

CITY OF JACKSONVILLE
HISTORIC PRESERVATION
COMMISSION

Proceedings held on Wednesday, September 26,
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, FPR, a
Notary Public in and for the State of Florida at Large.

PRESENT:

JACK C. DEMETREE, III, Chairman.
RYAN P. DAVIS, Vice Chair.
ERIK C. KASPER, Secretary.
ANDRES LOPERA, Commission Member.
MAIJU STANSEL, Commission Member.
TIMOTHY BRAMWELL, Commission Member.

ALSO PRESENT:

CHRISTIAN POPOLI, Planning and Development Dept.
BLAIR KNIGHTING, Planning and Development Dept.
SHANNON ELLER, Office of General Counsel.
CANDACE LONG, Planning and Development Dept.

- - -

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

3

1 conversations you might need to have, please
2 have them in the hallway. If you would like to
3 speak on any COAs or any issue, please bring a
4 speaker card up to the front here. And we will
5 take a break every two hours.

6 I will now entertain a motion to pass our
7 minutes from the August 22nd meeting.

8 COMMISSIONER DAVIS: Motion to approve
9 August 22nd minutes.

10 COMMISSIONER LOPERA: Second.

11 THE CHAIRMAN: All those in favor?

12 COMMISSION MEMBERS: Aye.

13 THE CHAIRMAN: Those opposed?

14 COMMISSION MEMBERS: (No response.)

15 THE CHAIRMAN: Hearing none, you've passed
16 the minutes from the August 22nd meeting.

17 We're going to go right into our deferred
18 items. I've got two deferred items on the list
19 today: COA-18-21264, 1232 Laura Street; and
20 COA-18-21268, 0 Park Street. We do not
21 normally do this, but is there anyone here to
22 speak on any deferred items today?

23 AUDIENCE MEMBERS: (No response.)

24 THE CHAIRMAN: Seeing none, we'll go ahead
25 and open, slash, close the public hearing.

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

2

1 P R O C E E D I N G S
September 26, 2018 3:00 p.m.

2 - - -

3 THE CHAIRMAN: We're going to go ahead and
4 start the September 26th meeting of the
5 Jacksonville Historic Preservation Commission.

6 We'll start with some introductions,
7 starting over there.

8 MS. KNIGHTING: Blair Knighting, staff.

9 MR. POPOLI: Christian Popoli, Planning
10 and Development staff.

11 MS. ELLER: Shannon Eller, Office of
12 General Counsel.

13 COMMISSIONER BRAMWELL: Tim Bramwell,
14 Commissioner.

15 COMMISSIONER LOPERA: Andres Lopera,
16 Commissioner.

17 COMMISSIONER DAVIS: Ryan Davis,
18 Commissioner.

19 THE CHAIRMAN: J.C. Demetree, Chairman.

20 COMMISSIONER KASPER: Erik Kasper,
21 Commissioner.

22 COMMISSIONER STANSEL: Maiju Stansel,
23 Commissioner.

24 THE CHAIRMAN: If you could all silence
25 your cell phones, please. And any

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

4

1 We will move to the consent agenda. Do
2 any commissioners have any ex-parte on the
3 consent agenda?

4 COMMISSION MEMBERS: (No response.)

5 THE CHAIRMAN: Hearing none, our consent
6 agenda is COA-18-21102, 2878 Green Street;
7 COA-18-21104, 2861 Green Street; COA-18-21182,
8 1819 Hubbard Street; COA-18-21197, 28172 Green
9 Street; COA-18-21198, 2866 Green Street;
10 COA-18-21216, 307 East 3rd Street; and
11 COA-18-21275, 2000 Forbes Street.

12 MR. POPOLI: Through the Chair, we did
13 have a request to have COA-18-21102 to be heard
14 by the applicant.

15 THE CHAIRMAN: Okay. So we will pull
16 COA-18-21102, 2878 Green Street, from the
17 consent agenda.

18 I'm going to go ahead and open the public
19 hearing. Is there anyone here to speak on any
20 of these COAs?

21 MS. SCHIFANELLA: (Indicating.)

22 THE CHAIRMAN: Sure. Come on up.
23 (Ms. Schifanella approaches the podium.)

24 THE CHAIRMAN: Can you state your name and
25 address, please?

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

5

1 MS. SCHIFANELLA: Angela Schifanella, 1352
 2 Avondale Avenue, Jacksonville, Florida 32205.
 3 And I'm here representing Riverside
 4 Avondale Preservation.
 5 THE REPORTER: If you would raise your
 6 right hand for me, please.
 7 MS. SCHIFANELLA: (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 MS. SCHIFANELLA: We do.
 13 THE REPORTER: Thank you.
 14 MS. SCHIFANELLA: We understand that this
 15 application is split into two COAs, and that's
 16 a procedural conflict for the --
 17 THE CHAIRMAN: Which one?
 18 MS. SCHIFANELLA: I'm sorry. I'm here to
 19 speak on COA-18-21275, and that's 2000 Forbes
 20 Street. So that -- so this COA is just
 21 regarding the terrace that is proposed as part
 22 of a larger modification of the building, which
 23 would be a new porch and some fencing,
 24 landscaping, and improvements. And I think
 25 just because of their timing issues, they
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

6

1 pulled the terrace out separately so they can
 2 go through a zoning review.
 3 It is a fairly significant modification to
 4 the building. We understand that it will go --
 5 it will be available for administrative review
 6 on the balance of the work. And I -- we would
 7 just like to offer the suggestion that the
 8 entire project is reviewed at the Commission
 9 level because it is significant. It's on a
 10 corner property, visible from both
 11 right-of-ways.
 12 We have heard from one neighbor who has --
 13 would like the opportunity to review the final
 14 submittal. So that's really our -- we don't
 15 have issues with the application itself in
 16 terms of the content, more the process and the
 17 ability to hear the entire application.
 18 THE CHAIRMAN: All right. Thank you.
 19 Is there anybody else here to speak on any
 20 of these COAs on the consent agenda?
 21 AUDIENCE MEMBER: (Indicating.)
 22 THE CHAIRMAN: Come on up.
 23 AUDIENCE MEMBER: Okay. Regarding --
 24 THE CHAIRMAN: If you'd state your name
 25 and address, please.
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

7

1 AUDIENCE MEMBER: Adam Merrill, 12620
 2 Beach Boulevard, Suite 3-320, Jacksonville
 3 Florida 322- --
 4 THE CHAIRMAN: She's going to swear you
 5 in.
 6 THE REPORTER: If you would raise your
 7 right hand for me, please.
 8 MR. MERRILL: (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 MR. MERRILL: I do.
 14 THE REPORTER: Thank you.
 15 MR. MERRILL: Yeah. Consent agenda
 16 number -- Item Number 1, 18-21102, Item 2, I
 17 had asked that --
 18 MR. POPOLI: We're actually going to
 19 discuss that one separately. We pulled it from
 20 consent.
 21 THE CHAIRMAN: We're going to pull it from
 22 consent.
 23 MR. POPOLI: So that will be the next
 24 thing up, right after this.
 25 MR. MERRILL: I'll sit down.
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

8

1 MR. POPOLI: Thank you, though.
 2 THE CHAIRMAN: Is anybody else here to
 3 speak on any of the consent agenda?
 4 AUDIENCE MEMBERS: (No response.)
 5 THE CHAIRMAN: Seeing none, I'm going to
 6 close the public hearing and we'll entertain a
 7 motion on consent.
 8 Anybody? Do you want to talk about the
 9 consent?
 10 COMMISSIONER BRAMWELL: That would just be
 11 opening it for discussion?
 12 I guess -- motion to approve Items 2
 13 through 7 on the consent agenda.
 14 COMMISSIONER DAVIS: Second.
 15 THE CHAIRMAN: All those in favor?
 16 COMMISSION MEMBERS: Aye.
 17 COMMISSIONER BRAMWELL: Is there any
 18 reason not to pull Item 7, like was requested
 19 and defer it?
 20 THE CHAIRMAN: We can pull it and take a
 21 look.
 22 COMMISSIONER BRAMWELL: Well, it's really,
 23 I guess, to defer it was the request, defer it
 24 until -- the whole item.
 25 MR. POPOLI: Through the Chair, maybe I
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 can explain the situation.
 2 THE CHAIRMAN: Please.
 3 MR. POPOLI: So previous commissions have
 4 approved what we refer to as the
 5 "administrative matrix," and it outlines things
 6 that go through the staff review and things
 7 that go to the Commission.
 8 This particular property is a
 9 noncontributing structure, and so they're
 10 really -- most of the time those reviews go
 11 through staff, so much to the point that a full
 12 demolition of that building wouldn't even
 13 require a COA.
 14 So the only thing that's called out in the
 15 matrix specifically is the -- a paver patio in
 16 a front yard that exceeds 25 percent of the
 17 yard. So that's what's on the agenda now.
 18 The other portions of the application are
 19 staff approved. We haven't gone through that
 20 mechanism yet, but there really isn't -- it's
 21 not something we would typically bring to the
 22 Commission.
 23 THE CHAIRMAN: Okay.
 24 MR. POPOLI: It's up to you guys. Like I
 25 said, we haven't heard it yet because they
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 haven't submitted the full application for that
 2 portion of it, but it's something that normally
 3 would have gone through had they applied the
 4 application.
 5 THE CHAIRMAN: I'm guessing if you get
 6 enough pushback, it would come to us anyway?
 7 MR. POPOLI: Typically, the process would
 8 be, if we -- someone submits something, we
 9 approve it, and if they don't object to our
 10 conditions or requirements, then it's approved.
 11 It would take a citizen, I guess, filing an
 12 appeal at that point.
 13 So again, it's up to you, how you guys
 14 want to proceed, but normally that would have
 15 been something that would have just been
 16 approved.
 17 COMMISSIONER BRAMWELL: Okay. I'm good.
 18 THE CHAIRMAN: Okay. So I will entertain
 19 a motion on the consent agenda as it is. We
 20 have already pulled the first one on the
 21 consent agenda, so -- so I'll take another
 22 motion.
 23 COMMISSIONER BRAMWELL: I'll do it again.
 24 Motion to approve consent agenda Items 2
 25 through 7.
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 COMMISSIONER DAVIS: Second.
 2 THE CHAIRMAN: All those in favor?
 3 COMMISSION MEMBERS: Aye.
 4 THE CHAIRMAN: Those opposed?
 5 COMMISSION MEMBERS: (No response.)
 6 THE CHAIRMAN: Hearing none, you have
 7 approved the consent agenda.
 8 And, Christian, are we going to historic
 9 designations before COAs?
 10 MR. POPOLI: No. We do the one you pulled
 11 from consent.
 12 THE CHAIRMAN: First?
 13 MR. POPOLI: First, yeah.
 14 THE CHAIRMAN: Okay. So our first COA of
 15 the day, COA-18-21102, 2878 Green Street.
 16 And I'll take a staff report.
 17 MR. POPOLI: All right. This is
 18 COA-18-21102 at 2787 [sic] Green Street. It's
 19 for the construction of a new
 20 one-and-a-half-story house with a detached
 21 garage. It's currently a vacant lot in the
 22 Green Street project that we've seen quite a
 23 few applications from.
 24 Basically, the applicant -- my
 25 understanding, regardless -- I'm sure he will
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 speak to it, but -- has an issue with the
 2 height condition primarily.
 3 All the conditions that are there -- the
 4 front setback aligning with the other existing
 5 structures; the window conditions, which are
 6 pretty standard, with the recess into the wall
 7 plane; the trim and mullions; front porch
 8 railing with spindles; the composition of the
 9 soffits being wood or Hardie; the condition of
 10 the Hardiboard, have a smooth finish facing
 11 out; and then any minor changes or final plans
 12 will be submitted to staff for approval.
 13 So the condition in question is -- we are
 14 requesting that the height be limited to
 15 21 feet, 9 inches. To give you a little
 16 context -- so this is the Green Street project
 17 (indicating). This is the edge of the PUD
 18 subdivision. The lot in question is this
 19 northern lot. It's actually one of the
 20 exterior lots that abuts the existing homes
 21 along Myra Street.
 22 There's a bit of an odd element to this in
 23 that Myra Street previously ended here
 24 (indicating) and then continues beyond, outside
 25 this area. So the addresses would end here and
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 then pick up outside of the subdivision. So
2 when they created the project, they continued
3 Green Street all the way around. So at this
4 point, Green turns into Myra. So there's some
5 confusion in -- when we talk about the adjacent
6 houses on Myra Street, they are technically
7 directly connected.

8 Most of the houses along Myra, and
9 especially the ones closest to the project, are
10 all one story. There was a new construction
11 that was approved, I want to say a year or two
12 ago, further down that's a one-and-a-half
13 story, and that had a height that was just
14 under 22 feet.

15 In May we approved the 27- -- or 2879,
16 Lot 8, which was a one-and-a-half-story design
17 that was -- let's see. Just a moment.

18 Okay. So this was the previously approved
19 design for Lot 8 (indicating). It had the
20 height limited to 22 feet, 4 inches. I believe
21 the current condition came from the previously
22 approved one-and-a-half story that was on
23 the -- Myra Street, further down, which is
24 where the 21'9 came from.

25 Either way, it's an attempt to transition
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 from the predominantly two-story structures
2 that are in this new subdivision to the
3 historic one-story contributing structures
4 along Myra. So that's the point of the
5 condition, to generally address some form of a
6 transition.

7 Most of the houses along that corridor are
8 in the 18-foot range. We felt that this was a
9 reasonable step up to the probably 26, 27-foot
10 height structures throughout the district.

11 So, with that, I'll take any questions
12 that you may have.

13 COMMISSIONER KASPER: Through the Chair,
14 looking at the pictures, there appears to be a
15 two-story green one that says "just east of PUD
16 on Green Street."

17 MR. POPOLI: Yes. That is a previously
18 approved two-story.

19 COMMISSIONER KASPER: That's new
20 construction?

21 MR. POPOLI: Yes.

22 THE CHAIRMAN: How about the next one, the
23 other green one?

24 MR. POPOLI: Give me a moment here. Let
25 me see which -- the applicant did provide

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

1 pictures that are on the southern portion of
2 Green Street --

3 THE CHAIRMAN: Okay.

4 MR. POPOLI: -- on the lower half of the
5 horseshoe.

6 So are these the pictures you're talking
7 about (indicating)?

8 COMMISSIONER KASPER: Keep going. Next
9 one. Yeah, that one.

10 MR. POPOLI: Correct. Yeah, that's on the
11 southern portion of Green, not Myra.

12 THE CHAIRMAN: Okay.

13 MR. POPOLI: So this is the adjacent
14 structure here (indicating), which is a
15 one-story frame vernacular, and the house would
16 be located on this lot here.

17 THE CHAIRMAN: Christian, what did you say
18 the height was on -- we approved for 2879?

19 MR. POPOLI: It's 22 feet, 4 inches, I
20 believe.

21 COMMISSIONER KASPER: So, Christian, your
22 concern is that -- looking in the context of
23 the street, specific, the houses that are
24 immediately adjacent, next door, across the
25 street are one story, and your concern is that

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

1 this house being two-story should be limited in
2 height to be more --

3 THE CHAIRMAN: A transition.

4 COMMISSIONER KASPER: -- transitional with
5 the next --

6 MR. POPOLI: Correct. Yeah, the design
7 guidelines talk about the compatibility of
8 height and massing. And we recognize that this
9 subdivision is kind of a unique context, but it
10 does abut historic contributing structures. So
11 in an attempt to be sensitive and not put a
12 large, overpowering structure next to these --
13 COMMISSIONER KASPER: What about the
14 notion of -- in three dimensions, this house
15 appears to be kind of one story with a window
16 structure that fronts the street, and then the
17 roof slopes away. And the high point, this
18 peak is set further back.

19 MR. POPOLI: That was certainly part of
20 the consideration, one of the reasons we
21 encouraged the one-and-a-half story there as
22 well. I don't have an exact height of the
23 neighboring house, but I -- I want to say it's
24 in the neighborhood of 18 feet, so --

