

CITY OF JACKSONVILLE
HISTORIC PRESERVATION
COMMISSION

Proceedings held on Wednesday, May 24, 2017,
commencing at 3:05 p.m., Ed Ball Building, 214 North
Hogan Street, Conference Room 1002, 1st Floor,
Jacksonville, Florida, before Diane M. Tropia, a Notary
Public in and for the State of Florida at Large.

PRESENT:

DAVID B. CASE, Chairman.
JACK C. DEMETREE, III, Secretary.
JOHN ALLMAND, Commission Member.
RYAN P. DAVIS, Commission Member.
ANDRES LOPERA, Commission Member.

ALSO PRESENT:

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

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1 MS. BLAKE: Gloria Blake, Planning and
2 Development.
3 THE CHAIRMAN: Those of you that have cell
4 phones, please either turn them off or put them
5 on silent.
6 Any conversations that you would like to
7 make, please do so in the hallway so it doesn't
8 interfere with our recording of the meeting.
9 Those that wish to speak to any item,
10 please make sure you fill out a yellow speaker
11 card and give it to Gloria.
12 We take breaks at every two hours, at 5:00
13 and at 7:00.
14 So, at this time, I would entertain a
15 motion for the approval of last month's meeting
16 minutes.
17 COMMISSIONER ALLMAND: I'll make a motion
18 that we approve last month's meeting minutes.
19 COMMISSIONER DAVIS: Second.
20 THE CHAIRMAN: Got a motion and a second.
21 All those in favor?
22 COMMISSION MEMBERS: Aye.
23 THE CHAIRMAN: Those opposed?
24 COMMISSION MEMBERS: (No response.)
25 THE CHAIRMAN: Hearing none, you have
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2

1 PROCEEDINGS
2 May 24, 2017 3:05 p.m.
3 THE CHAIRMAN: Calling the meeting to
4 order for the Jacksonville Historic
5 Preservation Commission, and it is May 24 at
6 3:05.
7 We will start with some introductions.
8 Christian, would you like to start,
9 please?
10 MR. POPOLI: I'm sorry, I couldn't hear.
11 THE CHAIRMAN: Would you like --
12 introductions.
13 MR. POPOLI: Sure. Christian Popoli,
14 Planning and Development.
15 MS. FETNER: Sondra Fetner, Office of
16 General Counsel.
17 COMMISSIONER DAVIS: Ryan Davis, Historic
18 Commission.
19 COMMISSIONER LOPERA: Andres Lopera,
20 Historic Commission.
21 THE CHAIRMAN: David Case, Historic
22 Commission.
23 COMMISSIONER ALLMAND: John Allmand,
24 Historic Commission.
25 THE CHAIRMAN: Gloria.
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4

1 approved last month's meeting minutes.
2 We have several deferred items: COA-17-034
3 at 1248 Lechlade Street, COA-17-154 at 1649
4 Canterbury Street, and COA-17-467 at 1942 Pearl
5 Street. These items will not be heard tonight.
6 They have been deferred.
7 Is there anyone that would like to speak
8 to any of these items?
9 AUDIENCE MEMBERS: (No response.)
10 THE CHAIRMAN: Seeing none, I will not
11 open the public hearing.
12 We have a consent agenda. Those on the
13 agenda are COA-17-434 at 1644 Market Street
14 North, COA-17-439 at 2502 Oak Street,
15 COA-17-456 at 2540 Oak Street, COA-17-465 at
16 2836 La Viere Street, COA-17-466 at 126 East
17 7th Street, COA-17-468 at 2804 La Viere Street,
18 and COA-17-470.
19 We will pull Item Number 6 to be voted on
20 separately and we will also pull Number 7 to be
21 voted on separately.
22 MS. FETNER: Just so the public knows why
23 you're pulling them, can you just briefly
24 explain?
25 THE CHAIRMAN: Yes.
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5

1 MS. FETNER: Thank you.
2 THE CHAIRMAN: Thank you.
3 Number 6 is being pulled separately so
4 Mr. Allmand may recuse himself, and the balance
5 of the Commission can vote on that item.
6 And Number 7 is being pulled from the
7 consent -- excuse me -- from the consent agenda
8 because there is someone who would like to
9 speak to that item --
10 MS. FETNER: Thank you.
11 THE CHAIRMAN: -- one of the neighbors.
12 Thank you.
13 So I will entertain a motion on Items 1,
14 2, 3, 4 and 5.
15 COMMISSIONER ALLMAND: Mr. Chairman, I
16 make a motion that we approve the consent
17 agenda, Items 1 through 5.
18 MS. FETNER: You have to open the public
19 hearing first.
20 THE CHAIRMAN: Yeah. Thank you.
21 Is there anyone that would like to speak
22 to any of those items?
23 AUDIENCE MEMBERS: (No response.)
24 THE CHAIRMAN: Seeing none, we'll close
25 the public hearing.
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6

1 We have a motion. Was there a second?
2 COMMISSIONER DAVIS: Second.
3 THE CHAIRMAN: Okay. We have a motion and
4 second.
5 All those in favor?
6 COMMISSION MEMBERS: Aye.
7 THE CHAIRMAN: Those opposed?
8 COMMISSION MEMBERS: (No response.)
9 THE CHAIRMAN: Hearing none, you have
10 approved Items 1 through 5.
11 Now we will vote on Item Number 6,
12 COA-17-468.
13 COMMISSIONER DAVIS: Motion to approve
14 COA-17- --
15 MS. FETNER: You have to open it for
16 public hearing now.
17 THE CHAIRMAN: I just -- even though I
18 just did?
19 MS. FETNER: Yes.
20 THE CHAIRMAN: Okay. Would anybody like
21 to speak to this item?
22 AUDIENCE MEMBERS: (No response.)
23 THE CHAIRMAN: Seeing none, we'll close
24 the public hearing.
25 COMMISSIONER DAVIS: Motion to approve
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7

