, 10:1,</p>	<p>11:17, 12:25, 15:5, 15:9, 15:13, 15:15, 16:8, 17:21, 19:17, 19:19, 19:21, 19:24, 20:6, 20:18, 21:10, 22:21, 23:11, 24:18, 24:24, 25:4, 25:6, 25:10, 25:14, 25:18, 25:20, 25:22, 25:25, 26:5, 26:7, 28:21, 28:24, 29:2, 29:6, 29:23, 29:25, 30:8, 30:15, 33:23, 34:17, 36:17, 36:20, 36:22, 36:25, 37:5, 37:13, 37:18, 38:18, 39:2, 39:8, 40:10, 40:17, 40:21, 41:4, 41:8, 41:14, 42:24, 43:3, 43:5, 43:21, 44:3, 44:9, 44:12, 44:15, 44:23, 45:1, 45:3, 45:6, 45:9, 45:12, 45:15, 45:18, 45:23, 46:1, 46:3, 46:5, 46:8, 46:12, 46:14, 46:19, 46:21, 46:25, 47:4, 47:6, 47:13, 53:2, 56:8, 56:12, 56:22, 58:12, 58:15, 58:19, 62:2, 63:23, 64:2, 64:25, 65:4, 65:6, 65:23, 66:1, 69:11, 69:15, 69:25, 70:11, 71:21, 71:25, 72:2, 73:10, 73:12, 73:16, 73:25, 74:6, 74:8, 74:17, 75:7, 75:10, 75:13, 75:19, 75:23, 75:25, 77:2, 81:18, 81:21, 81:23, 82:1, 82:7, 82:9, 82:11, 82:18, 84:2, 84:5, 84:9, 85:15, 85:18, 85:22, 85:25, 87:15, 88:9, 88:11, 88:14, 88:17, 88:22, 89:2, 89:5, 89:11, 89:16, 89:19, 89:22, 89:24, 90:1, 90:6, 90:11, 90:16, 93:1, 94:7, 94:18, 95:22, 95:25, 96:24, 97:4, 97:12, 97:16, 97:20, 98:1, 98:7, 98:13, 98:17 chairman [1] - 2:20 change [5] - 5:17, 5:19, 42:9, 42:11, 48:14 changed [1] - 17:5</p>

<p>changes [2] - 42:5, 51:12 character [6] - 17:4, 17:15, 42:1, 42:11, 65:16, 65:19 check [3] - 64:22, 91:11, 97:24 cheek [5] - 83:3, 83:6, 85:15, 85:18, 85:22 choice [2] - 50:19, 71:4 chosen [1] - 94:13 Christian [2] - 2:12, 90:19 CHRISTIAN [1] - 1:17 City [3] - 32:23, 92:2, 93:12 CITY [1] - 1:1 claims [1] - 55:10 clarification [2] - 37:7, 64:15 clarify [1] - 73:19 clarity [1] - 71:17 cleaned [1] - 50:24 clearly [2] - 34:4, 65:15 close [7] - 15:3, 19:24, 36:25, 73:16, 74:21, 88:17, 90:16 closed [2] - 74:20, 79:6 closer [2] - 9:2, 78:18 COA [19] - 36:23, 45:24, 51:13, 53:6, 53:7, 59:7, 70:1, 71:23, 73:14, 79:5, 79:6, 79:7, 79:9, 79:17, 82:12, 82:14, 82:23, 88:15, 90:14 COA-17-1089 [6] - 4:18, 5:7, 5:23, 7:5, 7:10, 20:13 COA-17-1193 [1] - 4:19 COA-17-1259 [1] - 4:19 COA-17-1270 [2] - 26:2, 26:10 COA-17-1271 [2] - 46:22, 82:5 COA-17-1272 [1] - 4:20 COA-17-1274 [2] - 82:15, 82:21 COA-17-1276 [1] - 4:21 COA-17-1278 [2] - 4:22, 6:2 COA-17-131 [1] - 4:1 COA-17-132 [1] - 4:2</p>	<p>COA-17-154 [1] - 4:3 COA-17-577 [1] - 4:3 COA-17-894 [1] - 4:4 COA-18-20028 [1] - 4:23 COA-18-20045 [1] - 5:12 COA-18-21 [1] - 4:24 COAs [3] - 6:24, 26:1, 82:13 coat [1] - 86:9 cochere [5] - 48:12, 54:2, 59:5, 61:4, 79:10 code [7] - 52:1, 52:3, 52:6, 52:16, 54:25, 55:1, 89:17 Code [3] - 52:10, 58:2, 67:10 coffee [1] - 35:23 collapse [1] - 52:4 collect [1] - 91:13 College [2] - 4:1, 4:2 color [1] - 9:13 column [5] - 21:14, 21:16, 21:19, 21:25, 33:25 columns [14] - 17:10, 17:11, 18:25, 21:4, 21:6, 21:12, 21:23, 22:2, 22:7, 22:10, 22:18, 24:10, 27:11, 83:20 combo [1] - 22:14 coming [7] - 10:21, 12:5, 13:10, 14:14, 27:3, 47:3, 95:16 commenced [1] - 79:18 commencing [1] - 1:7 comment [6] - 5:1, 9:20, 23:10, 90:10, 90:12, 90:17 comments [7] - 3:23, 4:13, 6:10, 22:24, 26:5, 40:22, 60:14 commercial [1] - 68:17 COMMISSION [30] - 1:3, 3:16, 3:18, 3:24, 4:15, 6:20, 6:22, 9:18, 19:18, 25:5, 25:7, 25:17, 25:19, 26:4, 26:6, 28:23, 36:19, 46:2, 46:13, 58:14, 65:25, 81:20, 81:22, 82:8, 82:10, 82:17, 84:4, 89:23, 89:25, 98:16 commission [1] - 76:9</p>	<p>Commission [9] - 1:14, 1:14, 1:15, 2:5, 19:15, 54:16, 55:3, 76:3, 91:5 Commission's [1] - 55:14 COMMISSIONER [177] - 2:16, 2:18, 2:21, 2:23, 3:10, 3:12, 6:14, 6:16, 11:19, 11:23, 12:12, 12:22, 12:24, 13:1, 13:5, 13:12, 13:18, 13:23, 14:19, 15:3, 16:15, 16:22, 17:22, 18:4, 18:7, 18:24, 19:2, 19:8, 19:11, 19:14, 20:1, 20:8, 20:10, 20:12, 20:15, 20:17, 20:19, 21:11, 21:13, 21:15, 21:18, 21:20, 21:21, 22:1, 22:4, 22:9, 22:12, 22:16, 22:25, 23:2, 23:12, 23:24, 24:6, 24:20, 24:25, 31:16, 31:23, 32:2, 32:8, 32:12, 32:17, 32:22, 33:1, 33:11, 34:19, 34:22, 35:4, 35:8, 35:11, 35:19, 36:1, 36:6, 36:16, 37:2, 37:4, 37:16, 37:19, 38:19, 38:24, 39:19, 39:24, 40:2, 40:5, 40:11, 40:23, 41:1, 41:3, 41:5, 41:17, 42:16, 43:1, 43:2, 43:4, 43:7, 43:11, 43:14, 43:18, 43:22, 44:13, 44:16, 44:18, 45:2, 45:4, 45:16, 45:20, 46:4, 46:11, 46:24, 47:1, 47:5, 47:7, 47:11, 52:7, 53:5, 53:15, 53:19, 54:8, 56:6, 56:23, 58:11, 62:4, 63:13, 65:9, 66:10, 66:22, 67:4, 67:7, 74:7, 74:12, 75:15, 75:20, 76:1, 77:5, 77:6, 78:19, 78:24, 79:4, 79:12, 79:21, 79:24, 80:10, 80:15, 80:25, 82:4, 82:6, 85:7, 85:11, 85:13, 86:3, 86:7, 86:14, 86:17, 86:18, 86:21, 86:24, 87:2, 87:6, 87:9, 87:11, 88:19, 88:21, 88:25,</p>	<p>89:3, 89:6, 89:7, 89:9, 89:10, 89:12, 89:13, 93:18, 93:24, 94:4, 97:10, 97:14, 97:17, 97:21, 98:5 Commissioner [1] - 80:12 commissioner [5] - 2:17, 2:19, 2:22, 2:24, 54:6 commissioners [8] - 3:22, 4:13, 9:17, 26:3, 46:23, 53:3, 82:16, 93:7 common [2] - 67:16, 67:18 companies [1] - 94:4 compared [1] - 53:10 compatible [1] - 42:14 compile [1] - 91:14 complementary [2] - 13:15, 21:5 complete [2] - 61:25, 99:10 complex [1] - 32:7 Compliance [2] - 52:10, 58:2 Complies [7] - 10:7, 15:22, 29:16, 64:8, 70:15, 72:9, 84:22 composed [2] - 8:22, 9:3 compromise [2] - 21:8, 21:10 concept [1] - 17:16 concerning [1] - 47:24 concerns [1] - 66:5 concrete [4] - 27:5, 58:8, 85:12, 87:4 Condition [3] - 22:22, 22:23, 37:9 condition [8] - 37:8, 40:16, 51:17, 55:22, 57:3, 78:12, 78:16, 83:2 conditions [8] - 5:18, 7:17, 27:18, 37:3, 83:1, 83:23, 88:20 Conference [1] - 1:8 conference [2] - 94:13, 94:24 connecting [1] - 26:24 Consent [7] - 4:12, 4:14, 5:6, 5:23, 6:10, 6:15, 7:2 consider [1] - 18:22 consideration [1] - 30:2 considered [4] - 18:18, 42:14, 48:5,</p>	<p>57:6 consortium [1] - 92:11 constructed [1] - 27:7 construction [6] - 18:20, 27:3, 31:22, 51:11, 55:20, 92:4 Construction [1] - 31:9 continue [9] - 24:15, 57:21, 69:4, 74:23, 74:24, 75:1, 75:9, 75:10, 80:4 continuing [2] - 50:12, 80:3 continuous [3] - 83:5, 89:6, 89:7 contractor's [1] - 48:15 contributing [2] - 7:11, 48:7 conversation [2] - 47:2, 60:3 conversations [2] - 3:3, 3:4 copy [1] - 34:13 corner [5] - 26:16, 27:5, 35:6, 36:7, 38:21 corners [1] - 21:6 correct [4] - 5:8, 7:5, 7:6, 44:24 corrected [1] - 5:21 correctly [2] - 48:1, 53:25 correlation [1] - 52:2 cost [3] - 76:19, 76:25, 94:6 costs [4] - 49:19, 54:14, 54:18, 55:20 Council [1] - 93:12 Counsel [3] - 1:18, 2:15, 54:21 COUNTY [1] - 99:4 couple [6] - 5:15, 5:20, 30:6, 47:2, 57:23, 62:6 coupled [1] - 58:6 course [4] - 48:5, 52:20, 67:10, 70:23 cover [3] - 38:12, 85:5, 85:8 covered [3] - 27:6, 83:7, 86:1 crack [2] - 67:5, 78:3 cracking [2] - 48:18, 51:21 cracks [17] - 61:10, 61:11, 66:14, 68:2, 68:4, 68:12, 68:14,</p>
---	--	---	--	--