25 COMMISSIONER KASPER: So the only
Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 dimension I see on the applicant's drawings is
 2 an 18'9, I think, at the plate height. So it
 3 doesn't actually have the pitch of the roof
 4 height unless --
 5 COMMISSIONER STANSEL: It's there.
 6 MR. POPOLI: I think they had an overall
 7 height.
 8 COMMISSIONER KASPER: Oh, right there.
 9 You're right. Sorry.
 10 COMMISSIONER STANSEL: And if you look at
 11 Page 177, it gives you the whole street front.
 12 It's a different CO number, but it gives you
 13 the whole street front. It shows the Myra
 14 building, this building, and all of the
 15 Green Street elevations they've done.
 16 THE CHAIRMAN: Okay.
 17 MR. POPOLI: Just a moment.
 18 THE CHAIRMAN: All right. Does anybody
 19 else have questions for staff?
 20 COMMISSION MEMBERS: (No response.)
 21 THE CHAIRMAN: Hearing none, I'm going to
 22 open the public hearing.
 23 Is the applicant here?
 24 MR. MERRILL: (Indicating.)
 25 THE CHAIRMAN: You can come on up.
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 (Mr. Merrill approaches the podium.)
 2 THE CHAIRMAN: Try again.
 3 If you'll give us your name and address.
 4 MR. MERRILL: Adam Merrill. Address,
 5 12620 Beach Boulevard, Suite 3-320,
 6 Jacksonville, Florida 32224 -- or -46. Sorry.
 7 THE CHAIRMAN: She's going to swear you in
 8 again.
 9 You're good.
 10 MR. MERRILL: Yeah, that's -- my whole
 11 thing was I didn't know where the number 21'9
 12 came from and if it had any meaning.
 13 I think it's going to be hard for us to
 14 get it down -- that design, to get down that
 15 far. The 22-and-a-half that we were -- is
 16 probably going to be the shortest I could get
 17 that building, which we're only talking about
 18 9 inches.
 19 THE CHAIRMAN: So what's your current
 20 proposition here?
 21 MR. MERRILL: To get it to around
 22 22-and-a-half feet.
 23 THE CHAIRMAN: Yeah. Okay.
 24 MR. MERRILL: That's all -- that's all
 25 we -- I mean --
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 COMMISSIONER DAVIS: You're just trying to
 2 go to 22-and-a-half feet?
 3 MR. MERRILL: From 21'4 -- 21'9 to 22'6 is
 4 all I'm asking for, 9 inches.
 5 THE CHAIRMAN: Okay.
 6 COMMISSIONER STANSEL: He's basically
 7 matching the green one that's across the
 8 street.
 9 MR. MERRILL: Yeah. That --
 10 (Simultaneous speaking.)
 11 COMMISSIONER STANSEL: That's also
 12 adjacent to --
 13 MR. MERRILL: That is the shortest I can
 14 get that structure without redesigning the
 15 whole thing.
 16 THE CHAIRMAN: Okay.
 17 COMMISSIONER DAVIS: And you've got like a
 18 20-foot drainage easement between
 19 that (inaudible) --
 20 (Simultaneous speaking.)
 21 MR. MERRILL: Yeah, and that -- so we do
 22 have a huge drainage easement there that --
 23 it -- it is quite a bit --
 24 COMMISSIONER DAVIS: It's pretty wooded
 25 in --
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 MR. MERRILL: The easement's not. The
 2 easement's cleared, because there was a --
 3 there's a -- they put a drainage pipe through
 4 there for the pond that's in the back --
 5 COMMISSIONER DAVIS: Gotcha.
 6 MR. MERRILL: -- from the street. So it
 7 is cleared, but -- and I don't think there's
 8 any trees in between the two -- there might be
 9 some small trees between the two houses, and
 10 one in the front yard, but --
 11 But, yeah, it -- I mean, with -- that's
 12 the widest lot in the community. I think it's
 13 55 feet wide with that easement. And we pushed
 14 it all the way to the left, so it's the
 15 farthest away from -- from the existing
 16 structure.
 17 COMMISSIONER LOPERA: Question for you.
 18 So next door at 2872 Green Street, there's
 19 already a two-story that's been approved for
 20 that?
 21 MR. MERRILL: Yes.
 22 COMMISSIONER LOPERA: Okay.
 23 MR. MERRILL: Yeah. That streetscape
 24 shows it.
 25 COMMISSIONER BRAMWELL: What's the
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 elevation there?
 2 MR. MERRILL: I tried -- what's that?
 3 COMMISSIONER BRAMWELL: What's the --
 4 COMMISSIONER LOPERA: It's going to be
 5 over -- probably 28 feet of something.
 6 MR. MERRILL: Yeah, 28 feet, something
 7 like that. And I tried to -- I put that little
 8 picture there, the house, and I tried to guess
 9 on scaling it the best I could, but --
 10 COMMISSIONER LOPERA: So this is --
 11 MR. MERRILL: I thought we did pretty
 12 good.
 13 COMMISSIONER LOPERA: So question for the
 14 staff, through the Chair. This is just kind of
 15 a transition house between the existing
 16 original structures and then this brand-new,
 17 two-story that's going up next door, 2872?
 18 MR. POPOLI: Correct.
 19 COMMISSIONER LOPERA: Okay. And that
 20 number was just some sort of average between
 21 the heights?
 22 MR. POPOLI: It was taken from a
 23 previously approved structure that was further
 24 down Myra that was a one-and-a-half story that
 25 we thought blended pretty well. I think the
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 difference is de minimis and probably just an
 2 oversight on our part. So staff doesn't have
 3 an issue with the requested change.
 4 THE CHAIRMAN: Okay.
 5 MR. MERRILL: We could get it down. I
 6 mean, we can come down, except we were -- that
 7 slope on that main pitch, it'll -- it should
 8 drop it down to 22-and-a-half and we still get
 9 the stairs in there. So it will work.
 10 THE CHAIRMAN: Does anybody else have
 11 questions?
 12 COMMISSION MEMBERS: (No response.)
 13 THE CHAIRMAN: All right. Thanks.
 14 MR. MERRILL: All right. Thank you.
 15 THE CHAIRMAN: Is anybody else here to
 16 speak on this COA?
 17 AUDIENCE MEMBERS: (No response.)
 18 THE CHAIRMAN: Seeing none, we'll close
 19 the public hearing, and I'll entertain a
 20 motion.
 21 COMMISSIONER DAVIS: Motion to approve
 22 COA-18-21102 with staff conditions, excepting
 23 Number 2, or, I guess, increasing -- with
 24 modifying the height restriction on Number 2 to
 25 22-and-a-half feet.
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 COMMISSIONER KASPER: Second.
 2 THE CHAIRMAN: All those in favor?
 3 COMMISSION MEMBERS: Aye.
 4 THE CHAIRMAN: Those opposed?
 5 COMMISSION MEMBERS: (No response.)
 6 THE CHAIRMAN: Hearing none, you have
 7 approved COA-18-21102.
 8 We'll move on to our historic
 9 designations. We're going to start with the
 10 Turknett Cemetery.
 11 Do I have a staff report?
 12 MS. KNIGHTING: We're going to do Cecil
 13 Field because the Turknett Cemetery guys aren't
 14 here. We're still going to hear it.
 15 THE CHAIRMAN: Sure.
 16 MS. KNIGHTING: I just figured we'd do
 17 Cecil Field because they're here and -- get
 18 them out of here, before Turknett.
 19 AUDIENCE MEMBER: We can leave now.
 20 MS. KNIGHTING: I'll be brief.
 21 We do have some new commissioners on that
 22 may have never heard a landmark report, so --
 23 some properties in Jacksonville are important
 24 enough to designate locally as a local
 25 landmark. We have landmarks sites and we have
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 landmarks. The Cecil Field -- the one that
 2 we're going to hear right now is the Cecil
 3 Field Chapel, NAS Cecil Field Chapel, and it
 4 was actually requested from the mayor to be a
 5 local landmark. So we are listening to him and
 6 writing -- Joel wrote a report. Some of you
 7 may know that Joel is now back with us
 8 part-time doing this kind of stuff, writing
 9 reports, but he doesn't come to the meetings.
 10 He gets his cake and he gets to eat it too. So
 11 I'm just kind of regurgitating his report real
 12 quick. He used to read the whole thing and
 13 bore everybody to tears, and nobody wants to
 14 listen to that, so I'm just going to briefly go
 15 over the key points of the landmark.
 16 Typically, landmarks, we have the leeway
 17 to say what we're going to review and what
 18 we're not going to review in terms of the COA
 19 process because they are a local landmark now,
 20 so they're under our regulation.
 21 So for this property, we're just going to
 22 treat it like any other structure. Major
 23 changes need to come to the Commission. Minor
 24 ones we can administratively approve. So keep
 25 that in mind, but that's pretty standard for a
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 building. You'll see the cemetery is a little
 2 different, the next landmark.
 3 So for this one -- so you'll see on
 4 page -- I don't know, I don't have that one in
 5 front of me. You see how -- it's actually
 6 written out, what we review, what we don't
 7 review, if you care to read that.
 8 So there are seven criteria for
 9 landmarking a structure. When it is owner
 10 supported, like this one is -- the mayor
 11 supported -- the mayor requested it and the
 12 owner is in support -- you only have to meet
 13 two of the seven criteria. When the owner is
 14 not supportive, they have to meet four of the
 15 seven. So keep that in mind.
 16 So this one, Joel did the research and he
 17 found that it meets three of the seven. He
 18 labels them as A, F, and G, which is really
 19 Number 1, Number 4, and Number 6 and 7, but --
 20 anyway, that's just the way he does his reports
 21 for some reason.
 22 So 1 would be a significant reminder of
 23 the cultural, historical, architectural,
 24 archaeological heritage of the city. So
 25 essentially that means it's important to the

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

1 one. And, really, the drawings also have
 2 John Richard Gravely as the architect as well.
 3 So there's kind of some confusion there on who
 4 really did the drawings and who really designed
 5 it. So it was really important to the
 6 community.
 7 The second criteria that it meets is
 8 architectural style. And we felt that, because
 9 it's an A frame -- it's a great example of an
 10 A frame structure. A lot of us don't really
 11 see that very often because it's more of a
 12 mid-century design. And I think it's
 13 interesting to get one of these on our local
 14 landmark lists because we're kind of cresting
 15 that mid-century -- we're really starting to
 16 embrace that. It is important to our heritage.
 17 They are more than 50 years old, so -- and this
 18 is actually a great example of the A frame,
 19 which is very standard to have the A frame
 20 style and the windows in the middle for the
 21 chapel.
 22 The third criteria it meets is suitability
 23 for preservation and restoration. The building
 24 is in pretty good shape, so it definitely
 25 qualifies for that one. I think they're doing

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

1 city because of cultural significance,
 2 heritage, historical significance. And this
 3 structure is very important to the city of
 4 Jacksonville because it really was a big part
 5 of the community. It was a big part of hosting
 6 weddings. Many baptisms were there. It was a
 7 very -- it still is a very important structure.
 8 You know, since 1966, they've been having
 9 Memorial Day celebrations there and
 10 Veterans Day events there every year.
 11 Do you have a question?
 12 COMMISSIONER DAVIS: No.
 13 MS. KNIGHTING: Okay. Good.
 14 So, essentially, it's been an important
 15 part of the Westside of Jacksonville for a long
 16 time, ever since it -- NAS was put into place.
 17 And also, one of the kind of more
 18 interesting pieces is that KBJ Architects is
 19 listed as the architects. Some of you may know
 20 them from the downtown buildings. They are
 21 very known for their downtown buildings.
 22 That's one of the reasons why we didn't really
 23 say that it was architecturally significant by
 24 a prominent architect because they're more
 25 known for their downtown buildings, not this

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

1 some plaster work, repair, and things like
 2 that, but that's very simple, easy maintenance
 3 stuff.
 4 So, overall, our recommendation is to
 5 approve the landmark for the Cecil Field
 6 Chapel. I will entertain any questions.
 7 Hopefully, I can answer them.
 8 THE CHAIRMAN: Do we have any questions?
 9 COMMISSION MEMBERS: (No response.)
 10 THE CHAIRMAN: All right. Do I take a
 11 motion to approve this?
 12 COMMISSIONER KASPER: Public hearing.
 13 THE CHAIRMAN: Oh, yeah.
 14 I'll open the public hearing. Is there
 15 anyone here to speak on this?
 16 AUDIENCE MEMBER: (Indicating.)
 17 THE CHAIRMAN: You can come on up.
 18 (Audience member approaches the podium.)
 19 AUDIENCE MEMBER: I'll be brief. Thank
 20 you. I just wanted to thank y'all for --
 21 THE CHAIRMAN: If you can give me your
 22 name and address real quick.
 23 AUDIENCE MEMBER: I'm sorry.
 24 Doug Register, 3849 Sandy Shores Drive.
 25 THE CHAIRMAN: And she's going to swear

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

29

1 you in real quick.
2 THE REPORTER: If you would raise your
3 right hand for me, please.
4 MR. REGISTER: (Complies.)
5 THE REPORTER: Do you affirm that the
6 testimony you are about to give will be the
7 truth, the whole truth, and nothing but the
8 truth?
9 MR. REGISTER: I do.
10 THE REPORTER: Thank you.
11 MR. REGISTER: I want to thank y'all and
12 thank you for letting Joel stay on and help us
13 walk through this. And as you remember, you
14 approved the road name change, which has been
15 effected, except along the toll road, and that
16 will be done when they complete that.
17 And not to be contradictory, but this --
18 when it was turned over to the City from the
19 federal government, not this group, but the
20 City, in its infinite wisdom, used it as a
21 dumping ground and storage ground, and it was
22 slated for demolition. We came about three
23 years ago and effected a dollar-a-year lease
24 with the City for the 26 acres. And this will
25 become a national POW/MIA site. We've got a
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

30

1 bill starting in Congress now.
2 THE CHAIRMAN: Great.
3 MR. REGISTER: And we just about finished
4 refurbishing it. We've got the pews, and the
5 pews are -- I think we've got one or two. I
6 think they're all --
7 AUDIENCE MEMBER: We ordered the pews
8 today, as a matter of fact.
9 MR. REGISTER: Good. So it's --
10 AUDIENCE MEMBER: Sorry. I didn't mean to
11 speak unless I'm --
12 THE CHAIRMAN: You're fine.
13 MR. REGISTER: Sorry about that.
14 But it's about to be refurbished. Our
15 next phase will be just to the north of this on
16 a few acres, and that will be static displays
17 on about 75-foot diameter -- four pads with the
18 four airplanes that flew out of Cecil Field.
19 And Prosser has been a partner with us for
20 the preview. Sean Bliss is heading this up for
21 us, and we're all -- and I'll stay that way,
22 but we're all at this point volunteering on the
23 project. This is our chaplain, Pat Archuleta.
24 So we're happy to have the chapel back.
25 So thank you.
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

31

1 THE CHAIRMAN: Yes, sir. Thank you.
2 Is there anybody else here to speak on
3 this?
4 AUDIENCE MEMBER: Can I?
5 THE CHAIRMAN: Sure.
6 AUDIENCE MEMBER: I didn't sign a card,
7 but I'd like to, if I could.
8 THE CHAIRMAN: Yeah. You can fill out the
9 card afterwards. That's fine.
10 AUDIENCE MEMBER: Okay. Thank you. I
11 appreciate that.
12 THE CHAIRMAN: If you can give us your
13 name and address.
14 AUDIENCE MEMBER: My name is Chaplain
15 Patrick Archuleta, 548 Wellhouse Drive in
16 Jacksonville, Florida 32220.
17 And I serve as the chaplain for the
18 Cecil Field --
19 THE CHAIRMAN: She's going to swear you in
20 real quick.
21 CHAPLAIN ARCHULETA: Oh, I'm sorry.
22 THE REPORTER: Do you affirm that the
23 testimony you are about to give will be the
24 truth, the whole truth, and nothing but the
25 truth?
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

32

1 CHAPLAIN ARCHULETA: I do, yes.
2 THE REPORTER: Thank you.
3 CHAPLAIN ARCHULETA: As I was saying, I
4 serve as the chaplain for the Cecil Field
5 POW/MIA Memorial and the Chapel of the
6 High-Speed Pass, which has been the name that
7 has been changed, given to the chapel now. And
8 the chapel is ongoing. The City was kind
9 enough to put a new roof on it. We thank you
10 very much for that.
11 So where we're at right now with that is
12 we ordered, as a matter of fact, the pews
13 today, the 28 pews that are going to go in
14 there, similar to what was in there in the
15 past. We found the original designs. We have
16 the actual pulpit designs that we're trying to
17 get manufactured by the same company that's
18 doing the pews.
19 Our next phase is, of course, the
20 air-conditioning units and the carpet. So
21 that's where we're at. So the chapel is going
22 to get back up to its historical significance
23 in the very near future. We hope to have a
24 grand opening or dedication around February 3rd
25 of next year. So that's where we're at.
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 THE CHAIRMAN: Awesome.
 2 CHAPLAIN ARCHULETA: Thank you very much.
 3 THE CHAIRMAN: Thank you.
 4 Is there anybody else here to speak on
 5 this historic designation?
 6 AUDIENCE MEMBERS: (No response.)
 7 THE CHAIRMAN: Seeing none, I'm going to
 8 close the public hearing.
 9 And I believe I'll take a motion.
 10 COMMISSIONER KASPER: I make a motion to
 11 approve the historic designation of the Cecil
 12 Field Chapel.
 13 COMMISSIONER BRAMWELL: Second.
 14 THE CHAIRMAN: All those in favor?
 15 COMMISSION MEMBERS: Aye.
 16 THE CHAIRMAN: Those opposed?
 17 COMMISSION MEMBERS: (No response.)
 18 THE CHAIRMAN: Hearing none, you have
 19 designated the Cecil Field Chapel.
 20 MR. POPOLI: Through the Chair, just for
 21 clarity, this will go on to the City Council
 22 for full adoption, so --
 23 THE CHAIRMAN: As far as we can tell, it's
 24 passed.
 25 Do we want to go ahead and do Turknett or
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 and I think that's how we've always handled
 2 cemeteries.
 3 So it does meet two out of the seven. The
 4 first one would be the one that was the same as
 5 Cecil Field, it is a value, a significant
 6 reminder of the cultural, historical,
 7 architectural or archaeological heritage of the
 8 city. So this is kind of interesting
 9 because -- this is on the west side of
 10 Jacksonville, Blanding, 103rd area. And it's
 11 actually very surprising if you drive through
 12 there right now. That used to be an all rural
 13 area called Wesconnett. There's beautiful
 14 dairy farms, chicken farms, but once NAS came
 15 in, big roads -- development started, and
 16 people were able to access that area easier, so
 17 it made it more populated.
 18 Well, the Turknett Cemetery is really one
 19 of the last remaining pieces of that Wesconnett
 20 community. The Turknetts were very important,
 21 one of the pioneering families of the
 22 Wesconnett community, including the West
 23 family, Silcox, and the Turknetts. Those three
 24 names together make Wesconnett. So really this
 25 is one of the tangible pieces of history that
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 should we wait on them?
 2 MS. KNIGHTING: No. They're actually not
 3 able to be here at all. So we're just going to
 4 go -- they'll be at the City Council meeting,
 5 just not this one.
 6 THE CHAIRMAN: Okay. So let's move on to
 7 Turknett Cemetery, and I'll take a staff
 8 report.
 9 MS. KNIGHTING: So for this one, this is
 10 owner requested to -- they requested us to look
 11 into landmarking, and staff has determined that
 12 it does meet two of the seven, which is the
 13 required -- for it to qualify as a local
 14 landmark.
 15 For this one, it's a little different
 16 because it is a cemetery. So, for example,
 17 we've kind of changed the requirements for
 18 COAs. Really, interments, mausoleums, minor
 19 maintenance, things like that we're not going
 20 to review under COAs. Only major things such
 21 as new construction, any changes to the plat,
 22 any changes to the boundaries, those types of
 23 situations will come to you guys. So --
 24 because we didn't want to kind of get in the
 25 middle of interments and that kind of stuff,
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 is left. It's really surprising. So that is
 2 how we determined it meets Number 1.
 3 And then Number 7 is the suitability for
 4 preservation or restoration. And this cemetery
 5 has a trustee. They have a board. They have a
 6 charter to keep it in perpetuity as a cemetery,
 7 repair it as needed. So it really does have
 8 the ability to be preserved and -- which is
 9 unusual for a cemetery. Let's keep that in
 10 mind. There's usually people that just kind of
 11 don't keep track of the cemetery. So this is a
 12 really unique situation where we know that this
 13 cemetery will be preserved by this family. And
 14 it is -- you know, you can go out there and
 15 walk it. It's a beautiful little area, and it
 16 is preserved. So we do believe it meets that
 17 criteria as well.
 18 So without being overly long-winded, we
 19 recommend that you approve the landmark for the
 20 Turknett Cemetery.
 21 THE CHAIRMAN: Thank you.
 22 Does anybody have any questions?
 23 COMMISSION MEMBERS: (No response.)
 24 THE CHAIRMAN: I'll open the public
 25 hearing. Is there anyone here to speak on
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 this?

2 AUDIENCE MEMBERS: (No response.)

3 THE CHAIRMAN: Seeing none, we'll close

4 the public hearing, and I'll entertain a

5 motion.

6 COMMISSIONER LOPERA: Motion to approve

7 designating the Turknett Cemetery as a

8 Jacksonville landmark site.

9 COMMISSIONER DAVIS: Second.

10 THE CHAIRMAN: All those in favor?

11 COMMISSION MEMBERS: Aye.

12 THE CHAIRMAN: Those opposed?

13 COMMISSION MEMBERS: (No response.)

14 THE CHAIRMAN: Hearing none, you have

15 approved it.

16 We're going to move on to COAs. We have

17 COA-18-21263, 2363 Ernest Street.

18 Do I have a staff report?

19 MR. POPOLI: Yes, you do.

20 This is COA-18-21263, located at 2363

21 Ernest Street. It's a request for full window

22 replacement. The structure is a contributing

23 structure to the Riverside Avondale district.

24 The house contains 34 window openings in total,

25 21 were found to be historic, 13 were

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

1 previously replaced or nonhistoric.

2 We're recommending approval of the

3 replacement of the nonhistoric or previously

4 replaced windows. In our conditions, we've

5 conditioned that the 8-over-1 and 6-over-1

6 original wood historic windows be retained,

7 that the nonhistoric windows can be replaced,

8 and that they shall fit the original opening,

9 be recessed within the wall plane to match the

10 historic windows. All the new windows shall be

11 double-hung sash or single-hung sash with the

12 appearance of a double-hung sash, with an

13 8-over-1 or a 6-over-1 window lite pattern that

14 are acceptable and match the proportions and

15 profile of the historic windows.