1 COA-17-468.
2 COMMISSIONER LOPERA: I second.
3 THE CHAIRMAN: All those in favor?
4 COMMISSION MEMBERS: Aye.
5 THE CHAIRMAN: Those opposed?
6 COMMISSION MEMBERS: Hearing none, you
7 have approved Item Number 6.
8 Item Number 7, we'll open it for a public
9 hearing.
10 MS. FETNER: I'm sorry. Through the
11 Chair, if this is the one that's being pulled
12 from the consent --
13 THE CHAIRMAN: Uh-huh.
14 MS. FETNER: -- I would recommend that you
15 direct --
16 THE CHAIRMAN: Do this to staff --
17 MS. FETNER: -- the full -- do staff
18 presentation, and then the applicant
19 presentation.
20 THE CHAIRMAN: Okay. Thank you.
21 MS. FETNER: And that way -- and, you
22 know, you can do a shortened version if you
23 would like, and then once the speaker comes up,
24 maybe that will answer more -- have -- make
25 more questions.
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8

1 THE CHAIRMAN: Thank you.
2 THE REPORTER: Can you guys speak into
3 your microphones? Because I can barely hear
4 you.
5 Thank you.
6 MS. SHEPPARD: Yes. This application is
7 for the demolition of the existing one-story
8 garage and the -- for the construction of a new
9 two-story garage. And two-story garages are
10 something that requires the Commission to
11 review, so that's why it's before you today.
12 This property is located on a corner lot
13 where Belvedere Avenue and Avondale Avenue
14 meet.
15 And we may or may not have some visuals
16 that we can show you.
17 The new garage matches some of the
18 materials and design elements of the main
19 house. The existing garage, one-story garage,
20 is -- while it's -- it appears to be historic
21 to the site, the overall design, while it
22 matches some of the materials, we didn't feel
23 that it rose to the level of being significant
24 to the site. There's also some code issues on
25 the interior where somebody tried to convert it
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9

1 into an apartment at one point, and so that
2 portion of the application, we -- it's
3 supported on a separate application to be
4 administratively approved. So the main focus
5 of the report was on the new construction.
6 As I mentioned, the proposed design is
7 based more in keeping with the proportions of
8 the house. And there is a request -- or part
9 of the proposal would require -- or included
10 reusing or replicating the historic doors of
11 the garage, which is one of the more attractive
12 features of the existing garage.
13 We -- overall, we felt that it was
14 compatible, designed with its placement and
15 materials, essentially reusing the garage
16 doors, or matching those.
17 The few details that we have regarding the
18 windows and doors, making sure that -- that
19 those matched the -- the divided light details
20 and patterns of the windows on the main
21 residence, and -- which included the --
22 there's, like, a French door that's on the
23 second floor that has a -- kind of a transom
24 that has arched windows in it. That was kind
25 of an attempt to mimic something that's on the
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10

1 main house, but that arched feature is actually
2 part of the overall window design, and so our
3 condition basically said either match the house
4 or move that arched element on top where it's
5 just a pair of French doors, more simplistic.
6 And we did have another -- just a
7 recommendation for adding additional windows to
8 the right and rear elevation. Those were not
9 something that we conditioned just because
10 there's no real visibility of the space.
11 And the last condition was related to the
12 roofing. The existing roof of the garage is a
13 shingle, and they were proposing to match that,
14 but the house has a tile roof, so we certainly
15 encourage that. If they're going to go with
16 the shingle, we conditioned that they match the
17 color so it's more in keeping with the house.
18 THE CHAIRMAN: So does anyone have any
19 questions for staff?
20 COMMISSION MEMBERS: (No response.)
21 THE CHAIRMAN: We'll open it to the public
22 hearing.
23 Is the applicant here, and would he like
24 to say anything?
25 (Audience member approaches the podium.)
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11

1 MS. BLAKE: Sir, if you would please state
2 your name and address for the record.
3 AUDIENCE MEMBER: John Wells, 1530 Elmar
4 Road, Jacksonville.
5 MS. BLAKE: Would you raise your right
6 hand, please.
7 MR. WELLS: (Complies.)
8 MS. BLAKE: Do you affirm that the
9 testimony you're about to give is the truth,
10 the whole truth, and nothing but the truth?
11 MR. WELLS: Of course.
12 MS. BLAKE: Thank you.
13 THE CHAIRMAN: I presume, since it was on
14 the consent agenda, that you had no problems
15 with the conditions?
16 MR. WELLS: No. The owner is fine with
17 everything.
18 THE CHAIRMAN: Okay. Thank you.
19 Anything else you would like to offer?
20 MR. WELLS: Not unless somebody has got
21 some questions.
22 THE CHAIRMAN: Okay. Thank you.
23 Is there anyone else who would like to
24 speak to this item?
25 (Audience member approaches the podium.)
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12