<p>68:22, 68:24, 76:11, 77:8, 77:9, 77:12, 77:13, 77:18, 77:21, 78:1 CRAWFORD [1] - 1:18 create [1] - 27:20 creating [1] - 28:17 criteria [1] - 54:25 crossed [1] - 63:8 cup [1] - 35:23 curiosity [1] - 63:13 current [8] - 50:2, 50:22, 52:6, 52:17, 53:10, 55:22, 58:25, 67:9 cut [1] - 31:3</p>	<p>3:11 decide [1] - 91:17 decision [5] - 60:11, 60:19, 62:1, 63:5, 69:15 deck [15] - 8:4, 8:8, 8:10, 12:7, 12:13, 17:7, 17:8, 17:14, 21:14, 21:22, 24:8, 41:18, 41:23, 42:20, 42:21 decking [2] - 67:23, 67:25 decorative [1] - 9:7 decreased [1] - 11:4 dedicated [1] - 83:15 defer [9] - 6:3, 6:6, 54:20, 69:4, 74:7, 74:8, 74:10, 82:3, 82:5 deferral [1] - 74:1 deferred [7] - 3:20, 3:23, 3:25, 4:8, 4:11, 70:4, 82:12 definite [1] - 58:9 definitely [1] - 79:25 degraded [1] - 57:6 Demetree [1] - 2:20 DEMETREE [1] - 1:13 demolish [3] - 54:11, 59:19, 73:7 demolished [1] - 61:3 demolishing [1] - 62:21 demolition [7] - 47:16, 48:5, 48:24, 49:6, 52:13, 53:21, 81:15 denial [3] - 28:14, 28:15, 52:25 deny [1] - 54:10 Department [4] - 2:11, 28:6, 31:17, 58:2 Dept [4] - 1:17, 1:17, 1:18, 1:19 design [1] - 31:21 designs [1] - 9:4 desire [2] - 34:22, 35:16 desires [1] - 35:2 desk [1] - 67:19 desperately [1] - 96:15 deteriorated [1] - 80:19 deterioration [1] - 49:1 determination [1] - 56:4 determine [2] - 54:16, 73:21</p>	<p>determined [1] - 55:2 detracting [1] - 50:23 detracts [1] - 41:25 developed [1] - 62:13 Development [7] - 1:17, 1:17, 1:18, 1:19, 2:11, 2:13, 28:6 Diane [3] - 1:9, 99:7, 99:18 Diebenow [5] - 58:18, 58:22, 62:3, 74:14, 81:19 DIEBENOW [26] - 58:21, 62:6, 63:16, 63:20, 63:25, 65:11, 66:2, 66:16, 66:23, 67:6, 69:2, 69:14, 69:17, 74:15, 74:18, 75:1, 75:4, 75:6, 75:12, 79:9, 79:14, 80:7, 80:11, 80:16, 81:1, 81:25 difference [1] - 19:7 different [5] - 47:21, 57:10, 62:9, 95:12, 96:11 differential [1] - 68:7 difficult [2] - 32:20, 68:19 dimension [3] - 9:14, 14:23, 38:15 dimensions [1] - 22:3 dining [7] - 34:25, 35:12, 36:10, 36:13, 36:14, 38:20, 44:22 direction [1] - 23:18 directly [8] - 23:14, 34:24, 34:25, 36:3, 36:4, 61:11, 81:4, 92:22 director [1] - 70:9 disadvantage [1] - 60:8 disapproved [1] - 97:24 discuss [4] - 20:9, 20:18, 37:17, 47:3 discusses [1] - 37:21 discussing [2] - 18:11, 41:5 discussion [6] - 20:2, 20:13, 31:9, 40:22, 45:11, 88:22 disrepair [1] - 71:6 distracts [1] - 38:14 district [5] - 7:12, 48:7, 49:14, 52:5, 56:18 districts [1] - 50:15</p>	<p>divided [1] - 8:19 Division [2] - 52:19, 96:13 document [1] - 39:21 dog [1] - 72:23 dollar [1] - 54:14 Donald [1] - 4:19 done [8] - 59:11, 71:10, 76:24, 79:16, 80:9, 89:18, 91:23, 92:24 door [15] - 26:15, 26:19, 27:14, 28:4, 30:24, 31:6, 37:11, 39:12, 39:16, 40:24, 41:9, 43:8, 72:18, 72:19 doors [6] - 7:18, 7:19, 7:21, 27:22, 32:10, 43:14 double [2] - 26:24, 27:13 double-hung [2] - 26:24, 27:13 doubt [1] - 83:21 down [6] - 12:18, 15:7, 40:3, 58:10, 59:22, 68:18 draft [1] - 92:16 drag [3] - 73:2 drink [1] - 35:23 Drive [2] - 15:19, 58:22 driveway [1] - 39:17 due [3] - 7:25, 9:10, 79:3 dunk [1] - 24:1 DUVAL [1] - 99:4</p>	<p>either [2] - 7:18, 10:24, 10:25, 11:15, 14:6, 14:9, 14:12, 31:1, 33:6, 33:10, 40:25, 42:20, 44:11, 61:5, 61:15, 83:4, 83:6, 83:24, 86:19, 86:24 electronic [1] - 98:6 elevation [18] - 7:15, 7:18, 7:24, 8:1, 8:11, 9:8, 16:10, 16:16, 16:18, 26:17, 26:18, 26:22, 27:4, 27:6, 30:12, 38:8, 38:23, 42:6 Eloise [2] - 46:24, 72:5 emotional [1] - 59:25 empty [1] - 56:19 end [7] - 51:19, 77:25, 91:2, 92:25, 95:10, 96:21 endangered [1] - 95:14 enforcement [1] - 57:18 engineer [7] - 31:20, 32:4, 32:10, 48:16, 48:17, 55:21, 77:17 engineer's [2] - 48:23, 57:4 engineering [5] - 31:19, 51:7, 54:17, 58:4, 67:13 engineers [1] - 33:2 ensuring [1] - 8:5 entertain [11] - 3:7, 4:6, 19:25, 24:19, 37:1, 43:5, 74:6, 75:13, 82:1, 82:3, 88:18 entire [2] - 9:9, 77:11 entryway [1] - 28:18 era [1] - 42:17 Erik [1] - 2:21 ERIK [1] - 1:14 Erik's [1] - 56:25 errors [1] - 5:15 especially [2] - 42:10, 59:23 essentially [1] - 11:25 estimate [1] - 55:20 evaluation [1] - 80:13 evening [2] - 92:19, 96:11 event [1] - 81:9 events [1] - 95:13 evidence [2] - 50:1, 68:13</p>
D				
<p>dais [2] - 5:16, 90:25 damage [5] - 48:22, 51:7, 51:9, 51:20, 61:7 danger [1] - 52:3 dangerous [1] - 67:21 data [1] - 60:21 date [2] - 50:5, 92:17 DATED [1] - 99:15 dates [1] - 95:18 daughter [2] - 72:19 daughter's [1] - 72:23 DAVIS [53] - 1:13, 2:18, 3:10, 6:14, 11:19, 11:23, 12:12, 12:22, 12:24, 16:15, 17:22, 18:4, 18:7, 18:24, 19:2, 19:8, 19:11, 19:14, 22:12, 22:25, 24:25, 31:16, 32:2, 32:22, 33:1, 33:11, 37:2, 38:24, 40:11, 40:23, 43:1, 45:2, 45:4, 46:24, 47:1, 47:5, 56:23, 58:11, 62:4, 63:13, 74:7, 74:12, 85:7, 85:11, 85:13, 86:18, 86:21, 86:24, 87:2, 87:6, 87:9, 87:11, 88:19 Davis [1] - 2:18 days [3] - 63:1, 63:6, 64:19 deal [1] - 52:15 dealing [5] - 48:6, 48:25, 49:23, 57:23, 94:12 dealt [1] - 49:2 Debi [1] - 29:10 December [2] - 3:9,</p>				
E				
			<p>early [1] - 49:2 easier [1] - 97:23 east [1] - 16:10 East [4] - 4:22, 4:23, 6:2, 15:19 easy [2] - 42:8, 86:14 eave [1] - 8:12 economic [9] - 54:10, 54:16, 54:23, 55:10, 55:13, 55:15, 55:23, 56:5 economically [2] - 76:22, 81:2 Ed [1] - 1:7 Edgewood [1] - 4:21 education [1] - 55:15 effective [1] - 96:4 efforts [2] - 49:3, 55:24</p>	

<p>ex [5] - 4:14, 26:3, 46:23, 47:9, 82:16 ex-parte [5] - 4:14, 26:3, 46:23, 47:9, 82:16 exact [1] - 80:12 exactly [5] - 18:2, 18:3, 39:23, 43:16, 48:20 examples [1] - 18:20 excuse [1] - 15:18 executive [1] - 70:9 exist [2] - 61:12, 80:18 existing [16] - 8:14, 9:13, 13:16, 13:18, 20:5, 26:14, 27:13, 28:9, 28:15, 33:6, 34:8, 38:11, 43:23, 50:20, 52:19 expand [2] - 28:10, 28:11 expansion [1] - 28:16 experience [2] - 23:9, 24:4 experiencing [1] - 97:8 expertise [1] - 66:3 explore [1] - 50:25 express [1] - 35:2 extend [5] - 33:24, 34:1, 34:14, 43:23, 43:25 extends [1] - 38:4 extension [1] - 33:17 exterior [6] - 8:2, 8:15, 8:18, 27:23, 51:18, 51:21 extra [1] - 42:8 eyesore [1] - 71:8</p>	<p>49:19, 51:17, 54:21, 56:15, 56:18, 67:21, 68:2, 68:14, 71:6, 77:12, 78:6, 80:1, 91:12, 93:2 fascia [1] - 8:21 favor [9] - 3:15, 6:19, 25:4, 25:16, 45:3, 46:1, 46:10, 82:7, 89:22 feasibility [1] - 55:23 feasible [2] - 67:2, 81:2 feature [5] - 8:15, 8:18, 38:3, 38:14, 38:22 February [11] - 69:8, 69:20, 74:10, 74:11, 74:12, 75:4, 75:11, 91:3, 95:11, 96:9, 99:15 feet [15] - 7:25, 9:1, 9:2, 10:22, 10:23, 13:8, 14:23, 27:8, 27:9, 28:11, 28:12, 38:4, 59:6, 79:11 fence [1] - 8:24 Ferguson's [1] - 36:4 FETNER [50] - 1:18, 2:14, 4:8, 7:1, 7:6, 20:14, 24:22, 25:2, 25:8, 25:12, 29:4, 39:5, 39:9, 40:1, 40:4, 43:9, 43:13, 43:16, 44:1, 44:4, 44:10, 44:25, 45:8, 45:10, 45:13, 45:21, 45:25, 46:6, 47:9, 47:12, 55:4, 55:8, 56:7, 69:18, 74:3, 74:10, 74:24, 75:3, 75:5, 75:9, 75:22, 75:24, 87:14, 87:16, 87:23, 88:1, 88:4, 88:8, 89:21, 90:10 Fetner [1] - 2:14 few [1] - 90:21 figure [5] - 44:19, 62:20, 64:17, 77:17, 80:8 figures [1] - 49:19 file [4] - 44:8, 48:11, 53:11, 53:12 filling [1] - 96:5 final [3] - 28:4, 31:6, 63:5 financial [2] - 60:22, 61:19 financially [1] - 67:1 fine [2] - 41:3, 88:6</p>	<p>finish [2] - 12:5, 72:20 finished [2] - 57:17, 59:14 First [1] - 30:1 first [13] - 5:4, 6:25, 7:3, 26:2, 26:13, 30:9, 37:14, 60:20, 62:7, 71:4, 90:21, 95:10, 96:1 fit [4] - 27:19, 30:10, 65:16, 65:19 five [2] - 79:19, 91:7 fix [3] - 62:16, 67:16, 77:23 fixing [1] - 67:15 flat [1] - 42:19 flexibility [1] - 41:24 Floor [1] - 1:8 floor [25] - 13:24, 14:1, 14:2, 27:7, 27:12, 34:1, 34:24, 35:1, 35:4, 35:18, 38:1, 38:2, 38:6, 38:12, 44:6, 44:21, 67:23, 67:24, 67:25, 76:11, 78:7, 78:9, 80:18, 86:6 flooring [1] - 49:11 Florida [18] - 1:9, 1:10, 15:19, 29:12, 31:13, 31:18, 32:14, 32:15, 32:23, 48:10, 53:11, 53:12, 67:10, 94:10, 94:24, 95:17, 99:7, 99:18 FLORIDA [1] - 99:3 flow [1] - 22:8 FOGARTY [1] - 1:19 follow [5] - 56:11, 66:6, 66:7, 66:8, 89:14 follow-up [3] - 66:6, 66:7, 66:8 follow-ups [1] - 56:11 following [4] - 9:4, 27:18, 55:17, 83:1 footprint [1] - 49:23 Forbes [1] - 4:5 foregoing [1] - 99:9 foremost [1] - 60:20 former [1] - 54:6 Fort [1] - 12:6 fortunate [1] - 93:6 forward [5] - 8:25, 50:10, 60:11, 61:22, 94:18 foundation [5] - 34:7, 34:9, 77:11, 80:20, 80:21 foundations [1] -</p>	<p>68:25 frame [2] - 79:20, 79:22 frankly [2] - 59:25, 62:12 free [3] - 46:18, 81:12, 94:20 French [4] - 7:19, 26:15, 26:18, 27:14 frequently [1] - 50:7 friends [1] - 94:20 front [20] - 8:25, 22:8, 28:8, 28:10, 28:12, 28:16, 33:13, 33:17, 34:6, 34:10, 39:6, 41:6, 41:16, 41:22, 41:24, 42:6, 42:10, 43:24, 47:25, 53:6 full [5] - 7:19, 21:19, 21:22, 26:14, 61:25 full-height [1] - 21:19 fullest [1] - 12:11 function [1] - 83:21 future [1] - 75:18</p>	<p>Gretchen's [1] - 81:16 gridded [1] - 27:23 ground [2] - 35:1, 38:2 grouping [1] - 26:22 guess [8] - 37:8, 41:14, 57:8, 57:10, 59:20, 66:5, 70:5, 71:18 guests [1] - 93:11 guy [1] - 62:9 guys [15] - 17:22, 19:3, 23:19, 45:13, 59:8, 64:21, 66:12, 80:2, 80:3, 83:13, 91:16, 92:14, 92:16, 93:25, 96:19</p>
H				
<p>hairline [3] - 67:7, 68:21, 77:12 half [2] - 68:21, 77:9 half-inch-wide [2] - 68:21, 77:9 hallway [1] - 3:5 hand [8] - 10:6, 15:21, 22:5, 29:14, 64:7, 70:14, 72:8, 84:21 handing [1] - 92:12 handle [1] - 98:4 handrail [1] - 12:14 handrails [2] - 27:15, 27:25 happy [5] - 28:20, 64:19, 95:6, 96:14, 97:2 hard [2] - 24:1, 34:6 Hardie [11] - 8:2, 8:8, 9:10, 18:1, 18:12, 18:14, 22:10, 23:6, 24:2, 24:16 hardship [8] - 54:10, 54:17, 54:23, 55:10, 55:13, 55:16, 56:5, 60:22 header [1] - 27:1 health [1] - 72:25 hear [5] - 18:10, 60:13, 60:15, 69:12, 97:11 hearing [27] - 4:16, 6:8, 6:12, 9:19, 19:25, 26:7, 29:5, 29:7, 36:25, 37:1, 44:6, 46:14, 58:16, 60:12, 61:22, 69:5, 69:6, 73:17, 74:4, 74:20, 74:21, 75:2, 75:8, 82:18, 84:6, 85:20, 88:18</p>				
G				
<p>garage [2] - 32:10, 59:5 Garfield [2] - 10:3, 10:15 gather [1] - 81:10 general [2] - 65:18, 87:24 General [3] - 1:18, 2:15, 54:20 generally [5] - 58:1, 91:23, 92:7, 92:14, 98:3 generous [1] - 93:7 gentleman [2] - 61:2, 62:8 Gilmore [1] - 10:4 GIS [1] - 16:19 given [2] - 91:17, 97:6 glass [4] - 7:21, 31:11, 33:7, 33:9 Gloria [2] - 96:10, 98:4 Goldwing [1] - 38:9 Google [2] - 16:19, 16:20 Gotcha [3] - 12:12, 12:22, 88:3 grabbed [1] - 92:9 granted [1] - 21:17 great [3] - 65:11, 97:20, 98:13 Gretchen [5] - 58:25, 60:23, 62:17, 63:18, 64:4</p>				

<p>hearing-impaired [1] - 85:20 heavy [1] - 97:10 hedge [4] - 83:5, 86:18, 86:21, 89:8 hedges [2] - 41:21, 42:20 height [7] - 11:14, 21:19, 21:22, 21:23, 22:6, 24:9, 27:2 held [1] - 1:6 help [2] - 23:16, 50:20 high [3] - 11:3, 50:15, 97:8 higher [4] - 9:1, 12:3, 12:9, 14:14 Historic [3] - 2:5, 2:9, 94:11 HISTORIC [1] - 1:2 historic [11] - 7:12, 7:20, 50:14, 52:5, 56:18, 59:12, 60:1, 70:25, 84:1, 92:11, 94:12 historical [1] - 42:1 history [2] - 28:18, 33:19 Hogan [1] - 1:8 hold [3] - 12:20, 90:23, 91:9 hole [2] - 48:21, 68:5 holes [3] - 48:19, 51:5, 68:10 home [4] - 33:19, 47:16, 72:6, 72:17 homeowners [1] - 23:12 homes [4] - 59:11, 65:19, 66:13, 68:23 Homes [2] - 62:9, 93:19 hometown [1] - 95:18 homework [1] - 65:3 hope [1] - 61:16 hopefully [2] - 92:9, 96:21 hoping [3] - 31:3, 33:21, 73:3 horizontal [10] - 10:19, 10:20, 13:3, 14:6, 17:1, 17:2, 17:6, 20:4, 20:21, 27:25 hour [1] - 91:9 hours [1] - 3:6 house [25] - 7:21, 8:25, 13:19, 17:15, 22:13, 24:12, 32:19, 39:12, 39:15, 39:17, 40:14, 42:15, 49:22,</p>	<p>59:1, 59:19, 59:22, 60:2, 62:13, 62:21, 66:18, 66:20, 71:14, 73:9, 83:20, 87:19 huge [1] - 49:22 Hulsberg [2] - 60:5, 61:17 hundred [1] - 34:11 hundreds [1] - 59:11 hung [2] - 26:24, 27:13 hurricane [1] - 31:13 hurricanes [1] - 68:17</p>	<p>55:17, 60:16, 60:18, 61:18, 61:24, 63:8, 69:9, 81:11, 90:18, 91:15, 93:22 informational [2] - 90:4, 94:9 Ingleside [2] - 82:22, 84:19 initial [3] - 42:4, 44:19, 44:20 initiated [2] - 48:2, 82:14 input [1] - 18:9 inside [2] - 66:20, 78:6 inspect [1] - 89:18 Inspection [1] - 52:18 installation [1] - 28:7 installed [1] - 82:24 instead [3] - 8:7, 10:21, 17:10 instructions [1] - 91:1 intend [1] - 31:11 intended [2] - 37:12, 58:8 intent [2] - 33:24, 34:4 intention [3] - 13:14, 59:2, 59:15 intentional [1] - 51:6 interest [1] - 95:12 interested [4] - 80:2, 93:9, 95:6, 95:20 Intracoastal [1] - 72:18 introductions [1] - 2:7 invisible [1] - 34:16 invite [1] - 93:12 iPad [1] - 97:22 iron [3] - 17:12, 19:1 issue [6] - 12:8, 12:21, 15:11, 16:6, 19:22, 41:6 issues [6] - 11:3, 49:13, 49:24, 51:23, 61:19, 62:13 item [7] - 5:4, 6:3, 7:2, 37:19, 90:9, 90:21, 94:10 Item [9] - 10:18, 24:8, 24:14, 24:15, 24:16, 31:6, 54:9 items [8] - 3:21, 3:23, 3:25, 4:10, 52:22, 55:18, 91:25, 92:5 itself [2] - 61:12, 83:20</p>	<p>JACKSONVILLE [1] - 1:1 Jacksonville [7] - 1:9, 10:4, 15:19, 29:12, 32:23, 64:5, 94:14 January [5] - 1:6, 2:1, 2:4, 44:7, 96:20 jigsaw [1] - 66:25 John [2] - 15:18, 54:7 Johns [2] - 26:11, 29:11 joists [2] - 67:25, 78:7 judging [1] - 23:21 justify [1] - 58:4</p>	<p>10:12, 10:14, 11:10, 11:18, 11:22, 11:25, 12:15, 12:23, 13:4, 13:6, 13:17, 13:22, 14:2, 14:25, 15:8, 25:24 knows [1] - 42:21 Kornutik [1] - 64:4 KORNUTIK [8] - 64:8, 64:13, 64:15, 65:2, 65:5, 65:22, 78:22, 79:2 KRISTA [1] - 1:19</p>
I		K		L