16 All new windows shall be wood, wood clad,

17 or cellular PVC. And the product will be

18 approved by staff prior to purchase and

19 installation. Any of the exterior trim work,

20 including the traditional sills, side boards,

21 headers, crown molding shall be retained or

22 replicated in wood or cementitious material but

23 not vinyl.

24 We're making the suggestion that with the

25 replacement of the mostly aluminum windows,

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

1 that the historic wood windows, if they can fit

2 the openings that face the two main street

3 fronts, be relocated to those locations, and

4 that the new windows be placed on the secondary

5 elevations, the side and the rear. Again, if

6 they don't fit the opening, we wouldn't want

7 them to alter the house to accommodate that,

8 but, if possible, we thought that would be a

9 good solution to presenting the best face to

10 the structure. But, again, that's a

11 suggestion.

12 So, again, we're recommending approval

13 with those conditions. I'm happy to take any

14 questions.

15 COMMISSIONER KASPER: Through the Chair,

16 just a grammar question, I guess. It says "may

17 be." Should that be "shall be," like the first

18 question, like the window "may be" --

19 MR. POPOLI: That's correct. It should be

20 "shall." My apologies.

21 COMMISSIONER KASPER: I think there's

22 another one also.

23 THE CHAIRMAN: Anybody else have

24 questions?

25 MR. POPOLI: I don't know that Number 2

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

1 really is a condition, but Number 1 definitely

2 should be "shall."

3 It's important to note, and I neglected, I

4 apologize, we didn't review the evidence of the

5 windows that were historic. We did go out and

6 look at them on site, and some of them do need

7 some work, a lot of them need new ropes for the

8 weights and a lot of repainting, potentially

9 some reglazing. A number of them, because they

10 are a multilite pattern over a single pane, the

11 lower pane has either been broken or lost and

12 in a lot of cases was replaced with Plexiglas,

13 but we didn't feel any of these repairs really

14 were difficult, and the majority of the windows

15 were repairable and probably easy to be made

16 functional again.

17 THE CHAIRMAN: Does anybody else have

18 questions for staff?

19 COMMISSION MEMBERS: (No response.)

20 THE CHAIRMAN: I'll open the public

21 hearing. Is the applicant here?

22 AUDIENCE MEMBER: Yes.

23 THE CHAIRMAN: You can come on up.

24 (Audience member approaches the podium.)

25 THE CHAIRMAN: Please state your name and

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

1 address.

2 AUDIENCE MEMBER: Bill Silcox, 4582

3 Lexington Avenue, Jacksonville, Florida 32210.

4 THE REPORTER: If you would raise your

5 right hand for me, please.

6 MR. SILCOX: (Complies.)

7 THE REPORTER: Do you affirm that the

8 testimony you are about to give will be the

9 truth, the whole truth, and nothing but the

10 truth?

11 MR. SILCOX: I do.

12 THE REPORTER: Thank you.

13 MR. SILCOX: Yeah. My name is Bill

14 Silcox. I'm the owner/operator of Silcox

15 Contracting, Incorporated. I' a licensed

16 general contractor, licensed roofing

17 contractor, among several other things. And

18 out of respect for the gentleman that I

19 personally met out there that walked these

20 windows with me, I don't know his expertise,

21 but I showed him every single window that we

22 walked through. I think he was more on the

23 aesthetic side, value of the windows, which we

24 all would love for those to be -- those

25 aesthetic windows to stay there. For one, my

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

1 over \$100,000 into this property, to put it on

2 the retail market to sell in the vicinity of

3 320- to 350- to match the new construction

4 houses that you guys approved on Ernest Street

5 directly across the street, within 120 yards.

6 There's more new construction going down

7 to the left on Ernest Street. It's new

8 construction as well. All those new

9 construction -- of course I know that y'all do

10 site specific. Those are 1-over-1 windows.

11 What we're proposing to do is to put 6-over-1

12 windows. We're going to match -- all the

13 original architectural trim and all that is

14 going to be the same. We can save all that.

15 There's probably eight windows, we've got to

16 replicate that, but that's no problem.

17 We are going to try to save the siding.

18 We have about 1,300 square feet that we have to

19 repair. And we're going to paint. And as far

20 as the outside, we're going to do a new roof,

21 which is required. But other than that, we're

22 going to paint it.

23 But as far as repairing these windows, I'm

24 not sure what that gentleman was seeing, but I

25 surely walked through it, and I was sticking

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

1 investor would love to repair these windows

2 versus replacing 30-something windows, but

3 that's not -- that's not possible.

4 The bottom sashes on just about all of

5 them are rotten. They're -- none of the

6 weights, or all the ropes are cut, like typical

7 in these type of houses. But due to the rot of

8 the glazing, as well as the side frames and the

9 bottom sashes -- we've had several window

10 companies that I've used over the past 25 years

11 of doing new construction and renovation come

12 out. None of them would be willing to repair

13 these.

14 The problem that we have with the aluminum

15 windows is, on the front elevation -- and you

16 guys are probably really concerned with the

17 front elevation, which would be Ernest. The

18 side elevation would be Stockton Street. And

19 you've probably rode past this house a hundred

20 times. It's the big two-story blue house right

21 there at the corner. It has been under

22 ownership for the same person probably for

23 about 12 to 15 years. All rental district type

24 stuff.

25 What we're proposing to do now is put in

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

1 pins through the bottom sash. So I'm not

2 sure -- and like I said, he's not here. You

3 know, I don't know what his expertise is, but

4 I -- this is not my first rodeo. I've been

5 doing it for 25 years, and there's no possible

6 way to replace these windows.

7 As far as removing windows and taking them

8 to another area, you can't even open these

9 windows without them falling apart. My concern

10 is -- which is kind of an obvious concern, is

11 on the Stockton Street side you have five

12 aluminum windows, roll-out windows, mobile home

13 style windows, if you will. On the Ernest

14 Street side, you have five roll-out windows.

15 That means ten on here, ten on here, five are

16 aluminum, five are aluminum on the front

17 elevations. So you see the difficulty we're

18 facing.

19 There is no way to pull windows out that

20 are rotten and can't even be opened and switch

21 them over. The bottom sills are completely

22 rotten on this property.

23 And, like I said, we are willing to put a

24 lot of money into this property. This property

25 has been an eyesore. I know this is the fourth

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

1 investor that I personally worked with on this
 2 property. Most of them walk away for -- for
 3 several reasons. Some of them are scared of
 4 you guys. No offense.
 5 But all we're asking is that we can make
 6 this all uniform, elevation look [sic], and
 7 replace all the windows.
 8 THE CHAIRMAN: All right. Does anybody
 9 have any questions?
 10 COMMISSION MEMBERS: (No response.)
 11 THE CHAIRMAN: Okay. We'll call you back
 12 up if we need you.
 13 MR. SILCOX: Thank you.
 14 THE CHAIRMAN: Thanks.
 15 Is anybody else here to speak on this COA?
 16 AUDIENCE MEMBERS: (No response.)
 17 THE CHAIRMAN: Seeing none, we'll close
 18 the public hearing, and I'll entertain a
 19 motion.
 20 COMMISSIONER LOPERA: I motion to approve
 21 COA-18-21263 with staff conditions.
 22 THE CHAIRMAN: There's a motion on the
 23 floor.
 24 COMMISSIONER DAVIS: Second.
 25 THE CHAIRMAN: Do we want to talk or do we
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 want to take a vote?
 2 COMMISSIONER KASPER: I think we should at
 3 least hear from staff.
 4 So as we read the report, it states --
 5 didn't I see a number of windows?
 6 COMMISSIONER BRAMWELL: Thirty-four.
 7 COMMISSIONER KASPER: Thirty-four total.
 8 And staff believes that how many are
 9 salvageable?
 10 COMMISSIONER BRAMWELL: It says 21
 11 historic.
 12 MR. POPOLI: We didn't -- Devin, our
 13 newest planner, went out and took the pictures.
 14 We reviewed these as a group. I will say that
 15 some of the windows probably do warrant
 16 substantial repair. But if you guys have seen
 17 some of the work that other contractors have
 18 done in Springfield with some of the windows
 19 that are out there, I promise you that these
 20 are all repairable. Some of them may be
 21 extensive, some of them may be to the level of
 22 even requiring a full new sash on the lower
 23 half, but these are not outside the realm of
 24 what has been repaired in various districts.
 25 We actually have a list of contractors
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 that do this kind of work that we provide to
 2 applicants, and they vary in price and skill
 3 set, but I know I've seen several of them have
 4 done work to this extent on a fairly regular
 5 basis.
 6 COMMISSIONER KASPER: And to clarify
 7 Condition Number 1, when it states that all of
 8 the wood, 8-over-1 and 6-over-1 windows shall
 9 be preserved and restored -- so that condition
 10 is not allowing for any wood windows that might
 11 be beyond repair? Because you're making the
 12 condition that all the wood windows be
 13 repaired.
 14 MR. POPOLI: Yes. Some of them may be
 15 more extensive repairs than others, but yes.
 16 COMMISSIONER KASPER: Okay. Would it be
 17 too complicated to modify the condition to
 18 allow for the applicant to provide some further
 19 information via pictures or something to
 20 question a certain number of windows? Because
 21 I've seen in the past where we've said, okay,
 22 there's 34 wood, but only 20 are salvageable,
 23 therefore, let's salvage those 20, and X-number
 24 are beyond repair.
 25 I understand what -- you're making the
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 report here saying that they are all beyond
 2 repair -- I mean, they all can be restored.
 3 And I hear from the applicant that they can't.
 4 I didn't hear any technical data as to why they
 5 could not be repaired other than they could put
 6 a pin through portions and other items.
 7 I think I'm asking for an appeal portion
 8 where the applicant could bring some additional
 9 information to staff, and staff could review on
 10 a window-by-window basis to give the applicant
 11 maybe some relief for some windows that are
 12 potentially -- meet some threshold of being --
 13 MR. POPOLI: In my opinion, it might be
 14 cleaner and make more sense if you wanted to
 15 defer the application --
 16 THE CHAIRMAN: That would be my
 17 suggestion.
 18 MR. POPOLI: -- so they can present that
 19 and we could review it and come back to you
 20 with some more information, maybe have some of
 21 our contractors that we know go out and take a
 22 look and give us their opinion as well.
 23 COMMISSIONER KASPER: Okay.
 24 THE CHAIRMAN: That would probably be my
 25 suggestion also, would be to defer and talk to
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 one of their contractors, get their list. It
 2 would probably make it easier for everybody.
 3 COMMISSIONER LOPERA: Well, I wanted to
 4 present something, through the Chair. If you
 5 look at the front elevation and if you look at
 6 the window survey form, the majority of those
 7 windows are aluminum. Nine and ten are
 8 aluminum roll-out windows. Some of those --
 9 we've approved those to be repaired because
 10 they're not historic, in the past. So that
 11 leaves three windows that are original to the
 12 house on the front for potential repair, but
 13 then it leaves seven windows on the same
 14 elevation which are going to be new.
 15 Then if you look at the other elevations,
 16 if you look at the right side of the house, you
 17 have a whole row of aluminum windows, which
 18 could be replaced. And then also on the left
 19 side of the house you have this mismatch of
 20 aluminum windows and original wood windows.
 21 So I would actually be more inclined to
 22 allow for a replacement of all based on the
 23 mismatch of aluminum and wood windows on all
 24 the elevations where -- I think it would look
 25 odd to have three wood windows restored at the
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 front elevation and then seven on the same
 2 elevation, brand-new windows. And the same
 3 would go for all the other elevations as well.
 4 COMMISSIONER DAVIS: That 50 percent
 5 threshold, is that the Secretary of Interior or
 6 is that --
 7 MR. POPOLI: I believe it comes in the
 8 design guidelines, but it's just been a
 9 standard that we've gone by.
 10 I did want to point out for Commissioner
 11 Lopera, the -- Windows 1, 2 and 3 -- are those
 12 the ones that were -- yeah. This is an
 13 enclosed porch, so those wouldn't have
 14 originally been windows. So to your point,
 15 it's probably more of four to three from an
 16 historic standpoint.
 17 COMMISSIONER LOPERA: Right. So it would
 18 be four on the upper elevation --
 19 MR. POPOLI: Correct.
 20 COMMISSIONER LOPERA: -- upper story, and
 21 then the three at the front.
 22 Thank you.
 23 COMMISSIONER DAVIS: For my two cents, I
 24 would propose deferring and maybe coming back
 25 with some more information on it.
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 COMMISSIONER KASPER: Because the thinking
 2 is that -- staff is making a report that 21 of
 3 the windows are historic and could be repaired.
 4 The applicant is saying the windows are beyond
 5 repair. The only information we have are some
 6 photographs, which in some of the pictures it
 7 shows to be rotted and in other of the pictures
 8 it just appears to be old wood with a lot of
 9 paint on it. So I think I would agree that we
 10 don't have enough information at this time to
 11 determine whether they could be -- whether all
 12 the windows could be repaired.
 13 THE CHAIRMAN: Yeah. I tend to agree just
 14 because if you get a contractor to come out and
 15 give us a report saying, hey, you know, half of
 16 these windows can be repaired or you meet the
 17 50 percent threshold pretty easily, and --
 18 MR. SILCOX: Can I come up?
 19 THE CHAIRMAN: Yeah. Come on up.
 20 MR. SILCOX: Yeah, that's our concern.
 21 Y'all understand, this is not going to be a
 22 rental property. This is a property that we
 23 want to resell in a historical market.
 24 THE CHAIRMAN: Yeah.
 25 MR. SILCOX: But half the windows on the
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 front, regardless -- I agree, that was an
 2 enclosed porch, but it's no longer an enclosed
 3 porch and we can't make it back to an enclosed
 4 porch or go through that type of -- that's an
 5 air-conditioned space right there. It's
 6 actually a study now.
 7 But that's our concern, is -- it was very
 8 confusing. We did the window survey form. It
 9 was very confusing on your conditions because
 10 it was kind of like, okay, moving windows
 11 around -- you don't do that with historical
 12 windows, you know, especially -- and I
 13 understand that -- that you guys have used --
 14 and I've used several contractors before.
 15 They're subcontractors. They're window repair
 16 contractors.
 17 But the problem is, I still have ten
 18 windows on the two most important elevations of
 19 this house, which are the Stockton Street and
 20 the Ernest Street. Half of those windows are
 21 aluminum windows that you have approved for
 22 replacement. We would go with a vinyl window,
 23 you know, a 6-over-1 is what we would choose
 24 because there are -- there's three types of
 25 windows on this house. There's 6-over-1s,
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 8-over-1s, and then there's the aluminum
2 roll-out windows. We're trying to make this
3 uniform.

4 There's no way that we're willing to put
5 this kind of money into this home to sell it in
6 a historical district -- and like I said, the
7 only thing we're asking for is the windows.
8 Windows are very important on a resale value.
9 As a real estate developer as well, these wood
10 windows right there are the most inefficient
11 things in this entire house. So that's one
12 challenge of selling it, but our biggest
13 challenge is you're approving us to change out
14 half the windows on the two important elevation
15 sizes, but you want us to repair the other
16 ones. They're not going to look uniformed at
17 all, at all.

18 I would gladly -- I mean, the only thing
19 about deferring is we've been waiting for quite
20 a while. Like I said, you know, time is money
21 on this thing. This thing has been an eyesore
22 and a -- in a really appealing spot in the
23 Riverside area, and that's our holdup.

24 We can't do anything else until we get
25 a -- till we get an answer on these windows

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

1 because this gentleman doesn't want to put
2 \$100,000 into a house that he has to have two
3 different types of windows in there, half of
4 them efficient, half of them not efficient,
5 especially when we're trying to market against
6 brand-new construction houses within a hundred
7 yards of this home that are -- that have a
8 lesser value window than what we're willing to
9 put in. We're trying to do it -- they're
10 1-over-1s. Y'all have approved 1-over-1s on
11 Ernest Street a hundred yards down the road on
12 four new construction houses.

13 This house will be an eyesore forever
14 unless we can overcome this road block right
15 here, which are these windows. And I
16 understand, you know -- with respect to you
17 guys, I understand the integrity you're trying
18 to keep, but this is almost a no-brainer. This
19 thing has three different kind of windows, and
20 on the important side -- the two best windows
21 on this property are on the kitchen, which face
22 the back, which you can't see unless you jump a
23 fence in the backyard.

24 But the important elevation of this
25 property is Stockton Street and Ernest Street,

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

1 and half of those windows are aluminum roll-out
2 windows that you are, in your conditions,
3 approved for replacement, but then I'm back
4 to -- I'm going to have vinyl -- you're -- so
5 you're saying, okay, you can put vinyl windows,
6 6-over-1 on half of those two front elevations,
7 but we want you to restore the other half,
8 which I'm going to be -- I'm going to be honest
9 with you, would require us pulling that siding
10 off because all the sashes are -- everything is
11 rotten. I mean, I --

12 And the gentleman that come out, I mean,
13 unless he was just tickling my fancy, he agreed
14 with everything I walked him through. And like
15 I said, with all due respect for him -- I don't
16 know his -- his expertise, but this -- I've
17 built over 300 homes and remodeled twice that.
18 I know a rotten window when I see one. And I
19 know that we're not going to -- willing to put
20 \$800 into a wood window that I've got to put an
21 \$800 repair window beside a brand-new, vinyl,
22 low E glass window, which is going to be
23 required by the Building Department, next to
24 each other on Stockton Street. So I'm going to
25 have five wood windows -- y'all see my point,

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

1 is --

2 THE CHAIRMAN: I do. And I think, to
3 me -- I mean, I agree with most of everything
4 you said, but had you come in today with a
5 financial breakdown of, this is what it's going
6 to cost to fix these windows, I would have no
7 problem, but -- that would be a really easy
8 choice for me because I don't mind
9 side-stepping what we normally do in order to
10 benefit a redo like this, but we don't know.
11 We don't have that information.

12 MR. SILCOX: And that's really our concern
13 is -- let's say in a perfect world we could
14 repair it. This is the Ernest Street elevation
15 and then there's another elevation showing
16 Stockton Street, and it's exactly half. You
17 see the five aluminum windows on this one with
18 five wood windows, originals, and then on
19 Stockton Street it's the same thing. There's
20 five aluminum and five wood.

21 Our concern is, regardless, even if we do
22 find somebody that's willing to repair these --
23 which anything is repairable for the right
24 price, and that's the key thing. I know what
25 y'all -- your integrity is versus our

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

1 pocketbook, but we're still at that -- you
2 know, even that said, if I come back in here
3 and say -- I mean, I've got one letter from our
4 window guy that said that they're unrepairable.
5 Whether he's on your list of experts or not,
6 I'm not sure, but we're still back to my
7 argument of, I'm going to have five updated
8 windows and five original wood windows. That's
9 going to be our problem.

10 Even if y'all -- even if I agreed to you
11 guys saying I can repair half of those windows
12 on those two front elevations, I'm still stuck
13 with the resale. Now, we have to go by resale.
14 It has to make dollars and cents to us. We're
15 trying to -- to appraise against the houses in
16 the area. We're still going to be stuck with
17 that elevation not looking right with five new
18 windows, which have to be done. Y'all agree
19 that those -- half of those windows on those
20 two elevations have to be replaced with new.
21 Then why am I going to go ahead and repair the
22 other half and it's not going to look right?