1 AUDIENCE MEMBER: Yes. I'm Robert Elrod,
2 Junior, and I reside at 1540 Avondale Avenue.
3 MS. BLAKE: Excuse me, sir.
4 THE CHAIRMAN: Gloria will need to swear
5 you in.
6 MS. BLAKE: Have you filled out a card?
7 MR. ELROD: No.
8 THE CHAIRMAN: You will need to do that.
9 MS. BLAKE: You will need to fill one out
10 before you leave.
11 MR. ELROD: I will do that.
12 MS. BLAKE: Would you raise your right
13 hand, please.
14 MR. ELROD: (Complies.)
15 MS. BLAKE: Do you affirm that the
16 testimony you're about to give is the truth,
17 the whole truth, and nothing but the truth?
18 MR. ELROD: Yes.
19 MS. BLAKE: Thank you.
20 MR. ELROD: First of all, I have not met
21 Mr. Pariani, so this is certainly nothing
22 personal. I've just reviewed the information
23 that's been supplied, and I had a few concerns.
24 First of all, it appears to me that the
25 existing garage was built contemporaneous with
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13

1 the structure. The original house and the
2 garage looked to be about the same era. I
3 understand that y'all have taken a position
4 this is maybe not contributing, but if you
5 remove a garage and put a larger structure in
6 its place, it seems to me that to interfere
7 with the integrity of the -- of the house and
8 of the neighborhood -- and I understand that
9 he's incorporating or proposing to incorporate
10 some design elements of the doors. I think
11 that's a good feature.
12 I'm not completely opposed, but, you know,
13 there are a few things that -- a few other
14 things.
15 Number one, the garage -- the existing
16 garage encroaches on my property. I understand
17 they propose to move it back. I'd -- we'd, you
18 know, like to make sure that happens, back off
19 the lot line.
20 And the stucco is another consideration.
21 The existing garage and the existing house have
22 the traditional -- the stucco that is in a hand
23 trowel and so forth, where it's not -- not the
24 more modern stucco. And I -- I see a lot of
25 these structures go up in the neighborhood, and
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14

1 they -- they use a blend stucco, and it's
2 considerably less attractive and it's not
3 historically accurate. So I want to make sure
4 that -- I understand he's proposed to use that
5 stucco, but I want to make sure that's
6 incorporated in there.
7 And I think the outside stairwell is -- is
8 a bit of a problem. It doesn't -- it's not
9 very attractive, and there -- there aren't
10 really a lot of examples of that nearby. It
11 seems to me like if the stairwell could be made
12 interior, and that would be -- you know, it
13 would be less jarring. The way he has it now,
14 it's on the left side. He's going to create a
15 balcony there. And also, it would provide
16 access for wood rot, and it generally will, I
17 think, become rundown fairly quickly.
18 And so those are my main concerns, that
19 it's out of scale; that it's tearing down what
20 could be a contributing structure, that is the
21 encroachment issue, and that the building
22 quality may not match the existing structures.
23 I don't do this all the time, but that's
24 what I have to say.
25 THE CHAIRMAN: You did fine. Thank you.
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1 Appreciate it.
2 MR. ELROD: Thank you.
3 THE CHAIRMAN: For the record, I had
4 neglected to mention that those that wish to
5 speak, we have a three-minute time period, and
6 Gloria is the keeper of the timer. So for
7 future comments, we will limit you to three
8 minutes.
9 And when you do come up to speak, state
10 your name, address, and be prepared to be sworn
11 in.
12 Thank you.
13 Is there anyone else that would like to
14 speak to this item?
15 AUDIENCE MEMBERS: (No response.)
16 THE CHAIRMAN: Hearing none, we'll close
17 the public hearing.
18 Any discussion on the part of any
19 commissioners?
20 COMMISSIONER LOPERA: I have a question
21 for the staff.
22 Is there any reason that the stairs
23 weren't on the inside?
24 I thought that that was something that I
25 had spoken with you about a while back.
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16

1 MS. SHEPPARD: You are probably better off
2 asking the applicant as far as --
3 COMMISSIONER LOPERA: Okay.
4 MS. SHEPPARD: -- their reasoning for
5 putting it on the outside.
6 We see both in the district, and sometimes
7 they are on the outside and sometimes they're
8 on the inside.
9 COMMISSIONER LOPERA: Okay.
10 COMMISSIONER ALLMAND: I think we've
11 approved two-story garages with outside stairs.
12 COMMISSIONER LOPERA: Yeah. Okay.
13 COMMISSIONER ALLMAND: I think most of the
14 time they have outside stairs.
15 COMMISSIONER LOPERA: Okay.
16 THE CHAIRMAN: Okay. Any other comments,
17 questions?
18 COMMISSION MEMBERS: (No response.)
19 THE CHAIRMAN: I'll entertain a motion.
20 COMMISSIONER ALLMAND: Okay. Well,
21 maybe -- I'll make a motion, but I'll add a
22 condition that -- I understand, you know, the
23 concern about that hand-trowelled stucco. And
24 in terms of the scale, you know, I think it's
25 common to kind of, you know, remove a one-story
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17

1 and, you know, put back a two-story. And I
2 think -- I think in terms of the location, it's
3 actually helping a little bit because if
4 it's -- the current garage is on -- is
5 encroaching on your property and the new one
6 isn't, that's kind of, I think, going in the
7 right direction.
8 So my motion would be to approve
9 COA-17-470, with an additional condition,
10 Condition Number 5, that there be hand-troweled
11 stucco on the exterior.
12 COMMISSIONER LOPERA: I'll second that.
13 COMMISSIONER ALLMAND: Okay.
14 THE CHAIRMAN: Any further discussion?
15 COMMISSION MEMBERS: (No response.)
16 THE CHAIRMAN: We have a motion and a
17 second.
18 All those in favor of the motion?
19 COMMISSION MEMBERS: Aye.
20 THE CHAIRMAN: Those opposed?
21 COMMISSION MEMBERS: (No response.)
22 THE CHAIRMAN: Hearing none, you have
23 approved COA-17-470 with conditions.
24 MS. SHEPPARD: Through the Chair, just --
25 just for the record, the applicant, or the
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18