<p>idea [4] - 13:21, 15:6, 65:14, 83:18 ideal [2] - 40:12, 93:19 ideas [2] - 81:3, 81:13 Ill [1] - 1:13 ill [1] - 61:5 illness [1] - 62:7 immediate [1] - 97:7 immediately [1] - 96:4 impact [2] - 8:6, 84:1 impacts [1] - 31:1 impaired [1] - 85:20 important [1] - 77:7 impression [1] - 81:7 improved [1] - 83:15 in-between [2] - 21:7, 33:9 inappropriate [1] - 8:23 inaudible [3] - 11:23, 22:14, 93:21 inch [3] - 68:21, 77:9, 77:15 inches [6] - 8:13, 27:10, 28:12, 31:4, 40:25, 41:9 include [1] - 92:3 includes [1] - 55:19 including [1] - 51:20 Independent [1] - 58:22 indicated [1] - 48:22 indicating [2] - 40:1, 40:4 Indicating [2] - 15:12, 71:24 indicating [3] - 39:25, 40:6, 48:4 indication [1] - 53:13 infeasible [1] - 76:22 infilled [1] - 22:19 influence [2] - 50:21, 57:20 information [11] -</p>	J	<p>J.C [1] - 2:20 JACK [1] - 1:13 Jack [2] - 11:7, 15:17</p>	<p>Kasper [3] - 2:21, 80:12, 93:18 KASPER [64] - 1:14, 2:21, 13:1, 13:5, 13:12, 13:18, 13:23, 14:19, 15:3, 16:22, 20:1, 20:8, 20:12, 20:15, 20:19, 21:15, 21:20, 22:1, 22:9, 22:16, 24:6, 24:20, 34:19, 34:22, 35:4, 35:8, 35:11, 35:19, 36:1, 36:6, 36:16, 37:16, 37:19, 38:19, 39:19, 39:24, 40:2, 40:5, 43:2, 43:7, 43:11, 43:14, 43:18, 43:22, 44:13, 44:18, 53:5, 53:15, 53:19, 54:8, 56:6, 65:9, 75:15, 75:20, 76:1, 77:5, 82:4, 88:21, 89:6, 89:9, 97:14, 97:17, 97:21, 98:5 KATHY [1] - 1:18 keep [2] - 16:22, 40:5 keeping [4] - 21:8, 23:4, 33:18, 60:1 Kennedy [1] - 15:18 kerfuffle [1] - 96:16 kind [24] - 14:16, 22:21, 38:14, 49:3, 50:20, 50:22, 52:1, 53:12, 53:13, 56:24, 57:8, 57:15, 57:17, 76:4, 76:24, 77:14, 80:6, 87:2, 92:13, 93:13, 94:23, 95:2, 97:23 kitchen [1] - 31:2 Knight [2] - 10:3, 10:15 KNIGHT [17] - 10:7,</p>	<p>lack [1] - 83:15 landscaping [1] - 42:10 lap [7] - 8:2, 8:8, 9:10, 17:23, 22:10, 23:6, 24:16 Large [1] - 1:10 last [7] - 47:21, 48:6, 62:22, 63:1, 73:21, 79:15, 90:22 Lauderdale [1] - 12:7 laundry [1] - 56:2 Laura [1] - 4:20 law [2] - 11:2, 22:6 layers [1] - 62:14 lease [1] - 55:24 least [7] - 7:22, 8:13, 52:12, 59:12, 63:6, 78:17, 81:17 leave [1] - 65:15 left [12] - 5:12, 7:13, 7:18, 8:11, 9:8, 16:15, 16:17, 26:20, 27:5, 36:5, 40:7, 90:4 less [4] - 8:6, 12:4, 94:6, 95:17 letter [4] - 48:16, 57:4, 96:2 letters [2] - 51:1, 51:25 level [1] - 83:13 Liberty [1] - 4:4 licensed [1] - 55:21 light [6] - 7:19, 7:20, 10:21, 26:14, 36:9, 36:13 lightly [1] - 81:15 likely [2] - 12:4 limited [1] - 91:21 line [4] - 8:12, 61:11, 85:19, 85:23 linked [1] - 48:22 Lisa [4] - 2:8, 2:9,</p>

<p>90:20, 92:11 LISA [1] - 1:17 list [3] - 56:2, 81:4, 95:14 listed [5] - 54:7, 63:2, 63:14, 81:7, 81:8 listing [1] - 55:25 literally [1] - 39:13 live [2] - 29:11, 72:5 lived [1] - 59:23 lives [1] - 72:19 located [3] - 7:10, 26:10, 82:21 location [6] - 10:22, 11:13, 11:14, 13:9, 30:12, 40:13 location-wise [2] - 10:22, 11:13 look [27] - 14:20, 16:10, 17:13, 17:17, 17:19, 21:2, 35:23, 37:23, 42:13, 42:18, 48:10, 51:14, 61:21, 63:16, 64:24, 68:11, 68:16, 68:17, 68:24, 72:22, 78:7, 78:8, 78:16, 78:18, 93:3, 93:5, 96:5 looked [4] - 48:9, 53:14, 53:23, 66:21 Looking [1] - 94:18 looking [11] - 24:2, 30:23, 34:12, 39:22, 54:13, 54:14, 56:16, 66:10, 77:20, 91:10, 95:4 looks [13] - 18:2, 18:3, 21:3, 23:6, 23:8, 24:3, 47:19, 47:20, 48:3, 54:1, 78:6, 78:8, 96:10 LOPERA [50] - 1:14, 2:16, 3:12, 6:16, 20:10, 20:17, 21:11, 21:13, 21:18, 21:21, 22:4, 23:12, 31:23, 32:8, 32:12, 32:17, 37:4, 41:3, 43:4, 44:16, 47:7, 47:11, 52:7, 66:10, 66:22, 67:4, 67:7, 77:6, 78:19, 78:24, 79:4, 79:12, 79:21, 79:24, 80:10, 80:15, 80:25, 82:6, 86:3, 86:7, 86:14, 86:17, 89:3, 89:7, 89:10, 89:12, 93:18, 93:24, 94:4, 97:10 Lopera [2] - 2:16,</p>	<p>64:20 lose [2] - 12:19, 60:24 losing [2] - 56:19, 96:24 lost [2] - 56:20, 71:2 love [3] - 60:13, 60:15, 66:8 Lovejoy [2] - 31:9, 31:25 low [1] - 8:8 lower [5] - 11:5, 11:21, 12:9, 14:15, 38:10 lowered [2] - 8:4, 12:13 lowering [1] - 17:7 luncheon [1] - 95:15</p>	<p>93:10 mayor's [1] - 93:13 Mayview [1] - 64:5 mean [27] - 19:2, 22:12, 23:17, 23:21, 32:5, 32:25, 33:2, 35:14, 38:19, 39:13, 39:17, 40:11, 48:25, 49:6, 52:14, 57:5, 57:9, 59:20, 66:2, 66:19, 66:23, 67:2, 68:3, 69:5, 79:25, 80:13 means [2] - 30:18, 32:18 measured [1] - 14:25 meet [5] - 31:13, 31:18, 33:21, 52:6, 67:9 meeting [12] - 2:4, 3:9, 3:11, 52:2, 61:16, 69:10, 69:20, 74:11, 74:13, 91:9, 96:8, 98:19 meetings [1] - 69:24 Member [3] - 1:14, 1:14, 1:15 MEMBER [15] - 9:22, 10:3, 11:8, 15:12, 15:17, 29:1, 29:10, 63:15, 63:19, 63:21, 64:4, 70:3, 71:24, 72:4, 84:11 member [7] - 9:25, 15:14, 29:3, 64:1, 70:2, 72:1, 84:8 members [2] - 6:9, 93:12 MEMBERS [37] - 3:16, 3:18, 3:24, 4:15, 6:11, 6:20, 6:22, 9:18, 19:18, 19:23, 25:5, 25:7, 25:17, 25:19, 26:4, 26:6, 28:23, 36:19, 36:24, 46:2, 46:4, 46:11, 46:13, 58:14, 65:25, 73:15, 81:20, 81:22, 82:8, 82:10, 82:17, 84:4, 88:16, 89:23, 89:25, 90:15, 98:16 mention [2] - 62:24, 93:10 mentioned [7] - 43:10, 51:3, 53:5, 67:8, 67:22, 91:21, 93:4 mentioning [1] - 14:23 mentions [1] - 54:18 meshes [1] - 23:8 mid [1] - 21:23</p>	<p>middle [1] - 59:16 might [8] - 21:8, 49:2, 50:18, 61:21, 75:17, 93:9, 95:1, 95:12 Mike [2] - 62:8, 62:10 minimize [1] - 83:25 minutes [2] - 3:8, 3:11 miss [1] - 96:15 missed [1] - 90:9 missing [3] - 24:13, 67:23, 78:9 mistakes [1] - 5:20 mix [1] - 85:12 MLS [1] - 63:2 modify [1] - 26:14 Modify [1] - 26:21 moment [1] - 96:23 money [1] - 60:23 month [3] - 94:15, 94:22, 95:10 Month [3] - 90:24, 94:16, 94:21 months [1] - 47:2 Morgan [1] - 15:18 MORGAN [19] - 15:22, 16:2, 16:4, 16:9, 16:13, 16:17, 16:24, 17:24, 18:5, 18:14, 18:19, 18:25, 19:5, 19:10, 19:13, 19:16, 19:20, 25:21, 25:23 morning [1] - 35:23 mortar [2] - 9:12, 9:13 most [5] - 52:4, 68:9, 68:23, 78:7, 95:13 mothballing [1] - 50:17 mother [4] - 11:2, 12:5, 12:6, 22:6 mother-in-law [2] - 11:2, 22:6 motion [45] - 3:8, 3:10, 3:13, 3:19, 4:6, 4:9, 6:13, 6:14, 6:17, 6:23, 19:25, 20:6, 20:9, 20:10, 20:12, 24:19, 24:22, 24:25, 25:10, 25:13, 25:15, 25:20, 37:1, 37:2, 43:6, 43:7, 45:22, 45:23, 46:5, 46:6, 46:8, 46:15, 69:4, 74:5, 74:6, 74:7, 74:8, 75:14, 82:3, 82:4, 82:11, 88:18, 88:19, 90:1 Motion [1] - 45:24 mouse [1] - 30:16 move [6] - 6:24, 25:9, 26:1, 41:16, 50:10,</p>	<p>73:4 moved [2] - 38:20, 72:17 Moving [1] - 82:13 moving [4] - 12:6, 25:8, 46:21, 82:13 MR [96] - 2:12, 5:2, 5:4, 5:8, 5:10, 5:24, 6:2, 6:5, 7:9, 10:7, 10:12, 10:14, 11:10, 11:18, 11:22, 11:25, 12:15, 12:23, 13:4, 13:6, 13:17, 13:22, 14:2, 14:25, 15:22, 16:2, 16:4, 16:9, 16:12, 16:13, 16:17, 16:24, 17:24, 18:5, 18:11, 18:14, 18:17, 18:19, 18:25, 19:5, 19:10, 19:13, 19:16, 19:20, 23:9, 23:17, 25:21, 25:23, 25:24, 26:9, 30:16, 33:15, 37:6, 39:22, 41:12, 55:6, 57:25, 58:21, 62:6, 63:16, 63:20, 63:25, 65:11, 66:2, 66:16, 66:23, 67:6, 69:2, 69:14, 69:17, 73:18, 74:15, 74:18, 75:1, 75:4, 75:6, 75:12, 79:9, 79:14, 79:17, 79:23, 80:7, 80:11, 80:16, 81:1, 81:25, 82:20, 89:17, 90:3, 90:8, 90:20, 95:23, 96:1, 96:25, 98:2, 98:10 MS [144] - 2:9, 2:14, 4:8, 7:1, 7:6, 20:14, 24:22, 25:2, 25:8, 25:12, 29:4, 29:16, 29:21, 29:24, 30:1, 30:9, 30:18, 31:20, 31:25, 32:11, 32:16, 32:24, 33:5, 33:12, 33:16, 33:24, 34:21, 35:3, 35:7, 35:10, 35:18, 35:20, 36:3, 36:7, 36:21, 39:3, 39:5, 39:9, 39:12, 40:1, 40:4, 40:20, 42:5, 42:23, 43:9, 43:13, 43:16, 44:1, 44:4, 44:10, 44:25, 45:8, 45:10, 45:13, 45:21, 45:25, 46:6, 46:17, 46:20, 47:9, 47:12, 47:15, 52:9, 53:9, 53:17, 53:21,</p>
M				