23 COMMISSIONER LOPERA: Well, with the
24 50 percent rule, you're only looking for four
25 windows that cannot be repaired. And maybe
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 with -- maybe, Christian, if you're able to go
2 out there, you know, someone who has a little
3 bit more knowledge on that --

4 (Simultaneous speaking.)
5 MR. SILCOX: We can --
6 COMMISSIONER LOPERA: Maybe someone
7 else --

8 MR. POPOLI: We can certainly do a site
9 visit, and we can -- I can go, Lisa can go.
10 Like I said, we did review the pictures. And
11 none of us felt, from the pictures that Devin
12 took, the pictures the applicant provided, that
13 these were irreparable.

14 If I can make a point. Our job is to
15 preserve the history of these buildings. The
16 value of this district is based on the history
17 of these buildings. It's not based on a
18 comparable to new construction. So to say that
19 getting rid of the historic character is going
20 to make the house more valuable, I think
21 evidence has bore that out to be not true in
22 the district.

23 But even preserving a handful of historic
24 windows is one of the things specifically
25 called out as character-defining features for
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

1 these historic homes. And it's not an uncommon
2 condition for historic homes in this district
3 to have a mix of windows. It's very common.
4 And I think looking at the cost versus
5 looking at what you're preserving is setting a
6 somewhat difficult precedent for us to look at
7 in the future. My opinion.

8 COMMISSIONER DAVIS: I mean, I think that
9 was well said. And we're not putting any sort
10 of burden on you that everybody else doesn't
11 deal with. I mean, have you done much in the
12 district --

13 MR. SILCOX: I was part of the Springfield
14 project.

15 COMMISSIONER DAVIS: Yeah. So you --

16 MR. SILCOX: I completely know. You can't
17 change a mailbox over there without somebody --

18 COMMISSIONER DAVIS: Sure. So, I mean,
19 you get it. We're not --

20 MR. SILCOX: The only thing we are --
21 (Simultaneous speaking.)

22 MR. SILCOX: Listen, if we can preserve
23 all those windows, we would have, but out --
24 you know, we're being handcuffed with these
25 aluminum windows, which, you know, it's

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

1 horrible because they're on both of the two
2 most important elevations of this property.

3 THE CHAIRMAN: Which again, I completely
4 understand. I mean, if it was up to me, I'd
5 just say, hey, you can't go replace all the
6 windows, but --

7 MR. SILCOX: (Inaudible.)

8 THE CHAIRMAN: -- but we can't do that.
9 That's an inherent part of this house. I mean,
10 it is what it is. That's the investment.

11 COMMISSIONER DAVIS: I mean, we've got
12 guidelines that we follow.

13 MR. SILCOX: I understand.

14 And just so I'm clear, there's 34 windows
15 total, 13 of them are without -- it's a
16 no-brainer because they're aluminum. Those you
17 guys will approve. So that remains -- so as
18 far as -- if I found -- if they found four more
19 windows that are nonrepairable, which is very
20 easily -- I know pictures are -- I mean, I
21 don't know what the guy --

22 THE CHAIRMAN: That's why I think, by far,
23 your best move here is to defer and go talk to
24 Christian, go get contractors, you know, get on
25 the same page --

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

1 MR. SILCOX: I think you were dealing with
 2 my office --
 3 (Simultaneous speaking.)
 4 THE CHAIRMAN: Figure it out.
 5 MR. SILCOX: -- Christine out of my office
 6 in this --
 7 MR. POPOLI: Yes.
 8 COMMISSIONER BRAMWELL: Could we delegate
 9 authority to approve it prior to the next
 10 meeting if we -- they can agree that there are
 11 four --
 12 THE CHAIRMAN: I doubt it.
 13 COMMISSIONER BRAMWELL: -- windows that
 14 are --
 15 MR. POPOLI: Even with that, I don't know
 16 that -- I mean, we would still --
 17 (Simultaneous speaking.)
 18 THE CHAIRMAN: I think you would
 19 (inaudible), but I think you'd still have to
 20 come back --
 21 MR. SILCOX: Okay.
 22 MR. POPOLI: (Inaudible.)
 23 THE CHAIRMAN: So that would be my
 24 suggestion, would be to defer it and get it
 25 ready for the next meeting.

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

1 MR. SILCOX: Okay. Which is --
 2 THE CHAIRMAN: A month from now.
 3 COMMISSIONER LOPERA: More photos, more
 4 reports, find more damaged windows or windows
 5 that are absolutely beyond repair, and try to
 6 get a couple more opinions.
 7 MR. SILCOX: So the 50 percent rule --
 8 COMMISSIONER LOPERA: Would be at 17
 9 windows.
 10 MR. SILCOX: Seventeen windows. Well,
 11 that's --
 12 COMMISSIONER LOPERA: And you already have
 13 13.
 14 MR. SILCOX: That's -- I'll be honest with
 15 you, that's pretty easy. That's pretty easy,
 16 so --
 17 AUDIENCE MEMBER: We're just wasting time.
 18 They're just a mess.
 19 MR. SILCOX: Yeah. I mean, it is
 20 literally -- I mean, the guy -- and like I
 21 said, all due respect to -- he -- he come out,
 22 took pictures. He didn't try to open one
 23 single window.
 24 THE CHAIRMAN: I understand. I --
 25 (Simultaneous speaking.)

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

1 MR. SILCOX: And that's the only thing
 2 that was -- is frustrating to us, because we
 3 are trying to -- I mean, we are limiting what
 4 we're doing on the outside.
 5 THE CHAIRMAN: I completely understand. I
 6 completely understand, but I'm giving you the
 7 option. Y'all can defer it or we can vote,
 8 so --
 9 MR. SILCOX: No. Don't vote. So -- no,
 10 I'm fine with that. We'll work with Christian
 11 and get -- see if -- you know, I -- and I'll be
 12 gladly [sic] to take a couple of your, you
 13 know, guys that you want to suggest and bring
 14 them out there, and --
 15 THE CHAIRMAN: All right.
 16 MR. SILCOX: -- and say, hey, if you can
 17 repair all these windows, or if there's four
 18 you can't, then I can communicate with you
 19 via -- and you tell us what route we go to
 20 expedite this --
 21 THE CHAIRMAN: Sure.
 22 MR. SILCOX: -- and have the proper
 23 documentation that you guys need to vote so we
 24 can put this house on the market --
 25 THE CHAIRMAN: Okay.

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

1 MR. SILCOX: -- because I'm tired of
 2 driving by it.
 3 THE CHAIRMAN: Okay.
 4 MR. SILCOX: So --
 5 MS. ELLER: Mr. Chairman, if it pleases
 6 the Commission, the maker of the original
 7 motion may withdraw the motion, and the maker
 8 of the second could withdraw the second, and
 9 then you could entertain a motion to defer.
 10 I'm not sure if y'all have done it that
 11 way in the past, but that's our Roberts' Rules,
 12 or technical -- if the maker of the original
 13 motion would just like to withdraw and then
 14 withdraw the second, and then that motion is
 15 just gone, and then you can make a new motion
 16 to defer. So that way, if you move to defer,
 17 you wouldn't have that original motion out
 18 there pending without a final vote.
 19 COMMISSIONER LOPERA: I motion to withdraw
 20 my approving with conditions COA-18-21263.
 21 COMMISSIONER DAVIS: I withdraw my second.
 22 MS. ELLER: Now the motion is gone, so now
 23 someone can make a new motion.
 24 COMMISSIONER LOPERA: I motion to defer
 25 COA-18-21263.

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

1 COMMISSIONER DAVIS: Second.
 2 THE CHAIRMAN: All those in favor?
 3 COMMISSION MEMBERS: Aye.
 4 THE CHAIRMAN: Those opposed?
 5 COMMISSION MEMBERS: (No response.)
 6 THE CHAIRMAN: Hearing none, you have
 7 deferred COA-18-21263.
 8 Thanks.
 9 MR. SILCOX: Thank you for your time.
 10 THE CHAIRMAN: We're going to move on to a
 11 request for demo.
 12 I'll take a staff report.
 13 MS. KNIGHTING: Okay. So we have what we
 14 call a 320 Review. That's the ordinance.
 15 Ortega is a National Register District
 16 and, therefore, because it is a National
 17 Register District, and we have an ordinance to
 18 protect those -- essentially, we have the right
 19 to delay the demolition permit so we can review
 20 to see if this structure is landmark-worthy.
 21 The difference between this review and the
 22 landmarks we heard earlier is this one is not
 23 supported by the owner, which means they -- it
 24 needs to meet four of the seven, not two of the
 25 seven criteria for landmarking.
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 in great shape. I walked around it. I did not
 2 get inside, so I don't know what the interior
 3 looks like, but, you know, the shingles are not
 4 falling off. I didn't see any cupping of the
 5 shingles. It looks to be in great shape. And,
 6 honestly, in the material provided by the
 7 applicant, they state that there's really
 8 nothing wrong with the structure.
 9 But our position is that this structure
 10 does not meet four of the seven criteria to
 11 make it approvable for a landmark.
 12 I'll entertain any questions.
 13 THE CHAIRMAN: Does anybody have any
 14 questions for staff?
 15 COMMISSION MEMBERS: (No response.)
 16 THE CHAIRMAN: All right. I'll open the
 17 public hearing.
 18 Is the applicant here?
 19 (Audience member approaches the podium.)
 20 AUDIENCE MEMBER: Good afternoon.
 21 Cyndy Trimmer, 1 Independent Drive, on
 22 behalf of the applicant.
 23 We are largely in agreement with staff.
 24 It's different than the other two you had here
 25 earlier. It definitely fails on at least four
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 And, typically, the houses in Ortega are
 2 pieces of the puzzle. Just like Riverside,
 3 just like Springfield, they are, you know, a
 4 piece of that community planning puzzle.
 5 And so, with that being said, they
 6 typically don't stand on their own as a local
 7 landmark because they weren't built by
 8 Marsh & Saxelbye or they aren't a prime example
 9 of a craftsman bungalow. So, typically,
 10 Ortega -- we review these and we usually find
 11 it only meets two, which is the same situation
 12 in this case.
 13 The structure at 3951 Baltic Street, we
 14 reviewed it, we did as much research as we
 15 possibly could, and we found that it only meets
 16 two of the criteria. The first criteria it
 17 meets -- because it is linked to the Ortega
 18 National Register District. It was part of
 19 this platted plan. It's a little bit later
 20 than most of Ortega. It's in the '40s, and
 21 this -- typically, the '20s was Ortega. Maybe
 22 a little later.
 23 So we did find it did meet the first one
 24 and then the last one, suitability for
 25 preservation and restoration. The structure is
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 of them. We could argue one of them, but since
 2 we've definitely gotten past our four, I won't
 3 belabor the point so we can all get out of
 4 here. So I will otherwise adopt the staff
 5 report and am available to answer any
 6 questions.
 7 THE CHAIRMAN: All right. Thank you.
 8 Does anybody have any questions?
 9 COMMISSION MEMBERS: (No response.)
 10 THE CHAIRMAN: Thank you.
 11 I'll entertain a motion.
 12 COMMISSIONER KASPER: I make a motion to
 13 approve the request for demolition of the
 14 contributing structure of the Ortega National
 15 Register District, address 3951 Baltic Avenue.
 16 COMMISSIONER DAVIS: Second.
 17 THE CHAIRMAN: Any conversation?
 18 COMMISSION MEMBERS: (No response.)
 19 THE CHAIRMAN: Okay. All those in favor?
 20 COMMISSION MEMBERS: Aye.
 21 THE CHAIRMAN: Those opposed?
 22 COMMISSION MEMBERS: (No response.)
 23 THE CHAIRMAN: Hearing none, you've
 24 approved the request for demo.
 25 Thank you.
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

1 And unless anybody has anything else --
2 COMMISSION MEMBERS: (No response.)
3 STAFF MEMBERS: (No response.)
4 THE CHAIRMAN: Seeing none, we will be
5 adjourned.
6 (The above proceedings were adjourned at
7 4:11 p.m.)

8 - - -
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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

1 CERTIFICATE OF REPORTER

2
3 STATE OF FLORIDA)
4)
5 COUNTY OF DUVAL)
6

7 I, Diane M. Tropa, Florida Professional
8 Reporter, certify that I was authorized to and did
9 stenographically report the foregoing proceedings and
10 that the transcript is a true and complete record of my
11 stenographic notes.

12
13
14
15 DATED this 6th day of October 2018.

16
17 _____
18 Diane M. Tropa
19 Florida Professional Reporter
20
21
22
23
24
25

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

\$	15:19 22'6 [1] - 19:3 22-and-a-half [5] - 18:15, 18:22, 19:2, 22:8, 22:25 22nd [3] - 3:7, 3:9, 3:16 2363 [2] - 37:17, 37:20 25 [3] - 9:16, 42:10, 44:5 26 [4] - 1:6, 2:1, 14:9, 29:24 26th [1] - 2:4 27 [1] - 13:15 27-foot [1] - 14:9 2787 [1] - 11:18 28 [3] - 21:5, 21:6, 32:13 28172 [1] - 4:8 2861 [1] - 4:7 2866 [1] - 4:9 2872 [2] - 20:18, 21:17 2878 [3] - 4:6, 4:16, 11:15 2879 [2] - 13:15, 15:18	548 [1] - 31:15 55 [1] - 20:13	6	6 [1] - 25:19 6-over-1 [6] - 38:5, 38:13, 43:11, 47:8, 52:23, 55:6 6-over-1s [1] - 52:25 6th [1] - 70:15	adopt [1] - 68:4 adoption [1] - 33:22 aesthetic [2] - 41:23, 41:25 affirm [5] - 5:8, 7:9, 29:5, 31:22, 41:7 afternoon [1] - 67:20 afterwards [1] - 31:9 agenda [13] - 4:1, 4:3, 4:6, 4:17, 6:20, 7:15, 8:3, 8:13, 9:17, 10:19, 10:21, 10:24, 11:7 ago [2] - 13:12, 29:23 agree [6] - 51:9, 51:13, 52:1, 56:3, 57:18, 61:10 agreed [2] - 55:13, 57:10 agreement [1] - 67:23 ahead [5] - 2:3, 3:24, 4:18, 33:25, 57:21 air [2] - 32:20, 52:5 air-conditioned [1] - 52:5 air-conditioning [1] - 32:20 airplanes [1] - 30:18 aligning [1] - 12:4 allow [2] - 47:18, 49:22 allowing [1] - 47:10 almost [1] - 54:18 ALSO [1] - 1:16 alter [1] - 39:7 aluminum [17] - 38:25, 42:14, 44:12, 44:16, 49:7, 49:8, 49:17, 49:20, 49:23, 52:21, 53:1, 55:1, 56:17, 56:20, 59:25, 60:16 ANDRES [1] - 1:14 Andres [1] - 2:15 Angela [1] - 5:1 answer [3] - 28:7, 53:25, 68:5 anyway [2] - 10:6, 25:20 apart [1] - 44:9 apologies [1] - 39:20 apologize [1] - 40:4 appeal [2] - 10:12, 48:7 appealing [1] - 53:22 appearance [1] - 38:12 applicant [14] - 4:14, 11:24, 14:25, 17:23, 40:21, 47:18, 48:3, 48:8, 48:10, 51:4,	58:12, 67:7, 67:18, 67:22 applicant's [1] - 17:1 applicants [1] - 47:2 application [7] - 5:15, 6:15, 6:17, 9:18, 10:1, 10:4, 48:15 applications [1] - 11:23 applied [1] - 10:3 appraise [1] - 57:15 appreciate [1] - 31:11 approaches [5] - 4:23, 18:1, 28:18, 40:24, 67:19 approvable [1] - 67:11 approval [3] - 12:12, 38:2, 39:12 approve [15] - 3:8, 8:12, 10:9, 10:24, 22:21, 24:24, 28:5, 28:11, 33:11, 36:19, 37:6, 45:20, 60:17, 61:9, 68:13 approved [23] - 9:4, 9:19, 10:10, 10:16, 11:7, 13:11, 13:15, 13:18, 13:22, 14:18, 15:18, 20:19, 21:23, 23:7, 29:14, 37:15, 38:18, 43:4, 49:9, 52:21, 54:10, 55:3, 68:24 approving [2] - 53:13, 64:20 archaeological [2] - 25:24, 35:7 architect [2] - 26:24, 27:2 Architects [1] - 26:18 architects [1] - 26:19 architectural [4] - 25:23, 27:8, 35:7, 43:13 architecturally [1] - 26:23 Archuleta [2] - 30:23, 31:15 ARCHULETA [4] - 31:21, 32:1, 32:3, 33:2 area [8] - 12:25, 35:10, 35:13, 35:16, 36:15, 44:8, 53:23, 57:16 argue [1] - 68:1 argument [1] - 57:7 attempt [2] - 13:25, 16:11 AUDIENCE [23] - 3:23, 6:21, 6:23, 7:1, 8:4,
0	0 [1] - 3:20	7	7 [5] - 8:13, 8:18, 10:25, 25:19, 36:3 75-foot [1] - 30:17			
1	1 [8] - 7:16, 25:19, 25:22, 36:2, 40:1, 47:7, 50:11, 67:21 1,300 [1] - 43:18 1-over-1 [1] - 43:10 1-over-1s [2] - 54:10 1002 [1] - 1:8 103rd [1] - 35:10 12 [1] - 42:23 120 [1] - 43:5 1232 [1] - 3:19 12620 [2] - 7:1, 18:5 13 [3] - 37:25, 60:15, 62:13 1352 [1] - 5:1 15 [1] - 42:23 17 [1] - 62:8 177 [1] - 17:11 18 [1] - 16:24 18'9 [1] - 17:2 18-21102 [1] - 7:16 18-foot [1] - 14:8 1819 [1] - 4:8 1966 [1] - 26:8 1st [1] - 1:8	3	8	8 [2] - 13:16, 13:19 8-over-1 [3] - 38:5, 38:13, 47:8 8-over-1s [1] - 53:1		
2	2 [7] - 7:16, 8:12, 10:24, 22:23, 22:24, 39:25, 50:11 20 [2] - 47:22, 47:23 20-foot [1] - 19:18 2000 [2] - 4:11, 5:19 2018 [3] - 1:7, 2:1, 70:15 21 [4] - 12:15, 37:25, 46:10, 51:2 21'4 [1] - 19:3 21'9 [3] - 13:24, 18:11, 19:3 214 [1] - 1:7 22 [3] - 13:14, 13:20,	3 [1] - 50:11 3-320 [2] - 7:2, 18:5 30-something [1] - 42:2 300 [1] - 55:17 307 [1] - 4:10 320 [2] - 43:3, 65:14 322 [1] - 7:3 32205 [1] - 5:2 32210 [1] - 41:3 32220 [1] - 31:16 32224 [1] - 18:6 34 [3] - 37:24, 47:22, 60:14 350 [1] - 43:3 3849 [1] - 28:24 3951 [2] - 66:13, 68:15 3:00 [2] - 1:7, 2:1 3rd [2] - 4:10, 32:24	9	A		
	4	9 [3] - 12:15, 18:18, 19:4	ability [2] - 6:17, 36:8 able [3] - 34:3, 35:16, 58:1 absolutely [1] - 62:5 abut [1] - 16:10 abuts [1] - 12:20 acceptable [1] - 38:14 access [1] - 35:16 accommodate [1] - 39:7 acres [2] - 29:24, 30:16 actual [1] - 32:16 Adam [2] - 7:1, 18:4 additional [1] - 48:8 address [9] - 4:25, 6:25, 14:5, 18:3, 18:4, 28:22, 31:13, 41:1, 68:15 addresses [1] - 12:25 adjacent [4] - 13:5, 15:13, 15:24, 19:12 adjourned [2] - 69:5, 69:6 administrative [2] - 6:5, 9:5 administratively [1] - 24:24	5		
	4 [3] - 13:20, 15:19, 25:19 4582 [1] - 41:2 46 [1] - 18:6 4:11 [1] - 69:7					