1 owner, did, in his product information and
2 materials information, state that he wanted to
3 match the texture and the color of the stucco
4 of the house, but that's a little bit more
5 specific, so I think that would be his right.
6 THE CHAIRMAN: Okay. Item Number D,
7 Condemned Properties, we have none, nor do we
8 have any have Historic Designations this
9 evening, so we will move on to Item F,
10 Certificates of Appropriateness.
11 First item would be COA-17-125, at 1837
12 Donald Street.
13 MR. POPOLI: This is COA-17-125. It was
14 previously deferred from a prior meeting.
15 The applicant has originally proposed to
16 expand the driveway and add a walkway along the
17 side of the driveway leading up to the front
18 plane of the house where it would then be
19 expanded into basically a garden area.
20 Since our original discussion, the
21 applicant has amended his request. And what
22 he's basically asking for now is the existing
23 driveway be converted to pavers, and then to
24 add an additional two feet on either side.
25 This is actually a foot less than the original
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1 proposal. And so staff is recommending
2 approval on the width. The only caveat to that
3 is the style of the paver. We're recommending
4 the traditional brick shape as opposed to the
5 square that was proposed.
6 And then the other item that was
7 originally included was the addition of a
8 stucco wall from the front plane of the house
9 back replacing the existing fence. And the
10 same proposal that was there before, we're
11 recommending the same condition, that it be
12 broken regularly with evenly-spaced piers or
13 caps.
14 THE CHAIRMAN: The -- it looks like the
15 original proposal was for an eight-foot -- was
16 it an eight-foot --
17 MR. POPOLI: Right. I'm sorry. Our --
18 THE CHAIRMAN: Had it been reduced to --
19 MR. POPOLI: We had conditioned it down
20 to --
21 THE CHAIRMAN: Six --
22 MR. POPOLI: Correct.
23 THE CHAIRMAN: Any questions for staff?
24 COMMISSION MEMBERS: (No response.)
25 THE CHAIRMAN: Open the public hearing.
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20

1 Is the applicant here?
2 (Audience member approaches the podium.)
3 MS. BLAKE: Would you please state your
4 name and address for the record.
5 AUDIENCE MEMBER: Yes. Gary Donoher, 1837
6 Donald Street.
7 MS. BLAKE: Would you raise your right
8 hand?
9 MR. DONOHER: (Complies.)
10 MS. BLAKE: Do you affirm that the
11 testimony you're about to give is the truth,
12 the whole truth, and nothing but the truth?
13 MR. DONOHER: Yes, I do.
14 MS. BLAKE: Thank you.
15 MR. DONOHER: Thank you for letting me
16 speak to you.
17 One of the reasons we live in Avondale is
18 because of the diversity of the neighborhood
19 and the eclectic style of the homes there.
20 And one of the things we're asking for is
21 a little different paver from the -- from the
22 traditional pavers that were being used. We
23 feel that the pavers that we're asking for do
24 fit into the neighborhood, and add to that
25 eclectic style.
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21

1 And the question that I ask each of the
2 commissioners, will these improvements improve
3 the neighborhood, and will they improve our
4 house? And, you know, we're asking for your
5 approval.
6 Any questions for me?
7 THE CHAIRMAN: You have read the revised
8 staff --
9 MR. DONOHER: Yes, I have.
10 THE CHAIRMAN: -- conditions?
11 Are you good with those?
12 MR. DONOHER: Yes, I am.
13 THE CHAIRMAN: Okay.
14 COMMISSIONER ALLMAND: All of the staff
15 conditions?
16 MR. DONOHER: As far as the -- as far as
17 the width was fine, yes. And what we have
18 submitted as long as -- yeah, from what I saw,
19 that was in line with what we had requested.
20 Everything they --
21 THE CHAIRMAN: Well, they -- they
22 requested -- I mean, you requested that the
23 width -- and they are conditioning the shape of
24 the pavers --
25 MR. DONOHER: Yeah. And that's what I --
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22

1 THE CHAIRMAN: -- from a square to a
2 10 by 6.
3 MR. DONOHER: Yeah, and that what I'm
4 saying that --
5 THE CHAIRMAN: Okay.
6 MR. DONOHER: -- the paver that we were
7 requesting, that we gave samples of, you know,
8 was a little bit different from everything else
9 that's in the neighborhood now. But as I
10 pointed out, you know, with -- the reason we
11 live in the neighborhood is because of the
12 eclectic style.
13 And I was in Springfield this last week,
14 and similar pavers were put down there.
15 They're very nice. I should have brought a
16 picture in to the staff.
17 And, you know, we're more than willing to
18 work -- continue to work with the staff and,
19 you know, come to a resolution on something
20 that's acceptable.
21 THE CHAIRMAN: Okay. So the paver that
22 you were planning to use is a 6-by-10 or less?
23 MR. DONOHER: Yes, sir.
24 THE CHAIRMAN: Okay. Does anyone else
25 have any questions, comments?
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23