	<p>Ma'am [1] - 72:7 ma'am [8] - 35:19, 39:5, 64:13, 85:7, 85:11, 85:13, 87:6, 87:11 Maiju [1] - 2:23 MAIJU [1] - 1:15 main [2] - 68:3, 83:8 maintain [1] - 50:15 majority [1] - 41:13 manner [1] - 8:18 manpower [1] - 92:7 manufacturer's [1] - 23:13 map [2] - 14:20, 54:3 March [2] - 91:10, 96:21 market [8] - 55:21, 63:1, 63:3, 64:16, 64:18, 71:11, 71:12, 95:5 marketed [4] - 50:2, 50:5, 62:25, 63:10 marketing [1] - 63:6 masonry [8] - 66:12, 66:14, 67:15, 67:16, 67:18, 68:14, 80:2, 80:5 master [5] - 35:9, 35:21, 48:11, 53:11, 53:12 match [7] - 7:20, 8:9, 9:13, 14:8, 17:15, 34:7, 83:7 matches [1] - 38:4 matching [4] - 8:3, 17:24, 24:16, 38:5 material [7] - 8:2, 8:22, 8:23, 17:24, 18:12, 18:15, 83:12 materials [2] - 8:4,</p>			

<p>54:20, 55:4, 55:8, 56:7, 56:10, 56:13, 57:9, 64:8, 64:13, 64:15, 65:2, 65:5, 65:22, 69:18, 70:12, 70:15, 70:20, 70:22, 72:9, 72:14, 72:16, 73:11, 74:3, 74:10, 74:24, 75:3, 75:5, 75:9, 75:22, 75:24, 78:14, 78:20, 78:22, 79:2, 84:17, 84:19, 84:22, 85:2, 85:4, 85:10, 85:12, 85:14, 85:17, 85:20, 85:24, 86:2, 86:5, 86:13, 86:15, 86:20, 86:23, 87:1, 87:4, 87:8, 87:10, 87:12, 87:14, 87:16, 87:20, 87:23, 87:25, 88:1, 88:3, 88:4, 88:6, 88:8, 88:10, 88:13, 89:21, 90:10, 92:21, 93:2, 93:21, 94:2, 94:5, 94:9, 94:19, 97:6</p> <p>millions [1] - 8:19 multiple [3] - 78:3, 78:4, 78:10 Municipal [1] - 52:10 muntins [2] - 8:16, 27:24</p>	<p>neighbor [1] - 14:11 neighbor's [1] - 39:16 neighborhood [5] - 50:23, 59:23, 59:24, 73:1, 92:20 Neighborhoods [1] - 96:12 neighbors [1] - 71:8 net [1] - 65:2 never [5] - 23:6, 41:22, 59:12, 59:18, 66:14 new [15] - 7:17, 8:15, 8:24, 9:12, 13:20, 26:18, 27:18, 30:10, 31:8, 31:10, 33:8, 33:9, 37:10, 90:18, 92:4 next [13] - 17:18, 20:23, 28:8, 31:5, 39:12, 39:16, 61:16, 72:18, 72:19, 92:12, 97:24, 98:11 next-door [3] - 39:16, 72:18, 72:19 nice [2] - 17:20, 96:13 nobles [1] - 60:5 Nobles [1] - 61:17 nobody [1] - 97:12 nominations [2] - 91:1, 91:2 none [13] - 4:16, 6:12, 9:19, 12:9, 19:24, 26:7, 36:25, 46:14, 52:7, 56:15, 73:16, 82:18, 88:17 nonissue [1] - 43:15 nonprofit [1] - 94:12 north [2] - 35:12, 35:13 North [3] - 1:7, 4:4, 4:20 Northeast [1] - 95:17 northwest [1] - 35:6 Notary [1] - 1:9 noted [1] - 83:3 notes [1] - 99:11 nothing [8] - 10:10, 15:25, 29:19, 47:5, 64:11, 70:18, 72:12, 84:25 notice [1] - 38:8 noticed [1] - 96:10 Number [12] - 5:11, 6:4, 6:7, 10:18, 10:19, 26:14, 27:22, 27:25, 28:4, 37:9, 37:19 number [3] - 51:4, 71:1, 95:11 nurse [1] - 72:25</p>	<p style="text-align: center;">O</p> <p>observations [1] - 58:6 observe [1] - 61:7 obviously [17] - 31:12, 36:11, 48:20, 49:7, 49:20, 50:13, 50:21, 51:21, 53:22, 56:17, 57:18, 59:2, 62:21, 69:5, 86:15, 95:5, 96:7 occurred [1] - 51:9 oddly [1] - 57:24 OF [4] - 1:1, 99:1, 99:3, 99:4 offer [1] - 67:14 office [5] - 34:4, 41:20, 52:23, 93:13, 96:5 Office [2] - 1:18, 2:14 officer [2] - 89:17, 96:6 often [2] - 95:16, 97:11 old [3] - 34:12, 52:7, 67:12 on-your-own [1] - 95:2 once [1] - 89:18 one [44] - 5:24, 7:13, 7:22, 9:4, 15:1, 16:23, 16:24, 20:4, 20:21, 26:2, 26:15, 26:21, 30:11, 37:22, 37:24, 40:1, 40:4, 40:14, 42:21, 51:25, 56:13, 60:6, 61:3, 63:2, 63:16, 65:12, 68:4, 68:6, 71:11, 74:18, 75:14, 76:8, 76:15, 77:10, 79:18, 83:24, 86:9, 89:3, 89:4, 91:9, 93:2, 97:14, 97:25 One [1] - 65:9 one-story [4] - 7:13, 26:15, 26:21, 65:12 ones [5] - 21:21, 52:7, 67:8, 78:14, 78:17 open [15] - 4:25, 6:8, 9:20, 15:4, 20:6, 27:7, 29:5, 29:6, 45:10, 58:15, 79:5, 79:15, 81:3, 84:5, 90:11 opening [5] - 27:20, 30:11, 30:21, 30:23, 95:10 openings [1] - 32:12</p>	<p>opinion [2] - 38:13, 80:1 opinions [1] - 67:14 opportunity [2] - 69:7, 70:5 opposed [8] - 3:17, 6:21, 25:6, 25:18, 46:3, 46:12, 82:9, 89:24 option [1] - 22:22 optional [3] - 45:4, 45:8, 45:17 options [3] - 49:5, 83:2, 83:24 order [4] - 26:25, 38:11, 56:4, 60:19 ordinance [2] - 54:25, 55:1 oriented [1] - 7:23 origin [1] - 77:16 original [11] - 22:17, 27:19, 28:16, 28:18, 30:11, 33:7, 44:20, 59:7, 61:2, 79:5, 79:7 originally [1] - 62:5 ourselves [1] - 66:9 outside [7] - 32:19, 34:24, 34:25, 35:22, 77:21, 86:3, 86:8 overall [5] - 49:15, 51:15, 51:16, 51:17, 81:1 overlap [1] - 8:14 own [3] - 66:8, 95:2, 95:17 owned [3] - 60:25, 84:12, 84:13 owner [5] - 47:2, 50:2, 54:11, 58:25, 78:13</p>	<p>Parging [1] - 86:11 Park [1] - 4:21 parking [1] - 83:15 Parkinson [1] - 11:2 Parks [1] - 11:25 part [13] - 20:24, 47:23, 48:24, 49:8, 49:15, 51:9, 51:10, 51:24, 52:24, 66:4, 92:11, 95:11, 96:16 parte [5] - 4:14, 26:3, 46:23, 47:9, 82:16 particular [2] - 49:6, 54:25 pass [1] - 33:22 passed [2] - 12:10, 16:21 past [1] - 81:8 patio [5] - 27:3, 27:4, 27:12, 37:20, 43:25 pattern [1] - 7:20 patterns [1] - 27:23 peeled [1] - 62:14 peeling [1] - 80:17 people [4] - 50:11, 69:6, 92:9, 95:7 perhaps [2] - 57:20, 80:1 period [1] - 24:10 permanent [1] - 83:12 person [1] - 94:3 personal [1] - 84:17 personally [2] - 59:21, 86:16 perspective [1] - 59:17 pervasive [1] - 66:17 phones [1] - 3:2 photo [4] - 48:11, 53:10, 54:1, 78:2 photographs [3] - 34:9, 37:24, 91:15 photos [3] - 39:13, 61:10, 66:11 picked [1] - 52:11 picking [1] - 50:11 picture [8] - 13:6, 16:11, 16:19, 16:20, 39:24, 42:18, 83:4 pictures [3] - 51:14, 51:18, 68:16 Piper [1] - 93:19 pitch [2] - 38:11, 38:25 place [2] - 78:8, 83:17 placed [1] - 38:7 plan [13] - 10:17, 11:5, 13:24, 14:1, 14:2, 34:24, 44:6, 47:24, 49:15, 51:24, 52:24,</p>
N		<p style="text-align: center;">P</p> <p>p-a-r-g-i-n-g [1] - 86:11 p.m [3] - 1:7, 2:1, 98:21 package [1] - 51:19 Page [4] - 30:12, 33:14, 39:20, 78:3 page [2] - 88:24, 97:25 paint [2] - 34:7, 77:24 painted [3] - 78:17, 78:25, 83:5 pair [2] - 26:17, 26:19 pairs [1] - 8:19 panes [1] - 31:11 parallel [1] - 28:12 parapets [1] - 69:1 parging [1] - 86:10</p>		

<p>57:22, 65:21 plan-wise [1] - 14:2 plane [5] - 8:17, 8:25, 27:21, 28:13, 43:24 Planning [7] - 1:17, 1:17, 1:18, 1:19, 2:10, 2:12, 28:6 planning [1] - 65:15 plans [3] - 56:15, 60:5, 65:10 planted [2] - 83:5, 86:19 plantings [1] - 34:9 plaster [4] - 77:21, 77:22, 77:23, 80:17 play [1] - 52:21 podium [10] - 9:25, 15:14, 29:3, 39:11, 58:18, 64:1, 70:2, 72:1, 74:14, 84:8 point [20] - 5:19, 12:2, 17:1, 40:12, 42:12, 48:18, 57:5, 57:17, 62:22, 64:16, 66:18, 76:15, 76:16, 76:23, 77:3, 77:7, 83:22, 87:16, 97:20, 98:14 points [2] - 75:16, 81:21 Popoli [1] - 2:12 POPOLI [36] - 1:17, 2:12, 5:2, 5:4, 5:8, 5:10, 5:24, 6:2, 6:5, 7:9, 16:12, 18:11, 18:17, 23:9, 23:17, 26:9, 30:16, 33:15, 37:6, 39:22, 41:12, 55:6, 57:25, 73:18, 79:17, 79:23, 82:20, 89:17, 90:3, 90:8, 90:20, 95:23, 96:1, 96:25, 98:2, 98:10 porch [46] - 21:2, 22:17, 27:7, 27:8, 27:10, 27:15, 28:1, 28:10, 33:17, 34:1, 34:6, 34:20, 34:23, 35:5, 35:16, 35:18, 37:20, 38:6, 38:12, 38:13, 41:6, 41:16, 41:25, 43:19, 43:20, 43:24, 44:21, 44:22, 47:24, 47:25, 48:12, 53:6, 53:8, 53:9, 53:22, 53:23, 54:5, 59:5, 61:3, 61:9, 61:10, 71:7, 76:12, 78:2, 79:10 porches [1] - 57:24 porte [5] - 48:12, 54:2,</p>	<p>59:5, 61:4, 79:10 portico [1] - 42:19 position [5] - 34:23, 57:11, 73:6, 76:8, 96:12 positioned [2] - 35:12, 35:17 positions [2] - 96:6 possibility [1] - 11:24 possible [2] - 20:25, 97:18 possibly [1] - 93:19 Post [1] - 4:24 posts [2] - 17:10, 17:11 potential [1] - 