<p>22:17, 23:19, 28:16, 28:19, 28:23, 30:7, 30:10, 31:4, 31:6, 31:10, 31:14, 33:6, 37:2, 40:22, 41:2, 45:16, 62:17, 67:20 Audience [3] - 28:18, 40:24, 67:19 August [3] - 3:7, 3:9, 3:16 authority [1] - 61:9 authorized [1] - 70:8 available [2] - 6:5, 68:5 Avenue [3] - 5:2, 41:3, 68:15 average [1] - 21:20 Avondale [3] - 5:2, 5:4, 37:23 awesome [1] - 33:1 aye [8] - 3:12, 8:16, 11:3, 23:3, 33:15, 37:11, 65:3, 68:20</p>	<p>BLAIR [1] - 1:18 Blanding [1] - 35:10 blended [1] - 21:25 Bliss [1] - 30:20 block [1] - 54:14 blue [1] - 42:20 board [1] - 36:5 boards [1] - 38:20 bore [2] - 24:13, 58:21 bottom [4] - 42:4, 42:9, 44:1, 44:21 Boulevard [2] - 7:2, 18:5 boundaries [1] - 34:22 brainer [2] - 54:18, 60:16 Bramwell [1] - 2:13 BRAMWELL [14] - 1:15, 2:13, 8:10, 8:17, 8:22, 10:17, 10:23, 20:25, 21:3, 33:13, 46:6, 46:10, 61:8, 61:13 brand [4] - 21:16, 50:2, 54:6, 55:21 brand-new [4] - 21:16, 50:2, 54:6, 55:21 break [1] - 3:5 breakdown [1] - 56:5 brief [2] - 23:20, 28:19 briefly [1] - 24:14 bring [4] - 3:3, 9:21, 48:8, 63:13 broken [1] - 40:11 Building [2] - 1:7, 55:23 building [8] - 5:22, 6:4, 9:12, 17:14, 18:17, 25:1, 27:23 buildings [5] - 26:20, 26:21, 26:25, 58:15, 58:17 built [2] - 55:17, 66:7 bungalow [1] - 66:9 burden [1] - 59:10</p>	<p>31:18, 32:4, 33:11, 33:19, 35:5 celebrations [1] - 26:9 cell [1] - 2:25 cellular [1] - 38:17 cementitious [1] - 38:22 cemeteries [1] - 35:2 Cemetery [6] - 23:10, 23:13, 34:7, 35:18, 36:20, 37:7 cemetery [7] - 25:1, 34:16, 36:4, 36:6, 36:9, 36:11, 36:13 cents [2] - 50:23, 57:14 century [2] - 27:12, 27:15 certain [1] - 47:20 certainly [2] - 16:19, 58:8 CERTIFICATE [1] - 70:1 certify [1] - 70:8 Chair [8] - 1:13, 4:12, 8:25, 14:13, 21:14, 33:20, 39:15, 49:4 CHAIRMAN [125] - 2:3, 2:19, 2:24, 3:11, 3:13, 3:15, 3:24, 4:5, 4:15, 4:22, 4:24, 5:17, 6:18, 6:22, 6:24, 7:4, 7:21, 8:2, 8:5, 8:15, 8:20, 9:2, 9:23, 10:5, 10:18, 11:2, 11:4, 11:6, 11:12, 11:14, 14:22, 15:3, 15:12, 15:17, 16:3, 17:16, 17:18, 17:21, 17:25, 18:2, 18:7, 18:19, 18:23, 19:5, 19:16, 22:4, 22:10, 22:13, 22:15, 22:18, 23:2, 23:4, 23:6, 23:15, 28:8, 28:10, 28:13, 28:17, 28:21, 28:25, 30:2, 30:12, 31:1, 31:5, 31:8, 31:12, 31:19, 33:1, 33:3, 33:7, 33:14, 33:16, 33:18, 33:23, 34:6, 36:21, 36:24, 37:3, 37:10, 37:12, 37:14, 39:23, 40:17, 40:20, 40:23, 40:25, 45:8, 45:11, 45:14, 45:17, 45:22, 45:25, 48:16, 48:24, 51:13, 51:19, 51:24, 56:2, 60:3, 60:8,</p>	<p>60:22, 61:4, 61:12, 61:18, 61:23, 62:2, 62:24, 63:5, 63:15, 63:21, 63:25, 64:3, 65:2, 65:4, 65:6, 65:10, 67:13, 67:16, 68:7, 68:10, 68:17, 68:19, 68:21, 68:23, 69:4 Chairman [3] - 1:13, 2:19, 64:5 challenge [2] - 53:12, 53:13 change [4] - 22:3, 29:14, 53:13, 59:17 changed [2] - 32:7, 34:17 changes [4] - 12:11, 24:23, 34:21, 34:22 chapel [5] - 27:21, 30:24, 32:7, 32:8, 32:21 Chapel [6] - 24:3, 28:6, 32:5, 33:12, 33:19 chaplain [3] - 30:23, 31:17, 32:4 Chaplain [1] - 31:14 CHAPLAIN [4] - 31:21, 32:1, 32:3, 33:2 character [2] - 58:19, 58:25 character-defining [1] - 58:25 charter [1] - 36:6 chicken [1] - 35:14 choice [1] - 56:8 choose [1] - 52:23 CHRISTIAN [1] - 1:17 Christian [7] - 2:9, 11:8, 15:17, 15:21, 58:1, 60:24, 63:10 Christine [1] - 61:5 citizen [1] - 10:11 CITY [1] - 1:1 city [4] - 25:24, 26:1, 26:3, 35:8 City [6] - 29:18, 29:20, 29:24, 32:8, 33:21, 34:4 clad [1] - 38:16 clarify [1] - 47:6 clarity [1] - 33:21 cleaner [1] - 48:14 clear [1] - 60:14 cleared [2] - 20:2, 20:7 close [6] - 3:25, 8:6, 22:18, 33:8, 37:3, 45:17</p>	<p>closest [1] - 13:9 CO [1] - 17:12 COA [6] - 5:20, 9:13, 11:14, 22:16, 24:18, 45:15 COA-18-21102 [7] - 4:6, 4:13, 4:16, 11:15, 11:18, 22:22, 23:7 COA-18-21104 [1] - 4:7 COA-18-21182 [1] - 4:7 COA-18-21197 [1] - 4:8 COA-18-21198 [1] - 4:9 COA-18-21216 [1] - 4:10 COA-18-21263 [6] - 37:17, 37:20, 45:21, 64:20, 64:25, 65:7 COA-18-21264 [1] - 3:19 COA-18-21268 [1] - 3:20 COA-18-21275 [2] - 4:11, 5:19 COAs [8] - 3:3, 4:20, 5:15, 6:20, 11:9, 34:18, 34:20, 37:16 coming [1] - 50:24 commencing [1] - 1:7 COMMISSION [27] - 1:3, 3:12, 3:14, 4:4, 8:16, 11:3, 11:5, 17:20, 22:12, 23:3, 23:5, 28:9, 33:15, 33:17, 36:23, 37:11, 37:13, 40:19, 45:10, 65:3, 65:5, 67:15, 68:9, 68:18, 68:20, 68:22, 69:2 Commissioner [9] - 1:14, 1:15, 1:15, 2:5, 6:8, 9:7, 9:22, 24:23, 64:6 COMMISSIONER [80] - 2:13, 2:15, 2:17, 2:20, 2:22, 3:8, 3:10, 8:10, 8:14, 8:17, 8:22, 10:17, 10:23, 11:1, 14:13, 14:19, 15:8, 15:21, 16:4, 16:13, 16:25, 17:5, 17:8, 17:10, 19:1, 19:6, 19:11, 19:17, 19:24, 20:5, 20:17, 20:22, 20:25, 21:3, 21:4, 21:10, 21:13,</p>
B				
<p>backyard [1] - 54:23 balance [1] - 6:6 Ball [1] - 1:7 Baltic [2] - 66:13, 68:15 baptisms [1] - 26:6 based [3] - 49:22, 58:16, 58:17 basis [2] - 47:5, 48:10 Beach [2] - 7:2, 18:5 beautiful [2] - 35:13, 36:15 become [1] - 29:25 behalf [1] - 67:22 belabor [1] - 68:3 believes [1] - 46:8 benefit [1] - 56:10 beside [1] - 55:21 best [4] - 21:9, 39:9, 54:20, 60:23 between [6] - 19:18, 20:8, 20:9, 21:15, 21:20, 65:21 beyond [6] - 12:24, 47:11, 47:24, 48:1, 51:4, 62:5 big [4] - 26:4, 26:5, 35:15, 42:20 biggest [1] - 53:12 Bill [2] - 41:2, 41:13 bill [1] - 30:1 bit [4] - 12:22, 19:23, 58:3, 66:19 Blair [1] - 2:8</p>	C	<p>cake [1] - 24:10 CANDACE [1] - 1:19 cannot [1] - 57:25 card [3] - 3:4, 31:6, 31:9 care [1] - 25:7 carpet [1] - 32:20 case [1] - 66:12 cases [1] - 40:12 Cecil [12] - 23:12, 23:17, 24:1, 24:2, 24:3, 28:5, 30:18,</p>		

<p>21:19, 22:21, 23:1, 26:12, 28:12, 33:10, 33:13, 37:6, 37:9, 39:15, 39:21, 45:20, 45:24, 46:2, 46:6, 46:7, 46:10, 47:6, 47:16, 48:23, 49:3, 50:4, 50:17, 50:20, 50:23, 51:1, 57:23, 58:6, 59:8, 59:15, 59:18, 60:11, 61:8, 61:13, 62:3, 62:8, 62:12, 64:19, 64:21, 64:24, 65:1, 68:12, 68:16</p> <p>Commissioner [6] - 2:14, 2:16, 2:18, 2:21, 2:23, 50:10</p> <p>commissioners [2] - 4:2, 23:21</p> <p>commissions [1] - 9:3</p> <p>common [1] - 59:3</p> <p>communicate [1] - 63:18</p> <p>community [6] - 20:12, 26:5, 27:6, 35:20, 35:22, 66:4</p> <p>companies [1] - 42:10</p> <p>company [1] - 32:17</p> <p>comparable [1] - 58:18</p> <p>compatibility [1] - 16:7</p> <p>complete [2] - 29:16, 70:10</p> <p>completely [5] - 44:21, 59:16, 60:3, 63:5, 63:6</p> <p>complicated [1] - 47:17</p> <p>Complies [4] - 5:7, 7:8, 29:4, 41:6</p> <p>composition [1] - 12:8</p> <p>concern [8] - 15:22, 15:25, 44:9, 44:10, 51:20, 52:7, 56:12, 56:21</p> <p>concerned [1] - 42:16</p> <p>Condition [1] - 47:7</p> <p>condition [10] - 12:2, 12:9, 12:13, 13:21, 14:5, 40:1, 47:9, 47:12, 47:17, 59:2</p> <p>conditioned [2] - 38:5, 52:5</p> <p>conditioning [1] - 32:20</p> <p>conditions [10] - 10:10, 12:3, 12:5, 22:22, 38:4, 39:13,</p>	<p>45:21, 52:9, 55:2, 64:20</p> <p>Conference [1] - 1:8</p> <p>conflict [1] - 5:16</p> <p>confusing [2] - 52:8, 52:9</p> <p>confusion [2] - 13:5, 27:3</p> <p>Congress [1] - 30:1</p> <p>connected [1] - 13:7</p> <p>consent [17] - 4:1, 4:3, 4:5, 4:17, 6:20, 7:15, 7:20, 7:22, 8:3, 8:7, 8:9, 8:13, 10:19, 10:21, 10:24, 11:7, 11:11</p> <p>consideration [1] - 16:20</p> <p>construction [12] - 11:19, 13:10, 14:20, 34:21, 42:11, 43:3, 43:6, 43:8, 43:9, 54:6, 54:12, 58:18</p> <p>contains [1] - 37:24</p> <p>content [1] - 6:16</p> <p>context [3] - 12:16, 15:22, 16:9</p> <p>continued [1] - 13:2</p> <p>continues [1] - 12:24</p> <p>Contracting [1] - 41:15</p> <p>contractor [3] - 41:16, 41:17, 51:14</p> <p>contractors [7] - 46:17, 46:25, 48:21, 49:1, 52:14, 52:16, 60:24</p> <p>contradictory [1] - 29:17</p> <p>contributing [4] - 14:3, 16:10, 37:22, 68:14</p> <p>conversation [1] - 68:17</p> <p>conversations [1] - 3:1</p> <p>corner [2] - 6:10, 42:21</p> <p>correct [5] - 15:10, 16:6, 21:18, 39:19, 50:19</p> <p>corridor [1] - 14:7</p> <p>cost [2] - 56:6, 59:4</p> <p>Council [2] - 33:21, 34:4</p> <p>Counsel [2] - 1:18, 2:12</p> <p>COUNTY [1] - 70:4</p> <p>couple [2] - 62:6, 63:12</p>	<p>course [2] - 32:19, 43:9</p> <p>craftsman [1] - 66:9</p> <p>created [1] - 13:2</p> <p>cresting [1] - 27:14</p> <p>criteria [9] - 25:8, 25:13, 27:7, 27:22, 36:17, 65:25, 66:16, 67:10</p> <p>crown [1] - 38:21</p> <p>cultural [3] - 25:23, 26:1, 35:6</p> <p>cupping [1] - 67:4</p> <p>current [2] - 13:21, 18:19</p> <p>cut [1] - 42:6</p> <p>Cyndy [1] - 67:21</p>	<p>design [6] - 13:16, 13:19, 16:6, 18:14, 27:12, 50:8</p> <p>designate [1] - 23:24</p> <p>designated [1] - 33:19</p> <p>designating [1] - 37:7</p> <p>designation [2] - 33:5, 33:11</p> <p>designations [2] - 11:9, 23:9</p> <p>designed [1] - 27:4</p> <p>designs [2] - 32:15, 32:16</p> <p>detached [1] - 11:20</p> <p>determine [1] - 51:11</p> <p>determined [2] - 34:11, 36:2</p> <p>developer [1] - 53:9</p> <p>development [1] - 35:15</p> <p>Development [4] - 1:17, 1:18, 1:19, 2:10</p> <p>Devin [2] - 46:12, 58:11</p> <p>diameter [1] - 30:17</p> <p>Diane [3] - 1:9, 70:7, 70:18</p> <p>difference [2] - 22:1, 65:21</p> <p>different [6] - 17:12, 25:2, 34:15, 54:3, 54:19, 67:24</p> <p>difficult [2] - 40:14, 59:6</p> <p>difficulty [1] - 44:17</p> <p>dimension [1] - 17:1</p> <p>dimensions [1] - 16:14</p> <p>directly [2] - 13:7, 43:5</p> <p>discuss [1] - 7:19</p> <p>discussion [1] - 8:11</p> <p>displays [1] - 30:16</p> <p>district [8] - 14:10, 37:23, 42:23, 53:6, 58:16, 58:22, 59:2, 59:12</p> <p>District [4] - 65:15, 65:17, 66:18, 68:15</p> <p>districts [1] - 46:24</p> <p>documentation [1] - 63:23</p> <p>dollar [1] - 29:23</p> <p>dollar-a-year [1] - 29:23</p> <p>dollars [1] - 57:14</p> <p>done [7] - 17:15, 29:16, 46:18, 47:4, 57:18, 59:11, 64:10</p>	<p>door [3] - 15:24, 20:18, 21:17</p> <p>double [2] - 38:11, 38:12</p> <p>double-hung [2] - 38:11, 38:12</p> <p>doubt [1] - 61:12</p> <p>Doug [1] - 28:24</p> <p>down [11] - 7:25, 13:12, 13:23, 18:14, 21:24, 22:5, 22:6, 22:8, 43:6, 54:11</p> <p>downtown [3] - 26:20, 26:21, 26:25</p> <p>drainage [3] - 19:18, 19:22, 20:3</p> <p>drawings [3] - 17:1, 27:1, 27:4</p> <p>Drive [3] - 28:24, 31:15, 67:21</p> <p>drive [1] - 35:11</p> <p>driving [1] - 64:2</p> <p>drop [1] - 22:8</p> <p>due [3] - 42:7, 55:15, 62:21</p> <p>dumping [1] - 29:21</p> <p>DUVAL [1] - 70:4</p>
		<p>D</p>		
		<p>dairy [1] - 35:14</p> <p>damaged [1] - 62:4</p> <p>data [1] - 48:4</p> <p>DATED [1] - 70:15</p> <p>Davis [1] - 2:17</p> <p>DAVIS [22] - 1:13, 2:17, 3:8, 8:14, 11:1, 19:1, 19:17, 19:24, 20:5, 22:21, 26:12, 37:9, 45:24, 50:4, 50:23, 59:8, 59:15, 59:18, 60:11, 64:21, 65:1, 68:16</p> <p>de [1] - 22:1</p> <p>deal [1] - 59:11</p> <p>dealing [1] - 61:1</p> <p>dedication [1] - 32:24</p> <p>defer [12] - 8:19, 8:23, 48:15, 48:25, 60:23, 61:24, 63:7, 64:9, 64:16, 64:24</p> <p>deferred [4] - 3:17, 3:18, 3:22, 65:7</p> <p>deferring [2] - 50:24, 53:19</p> <p>defining [1] - 58:25</p> <p>definitely [4] - 27:24, 40:1, 67:25, 68:2</p> <p>delay [1] - 65:19</p> <p>delegate [1] - 61:8</p> <p>Demetree [1] - 2:19</p> <p>DEMETREE [1] - 1:13</p> <p>demo [2] - 65:11, 68:24</p> <p>demolition [4] - 9:12, 29:22, 65:19, 68:13</p> <p>Department [1] - 55:23</p> <p>Dept [3] - 1:17, 1:18, 1:19</p>	<p>E</p>	<p>easement [3] - 19:18, 19:22, 20:13</p> <p>easement's [2] - 20:1, 20:2</p> <p>easier [2] - 35:16, 49:2</p> <p>easily [2] - 51:17, 60:20</p> <p>East [1] - 4:10</p> <p>east [1] - 14:15</p> <p>easy [5] - 28:2, 40:15, 56:7, 62:15</p> <p>eat [1] - 24:10</p> <p>Ed [1] - 1:7</p> <p>edge [1] - 12:17</p> <p>effected [2] - 29:15, 29:23</p> <p>efficient [2] - 54:4</p> <p>eight [1] - 43:15</p> <p>either [2] - 13:25, 40:11</p> <p>element [1] - 12:22</p> <p>elevation [15] - 21:1, 42:15, 42:17, 42:18, 45:6, 49:5, 49:14, 50:1, 50:2, 50:18, 53:14, 54:24, 56:14, 56:15, 57:17</p> <p>elevations [11] - 17:15, 39:5, 44:17, 49:15, 49:24, 50:3,</p>