1 COMMISSION MEMBERS: (No response.)
2 THE CHAIRMAN: Thank you, sir.
3 MR. DONOHER: Thank you.
4 THE CHAIRMAN: Is there anyone else who
5 would like to speak to this item?
6 AUDIENCE MEMBERS: (No response.)
7 THE CHAIRMAN: Seeing none, we'll close
8 the public hearing.
9 I will entertain a motion.
10 MS. FETNER: Just -- just so we're clear
11 on something, I wanted to make sure -- when I
12 spoke to the applicant, was there -- there was
13 some discussion about whether or not the
14 pavers -- because you came up here and you were
15 saying that there was going to be -- you would
16 work out a resolution with the staff. I just
17 wanted to make sure that, you know, whatever
18 is -- you are aware that whatever is, you know,
19 ruled today is what the answer is, you know,
20 with moving forward with the pavers.
21 MR. DONOHER: Well, would it be best to
22 kind of hold off on the pavers and we would
23 start with the wall within and, you know,
24 resolve that, make sure we're all on the same
25 page --
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1 THE REPORTER: I can't hear --
2 MS. FETNER: Sorry. You'll have to come
3 up --
4 (Mr. Donoher approaches the podium.)
5 MR. DONOHER: Sorry. I mean, if you want,
6 I mean, we're more than willing to -- to review
7 that again and, you know, make sure that we're
8 all on the same page with the -- with the style
9 and the design. And, you know, what we've
10 requested, I believe, is in line with that,
11 but --
12 THE CHAIRMAN: Well, that was part of --
13 that was part of the condition --
14 MR. DONOHER: Yes.
15 THE CHAIRMAN: -- from staff, was that you
16 would provide a sample of the paver --
17 MR. DONOHER: And I did.
18 THE CHAIRMAN: -- to them for approval.
19 MR. DONOHER: And I did do that.
20 MR. POPOLI: And that was the square?
21 MR. DONOHER: Yes, sir.
22 MR. POPOLI: That's this color -- that was
23 the color of the paver?
24 MR. DONOHER: Yes.
25 MR. POPOLI: Right. I guess what's in
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1 question is -- we traditionally require a
2 brick-shaped --
3 MR. DONOHER: Yes.
4 MR. POPOLI: -- paver that is longer than
5 it is wide.
6 MR. DONOHER: Yes.
7 MR. POPOLI: And that's what we have
8 conditioned those to be.
9 MR. DONOHER: Yes.
10 THE CHAIRMAN: The 6 by 10.
11 MR. DONOHER: It's -- the 6 by 10 where
12 they are all uniform size?
13 MR. POPOLI: Correct.
14 MR. DONOHER: And what you're basically
15 telling me is, is you don't approve anything
16 besides that?
17 THE CHAIRMAN: Other than a rectangle,
18 that's correct.
19 MR. DONOHER: Other than a rectangle.
20 So what you're -- what's you're basically
21 saying is, you know, instead of having
22 eclectic -- you know, diversity in the
23 neighborhood, you're kind of saying that
24 everything has to look the same?
25 COMMISSIONER LOPERA: I do have one
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26

1 question for staff. Has --
2 MR. DONOHER: Right?
3 THE CHAIRMAN: Yep.
4 COMMISSIONER LOPERA: Has there been a
5 situation where y'all have approved square
6 within the rectangular?
7 MR. POPOLI: Not that I'm aware of.
8 COMMISSIONER LOPERA: Sort of -- well, at
9 the last meeting there was a photo of a
10 driveway, because I remember that this came up
11 at the last meeting where there was square
12 pavers within --
13 MR. POPOLI: We typically condition
14 standard, uniform size. The color can be
15 varied, but -- and the, you know, arrangement
16 in a pattern, but the traditional brick shape
17 is what would have been used --
18 MR. DONOHER: But -- but my home is not a
19 traditional brick-style home or colonial home.
20 Our -- our home was built in the '50s and was
21 modified to fit into the neighborhood, and
22 it's, you know, not a historic structure. And
23 I think what we're asking for is -- supports
24 having, you know, the diversity of the
25 neighborhood to where everything doesn't look
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27

1 the same. And I think if everyone were to go
2 into their driveway and put the same style in,
3 then we would look like, you know, Mandarin.
4 THE CHAIRMAN: Well, with all due respect,
5 I mean, the 6 by 10 is larger than a regular
6 brick --
7 MR. DONOHER: Uh-huh.
8 THE CHAIRMAN: -- paver, which is normally
9 4 by 8.
10 MR. DONOHER: Uh-huh.
11 THE CHAIRMAN: So by using up to a
12 6 by 10, you are going to be different than
13 most of the people that use brick driveways --
14 MR. DONOHER: But it's still --
15 THE CHAIRMAN: -- plus, you also have the
16 option of color that will further differentiate
17 you from your neighbors.
18 MR. DONOHER: So it's still all uniform
19 style, and it's still all --
20 THE CHAIRMAN: The only thing that's
21 uniform is that it's a rectangle.
22 MR. DONOHER: Yeah. That's what I'm
23 saying. It's the same uniform shape --
24 THE CHAIRMAN: That's correct.
25 MR. DONOHER: -- whereas having something
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28

1 a little --
2 THE CHAIRMAN: Because traditionally
3 that's how they did their driveways, was in a
4 rectangular brick. So that's why.
5 MR. DONOHER: And there's no -- no way to
6 work around that?
7 THE CHAIRMAN: Not if you want our
8 approval.
9 MR. DONOHER: Well, I guess, it's take it
10 or leave it, right?
11 THE CHAIRMAN: That's right.
12 COMMISSIONER LOPERA: Now, as far as the
13 layout, though, you can -- you know, it doesn't
14 have to be uniform as far as from row to row,
15 correct?
16 THE CHAIRMAN: Well, it could be --
17 COMMISSIONER LOPERA: You can't change the
18 orientation of the brick to the other, you
19 know, longer dimension to a shorter dimension.
20 THE CHAIRMAN: Could be a running bond, it
21 could be a --
22 COMMISSIONER LOPERA: Right.
23 THE CHAIRMAN: -- herring bone. You can
24 further differentiate yourself --
25 MR. DONOHER: Well, maybe -- and maybe
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29