91:6 potentially [4] - 23:17, 23:20, 56:16, 91:10 Powell [1] - 70:7 POWELL [4] - 70:12, 70:15, 70:20, 70:22 Prairie [1] - 7:19 predominant [1] - 28:15 prefer [1] - 74:5 prefers [1] - 70:23 prescribed [1] - 54:24 PRESENT [2] - 1:12, 1:16 presentation [1] - 92:15 presented [2] - 56:3, 56:15 presenting [1] - 92:14 preservation [5] - 70:24, 90:22, 93:3, 94:12, 94:22 Preservation [7] - 2:5, 2:10, 70:8, 90:24, 94:11, 94:16, 94:21 PRESERVATION [1] - 1:2 pressure [1] - 60:9 pretty [4] - 34:12, 37:14, 78:15 previous [3] - 48:11, 53:6, 53:15 previously [2] - 18:18, 82:24 price [3] - 80:14, 80:24, 81:1 prices [1] - 56:1 print [1] - 97:18 privacy [1] - 8:24 private [1] - 3:4 problem [5] - 19:16, 30:5, 41:2, 69:11, 80:5 procedure [1] - 32:13 Proceedings [1] - 1:6</p>	<p>proceedings [2] - 98:20, 99:9 process [4] - 57:21, 59:3, 64:17, 69:3 produced [1] - 41:7 product [7] - 23:7, 23:15, 31:18, 32:4, 32:14, 33:3, 91:24 products [2] - 28:5, 31:7 Professional [2] - 99:7, 99:18 profile [2] - 8:16, 27:24 program [2] - 50:17, 50:25 project [5] - 50:7, 50:9, 57:16, 59:1, 59:13 projection [2] - 26:16, 26:21 projects [1] - 91:25 promise [1] - 16:2 properties [2] - 50:12, 71:1 property [23] - 39:18, 47:8, 47:17, 48:17, 50:13, 54:11, 55:22, 55:24, 55:25, 57:5, 59:15, 61:1, 62:25, 63:4, 63:9, 65:10, 70:6, 71:19, 73:20, 79:13, 81:4, 84:12, 84:13 proposal [1] - 33:20 propose [1] - 35:15 proposed [5] - 7:13, 33:18, 44:4, 44:5, 83:23 prove [1] - 67:2 provide [4] - 48:15, 55:16, 55:19, 73:23 provided [2] - 51:1, 58:7 public [30] - 4:25, 6:8, 9:20, 19:25, 29:5, 29:6, 37:1, 44:6, 44:8, 58:15, 60:12, 60:13, 61:22, 69:5, 69:6, 69:13, 69:19, 69:21, 72:25, 73:17, 74:4, 74:20, 74:21, 75:2, 75:7, 84:6, 88:18, 90:10, 90:12, 90:17 Public [1] - 1:10 pull [4] - 5:5, 5:22, 6:7, 66:19 pulled [1] - 66:20 pulling [1] - 52:2</p>	<p>pun [1] - 58:8 punched [1] - 51:5 purchase [1] - 64:22 purchased [2] - 10:16, 71:15 push [2] - 9:7, 60:10 put [18] - 3:2, 18:16, 21:5, 30:23, 31:2, 33:6, 33:8, 40:15, 64:19, 71:12, 83:17, 83:19, 92:10, 92:13, 92:15, 92:18, 95:6, 95:18 putting [2] - 17:6, 66:25 puzzle [1] - 66:25 Pyne [2] - 29:11, 39:11 PYNE [30] - 29:16, 29:21, 29:24, 30:1, 30:9, 30:18, 31:20, 31:25, 32:11, 32:16, 32:24, 33:5, 33:12, 33:16, 33:24, 34:21, 35:3, 35:7, 35:10, 35:18, 35:20, 36:3, 36:7, 36:21, 39:3, 39:12, 40:20, 42:23, 46:17, 46:20</p>	<p>raise [8] - 10:5, 15:20, 29:14, 64:6, 70:13, 72:7, 84:20, 96:13 raised [6] - 8:16, 27:3, 27:23, 34:2, 37:20 ramp [6] - 82:23, 82:25, 83:18, 83:22, 85:19, 85:23 ramps [1] - 83:9 range [3] - 49:21, 77:15, 77:18 RAP [3] - 63:3, 70:23, 81:5 rate [1] - 96:25 rather [4] - 34:25, 36:15, 38:21, 49:22 rats [1] - 72:24 reaction [1] - 42:4 read [6] - 4:17, 23:15, 26:12, 42:8, 71:14, 71:16 readvertisement [1] - 74:22 real [5] - 13:24, 14:20, 26:22, 51:20, 54:22 realize [1] - 87:16 really [20] - 23:10, 24:5, 33:5, 33:9, 36:14, 41:6, 42:11, 43:15, 48:25, 51:2, 59:20, 60:22, 61:21, 65:2, 68:3, 76:2, 77:2, 77:15, 81:9, 83:16 rear [14] - 7:15, 7:23, 13:2, 26:16, 26:18, 27:4, 27:6, 30:4, 30:12, 34:20, 37:22, 44:21, 79:2 reason [3] - 11:3, 28:15, 50:9 reasonable [2] - 23:3, 78:12 reasonably [2] - 42:14, 83:17 reasons [2] - 23:3, 62:7 received [2] - 56:1, 96:2 recently [1] - 78:16 reception [3] - 92:21, 93:4, 93:17 recessed [2] - 8:16, 27:20 recipients [2] - 91:6, 93:11 recognize [1] - 65:13 recommend [4] - 21:24, 38:17, 38:20, 91:8</p>
Q				
<p>quarter [1] - 77:15 quarter-inch [1] - 77:15 questions [19] - 9:17, 12:25, 15:4, 19:17, 28:20, 28:21, 30:6, 34:18, 36:18, 53:3, 56:9, 56:13, 58:12, 61:21, 62:3, 65:24, 75:17, 81:19, 84:3 Quick [1] - 20:2 quick [7] - 13:24, 14:20, 45:11, 56:11, 59:10, 95:24, 97:17 quit [1] - 80:6 quite [1] - 37:23</p>				
R				
<p>radar [2] - 92:13, 92:18 rail [7] - 11:1, 11:3, 11:5, 11:6, 11:11, 11:20, 12:3 railing [10] - 8:5, 8:9, 17:8, 17:12, 21:1, 21:7, 21:9, 22:5, 22:19, 24:9 rails [1] - 28:3</p>				

<p>recommendation [7] - 5:17, 11:20, 13:14, 20:20, 63:3, 85:8, 86:19</p> <p>recommendations [3] - 20:14, 20:16, 89:1</p> <p>recommended [3] - 63:5, 76:23, 81:5</p> <p>recommending [5] - 7:16, 27:17, 28:14, 52:25, 82:25</p> <p>record [8] - 44:8, 50:5, 61:25, 72:3, 73:21, 84:10, 88:5, 99:10</p> <p>recorded [1] - 73:22</p> <p>reduced [1] - 8:13</p> <p>reestablished [1] - 41:21</p> <p>reference [2] - 24:11, 52:1</p> <p>referenced [1] - 43:12</p> <p>references [2] - 51:4, 51:25</p> <p>refrigerator [1] - 31:2</p> <p>regard [1] - 66:5</p> <p>regarding [5] - 21:1, 31:5, 48:17, 60:21, 67:15</p> <p>Regarding [1] - 13:1</p> <p>regardless [1] - 22:15</p> <p>regards [1] - 33:13</p> <p>register [1] - 95:20</p> <p>registration [1] - 95:10</p> <p>reglazing [1] - 78:23</p> <p>regular [1] - 7:3</p> <p>regularly [3] - 49:8, 52:15, 52:23</p> <p>rehab [1] - 50:19</p> <p>rehabilitate [3] - 54:15, 54:19, 79:8</p> <p>rehabilitated [3] - 76:4, 76:8, 76:10</p> <p>rehabilitation [12] - 47:24, 49:2, 49:9, 49:16, 49:17, 49:20, 50:4, 51:10, 51:24, 52:24, 55:23, 92:4</p> <p>reiterate [1] - 70:23</p> <p>relate [1] - 37:12</p> <p>related [3] - 37:8, 91:24, 92:2</p> <p>relates [3] - 28:8, 37:20, 40:23</p> <p>relation [1] - 34:20</p> <p>relocated [5] - 26:20, 27:18, 30:10, 37:10, 44:22</p> <p>rely [1] - 58:1</p> <p>remain [2] - 24:8,</p>	<p>38:22</p> <p>remains [1] - 45:18</p> <p>remember [3] - 48:1, 53:23, 54:5</p> <p>remembering [1] - 53:25</p> <p>remind [1] - 7:1</p> <p>remove [5] - 26:17, 26:23, 53:19, 59:4, 79:10</p> <p>removed [9] - 27:14, 48:13, 49:11, 49:12, 53:7, 53:8, 53:9, 67:25</p> <p>removing [1] - 61:9</p> <p>renovate [3] - 59:2, 62:15, 71:13</p> <p>renovated [3] - 59:10, 66:13, 71:3</p> <p>renovation [1] - 12:6</p> <p>renovations [1] - 59:12</p> <p>rent [1] - 55:25</p> <p>reopen [1] - 75:7</p> <p>repair [3] - 57:2, 68:19, 77:3</p> <p>repaired [9] - 57:13, 66:13, 67:5, 68:9, 76:10, 76:11, 76:12, 76:13, 76:14</p> <p>repairing [3] - 51:23, 67:18, 80:1</p> <p>repairs [1] - 67:20</p> <p>replace [5] - 33:10, 34:10, 77:10, 77:11, 78:4</p> <p>replaced [4] - 66:12, 68:1, 80:13, 80:23</p> <p>replicate [2] - 27:19, 30:11</p> <p>replicates [1] - 23:20</p> <p>report [17] - 7:8, 9:15, 14:21, 26:8, 47:14, 48:23, 51:7, 51:15, 54:18, 55:21, 57:12, 58:4, 67:8, 67:14, 77:16, 82:19, 99:9</p> <p>REPORTER [24] - 10:5, 10:8, 10:13, 15:20, 15:23, 16:3, 29:13, 29:17, 29:22, 64:6, 64:9, 64:14, 70:13, 70:16, 70:21, 72:7, 72:10, 72:15, 84:15, 84:18, 84:20, 84:23, 85:3, 99:1</p> <p>Reporter [2] - 99:8, 99:18</p> <p>request [12] - 6:13, 7:12, 28:8, 37:14,</p>	<p>42:7, 43:19, 43:23, 43:24, 44:20, 55:12, 73:7, 97:18</p> <p>requested [4] - 5:5, 6:3, 81:11, 96:3</p> <p>requests [3] - 26:12, 27:17, 92:6</p> <p>require [2] - 74:22, 96:5</p> <p>required [1] - 8:5</p> <p>requirements [1] - 55:9</p> <p>requiring [1] - 85:5</p> <p>research [2] - 73:24, 76:20</p> <p>resembles [2] - 18:13, 