<p>52:18, 55:6, 57:12, 57:20, 60:2 ELLER [4] - 1:18, 2:11, 64:5, 64:22 Eller [1] - 2:11 embrace [1] - 27:16 enclosed [4] - 50:13, 52:2, 52:3 encouraged [1] - 16:21 end [1] - 12:25 ended [1] - 12:23 entertain [10] - 3:6, 8:6, 10:18, 22:19, 28:6, 37:4, 45:18, 64:9, 67:12, 68:11 entire [3] - 6:8, 6:17, 53:11 ERIK [1] - 1:14 Erik [1] - 2:20 Ernest [10] - 37:17, 37:21, 42:17, 43:4, 43:7, 44:13, 52:20, 54:11, 54:25, 56:14 especially [3] - 13:9, 52:12, 54:5 essentially [3] - 25:25, 26:14, 65:18 estate [1] - 53:9 events [1] - 26:10 evidence [2] - 40:4, 58:21 ex [1] - 4:2 ex-parte [1] - 4:2 exact [1] - 16:22 exactly [1] - 56:16 example [4] - 27:9, 27:18, 34:16, 66:8 exceeds [1] - 9:16 except [2] - 22:6, 29:15 excepting [1] - 22:22 existing [4] - 12:4, 12:20, 20:15, 21:15 expedite [1] - 63:20 expertise [3] - 41:20, 44:3, 55:16 experts [1] - 57:5 explain [1] - 9:1 extensive [2] - 46:21, 47:15 extent [1] - 47:4 exterior [2] - 12:20, 38:19 eyesore [3] - 44:25, 53:21, 54:13</p>	<p>54:21 facing [2] - 12:10, 44:18 fact [2] - 30:8, 32:12 fails [1] - 67:25 fairly [2] - 6:3, 47:4 falling [2] - 44:9, 67:4 families [1] - 35:21 family [2] - 35:23, 36:13 fancy [1] - 55:13 far [7] - 18:15, 33:23, 43:19, 43:23, 44:7, 60:18, 60:22 farms [2] - 35:14 farthest [1] - 20:15 favor [8] - 3:11, 8:15, 11:2, 23:2, 33:14, 37:10, 65:2, 68:19 features [1] - 58:25 February [1] - 32:24 federal [1] - 29:19 feet [12] - 12:15, 13:14, 13:20, 15:19, 16:24, 18:22, 19:2, 20:13, 21:5, 21:6, 22:25, 43:18 felt [3] - 14:8, 27:8, 58:11 fence [1] - 54:23 fencing [1] - 5:23 few [2] - 11:23, 30:16 Field [12] - 23:13, 23:17, 24:1, 24:3, 28:5, 30:18, 31:18, 32:4, 33:12, 33:19, 35:5 figure [1] - 61:4 figured [1] - 23:16 filing [1] - 10:11 fill [1] - 31:8 final [3] - 6:13, 12:11, 64:18 financial [1] - 56:5 fine [3] - 30:12, 31:9, 63:10 finish [1] - 12:10 finished [1] - 30:3 first [9] - 10:20, 11:12, 11:13, 11:14, 35:4, 39:17, 44:4, 66:16, 66:23 fit [3] - 38:8, 39:1, 39:6 five [12] - 44:11, 44:14, 44:15, 44:16, 55:25, 56:17, 56:18, 56:20, 57:7, 57:8, 57:17 fix [1] - 56:6 flew [1] - 30:18</p>	<p>floor [1] - 45:23 Floor [1] - 1:8 FLORIDA [1] - 70:3 Florida [9] - 1:9, 1:10, 5:2, 7:3, 18:6, 31:16, 41:3, 70:7, 70:18 follow [1] - 60:12 Forbes [2] - 4:11, 5:19 foregoing [1] - 70:9 forever [1] - 54:13 form [3] - 14:5, 49:6, 52:8 four [16] - 25:14, 30:17, 30:18, 46:6, 46:7, 50:15, 50:18, 54:12, 57:24, 60:18, 61:11, 63:17, 65:24, 67:10, 67:25, 68:2 fourth [1] - 44:25 FPR [1] - 1:9 frame [5] - 15:15, 27:9, 27:10, 27:18, 27:19 frames [1] - 42:8 front [18] - 3:4, 9:16, 12:4, 12:7, 17:11, 17:13, 20:10, 25:5, 42:15, 42:17, 44:16, 49:5, 49:12, 50:1, 50:21, 52:1, 55:6, 57:12 fronts [2] - 16:16, 39:3 frustrating [1] - 63:2 full [5] - 9:11, 10:1, 33:22, 37:21, 46:22 functional [1] - 40:16 future [2] - 32:23, 59:7</p>	<p>Green [16] - 4:6, 4:7, 4:8, 4:9, 4:16, 11:15, 11:18, 11:22, 12:16, 13:3, 13:4, 14:16, 15:2, 15:11, 17:15, 20:18 green [3] - 14:15, 14:23, 19:7 ground [2] - 29:21 group [2] - 29:19, 46:14 guess [6] - 8:12, 8:23, 10:11, 21:8, 22:23, 39:16 guessing [1] - 10:5 guidelines [3] - 16:7, 50:8, 60:12 guy [3] - 57:4, 60:21, 62:20 guys [14] - 9:24, 10:13, 23:13, 34:23, 42:16, 43:4, 45:4, 46:16, 52:13, 54:17, 57:11, 60:17, 63:13, 63:23</p>	<p>40:21, 45:18, 65:6, 67:17, 68:23 height [13] - 12:2, 12:14, 13:13, 13:20, 14:10, 15:18, 16:2, 16:8, 16:22, 17:2, 17:4, 17:7, 22:24 heights [1] - 21:21 held [1] - 1:6 help [1] - 29:12 heritage [4] - 25:24, 26:2, 27:16, 35:7 High [1] - 32:6 high [1] - 16:17 High-Speed [1] - 32:6 HISTORIC [1] - 1:2 Historic [1] - 2:5 historic [20] - 11:8, 14:3, 16:10, 23:8, 33:5, 33:11, 37:25, 38:6, 38:10, 38:15, 39:1, 40:5, 46:11, 49:10, 50:16, 51:3, 58:19, 58:23, 59:1, 59:2 historical [7] - 25:23, 26:2, 32:22, 35:6, 51:23, 52:11, 53:6 history [3] - 35:25, 58:15, 58:16 Hogan [1] - 1:8 holdup [1] - 53:23 home [3] - 44:12, 53:5, 54:7 homes [4] - 12:20, 55:17, 59:1, 59:2 honest [2] - 55:8, 62:14 honestly [1] - 67:6 hope [1] - 32:23 hopefully [1] - 28:7 horrible [1] - 60:1 horseshoe [1] - 15:5 hosting [1] - 26:5 hours [1] - 3:5 house [22] - 11:20, 15:15, 16:1, 16:14, 16:23, 21:8, 21:15, 37:24, 39:7, 42:19, 42:20, 49:12, 49:16, 49:19, 52:19, 52:25, 53:11, 54:2, 54:13, 58:20, 60:9, 63:24 houses [11] - 13:6, 13:8, 14:7, 15:23, 20:9, 42:7, 43:4, 54:6, 54:12, 57:15, 66:1 Hubbard [1] - 4:8 huge [1] - 19:22</p>
<p>F face [3] - 39:2, 39:9,</p>		<p>G garage [1] - 11:21 general [1] - 41:16 General [2] - 1:18, 2:12 generally [1] - 14:5 gentleman [4] - 41:18, 43:24, 54:1, 55:12 given [1] - 32:7 gladly [2] - 53:18, 63:12 glass [1] - 55:22 glazing [1] - 42:8 gotcha [1] - 20:5 government [1] - 29:19 grammar [1] - 39:16 grand [1] - 32:24 Gravely [1] - 27:2 great [5] - 27:9, 27:18, 30:2, 67:1, 67:5</p>	<p>H half [21] - 11:20, 13:12, 13:16, 13:22, 15:4, 16:21, 21:24, 46:23, 51:15, 51:25, 52:20, 53:14, 54:3, 54:4, 55:1, 55:6, 55:7, 56:16, 57:11, 57:19, 57:22 hallway [1] - 3:2 hand [4] - 5:6, 7:7, 29:3, 41:5 handcuffed [1] - 59:24 handful [1] - 58:23 handled [1] - 35:1 happy [2] - 30:24, 39:13 hard [1] - 18:13 Hardiboard [1] - 12:10 Hardie [1] - 12:9 headers [1] - 38:21 heading [1] - 30:20 hear [6] - 6:17, 23:14, 24:2, 46:3, 48:3, 48:4 heard [5] - 4:13, 6:12, 9:25, 23:22, 65:22 hearing [22] - 3:15, 3:25, 4:5, 4:19, 8:6, 11:6, 17:21, 17:22, 22:19, 23:6, 28:12, 28:14, 33:8, 33:18, 36:25, 37:4, 37:14,</p>	

<p>hundred [3] - 42:19, 54:6, 54:11 hung [3] - 38:11, 38:12</p>	<p>issue [3] - 3:3, 12:1, 22:3 issues [2] - 5:25, 6:15 it'll [1] - 22:7 Item [3] - 7:16, 8:18 item [1] - 8:24 items [4] - 3:18, 3:22, 48:6 Items [2] - 8:12, 10:24 itself [1] - 6:15</p>	<p>L</p>	<p>long-winded [1] - 36:18 look [14] - 8:21, 17:10, 34:10, 40:6, 45:6, 48:22, 49:5, 49:15, 49:16, 49:24, 53:16, 57:22, 59:6 looking [6] - 14:14, 15:22, 57:17, 57:24, 59:4, 59:5 looks [2] - 67:3, 67:5 Lopera [2] - 2:15, 50:11 LOPERA [21] - 1:14, 2:15, 3:10, 20:17, 20:22, 21:4, 21:10, 21:13, 21:19, 37:6, 45:20, 49:3, 50:17, 50:20, 57:23, 58:6, 62:3, 62:8, 62:12, 64:19, 64:24 lost [1] - 40:11 love [2] - 41:24, 42:1 low [1] - 55:22 lower [3] - 15:4, 40:11, 46:22</p>	<p>20:11, 22:6, 30:10, 48:2, 53:18, 55:11, 55:12, 56:3, 57:3, 59:8, 59:11, 59:18, 60:4, 60:9, 60:11, 60:20, 61:16, 62:19, 62:20, 63:3 meaning [1] - 18:12 means [3] - 25:25, 44:15, 65:23 looks [2] - 67:3, 67:5 Lopera [2] - 2:15, 50:11 LOPERA [21] - 1:14, 2:15, 3:10, 20:17, 20:22, 21:4, 21:10, 21:13, 21:19, 37:6, 45:20, 49:3, 50:17, 50:20, 57:23, 58:6, 62:3, 62:8, 62:12, 64:19, 64:24 lost [1] - 40:11 love [2] - 41:24, 42:1 low [1] - 55:22 lower [3] - 15:4, 40:11, 46:22</p>
<p>I</p>	<p>J</p>	<p>labels [1] - 25:18 landmark [14] - 23:22, 23:25, 24:5, 24:15, 24:19, 25:2, 27:14, 28:5, 34:14, 36:19, 37:8, 65:20, 66:7, 67:11 landmark-worthy [1] - 65:20 landmarking [3] - 25:9, 34:11, 65:25 landmarks [4] - 23:25, 24:1, 24:16, 65:22 landscaping [1] - 5:24 large [1] - 16:12 Large [1] - 1:10 largely [1] - 67:23 larger [1] - 5:22 last [2] - 35:19, 66:24 Laura [1] - 3:19 lease [1] - 29:23 least [2] - 46:3, 67:25 leave [1] - 23:19 leaves [2] - 49:11, 49:13 leeway [1] - 24:16 left [4] - 20:14, 36:1, 43:7, 49:18 lesser [1] - 54:8 letter [1] - 57:3 letting [1] - 29:12 level [2] - 6:9, 46:21 Lexington [1] - 41:3 licensed [2] - 41:15, 41:16 limited [3] - 12:14, 13:20, 16:1 limiting [1] - 63:3 linked [1] - 66:17 Lisa [1] - 58:9 list [4] - 3:18, 46:25, 49:1, 57:5 listed [1] - 26:19 listen [2] - 24:14, 59:22 listening [1] - 24:5 lists [1] - 27:14 lite [1] - 38:13 literally [1] - 62:20 local [6] - 23:24, 24:5, 24:19, 27:13, 34:13, 66:6 locally [1] - 23:24 located [2] - 15:16, 37:20 locations [1] - 39:3 LONG [1] - 1:19</p>	<p>M</p>	
<p>I' [1] - 41:15 Ill [1] - 1:13 immediately [1] - 15:24 important [15] - 23:23, 25:25, 26:3, 26:7, 26:14, 27:5, 27:16, 35:20, 40:3, 52:18, 53:8, 53:14, 54:20, 54:24, 60:2 improvements [1] - 5:24 inaudible [4] - 19:19, 60:7, 61:19, 61:22 inches [5] - 12:15, 13:20, 15:19, 18:18, 19:4 inclined [1] - 49:21 including [2] - 35:22, 38:20 Incorporated [1] - 41:15 increasing [1] - 22:23 Independent [1] - 67:21 Indicating [4] - 4:21, 6:21, 17:24, 28:16 indicating [3] - 12:24, 15:7, 15:14 indicating) [2] - 12:17, 13:19 inefficient [1] - 53:10 infinite [1] - 29:20 information [7] - 47:19, 48:9, 48:20, 50:25, 51:5, 51:10, 56:11 inherent [1] - 60:9 inside [1] - 67:2 installation [1] - 38:19 integrity [2] - 54:17, 56:25 interesting [3] - 26:18, 27:13, 35:8 interior [1] - 67:2 Interior [1] - 50:5 interments [2] - 34:18, 34:25 introductions [1] - 2:6 investment [1] - 60:10 investor [2] - 42:1, 45:1 irreparable [1] - 58:13</p>	<p>J.C [1] - 2:19 JACK [1] - 1:13 JACKSONVILLE [1] - 1:1 Jacksonville [12] - 1:9, 2:5, 5:2, 7:2, 18:6, 23:23, 26:4, 26:15, 31:16, 35:10, 37:8, 41:3 job [1] - 58:14 Joel [4] - 24:6, 24:7, 25:16, 29:12 John [1] - 27:2 jump [1] - 54:22</p>	<p>K</p>	<p>MAIJU [1] - 1:15 Maiju [1] - 2:22 mailbox [1] - 59:17 main [2] - 22:7, 39:2 maintenance [2] - 28:2, 34:19 major [2] - 24:22, 34:20 majority [2] - 40:14, 49:6 maker [3] - 64:6, 64:7, 64:12 manufactured [1] - 32:17 market [4] - 43:2, 51:23, 54:5, 63:24 Marsh [1] - 66:8 massing [1] - 16:8 match [4] - 38:9, 38:14, 43:3, 43:12 matching [1] - 19:7 material [2] - 38:22, 67:6 matrix [2] - 9:5, 9:15 matter [2] - 30:8, 32:12 mausoleums [1] - 34:18 mayor [3] - 24:4, 25:10, 25:11 mean [21] - 18:25,</p>	<p>Member [3] - 1:14, 1:15, 1:15 member [3] - 28:18, 40:24, 67:19 MEMBERS [33] - 3:12, 3:14, 3:23, 4:4, 8:4, 8:16, 11:3, 11:5, 17:20, 22:12, 22:17, 23:3, 23:5, 28:9, 33:6, 33:15, 33:17, 36:23, 37:2, 37:11, 37:13, 40:19, 45:10, 45:16, 65:3, 65:5, 67:15, 68:9, 68:18, 68:20, 68:22, 69:2, 69:3 Memorial [2] - 26:9, 32:5 Merrill [3] - 7:1, 18:1, 18:4 MERRILL [22] - 7:8, 7:13, 7:15, 7:25, 17:24, 18:4, 18:10, 18:21, 18:24, 19:3, 19:9, 19:13, 19:21, 20:1, 20:6, 20:21, 20:23, 21:2, 21:6, 21:11, 22:5, 22:14 mess [1] - 62:18 met [1] - 41:19</p>