1 that's because I'm a neophyte in this area and
2 don't understand that, but --
3 THE CHAIRMAN: Your driveway guy will.
4 MR. DONOHER: Yeah, yeah. I was just
5 trying to find the --
6 COMMISSIONER DAVIS: Which one of the
7 pavers was proposed?
8 MR. POPOLI: The Olde Towne Chicago.
9 COMMISSIONER DAVIS: You say Chicago is
10 the color?
11 MR. POPOLI: Yeah.
12 MR. DONOHER: And I know this is not
13 probably the way to show this here, but this is
14 an example in -- in Springfield of the paver
15 style, and I'm not sure if they're all exactly
16 the same size or not, but they're not in
17 uniform --
18 THE CHAIRMAN: They're not.
19 MR. DONOHER: And that's pretty much the
20 style we were asking for. And that's, you
21 know, pretty commonplace. And that's why I
22 think it's kind of interesting that the board
23 requires --
24 MS. BLAKE: Sir, as you speak, you're
25 going to have to speak --
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30

1 THE CHAIRMAN: Yeah, she can't hear you.
2 MS. BLAKE: -- into the microphone,
3 please.
4 MR DONOHER: I'm sorry.
5 So what I -- what I'm showing here is a
6 photograph, and --
7 (Timer notification.)
8 MR. DONOHER: -- I can post it -- that
9 basically shows, you know, different formats of
10 brick. And, to me, you know, I think that
11 would fit in nicely with the Avondale
12 neighborhood. And I don't think it's
13 outrageous or anything else, but -- but it's
14 not the uniform that you're asking for.
15 THE CHAIRMAN: Okay. Okay. We have -- we
16 have closed the public hearing, and we have
17 any -- do we have a motion?
18 COMMISSIONER ALLMAND: I don't think we
19 do.
20 THE CHAIRMAN: Somebody? One way or the
21 other.
22 COMMISSIONER LOPERA: Well, I believe that
23 there is other properties in the area that do
24 have square pavers mixed in, in the Riverside
25 Avondale area, that has exactly what the
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31

1 gentleman has talked about where you have
2 square pavers mixed in with the rectangular
3 pavers. And I would like to see some examples
4 of that to see if those are possibly -- you
5 know, those are already existing. I -- I
6 believe that there are.
7 MR. DONOHER: There are, and I have photos
8 of those and I can submit those.
9 COMMISSIONER LOPERA: Then that would
10 be -- I would appreciate seeing the addresses
11 and the photos to submit through the staff to
12 see if perhaps we might be able to submit
13 something that's a combination of square and
14 rectangular.
15 THE CHAIRMAN: Staff.
16 COMMISSIONER DAVIS: Well, there's --
17 there's -- I mean, there's a standard in the
18 neighborhood generally.
19 COMMISSIONER ALLMAND: There is.
20 (Simultaneous speaking.)
21 COMMISSIONER ALLMAND: And we have a
22 longstanding precedence of brick, you know,
23 rectangular, you know, and I sympathize
24 certainly. But just understand if we were to
25 vote today to allow this, that would break
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32