18:15</p> <p>reside [2] - 41:20, 42:17</p> <p>resign [1] - 96:3</p> <p>resort [2] - 48:6, 62:22</p> <p>response [29] - 3:18, 3:24, 4:15, 6:11, 6:22, 9:18, 19:18, 19:23, 25:7, 25:19, 26:4, 26:6, 28:23, 36:19, 36:24, 46:4, 46:13, 58:14, 65:25, 73:15, 81:20, 81:22, 82:10, 82:17, 84:4, 88:16, 89:25, 90:15, 98:16</p> <p>responsibilities [1] - 96:17</p> <p>rest [3] - 14:8, 34:7, 69:12</p> <p>restate [1] - 24:20</p> <p>resting [1] - 27:11</p> <p>restoration [1] - 70:25</p> <p>result [2] - 52:4, 61:8</p> <p>resulting [1] - 56:19</p> <p>reveal [1] - 27:21</p> <p>review [8] - 23:5, 32:4, 55:12, 70:6, 71:19, 83:14, 91:6, 95:14</p> <p>reviewed [4] - 28:5, 31:7, 82:24, 92:1</p> <p>revised [1] - 5:16</p> <p>reworking [2] - 53:22, 54:4</p> <p>Richard [1] - 34:3</p> <p>right-of-way [1] - 8:6</p> <p>risk [2] - 11:4, 12:16</p> <p>river [3] - 35:24, 35:25, 36:2</p> <p>Riverside [4] - 49:10, 50:13, 68:22, 70:7</p> <p>Road [1] - 64:5</p> <p>road [1] - 14:22</p> <p>roof [11] - 8:12, 33:25,</p>	<p>38:3, 38:4, 38:7, 38:10, 38:15, 40:8, 41:18, 43:25, 76:13</p> <p>room [16] - 34:25, 35:1, 35:9, 35:12, 36:10, 36:13, 36:14, 37:25, 38:1, 38:14, 38:21, 38:22, 40:8, 42:8, 44:22, 92:9</p> <p>Room [1] - 1:8</p> <p>roster [1] - 96:22</p> <p>rotted [2] - 80:19</p> <p>row [4] - 86:22, 89:4, 89:5, 89:8</p> <p>run [3] - 19:9, 77:10, 80:4</p> <p>RYAN [1] - 1:13</p> <p>Ryan [1] - 2:18</p>	<p>54:23</p> <p>sections [1] - 68:18</p> <p>sediment [1] - 68:8</p> <p>See [1] - 32:8</p> <p>see [42] - 13:9, 14:4, 14:5, 14:9, 14:12, 16:21, 16:25, 20:9, 21:15, 21:16, 30:19, 34:8, 35:24, 40:7, 40:8, 41:23, 47:18, 48:9, 49:9, 49:10, 50:24, 51:15, 52:23, 56:18, 57:11, 61:10, 61:24, 62:12, 63:7, 66:19, 68:2, 68:13, 68:24, 71:13, 72:23, 78:2, 78:20, 90:2, 91:12, 96:14</p> <p>seeing [4] - 14:8, 19:24, 73:16, 88:17</p> <p>seem [1] - 52:22</p> <p>seemingly [1] - 71:2</p> <p>sell [1] - 64:20</p> <p>send [1] - 17:18</p> <p>senior [1] - 72:20</p> <p>sense [3] - 23:1, 28:17, 77:4</p> <p>sent [1] - 96:2</p> <p>separate [1] - 54:24</p> <p>separating [1] - 68:15</p> <p>set [1] - 22:20</p> <p>several [2] - 26:12, 91:21</p> <p>shadowbox [1] - 9:4</p> <p>shaking [1] - 12:17</p> <p>shall [20] - 7:18, 7:22, 8:1, 8:4, 8:12, 8:15, 8:17, 8:18, 8:21, 8:24, 9:1, 9:3, 9:12, 27:19, 27:23, 28:5, 30:10, 31:7</p> <p>shape [1] - 71:2</p> <p>share [2] - 27:1, 94:5</p> <p>shared [1] - 60:17</p> <p>sheathing [1] - 78:9</p> <p>SHEPPARD [22] - 1:17, 2:9, 42:5, 47:15, 52:9, 53:9, 53:17, 53:21, 54:20, 56:10, 56:13, 57:9, 78:14, 78:20, 92:21, 93:2, 93:21, 94:2, 94:5, 94:9, 94:19, 97:6</p> <p>Sheppard [1] - 2:9</p> <p>shingle [2] - 39:1, 39:3</p> <p>shiny [1] - 33:8</p> <p>short [1] - 97:9</p> <p>shot [1] - 69:23</p>
--	---	---	--	--

S

<p>show [2] - 37:25, 54:3 shows [2] - 48:11, 50:5 shrub [3] - 87:7, 87:8, 89:4 Shrubbery [1] - 89:9 shrubbery [1] - 89:10 shrubs [3] - 86:22, 89:4, 89:5 side [26] - 7:14, 8:11, 10:24, 11:11, 14:6, 14:22, 16:15, 16:18, 21:2, 21:3, 26:20, 31:1, 31:4, 33:7, 37:23, 37:25, 38:13, 38:23, 39:15, 40:25, 42:20, 83:6, 83:19, 86:19, 86:24 side-view [1] - 39:15 sidelight [1] - 30:25 sidewalk [2] - 9:2, 83:16 siding [9] - 8:2, 8:8, 9:10, 18:15, 22:10, 24:2, 24:12, 24:16 sign [3] - 31:21, 32:1, 32:21 sign-off [2] - 31:21, 32:21 signage [1] - 93:16 signed [3] - 31:24, 32:9, 62:18 silent [1] - 3:3 sill [1] - 27:1 Silver [6] - 9:3, 10:22, 11:16, 13:8, 14:5, 15:1 similar [4] - 8:10, 34:2, 42:7, 57:15 simple [1] - 76:1 Simultaneous [2] - 93:23, 98:9 single [5] - 27:14, 47:16, 77:10, 83:2, 94:3 single-family [1] - 47:16 sink [2] - 68:5, 68:10 sit [4] - 15:7, 34:5, 35:22, 40:19 site [5] - 48:11, 48:19, 53:11, 53:12, 83:14 situation [1] - 97:6 situations [1] - 57:15 size [4] - 8:13, 21:16, 27:9, 51:15 sized [1] - 21:24 skinned [1] - 83:4 Skinner's [1] - 34:3 skyline [1] - 14:18</p>	<p>slab [1] - 43:25 slam [1] - 23:25 sliding [1] - 7:21 sloped [1] - 38:10 small [3] - 35:22, 49:22, 83:21 smaller [2] - 21:14, 21:24 smaller-sized [1] - 21:24 smashed [1] - 79:3 soffits [1] - 8:21 soil [1] - 68:8 solution [1] - 21:5 someone [3] - 31:24, 32:20, 55:9 someplace [1] - 34:5 sometimes [1] - 49:14 SONDRA [1] - 1:18 Sondra [1] - 2:14 soon [1] - 12:5 Sorry [2] - 39:3, 70:12 sorry [13] - 20:1, 20:8, 28:11, 34:15, 35:3, 35:13, 39:5, 39:12, 74:15, 81:5, 85:17, 86:20, 89:3 sort [3] - 36:5, 36:7, 36:11 sounds [2] - 24:18, 74:1 space [5] - 35:21, 35:22, 37:12, 56:20, 83:20 speakers [1] - 95:15 speaking [3] - 69:22, 93:23, 98:9 special [3] - 91:9, 93:11, 95:13 specific [2] - 51:20, 56:14 specifically [2] - 37:9, 66:7 specifications [1] - 23:13 specifics [3] - 51:2, 54:5, 55:2 speeches [1] - 92:16 spindles [2] - 27:16, 28:2 spoken [1] - 47:10 sponsor [1] - 93:20 sponsored [1] - 92:3 sponsors [2] - 93:5, 95:4 sponsorship [1] - 94:1 Sport [1] - 61:17 Springfield [2] - 7:12, 49:13</p>	<p>square [5] - 24:9, 27:9, 28:1, 59:6, 79:11 St [3] - 26:11, 29:11, 72:17 staff [36] - 7:8, 7:16, 9:15, 9:17, 11:20, 13:14, 14:21, 20:3, 20:14, 20:15, 22:2, 23:5, 23:14, 26:8, 28:14, 28:22, 37:3, 42:2, 43:9, 47:13, 53:4, 56:9, 58:13, 63:11, 69:9, 76:23, 78:12, 82:18, 82:24, 83:10, 84:3, 88:20, 89:13, 91:22, 92:1, 97:9 staff's [1] - 89:1 stairs [1] - 21:7 stamp [2] - 31:21, 32:1 stamped [1] - 31:24 standards [2] - 31:14, 67:9 standing [1] - 67:17 standpoint [2] - 57:1, 95:8 Stansel [1] - 2:23 STANSEL [12] - 1:15, 2:23, 23:2, 23:24, 41:1, 41:5, 41:17, 42:16, 45:16, 45:20, 88:25, 89:13 start [6] - 2:4, 2:6, 18:20, 33:1, 49:3, 80:16 started [5] - 3:1, 57:16, 59:1, 59:13, 76:5 starts [1] - 92:21 STATE [1] - 99:3 state [10] - 10:1, 15:15, 29:8, 50:22, 52:12, 57:19, 58:19, 64:2, 72:2, 84:9 State [2] - 1:10, 32:22 statement [1] - 81:6 statewide [1] - 94:11 stenographic [1] - 99:11 stenographically [1] - 99:9 stepped [1] - 93:8 steps [1] - 27:5 Steve [3] - 58:21, 74:25, 81:24 still [11] - 5:18, 12:13, 22:5, 39:1, 40:13, 44:18, 49:18, 69:6,</p>	<p>79:4, 79:15, 79:21 stockade [1] - 9:5 Stockwell [3] - 84:12, 84:13, 84:14 STOCKWELL [28] - 84:17, 84:19, 84:22, 85:2, 85:4, 85:10, 85:12, 85:14, 85:17, 85:20, 85:24, 86:2, 86:5, 86:13, 86:15, 86:20, 86:23, 87:1, 87:4, 87:8, 87:10, 87:12, 87:20, 87:25, 88:3, 88:6, 88:10, 88:13 stop [1] - 62:5 stopped [1] - 62:11 stopping [1] - 59:15 story [5] - 7:13, 26:15, 26:21, 27:6, 65:12 straight [2] - 3:20, 42:3 street [7] - 10:25, 34:3, 37:24, 41:20, 42:21, 72:5, 73:9 Street [26] - 1:8, 4:1, 4:2, 4:3, 4:4, 4:5, 4:18, 4:19, 4:20, 4:22, 4:23, 4:24, 5:5, 6:3, 7:11, 9:3, 10:4, 10:16, 10:23, 11:16, 13:7, 14:4, 14:5, 72:5 structural [4] - 49:13, 49:24, 61:7, 66:4 structure [23] - 7:11, 7:14, 16:12, 16:14, 17:6, 17:20, 18:23, 22:8, 28:9, 33:25, 34:2, 48:7, 51:16, 52:19, 54:12, 56:19, 57:21, 59:7, 61:8, 77:22, 80:21, 83:8, 84:1 structures [7] - 49:10, 52:5, 57:14, 60:1, 70:25, 71:5, 71:6 struggle [1] - 42:5 struggling [2] - 62:15, 96:17 stucco [8] - 8:1, 18:3, 18:6, 51:21, 66:20, 83:4, 85:8, 85:12 stuff [1] - 30:4 style [1] - 36:12 subcommittee [1] - 91:5 submit [1] - 23:13 submitted [1] - 44:6 substantial [2] - 38:3,</p>	<p>68:13 successfully [1] - 71:3 sufficient [2] - 38:25 suggestion [9] - 18:21, 40:15, 44:2, 44:14, 44:21, 45:6, 45:8, 45:19, 71:10 suggestions [4] - 9:6, 32:24, 71:11, 81:14 Suite [1] - 58:22 sun [6] - 14:13, 35:8, 37:25, 38:14, 38:22, 40:8 sunlight [4] - 11:15, 13:10, 14:13, 14:14 support [1] - 73:7 supported [1] - 27:10 supporting [1] - 80:21 surprised [1] - 67:13 swath [1] - 92:6 swear [2] - 29:13, 70:11 syndrome [2] - 12:1, 12:17 system [1] - 8:5</p>