<p>mid [2] - 27:12, 27:15 mid-century [2] - 27:12, 27:15 middle [2] - 27:20, 34:25 might [4] - 3:1, 20:8, 47:10, 48:13 mind [4] - 24:25, 25:15, 36:10, 56:8 minimis [1] - 22:1 minor [3] - 12:11, 24:23, 34:18 minutes [3] - 3:7, 3:9, 3:16 mismatch [2] - 49:19, 49:23 mix [1] - 59:3 mobile [1] - 44:12 modification [2] - 5:22, 6:3 modify [1] - 47:17 modifying [1] - 22:24 molding [1] - 38:21 moment [3] - 13:17, 14:24, 17:17 money [3] - 44:24, 53:5, 53:20 month [1] - 62:2 most [9] - 9:10, 13:8, 14:7, 45:2, 52:18, 53:10, 56:3, 60:2, 66:20 mostly [1] - 38:25 motion [30] - 3:6, 3:8, 8:7, 8:12, 10:19, 10:22, 10:24, 22:20, 22:21, 28:11, 33:9, 33:10, 37:5, 37:6, 45:19, 45:20, 45:22, 64:7, 64:9, 64:13, 64:14, 64:15, 64:17, 64:19, 64:22, 64:23, 64:24, 68:11, 68:12 move [7] - 4:1, 23:8, 34:6, 37:16, 60:23, 64:16, 65:10 moving [1] - 52:10 MR [97] - 2:9, 4:12, 7:8, 7:13, 7:15, 7:18, 7:23, 7:25, 8:1, 8:25, 9:3, 9:24, 10:7, 11:10, 11:13, 11:17, 14:17, 14:21, 14:24, 15:4, 15:10, 15:13, 15:19, 16:6, 16:19, 17:6, 17:17, 17:24, 18:4, 18:10, 18:21, 18:24, 19:3, 19:9, 19:13, 19:21, 20:1, 20:6, 20:21, 20:23,</p>	<p>21:2, 21:6, 21:11, 21:18, 21:22, 22:5, 22:14, 29:4, 29:9, 29:11, 30:3, 30:9, 30:13, 33:20, 37:19, 39:19, 39:25, 41:6, 41:11, 41:13, 45:13, 46:12, 47:14, 48:13, 48:18, 50:7, 50:19, 51:18, 51:20, 51:25, 56:12, 58:5, 58:8, 59:13, 59:16, 59:20, 59:22, 60:7, 60:13, 61:1, 61:5, 61:7, 61:15, 61:21, 61:22, 62:1, 62:7, 62:10, 62:14, 62:19, 63:1, 63:9, 63:16, 63:22, 64:1, 64:4, 65:9 MS [17] - 2:8, 2:11, 4:21, 5:1, 5:7, 5:12, 5:14, 5:18, 23:12, 23:16, 23:20, 26:13, 34:2, 34:9, 64:5, 64:22, 65:13 mullions [1] - 12:7 multilite [1] - 40:10 Myra [10] - 12:21, 12:23, 13:4, 13:6, 13:8, 13:23, 14:4, 15:11, 17:13, 21:24</p>	<p>34:21, 38:10, 38:16, 39:4, 40:7, 42:11, 43:3, 43:6, 43:7, 43:8, 43:20, 46:22, 49:14, 50:2, 54:6, 54:12, 55:21, 57:17, 57:20, 58:18, 64:15, 64:23 newest [1] - 46:13 next [15] - 7:23, 14:22, 15:8, 15:24, 16:5, 16:12, 20:18, 21:17, 25:2, 30:15, 32:19, 32:25, 55:23, 61:9, 61:25 nine [1] - 49:7 no-brainer [2] - 54:18, 60:16 nobody [1] - 24:13 noncontributing [1] - 9:9 none [19] - 3:15, 3:24, 4:5, 8:5, 11:6, 17:21, 22:18, 23:6, 33:7, 33:18, 37:3, 37:14, 42:5, 42:12, 45:17, 58:11, 65:6, 68:23, 69:4 nonhistoric [3] - 38:1, 38:3, 38:7 nonrepairable [1] - 60:19 normally [4] - 3:21, 10:2, 10:14, 56:9 North [1] - 1:8 north [1] - 30:15 northern [1] - 12:19 Notary [1] - 1:10 note [1] - 40:3 notes [1] - 70:11 nothing [6] - 5:10, 7:11, 29:7, 31:24, 41:9, 67:8 notion [1] - 16:14 number [8] - 7:16, 17:12, 18:11, 21:20, 40:9, 46:5, 47:20, 47:23 Number [11] - 7:16, 22:23, 22:24, 25:19, 36:2, 36:3, 39:25, 40:1, 47:7</p>	<p>70:3, 70:4 offense [1] - 45:4 offer [1] - 6:7 office [2] - 61:2, 61:5 Office [2] - 1:18, 2:11 often [1] - 27:11 old [2] - 27:17, 51:8 once [1] - 35:14 one [57] - 5:17, 6:12, 7:19, 10:20, 11:10, 11:20, 12:19, 13:10, 13:12, 13:16, 13:22, 14:3, 14:15, 14:22, 14:23, 15:9, 15:15, 15:25, 16:15, 16:20, 16:21, 19:7, 20:10, 21:24, 24:1, 25:3, 25:4, 25:10, 25:16, 26:17, 26:22, 27:1, 27:13, 27:25, 30:5, 34:5, 34:9, 34:15, 35:4, 35:18, 35:21, 35:25, 39:22, 41:25, 49:1, 53:11, 55:18, 56:17, 57:3, 58:24, 62:22, 65:22, 66:23, 66:24, 68:1 one-and-a-half [4] - 13:12, 13:22, 16:21, 21:24 one-and-a-half-story [2] - 11:20, 13:16 one-story [2] - 14:3, 15:15 ones [4] - 13:9, 24:24, 50:12, 53:16 ongoing [1] - 32:8 open [9] - 3:25, 4:18, 17:22, 28:14, 36:24, 40:20, 44:8, 62:22, 67:16 opened [1] - 44:20 opening [4] - 8:11, 32:24, 38:8, 39:6 openings [2] - 37:24, 39:2 opinion [3] - 48:13, 48:22, 59:7 opinions [1] - 62:6 opportunity [1] - 6:13 opposed [7] - 3:13, 11:4, 23:4, 33:16, 37:12, 65:4, 68:21 option [1] - 63:7 order [1] - 56:9 ordered [2] - 30:7, 32:12 ordinance [2] - 65:14, 65:17 original [11] - 21:16,</p>	<p>32:15, 38:6, 38:8, 43:13, 49:11, 49:20, 57:8, 64:6, 64:12, 64:17 originally [1] - 50:14 originals [1] - 56:18 Ortega [7] - 65:15, 66:1, 66:10, 66:17, 66:20, 66:21, 68:14 otherwise [1] - 68:4 outlines [1] - 9:5 outside [5] - 12:24, 13:1, 43:20, 46:23, 63:4 overall [2] - 17:6, 28:4 overcome [1] - 54:14 overly [1] - 36:18 overpowering [1] - 16:12 oversight [1] - 22:2 own [1] - 66:6 owner [5] - 25:9, 25:12, 25:13, 34:10, 65:23 owner/operator [1] - 41:14 ownership [1] - 42:22</p>
N				
<p>name [10] - 4:24, 6:24, 18:3, 28:22, 29:14, 31:13, 31:14, 32:6, 40:25, 41:13 names [1] - 35:24 NAS [3] - 24:3, 26:16, 35:14 National [4] - 65:15, 65:16, 66:18, 68:14 national [1] - 29:25 near [1] - 32:23 need [6] - 3:1, 24:23, 40:6, 40:7, 45:12, 63:23 needed [1] - 36:7 needs [1] - 65:24 neglected [1] - 40:3 neighbor [1] - 6:12 neighborhood [1] - 16:24 neighboring [1] - 16:23 never [1] - 23:22 new [30] - 5:23, 11:19, 13:10, 14:2, 14:19, 21:16, 23:21, 32:9,</p>				<p>p.m [3] - 1:7, 2:1, 69:7 pads [1] - 30:17 Page [1] - 17:11 page [2] - 25:4, 60:25 paint [3] - 43:19, 43:22, 51:9 pane [2] - 40:10, 40:11 Park [1] - 3:20 part [10] - 5:21, 16:19, 22:2, 24:8, 26:4, 26:5, 26:15, 59:13, 60:9, 66:18 part-time [1] - 24:8 parte [1] - 4:2 particular [1] - 9:8 partner [1] - 30:19 pass [1] - 3:6 Pass [1] - 32:6 passed [2] - 3:15, 33:24 past [7] - 32:15, 42:10, 42:19, 47:21, 49:10, 64:11, 68:2 Pat [1] - 30:23 patio [1] - 9:15 Patrick [1] - 31:15 pattern [2] - 38:13, 40:10 paver [1] - 9:15 peak [1] - 16:18</p>
P				
O				
<p>object [1] - 10:9 obvious [1] - 44:10 October [1] - 70:15 odd [2] - 12:22, 49:25 OF [4] - 1:1, 70:1,</p>				

<p>pending [1] - 64:18 people [2] - 35:16, 36:10 percent [5] - 9:16, 50:4, 51:17, 57:24, 62:7 perfect [1] - 56:13 permit [1] - 65:19 perpetuity [1] - 36:6 person [1] - 42:22 personally [2] - 41:19, 45:1 pews [6] - 30:4, 30:5, 30:7, 32:12, 32:13, 32:18 phase [2] - 30:15, 32:19 phones [1] - 2:25 photographs [1] - 51:6 photos [1] - 62:3 pick [1] - 13:1 picture [1] - 21:8 pictures [12] - 14:14, 15:1, 15:6, 46:13, 47:19, 51:6, 51:7, 58:10, 58:11, 58:12, 60:20, 62:22 piece [1] - 66:4 pieces [4] - 26:18, 35:19, 35:25, 66:2 pin [1] - 48:6 pins [1] - 44:1 pioneering [1] - 35:21 pipe [1] - 20:3 pitch [2] - 17:3, 22:7 place [1] - 26:16 placed [1] - 39:4 plan [1] - 66:19 plane [2] - 12:7, 38:9 planner [1] - 46:13 Planning [4] - 1:17, 1:18, 1:19, 2:9 planning [1] - 66:4 plans [1] - 12:11 plaster [1] - 28:1 plat [1] - 34:21 plate [1] - 17:2 platted [1] - 66:19 pleases [1] - 64:5 Plexiglas [1] - 40:12 pocketbook [1] - 57:1 podium [5] - 4:23, 18:1, 28:18, 40:24, 67:19 point [11] - 9:11, 10:12, 13:4, 14:4, 16:17, 30:22, 50:10, 50:14, 55:25, 58:14, 68:3</p>	<p>points [1] - 24:15 pond [1] - 20:4 POPOLI [40] - 1:17, 2:9, 4:12, 7:18, 7:23, 8:1, 8:25, 9:3, 9:24, 10:7, 11:10, 11:13, 11:17, 14:17, 14:21, 14:24, 15:4, 15:10, 15:13, 15:19, 16:6, 16:19, 17:6, 17:17, 21:18, 21:22, 33:20, 37:19, 39:19, 39:25, 46:12, 47:14, 48:13, 48:18, 50:7, 50:19, 58:8, 61:7, 61:15, 61:22 Popoli [1] - 2:9 populated [1] - 35:17 porch [6] - 5:23, 12:7, 50:13, 52:2, 52:3, 52:4 portion [4] - 10:2, 15:1, 15:11, 48:7 portions [2] - 9:18, 48:6 position [1] - 67:9 possible [3] - 39:8, 42:3, 44:5 possibly [1] - 66:15 potential [1] - 49:12 potentially [2] - 40:8, 48:12 POW/MIA [2] - 29:25, 32:5 precedent [1] - 59:6 predominantly [1] - 14:1 present [2] - 48:18, 49:4 PRESENT [2] - 1:12, 1:16 presenting [1] - 39:9 Preservation [2] - 2:5, 5:4 preservation [3] - 27:23, 36:4, 66:25 PRESERVATION [1] - 1:2 preserve [2] - 58:15, 59:22 preserved [4] - 36:8, 36:13, 36:16, 47:9 preserving [2] - 58:23, 59:5 pretty [9] - 12:6, 19:24, 21:11, 21:25, 24:25, 27:24, 51:17, 62:15 preview [1] - 30:20 previous [1] - 9:3</p>	<p>previously [7] - 12:23, 13:18, 13:21, 14:17, 21:23, 38:1, 38:3 price [2] - 47:2, 56:24 primarily [1] - 12:2 prime [1] - 66:8 problem [5] - 42:14, 43:16, 52:17, 56:7, 57:9 procedural [1] - 5:16 proceed [1] - 10:14 Proceedings [1] - 1:6 proceedings [2] - 69:6, 70:9 process [3] - 6:16, 10:7, 24:19 product [1] - 38:17 Professional [2] - 70:7, 70:18 profile [1] - 38:15 project [7] - 6:8, 11:22, 12:16, 13:2, 13:9, 30:23, 59:14 prominent [1] - 26:24 promise [1] - 46:19 proper [1] - 63:22 properties [1] - 23:23 property [13] - 6:10, 9:8, 24:21, 43:1, 44:22, 44:24, 45:2, 51:22, 54:21, 54:25, 60:2 proportions [1] - 38:14 propose [1] - 50:24 proposed [1] - 5:21 proposing [2] - 42:25, 43:11 proposition [1] - 18:20 Prosser [1] - 30:19 protect [1] - 65:18 provide [3] - 14:25, 47:1, 47:18 provided [2] - 58:12, 67:6 Public [1] - 1:10 public [13] - 3:25, 4:18, 8:6, 17:22, 22:19, 28:12, 28:14, 33:8, 36:24, 37:4, 40:20, 45:18, 67:17 PUD [2] - 12:17, 14:15 pull [5] - 4:15, 7:21, 8:18, 8:20, 44:19 pulled [4] - 6:1, 7:19, 10:20, 11:10 pulling [1] - 55:9 pulpit [1] - 32:16 purchase [1] - 38:18</p>	<p>pushback [1] - 10:6 pushed [1] - 20:13 put [17] - 16:11, 20:3, 21:7, 26:16, 32:9, 42:25, 43:1, 43:11, 44:23, 48:5, 53:4, 54:1, 54:9, 55:5, 55:19, 55:20, 63:24 putting [1] - 59:9 puzzle [2] - 66:2, 66:4 PVC [1] - 38:17</p> <p style="text-align: center;">Q</p> <p>qualifies [1] - 27:25 qualify [1] - 34:13 questions [14] - 14:11, 17:19, 22:11, 28:6, 28:8, 36:22, 39:14, 39:24, 40:18, 45:9, 67:12, 67:14, 68:6, 68:8 quick [4] - 24:12, 28:22, 29:1, 31:20 quite [3] - 11:22, 19:23, 53:19</p> <p style="text-align: center;">R</p> <p>railing [1] - 12:8 raise [4] - 5:5, 7:6, 29:2, 41:4 range [1] - 14:8 read [3] - 24:12, 25:7, 46:4 ready [1] - 61:25 real [5] - 24:11, 28:22, 29:1, 31:20, 53:9 really [26] - 6:14, 8:22, 9:10, 9:20, 25:18, 26:4, 26:22, 27:1, 27:4, 27:5, 27:10, 27:15, 34:18, 35:18, 35:24, 36:1, 36:7, 36:12, 40:1, 40:13, 42:16, 53:22, 56:7, 56:12, 67:7 realm [1] - 46:23 rear [1] - 39:5 reason [2] - 8:18, 25:21 reasonable [1] - 14:9 reasons [3] - 16:20, 26:22, 45:3 recess [1] - 12:6 recessed [1] - 38:9 recognize [1] - 16:8 recommend [1] - 36:19 recommendation [1] -</p>	<p>28:4 recommending [2] - 38:2, 39:12 record [1] - 70:10 redesigning [1] - 19:14 redo [1] - 56:10 refer [1] - 9:4 refurbished [1] - 30:14 refurbishing [1] - 30:4 regarding [2] - 5:21, 6:23 regardless [3] - 11:25, 52:1, 56:21 Register [5] - 28:24, 65:15, 65:17, 66:18, 68:15 REGISTER [6] - 29:4, 29:9, 29:11, 30:3, 30:9, 30:13 reglazing [1] - 40:9 regular [1] - 47:4 regulation [1] - 24:20 regurgitating [1] - 24:11 relief [1] - 48:11 relocated [1] - 39:3 remaining [1] - 35:19 remains [1] - 60:17 remember [1] - 29:13 reminder [2] - 25:22, 35:6 remodeled [1] - 55:17 removing [1] - 44:7 renovation [1] - 42:11 rental [2] - 42:23, 51:22 repainting [1] - 40:8 repair [20] - 28:1, 36:7, 42:1, 42:12, 43:19, 46:16, 47:11, 47:24, 48:2, 49:12, 51:5, 52:15, 53:15, 55:21, 56:14, 56:22, 57:11, 57:21, 62:5, 63:17 repairable [3] - 40:15, 46:20, 56:23 repaired [8] - 46:24, 47:13, 48:5, 49:9, 51:3, 51:12, 51:16, 57:25 repairing [1] - 43:23 repairs [2] - 40:13, 47:15 replace [3] - 44:6, 45:7, 60:5 replaced [6] - 38:1, 38:4, 38:7, 40:12, 49:18, 57:20</p>
--	--	---	--	--

replacement [6] - 37:22, 38:3, 38:25, 49:22, 52:22, 55:3
replacing [1] - 42:2
replicate [1] - 43:16
replicated [1] - 38:22
report [14] - 11:16, 23:11, 23:22, 24:6, 24:11, 34:8, 37:18, 46:4, 48:1, 51:2, 51:15, 65:12, 68:5, 70:9
Reporter [2] - 70:8, 70:18
REPORTER [15] - 5:5, 5:8, 5:13, 7:6, 7:9, 7:14, 29:2, 29:5, 29:10, 31:22, 32:2, 41:4, 41:7, 41:12, 70:1
reports [3] - 24:9, 25:20, 62:4
representing [1] - 5:3
request [6] - 4:13, 8:23, 37:21, 65:11, 68:13, 68:24
requested [6] - 8:18, 22:3, 24:4, 25:11, 34:10
requesting [1] - 12:14
require [2] - 9:13, 55:9
required [3] - 34:13, 43:21, 55:23
requirements [2] - 10:10, 34:17
requiring [1] - 46:22
resale [3] - 53:8, 57:13
research [2] - 25:16, 66:14
resell [1] - 51:23
respect [4] - 41:18, 54:16, 55:15, 62:21
response [25] - 3:14, 3:23, 4:4, 8:4, 11:5, 17:20, 22:12, 22:17, 23:5, 28:9, 33:6, 33:17, 36:23, 37:2, 37:13, 40:19, 45:10, 45:16, 65:5, 67:15, 68:9, 68:18, 68:22, 69:2, 69:3
restoration [3] - 27:23, 36:4, 66:25
restore [1] - 55:7
restored [3] - 47:9, 48:2, 49:25
restriction [1] - 22:24
retail [1] - 43:2
retained [2] - 38:6, 38:21

Review [1] - 65:14
review [16] - 6:2, 6:5, 6:13, 9:6, 24:17, 24:18, 25:6, 25:7, 34:20, 40:4, 48:9, 48:19, 58:10, 65:19, 65:21, 66:10
reviewed [3] - 6:8, 46:14, 66:14
reviews [1] - 9:10
Richard [1] - 27:2
rid [1] - 58:19
right-of-ways [1] - 6:11
Riverside [4] - 5:3, 37:23, 53:23, 66:2
road [4] - 29:14, 29:15, 54:11, 54:14
roads [1] - 35:15
Roberts' [1] - 64:11
rode [1] - 42:19
rodeo [1] - 44:4
roll [5] - 44:12, 44:14, 49:8, 53:2, 55:1
roll-out [5] - 44:12, 44:14, 49:8, 53:2, 55:1
roof [4] - 16:17, 17:3, 32:9, 43:20
roofing [1] - 41:16
Room [1] - 1:8
ropes [2] - 40:7, 42:6
rot [1] - 42:7
rotted [1] - 51:7
rotten [5] - 42:5, 44:20, 44:22, 55:11, 55:18
route [1] - 63:19
row [1] - 49:17
rule [2] - 57:24, 62:7
Rules [1] - 64:11
rural [1] - 35:12
Ryan [1] - 2:17
RYAN [1] - 1:13

S

salvage [1] - 47:23
salvageable [2] - 46:9, 47:22
Sandy [1] - 28:24
sash [5] - 38:11, 38:12, 44:1, 46:22
sashes [3] - 42:4, 42:9, 55:10
save [2] - 43:14, 43:17
Saxelbye [1] - 66:8
scaling [1] - 21:9
scared [1] - 45:3
SCHIFANELLA [6] -

4:21, 5:1, 5:7, 5:12, 5:14, 5:18
Schifanella [2] - 4:23, 5:1
Sean [1] - 30:20
second [14] - 3:10, 8:14, 11:1, 23:1, 27:7, 33:13, 37:9, 45:24, 64:8, 64:14, 64:21, 65:1, 68:16
secondary [1] - 39:4
Secretary [2] - 1:14, 50:5
see [16] - 13:17, 14:25, 17:1, 25:1, 25:3, 25:5, 27:11, 44:17, 46:5, 54:22, 55:18, 55:25, 56:17, 63:11, 65:20, 67:4
seeing [8] - 3:24, 8:5, 22:18, 33:7, 37:3, 43:24, 45:17, 69:4
sell [2] - 43:2, 53:5
selling [1] - 53:12
sense [1] - 48:14
sensitive [1] - 16:11
separately [2] - 6:1, 7:19
September [3] - 1:6, 2:1, 2:4
serve [2] - 31:17, 32:4
set [2] - 16:18, 47:3
setback [1] - 12:4
setting [1] - 59:5
seven [11] - 25:8, 25:13, 25:15, 25:17, 34:12, 35:3, 49:13, 50:1, 65:24, 65:25, 67:10
seventeen [1] - 62:10
several [5] - 41:17, 42:9, 45:3, 47:3, 52:14
shall [8] - 38:8, 38:10, 38:16, 38:21, 39:17, 39:20, 40:2, 47:8
SHANNON [1] - 1:18
Shannon [1] - 2:11
shape [3] - 27:24, 67:1, 67:5
shingles [2] - 67:3, 67:5
Shores [1] - 28:24
shortest [2] - 18:16, 19:13
showed [1] - 41:21
showing [1] - 56:15
shows [3] - 17:13, 20:24, 51:7
sic [3] - 11:18, 45:6,