1 that, a very longstanding precedence. So --
2 MR. DONOHER: Yeah, but wouldn't -- I'm
3 sorry. Wouldn't each property --
4 THE CHAIRMAN: We're done. We're done.
5 We're done.
6 COMMISSIONER ALLMAND: So, you know, I
7 just want to throw that out there for the
8 people.
9 THE CHAIRMAN: Lisa, please.
10 MS. SHEPPARD: There are some examples of
11 that out there, because when pavers started
12 becoming big and they were kind of billed as
13 the brick pavers, we weren't really paying
14 attention so much to the sizes and so there was
15 probably some things that got installed that,
16 A, didn't have approval and, B, that may have
17 had approval, but not realizing that -- that,
18 you know, that there was a variation.
19 We tried some things like, you know,
20 limiting other things, and after seeing a
21 number of these installed, the problem with the
22 variation of sizes is that visually it starts
23 looking more like cobblestone than it does
24 brick. Our design regulations actually don't
25 contemplate any of this. It's just gravel or
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1 concrete ribbons. And so when we started
 2 looking at the potential of using a brick
 3 paver, we had to bring it back to the historic
 4 precedent.
 5 And to Commissioner Case's point, that's
 6 why we referenced the brick streets, which are
 7 a consistent size and a very -- kind of a
 8 limited color palate as far as the amount of
 9 color within the field.
 10 So there's probably some out there, and
 11 they would date back to that. We have had much
 12 less issue now that we've been very consistent
 13 for a long time about requiring that it be
 14 brick-like in form because it's based on
 15 something, and it doesn't matter how they
 16 installed them at that point because it's going
 17 to look like brick.
 18 COMMISSIONER LOPERA: Thank you.
 19 COMMISSIONER ALLMAND: All right. I'll
 20 make a motion to approve COA-17-125 with staff
 21 conditions.
 22 COMMISSIONER DAVIS: Second.
 23 THE CHAIRMAN: A motion and a second.
 24 All those in favor?
 25 COMMISSION MEMBERS: Aye.
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1 THE CHAIRMAN: Those opposed?
 2 COMMISSION MEMBERS: (No response.)
 3 THE CHAIRMAN: Hearing none, you have
 4 approved COA-17-125 with conditions.
 5 We move on to Item Number 2, COA-17-131.
 6 MS. SHEPPARD: This application is
 7 connected to the next COA as well, COA-17-132.
 8 They are neighboring properties.
 9 It will be familiar to you. We have
 10 talked about this project for a couple of
 11 meetings. It was deferred last month, but I
 12 will give you a brief overview to get you
 13 caught back up since it's been a month since
 14 you've talked about it.
 15 This is a corner lot location. It's
 16 currently vacant. The overall parcel is going
 17 to be divided into -- I believe it's
 18 36-foot-wide lots, and so there's a design
 19 under each of those respectful applications.
 20 The applicant submitted in February.
 21 That's when it was first heard. Staff's
 22 recommendation was a denial.
 23 We had a number of issues with the design,
 24 and I can outline some of those. Most of those
 25 are still -- still exist with the project, and
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1 that's why we haven't changed our
 2 recommendation.
 3 The applicant has gone back and done some
 4 revisions to the -- the plans, both in March
 5 and in April, and it's the last plans that we
 6 received in April that we'll be reviewing today
 7 because it was deferred last month.
 8 The issues that we have, the overall
 9 height was proposed at three stories compared
 10 to the immediate adjacent structures to the
 11 right of the proposed lots. We're estimating
 12 this is going to be at least 6 feet above the
 13 neighboring houses. So we've got a height
 14 issue that we feel is incompatible for the
 15 site.
 16 From a setback standpoint, at -- well,
 17 actually before we do the setback. Also
 18 something that should be noted is -- go back to
 19 the first slide where it shows the lots.
 20 Within the block, there are a couple of
 21 36-width lots that are further down. The size
 22 of this structure is quite -- or the proposed
 23 structure is rather large, and so the
 24 combination of the additional height and the
 25 smaller width of the lot also kind of
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1 contribute to the concern with the height.
 2 (Commissioner Demetree enters the
 3 proceedings.)
 4 MS. SHEPPARD: Setback. The front
 5 setback, I believe, is fine with the proposed
 6 20 feet. We do have some concerns with the
 7 side setback along Stockton Street.
 8 Now, across Stockton Street, the historic
 9 house is -- is not very off of the property
 10 line as well, but we feel that the additional
 11 height and overall massing of this structure,
 12 in addition to the small setback, we have
 13 concerns with.
 14 The horizontal ribbons, we don't have a
 15 real clear indication as far as how these
 16 things are going to align. Staff attempted to
 17 do kind of a slide early on where we have the
 18 elevations and the proposed structures, the
 19 pictures of them, but those aren't necessarily
 20 to -- to scale. So we don't have any
 21 conditions on this because we're recommending
 22 denial, but the -- the overall -- how those
 23 horizontals match up, like the -- where the
 24 first floor ends and the finished floor height
 25 of -- finished floor height of the first floor,
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1 those type of things, we're just not sure of.
2 Another concern we have is for the
3 identical design. We deal with a lot of new
4 construction in the district, and usually if we
5 have a builder that wants to do the same design
6 twice, it's usually not side by side. Even on
7 a traditional design, we have them vary it to
8 where it's a clear distinction. The fact that
9 this is a more contemporary design really
10 impacts that as well because we're getting kind
11 of double the -- rather than it fitting in kind
12 of on -- on a central lot where it might blend
13 in a little bit more.

14 Currently, there is a slight change that
15 the applicant has provided on the last set of
16 drawings from the April submittal, that it's
17 only a slight variation at the roof. It's kind
18 of hard to see on the elevations. It's
19 probably more evident on the second floor, or
20 the site plan that shows how the roof is pulled
21 back. There's basically a balcony on one, and
22 I don't believe that there's one on the other.
23 You can kind of see it in -- in the
24 three-dimensional drawings that are on the
25 screen.

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1 Overall, we're okay with the width. We do
2 have an issue with the scale, though, compared
3 to other properties within the block, which
4 kind of the maximum range is 2,600 square feet.
5 The proposed is at 4,000 square feet, so you've
6 got quite a bit of difference as far as the
7 overall size of the building.

8 From a massing standpoint, the latest
9 drawings in staff's opinion appear even larger
10 than designs from prior to that. You've got
11 some untraditional projections now on the -- I
12 think the windows.

13 Something else that's been kind of a
14 consistent issue with the design is the
15 attached garage, which makes the building
16 bigger. And where it's divided -- there is a
17 recess that kind of breaks up the massing on
18 the side elevation, but it's not at the point
19 where the garage and the house would be
20 separate. It's more mid structure. So from a
21 massing standpoint, it's larger and a different
22 shape than what we would normally see.

23 And one last thing, the windows. On the
24 designs prior to this, the applicant had done a
25 pretty good job of keeping it pretty

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1 consistent; traditional, horizontally-oriented
2 window. This last set of plans, there's a
3 little bit more variation to both the wall
4 plane and the windows, and that's something
5 else that we wanted to bring to your attention.

6 So we're still sticking with our
7 recommendation for denial based on those
8 reasons.

9 THE CHAIRMAN: Any questions for staff?

10 COMMISSIONER LOPERA: Yes.

11 So is there a problem with the setback or
12 is there not a problem with the setback?

13 MS. SHEPPARD: We're fine with the front
14 setback. We would recommend that it have a
15 little bit more setback on the Stockton Street,
16 just because it's -- it's only two feet off of
17 the Stockton Street side, which is a pretty
18 small setback, and we feel that the height of
19 it would -- it would lend itself to having a
20 larger setback.