T				
<p>talks [1] - 37:9 taller [1] - 21:17 taught [1] - 88:7 tear [1] - 68:7 technically [2] - 79:11, 79:14 temporary [1] - 83:10 tend [1] - 40:17 term [1] - 97:11 terminally [1] - 61:4 terms [1] - 60:15 terrace [2] - 8:10, 17:14 terrified [1] - 59:22 testimony [9] - 10:9, 15:24, 29:18, 61:14, 61:15, 64:10, 70:17, 72:11, 84:24 testing [2] - 32:5, 33:3 texture [1] - 9:14 thanked [1] - 93:14 THE [215] - 2:3, 2:20, 2:25, 3:13, 3:17, 3:19, 3:25, 4:10, 4:16, 5:3, 5:7, 5:9, 5:22, 6:1, 6:4, 6:6, 6:12, 6:17, 6:21, 6:23, 7:4, 7:7, 9:16, 9:19, 9:23, 10:1, 10:5, 10:8, 10:13, 11:17, 12:25, 15:5, 15:9, 15:13, 15:15,</p>				

<p>15:20, 15:23, 16:3, 16:8, 17:21, 19:17, 19:19, 19:21, 19:24, 20:6, 20:18, 21:10, 22:21, 23:11, 24:18, 24:24, 25:4, 25:6, 25:10, 25:14, 25:18, 25:20, 25:22, 25:25, 26:5, 26:7, 28:21, 28:24, 29:2, 29:6, 29:13, 29:17, 29:22, 29:23, 29:25, 30:8, 30:15, 33:23, 34:17, 36:17, 36:20, 36:22, 36:25, 37:5, 37:13, 37:18, 38:18, 39:2, 39:8, 40:10, 40:17, 40:21, 41:4, 41:8, 41:14, 42:24, 43:3, 43:5, 43:21, 44:3, 44:9, 44:12, 44:15, 44:23, 45:1, 45:3, 45:6, 45:9, 45:12, 45:15, 45:18, 45:23, 46:1, 46:3, 46:5, 46:8, 46:12, 46:14, 46:19, 46:21, 46:25, 47:4, 47:6, 47:13, 53:2, 56:8, 56:12, 56:22, 58:12, 58:15, 58:19, 62:2, 63:23, 64:2, 64:6, 64:9, 64:14, 64:25, 65:4, 65:6, 65:23, 66:1, 69:11, 69:15, 69:25, 70:11, 70:13, 70:16, 70:21, 71:21, 71:25, 72:2, 72:7, 72:10, 72:15, 73:10, 73:12, 73:16, 73:25, 74:6, 74:8, 74:17, 75:7, 75:10, 75:13, 75:19, 75:23, 75:25, 77:2, 81:18, 81:21, 81:23, 82:1, 82:7, 82:9, 82:11, 82:18, 84:2, 84:5, 84:9, 84:15, 84:18, 84:20, 84:23, 85:3, 85:15, 85:18, 85:22, 85:25, 87:15, 88:9, 88:11, 88:14, 88:17, 88:22, 89:2, 89:5, 89:11, 89:16, 89:19, 89:22, 89:24, 90:1, 90:6, 90:11, 90:16, 93:1, 94:7, 94:18, 95:22, 95:25, 96:24, 97:4, 97:12, 97:16, 97:20, 98:1, 98:7, 98:13, 98:17 therapist [1] - 12:3</p>	<p>therefore [1] - 13:20 thinking [2] - 14:5, 17:9 thoughts [1] - 42:25 three [1] - 91:7 threshold [4] - 54:12, 57:1, 63:9, 76:5 today [5] - 47:19, 48:3, 60:11, 60:23, 81:17 together [3] - 18:12, 66:25, 92:15 took [4] - 39:14, 78:17, 92:5, 96:12 topics [1] - 95:12 totally [1] - 71:9 touch [2] - 52:20, 95:6 towards [1] - 51:19 toyed [1] - 83:18 traditional [4] - 8:18, 19:3, 27:20, 36:12 traditionally [1] - 91:4 transcript [1] - 99:10 ransom [2] - 26:23, 36:12 ransom-style [1] - 36:12 tremor [1] - 12:1 tri [1] - 20:24 tri-part [1] - 20:24 tribute [1] - 94:23 trim [2] - 30:25, 31:4 trimmed [1] - 8:17 triplet [1] - 9:8 triplets [1] - 8:20 Tropia [3] - 1:9, 99:7, 99:18 true [2] - 67:6, 99:10 Trust [4] - 84:13, 84:14, 94:10, 94:24 truth [21] - 10:10, 10:11, 15:25, 16:1, 29:19, 29:20, 64:11, 64:12, 70:18, 70:19, 72:12, 72:13, 84:25, 85:1 try [2] - 31:12, 64:20 trying [10] - 12:18, 13:23, 14:19, 44:18, 49:4, 55:24, 62:20, 64:17, 80:8, 98:7 turn [1] - 40:7 twice [1] - 14:17 two [17] - 3:6, 9:6, 10:18, 17:19, 20:22, 26:24, 27:6, 27:11, 30:13, 30:22, 47:8, 56:10, 83:2, 85:22, 91:9, 95:23, 97:25 two-hour [1] - 91:9 two-page [1] - 97:25</p>	<p>two-story [1] - 27:6 typical [3] - 32:13, 68:22, 78:25 typically [8] - 32:8, 68:11, 77:13, 79:19, 83:9, 83:11, 92:5, 92:15</p> <p style="text-align: center;">U</p> <p>unable [1] - 50:3 under [3] - 47:22, 51:12, 81:6 understood [1] - 89:15 undue [6] - 54:10, 54:16, 55:10, 55:13, 55:15, 56:5 unfortunately [3] - 60:6, 61:4, 61:13 unit [1] - 31:10 unless [2] - 82:2, 90:4 unreinforced [2] - 67:15, 67:16 unsafe [5] - 52:4, 57:7, 58:1, 67:21, 67:24 unstable [1] - 58:9 unwilling [1] - 50:3 up [45] - 6:8, 9:20, 9:23, 13:7, 14:10, 15:4, 15:13, 17:2, 18:16, 20:7, 29:2, 30:17, 39:6, 39:9, 39:17, 40:2, 45:10, 47:3, 50:11, 50:24, 52:11, 52:16, 52:17, 53:12, 54:3, 62:18, 63:23, 63:24, 63:25, 65:1, 65:7, 66:6, 66:7, 66:8, 71:25, 72:20, 74:4, 77:25, 78:2, 81:12, 89:14, 93:8, 93:16, 95:10, 98:8 uphill [1] - 32:6 upper [3] - 27:10, 27:15, 28:1 ups [1] - 56:11 upstairs [1] - 41:10</p> <p style="text-align: center;">V</p> <p>vacant [2] - 56:16, 65:15 vague [1] - 57:8 value [3] - 50:16, 54:15, 55:21 values [1] - 50:13 vandalism [1] - 79:3</p>	<p>various [1] - 69:1 vein [1] - 56:24 veneer [2] - 77:22, 83:7 version [1] - 5:16 versus [5] - 8:9, 8:10, 9:10, 34:23, 54:15 vertical [8] - 10:19, 13:11, 13:19, 13:21, 20:4, 20:20, 20:22 vertically [1] - 7:23 vertically-oriented [1] - 7:23 vicinity [1] - 65:19 view [8] - 14:17, 36:5, 36:8, 36:14, 39:15, 51:17, 73:5, 87:3 viewed [1] - 52:13 vinyl [1] - 8:23 violation [1] - 88:4 virtually [1] - 34:16 visibility [2] - 7:25, 9:11 visible [4] - 8:6, 11:15, 14:21, 37:23 visited [1] - 47:7 visualizing [1] - 24:1 volume [2] - 97:8, 97:10 vote [8] - 4:7, 25:2, 25:8, 25:14, 45:22, 45:23, 74:5, 74:18 voting [1] - 89:19</p> <p style="text-align: center;">W</p> <p>walk [1] - 72:23 walked [1] - 47:8 wall [8] - 8:9, 8:17, 26:20, 26:23, 27:21, 28:12, 68:18, 86:4 walls [8] - 49:12, 68:25, 83:3, 83:6, 85:16, 85:18, 85:22, 85:23 water [2] - 86:11, 86:12 Waterway [1] - 72:18 wavy [1] - 33:7 weaken [1] - 57:20 wear [1] - 68:7 web [1] - 92:10 Wednesday [1] - 1:6 week [1] - 92:12 welcome [3] - 56:7, 70:5, 73:11 Welcome [1] - 93:21 West [2] - 4:18, 7:10 whisper [1] - 44:17 whole [15] - 10:10,</p>	<p>15:25, 22:13, 29:19, 54:23, 56:2, 59:21, 60:24, 60:25, 64:11, 70:18, 72:12, 84:25, 96:22 wide [2] - 68:21, 77:9 wider [1] - 77:8 wife [1] - 10:15 window [32] - 7:23, 7:25, 8:14, 8:19, 10:20, 10:24, 13:2, 13:20, 16:7, 17:2, 17:3, 17:6, 20:4, 20:5, 20:21, 26:21, 26:23, 27:1, 27:13, 27:19, 28:4, 31:6, 31:8, 31:10, 31:21, 31:22, 32:1, 33:8, 35:20, 36:12, 44:22 windows [24] - 7:20, 8:15, 9:8, 11:12, 13:19, 14:8, 20:20, 20:23, 26:17, 26:19, 26:25, 27:2, 27:22, 30:10, 30:22, 32:9, 33:6, 37:10, 43:12, 72:22, 78:11, 79:2 wise [3] - 10:22, 11:13, 14:2 wish [1] - 28:10 witnessed [1] - 78:14 wood [3] - 8:22, 9:3, 83:11 words [1] - 44:11 works [3] - 20:5, 20:22, 91:12 worthy [1] - 60:2 wrap [1] - 40:8 wraps [1] - 7:14 write [1] - 64:22 wrought [3] - 17:12, 19:1</p> <p style="text-align: center;">Y</p> <p>year [7] - 57:24, 79:18, 91:8, 91:20, 92:7, 93:6, 93:20 year's [1] - 90:22 years [6] - 34:12, 47:8, 59:18, 59:24, 67:11, 72:20 yesterday [1] - 5:11</p>
--	--	---	---	--