63:12
side [12] - 35:9, 38:20, 39:5, 41:23, 42:8, 42:18, 44:11, 44:14, 49:16, 49:19, 54:20, 56:9
side-stepping [1] - 56:9
siding [2] - 43:17, 55:9
sign [1] - 31:6
significance [3] - 26:1, 26:2, 32:22
significant [5] - 6:3, 6:9, 25:22, 26:23, 35:5
Silcox [4] - 35:23, 41:2, 41:14
SILCOX [30] - 41:6, 41:11, 41:13, 45:13, 51:18, 51:20, 51:25, 56:12, 58:5, 59:13, 59:16, 59:20, 59:22, 60:7, 60:13, 61:1, 61:5, 61:21, 62:1, 62:7, 62:10, 62:14, 62:19, 63:1, 63:9, 63:16, 63:22, 64:1, 64:4, 65:9
silence [1] - 2:24
sills [2] - 38:20, 44:21
similar [1] - 32:14
simple [1] - 28:2
Simultaneous [7] - 19:10, 19:20, 58:4, 59:21, 61:3, 61:17, 62:25
single [4] - 38:11, 40:10, 41:21, 62:23
single-hung [1] - 38:11
sit [1] - 7:25
site [5] - 29:25, 37:8, 40:6, 43:10, 58:8
sites [1] - 23:25
situation [3] - 9:1, 36:12, 66:11
situations [1] - 34:23
sizes [1] - 53:15
skill [1] - 47:2
slash [1] - 3:25
slated [1] - 29:22
slope [1] - 22:7
slopes [1] - 16:17
small [1] - 20:9
smooth [1] - 12:10
soffits [1] - 12:9
solution [1] - 39:9
someone [4] - 10:8, 58:2, 58:6, 64:23

somewhat [1] - 59:6
sorry [7] - 5:18, 17:9, 18:6, 28:23, 30:10, 30:13, 31:21
sort [2] - 21:20, 59:9
southern [2] - 15:1, 15:11
space [1] - 52:5
speaker [1] - 3:4
speaking [7] - 19:10, 19:20, 58:4, 59:21, 61:3, 61:17, 62:25
specific [2] - 15:23, 43:10
specifically [2] - 9:15, 58:24
Speed [1] - 32:6
spindles [1] - 12:8
split [1] - 5:15
spot [1] - 53:22
Springfield [3] - 46:18, 59:13, 66:3
square [1] - 43:18
STAFF [1] - 69:3
staff [27] - 2:8, 2:10, 9:6, 9:11, 9:19, 11:16, 12:12, 17:19, 21:14, 22:2, 22:22, 23:11, 34:7, 34:11, 37:18, 38:18, 40:18, 45:21, 46:3, 46:8, 48:9, 51:2, 65:12, 67:14, 67:23, 68:4
stairs [1] - 22:9
stand [1] - 66:6
standard [4] - 12:6, 24:25, 27:19, 50:9
standpoint [1] - 50:16
STANSEL [6] - 1:15, 2:22, 17:5, 17:10, 19:6, 19:11
Stansel [1] - 2:22
start [3] - 2:4, 2:6, 23:9
started [1] - 35:15
starting [3] - 2:7, 27:15, 30:1
STATE [1] - 70:3
State [1] - 1:10
state [4] - 4:24, 6:24, 40:25, 67:7
states [2] - 46:4, 47:7
static [1] - 30:16
stay [3] - 29:12, 30:21, 41:25
stenographic [1] - 70:11
stenographically [1] - 70:9
step [1] - 14:9

<p>stepping [1] - 56:9 sticking [1] - 43:25 still [10] - 22:8, 23:14, 26:7, 52:17, 57:1, 57:6, 57:12, 57:16, 61:16, 61:19 Stockton [7] - 42:18, 44:11, 52:19, 54:25, 55:24, 56:16, 56:19 storage [1] - 29:21 story [19] - 11:20, 13:10, 13:13, 13:16, 13:22, 14:1, 14:3, 14:15, 14:18, 15:15, 15:25, 16:1, 16:15, 16:21, 20:19, 21:17, 21:24, 42:20, 50:20 street [9] - 15:23, 15:25, 16:16, 17:11, 17:13, 19:8, 20:6, 39:2, 43:5 Street [42] - 1:8, 3:19, 3:20, 4:6, 4:7, 4:8, 4:9, 4:10, 4:11, 4:16, 5:20, 11:15, 11:18, 11:22, 12:16, 12:21, 12:23, 13:3, 13:6, 13:23, 14:16, 15:2, 17:15, 20:18, 37:17, 37:21, 42:18, 43:4, 43:7, 44:11, 44:14, 52:19, 52:20, 54:11, 54:25, 55:24, 56:14, 56:16, 56:19, 66:13 streetscape [1] - 20:23 structure [21] - 9:9, 15:14, 16:12, 16:16, 19:14, 20:16, 21:23, 24:22, 25:9, 26:3, 26:7, 27:10, 37:22, 37:23, 39:10, 65:20, 66:13, 66:25, 67:8, 67:9, 68:14 structures [6] - 12:5, 14:1, 14:3, 14:10, 16:10, 21:16 stuck [2] - 57:12, 57:16 study [1] - 52:6 stuff [4] - 24:8, 28:3, 34:25, 42:24 style [3] - 27:8, 27:20, 44:13 subcontractors [1] - 52:15 subdivision [4] - 12:18, 13:1, 14:2, 16:9 submits [1] - 10:8</p>	<p>submittal [1] - 6:14 submitted [2] - 10:1, 12:12 substantial [1] - 46:16 suggest [1] - 63:13 suggestion [6] - 6:7, 38:24, 39:11, 48:17, 48:25, 61:24 suitability [3] - 27:22, 36:3, 66:24 Suite [2] - 7:2, 18:5 support [1] - 25:12 supported [3] - 25:10, 25:11, 65:23 supportive [1] - 25:14 surely [1] - 43:25 surprising [2] - 35:11, 36:1 survey [2] - 49:6, 52:8 swear [4] - 7:4, 18:7, 28:25, 31:19 switch [1] - 44:20</p>	<p>30:12, 31:1, 31:5, 31:8, 31:12, 31:19, 31:22, 32:2, 33:1, 33:3, 33:7, 33:14, 33:16, 33:18, 33:23, 34:6, 36:21, 36:24, 37:3, 37:10, 37:12, 37:14, 39:23, 40:17, 40:20, 40:23, 40:25, 41:4, 41:7, 41:12, 45:8, 45:11, 45:14, 45:17, 45:22, 45:25, 48:16, 48:24, 51:13, 51:19, 51:24, 56:2, 60:3, 60:8, 60:22, 61:4, 61:12, 61:18, 61:23, 62:2, 62:24, 63:5, 63:15, 63:21, 63:25, 64:3, 65:2, 65:4, 65:6, 65:10, 67:13, 67:16, 68:7, 68:10, 68:17, 68:19, 68:21, 68:23, 69:4 therefore [2] - 47:23, 65:16 they've [2] - 17:15, 26:8 thinking [1] - 51:1 third [1] - 27:22 thirty [2] - 46:6, 46:7 thirty-four [2] - 46:6, 46:7 three [10] - 16:14, 25:17, 29:22, 35:23, 49:11, 49:25, 50:15, 50:21, 52:24, 54:19 threshold [3] - 48:12, 50:5, 51:17 throughout [1] - 14:10 tickling [1] - 55:13 Tim [1] - 2:13 timing [1] - 5:25 TIMOTHY [1] - 1:15 tired [1] - 64:1 today [5] - 3:19, 3:22, 30:8, 32:13, 56:4 together [1] - 35:24 toll [1] - 29:15 took [3] - 46:13, 58:12, 62:22 total [3] - 37:24, 46:7, 60:15 track [1] - 36:11 traditional [1] - 38:20 transcript [1] - 70:10 transition [4] - 13:25, 14:6, 16:3, 21:15 transitional [1] - 16:4 treat [1] - 24:22 trees [2] - 20:8, 20:9</p>	<p>tried [3] - 21:2, 21:7, 21:8 trim [3] - 12:7, 38:19, 43:13 Trimmer [1] - 67:21 Tropia [3] - 1:9, 70:7, 70:18 true [2] - 58:21, 70:10 trustee [1] - 36:5 truth [15] - 5:10, 5:11, 7:11, 7:12, 29:7, 29:8, 31:24, 31:25, 41:9, 41:10 try [4] - 18:2, 43:17, 62:5, 62:22 trying [8] - 19:1, 32:16, 53:2, 54:5, 54:9, 54:17, 57:15, 63:3 Turknett [8] - 23:10, 23:13, 23:18, 33:25, 34:7, 35:18, 36:20, 37:7 Turknetts [2] - 35:20, 35:23 turned [1] - 29:18 turns [1] - 13:4 twice [1] - 55:17 two [31] - 3:5, 3:18, 5:15, 13:11, 14:1, 14:15, 14:18, 16:1, 20:8, 20:9, 20:19, 21:17, 25:13, 30:5, 34:12, 35:3, 39:2, 42:20, 50:23, 52:18, 53:14, 54:2, 54:20, 55:6, 57:12, 57:20, 60:1, 65:24, 66:11, 66:16, 67:24 two-story [7] - 14:1, 14:15, 14:18, 16:1, 20:19, 21:17, 42:20 type [3] - 42:7, 42:23, 52:4 types [3] - 34:22, 52:24, 54:3 typical [1] - 42:6 typically [7] - 9:21, 10:7, 24:16, 66:1, 66:6, 66:9, 66:21</p>	<p>36:12 units [1] - 32:20 unless [6] - 17:4, 30:11, 54:14, 54:22, 55:13, 69:1 unrepairable [1] - 57:4 unusual [1] - 36:9 up [18] - 3:4, 4:22, 6:22, 7:24, 9:24, 10:13, 13:1, 14:9, 17:25, 21:17, 28:17, 30:20, 32:22, 40:23, 45:12, 51:18, 51:19, 60:4 updated [1] - 57:7 upper [2] - 50:18, 50:20</p>
T		V		
<p>tangible [1] - 35:25 tears [1] - 24:13 technical [2] - 48:4, 64:12 technically [1] - 13:6 ten [4] - 44:15, 49:7, 52:17 tend [1] - 51:13 terms [2] - 6:16, 24:18 terrace [2] - 5:21, 6:1 testimony [5] - 5:9, 7:10, 29:6, 31:23, 41:8 THE [139] - 2:3, 2:19, 2:24, 3:11, 3:13, 3:15, 3:24, 4:5, 4:15, 4:22, 4:24, 5:5, 5:8, 5:13, 5:17, 6:18, 6:22, 6:24, 7:4, 7:6, 7:9, 7:14, 7:21, 8:2, 8:5, 8:15, 8:20, 9:2, 9:23, 10:5, 10:18, 11:2, 11:4, 11:6, 11:12, 11:14, 14:22, 15:3, 15:12, 15:17, 16:3, 17:16, 17:18, 17:21, 17:25, 18:2, 18:7, 18:19, 18:23, 19:5, 19:16, 22:4, 22:10, 22:13, 22:15, 22:18, 23:2, 23:4, 23:6, 23:15, 28:8, 28:10, 28:13, 28:17, 28:21, 28:25, 29:2, 29:5, 29:10, 30:2,</p>	<p>vacant [1] - 11:21 valuable [1] - 58:20 value [5] - 35:5, 41:23, 53:8, 54:8, 58:16 various [1] - 46:24 vary [1] - 47:2 vernacular [1] - 15:15 versus [3] - 42:2, 56:25, 59:4 Veterans [1] - 26:10 via [2] - 47:19, 63:19 Vice [1] - 1:13 vicinity [1] - 43:2 vinyl [5] - 38:23, 52:22, 55:4, 55:5, 55:21 visible [1] - 6:10 visit [1] - 58:9 volunteering [1] - 30:22 vote [5] - 46:1, 63:7, 63:9, 63:23, 64:18</p>	<p>therefore [2] - 47:23, 65:16 they've [2] - 17:15, 26:8 thinking [1] - 51:1 third [1] - 27:22 thirty [2] - 46:6, 46:7 thirty-four [2] - 46:6, 46:7 three [10] - 16:14, 25:17, 29:22, 35:23, 49:11, 49:25, 50:15, 50:21, 52:24, 54:19 threshold [3] - 48:12, 50:5, 51:17 throughout [1] - 14:10 tickling [1] - 55:13 Tim [1] - 2:13 timing [1] - 5:25 TIMOTHY [1] - 1:15 tired [1] - 64:1 today [5] - 3:19, 3:22, 30:8, 32:13, 56:4 together [1] - 35:24 toll [1] - 29:15 took [3] - 46:13, 58:12, 62:22 total [3] - 37:24, 46:7, 60:15 track [1] - 36:11 traditional [1] - 38:20 transcript [1] - 70:10 transition [4] - 13:25, 14:6, 16:3, 21:15 transitional [1] - 16:4 treat [1] - 24:22 trees [2] - 20:8, 20:9</p>	<p>tried [3] - 21:2, 21:7, 21:8 trim [3] - 12:7, 38:19, 43:13 Trimmer [1] - 67:21 Tropia [3] - 1:9, 70:7, 70:18 true [2] - 58:21, 70:10 trustee [1] - 36:5 truth [15] - 5:10, 5:11, 7:11, 7:12, 29:7, 29:8, 31:24, 31:25, 41:9, 41:10 try [4] - 18:2, 43:17, 62:5, 62:22 trying [8] - 19:1, 32:16, 53:2, 54:5, 54:9, 54:17, 57:15, 63:3 Turknett [8] - 23:10, 23:13, 23:18, 33:25, 34:7, 35:18, 36:20, 37:7 Turknetts [2] - 35:20, 35:23 turned [1] - 29:18 turns [1] - 13:4 twice [1] - 55:17 two [31] - 3:5, 3:18, 5:15, 13:11, 14:1, 14:15, 14:18, 16:1, 20:8, 20:9, 20:19, 21:17, 25:13, 30:5, 34:12, 35:3, 39:2, 42:20, 50:23, 52:18, 53:14, 54:2, 54:20, 55:6, 57:12, 57:20, 60:1, 65:24, 66:11, 66:16, 67:24 two-story [7] - 14:1, 14:15, 14:18, 16:1, 20:19, 21:17, 42:20 type [3] - 42:7, 42:23, 52:4 types [3] - 34:22, 52:24, 54:3 typical [1] - 42:6 typically [7] - 9:21, 10:7, 24:16, 66:1, 66:6, 66:9, 66:21</p>	W
<p>wait [1] - 34:1 waiting [1] - 53:19 walk [3] - 29:13, 36:15, 45:2 walked [5] - 41:19, 41:22, 43:25, 55:14, 67:1 wall [2] - 12:6, 38:9 wants [1] - 24:13 warrant [1] - 46:15 wasting [1] - 62:17 ways [1] - 6:11 weddings [1] - 26:6 Wednesday [1] - 1:6</p>		U	<p>uncommon [1] - 59:1 under [4] - 13:14, 24:20, 34:20, 42:21 uniform [2] - 45:6, 53:3 uninformed [1] - 53:16 unique [2] - 16:9,</p>	<p>wait [1] - 34:1 waiting [1] - 53:19 walk [3] - 29:13, 36:15, 45:2 walked [5] - 41:19, 41:22, 43:25, 55:14, 67:1 wall [2] - 12:6, 38:9 wants [1] - 24:13 warrant [1] - 46:15 wasting [1] - 62:17 ways [1] - 6:11 weddings [1] - 26:6 Wednesday [1] - 1:6</p>

<p>weights [2] - 40:8, 42:6</p> <p>Wellhouse [1] - 31:15</p> <p>Wesconnett [4] - 35:13, 35:19, 35:22, 35:24</p> <p>west [1] - 35:9</p> <p>West [1] - 35:22</p> <p>Westside [1] - 26:15</p> <p>whole [12] - 5:10, 7:11, 8:24, 17:11, 17:13, 18:10, 19:15, 24:12, 29:7, 31:24, 41:9, 49:17</p> <p>wide [1] - 20:13</p> <p>widest [1] - 20:12</p> <p>willing [6] - 42:12, 44:23, 53:4, 54:8, 55:19, 56:22</p> <p>winded [1] - 36:18</p> <p>window [21] - 12:5, 16:15, 37:21, 37:24, 38:13, 39:18, 41:21, 42:9, 48:10, 49:6, 52:8, 52:15, 52:22, 54:8, 55:18, 55:20, 55:21, 55:22, 57:4, 62:23</p> <p>window-by-window [1] - 48:10</p> <p>windows [98] - 27:20, 38:4, 38:6, 38:7, 38:10, 38:15, 38:16, 38:25, 39:1, 39:4, 40:5, 40:14, 41:20, 41:23, 41:25, 42:1, 42:2, 42:15, 43:10, 43:12, 43:15, 43:23, 44:6, 44:7, 44:9, 44:12, 44:13, 44:14, 44:19, 45:7, 46:5, 46:15, 46:18, 47:8, 47:10, 47:12, 47:20, 48:11, 49:7, 49:8, 49:11, 49:13, 49:17, 49:20, 49:23, 49:25, 50:2, 50:14, 51:3, 51:4, 51:12, 51:16, 51:25, 52:10, 52:12, 52:18, 52:20, 52:21, 52:25, 53:2, 53:7, 53:8, 53:10, 53:14, 53:25, 54:3, 54:15, 54:19, 54:20, 55:1, 55:2, 55:5, 55:25, 56:6, 56:17, 56:18, 57:8, 57:11, 57:18, 57:19, 57:25, 58:24, 59:3, 59:23, 59:25, 60:6, 60:14, 60:19,</p>	<p>61:13, 62:4, 62:9, 62:10, 63:17</p> <p>Windows [1] - 50:11</p> <p>wisdom [1] - 29:20</p> <p>withdraw [6] - 64:7, 64:8, 64:13, 64:14, 64:19, 64:21</p> <p>wood [20] - 12:9, 38:6, 38:16, 38:22, 39:1, 47:8, 47:10, 47:12, 47:22, 49:20, 49:23, 49:25, 51:8, 53:9, 55:20, 55:25, 56:18, 56:20, 57:8</p> <p>wooded [1] - 19:24</p> <p>world [1] - 56:13</p> <p>worthy [1] - 65:20</p> <p>writing [2] - 24:6, 24:8</p> <p>written [1] - 25:6</p> <p>wrote [1] - 24:6</p>
X	
X-number [1] - 47:23	
Y	
<p>y'all [11] - 28:20, 29:11, 43:9, 51:21, 54:10, 55:25, 56:25, 57:10, 57:18, 63:7, 64:10</p> <p>yard [3] - 9:16, 9:17, 20:10</p> <p>yards [3] - 43:5, 54:7, 54:11</p> <p>year [4] - 13:11, 26:10, 29:23, 32:25</p> <p>years [5] - 27:17, 29:23, 42:10, 42:23, 44:5</p>	
Z	
zoning [1] - 6:2	