21 COMMISSIONER DAVIS: From a massing
22 standpoint, how does it compare to the other
23 single-families on that street? I mean, the 27
24 height seems consistent. What about actual
25 width of the structures? Is it --

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1 MS. SHEPPARD: The width was the one thing
2 that we felt was pretty compatible. The
3 difference might be that that width is
4 compatible, but it's a smaller lot. So, like,
5 the two adjacent lots are more like 50 feet.
6 So even though your width might be similar,
7 you've got a bigger space in order to have that
8 width.

9 Like I mentioned, probably the -- the
10 biggest thing on the massing is the side
11 elevation is very visible from Stockton Street
12 in how it's kind of broken up.

13 And also on the first -- or on the front
14 elevation, you've got a first-floor porch, but
15 the second story is solid, which most of the
16 houses I believe on the block are either a
17 two-story porch or a one-story. So that --
18 that second story is pushed back, or it's open.

19 COMMISSIONER LOPERA: As far as square
20 footage, when you spoke that other houses are
21 at 2,600 square feet, and this is 4,000 square
22 feet, are you talking about square foot under
23 roof or condition square feet?

24 MR. HAYDEN: Under roof.

25 COMMISSIONER LOPERA: Okay. So all the
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41

1 other houses -- most of the other houses in
2 this area are 2,600 square feet under roof, and
3 this is 4,000 square feet under roof?
4 MS. SHEPPARD: I believe so.
5 COMMISSIONER LOPERA: Which includes the
6 air-conditioned and non-air conditioned?
7 MS. SHEPPARD: Yes.
8 COMMISSIONER LOPERA: Okay.
9 THE CHAIRMAN: Any other questions for
10 staff?
11 COMMISSION MEMBERS: (No response.)
12 THE CHAIRMAN: For the record,
13 Commissioner Demetree has joined us.
14 Okay. We'll open it to the public
15 hearing.
16 If the applicant would like to come
17 forward.
18 (Mr. Hayden approaches the podium.)
19 MS. BLAKE: If you would please state your
20 name and address for the record.
21 MR. HAYDEN: Hunter Hayden, 9310 Old Kings
22 Road South, Suite 1702, Jacksonville, Florida.
23 MS. BLAKE: Would you raise your right
24 hand, please.
25 MR. HAYDEN: (Complies.)
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42

1 MS. BLAKE: Do you affirm that the
2 testimony you're about to give is the truth,
3 the whole truth, and nothing but the truth?
4 MR. HAYDEN: Yes.
5 MS. BLAKE: Thank you.
6 MR. HAYDEN: I put together a
7 presentation. I appreciate everyone here
8 today, and looking at this again. I know this
9 is our fourth run at it, but I put together a
10 presentation to kind of go over our -- what
11 we've been doing with the architectural
12 details, and also comparing that to the
13 neighboring properties all the way down the
14 block, down to Barrs.
15 Okay. Just -- I went through the staff
16 report, and I basically combined a report from
17 what we -- our objectives were for this
18 project.
19 The height compatibility is obviously a
20 big issue that we keep talking about. On the
21 other side of the block, on Barrs and Stockton,
22 there are two very similar new constructions
23 that were built, and they are at 31-and-a-half
24 feet.
25 The roof peak for Building A is set back
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43

1 off the front of the home 10 feet to reduce the
2 massing on the front elevation. That's
3 intentional. As you can see here, we've done
4 that.
5 We would also be open to setting back both
6 elevations to lessen the elevation -- or the
7 massing on the front elevation. That's just
8 one -- one comment that we can change that for
9 House B.
10 You'll see here what it does from a street
11 view, recessing the dormer on the third floor,
12 what that looks like. You can almost barely
13 see it from the street view.
14 A portion of the windows and the doors,
15 all of them are placed in accordance with the
16 overlay.
17 The first floor elevation has a vegetation
18 lawn to designate the break from the office and
19 hallway to the garage.
20 The massing is 4,000 square feet, but we
21 also are housing our garage and -- as well as
22 our work space, our 680 square feet of office
23 space, so it's going to be larger because of
24 those -- those two features.
25 The use of different materials is to
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44

1 designate the change in the use of the
2 structure as well. So we have the stucco on
3 the first floor to designate the office
4 component and the garage and hallways, and then
5 the horizontal lap for the single-family above.
6 COMMISSIONER DAVIS: Sorry for the
7 question.
8 MR. HAYDEN: Yeah.
9 COMMISSIONER DAVIS: The -- on the first
10 floor you've got the open-air area --
11 MR. HAYDEN: Yeah.
12 COMMISSIONER DAVIS: -- that's got the
13 wall entry.
14 Is there heated and cooled space above
15 that?
16 MR. HAYDEN: Yes. The same -- correct.
17 So the single-family expands the entire length
18 of the building.
19 COMMISSIONER DAVIS: Got it.
20 MR. HAYDEN: So that underneath is really
21 a courtyard. It's a shaded courtyard.
22 As you can see here, we have -- we have a
23 two-foot break here off of the office, and then
24 it staggers back one foot for the garage space.
25 And, again, that will be a vegetation wall. So
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1 it will really kind of go away, and you won't
 2 really see the -- you know, the same -- the
 3 stucco will not necessarily continue through
 4 there. It won't be seen.
 5 There's also a very large 6-foot break on
 6 the second floor, and that goes in here, and
 7 you have a little porch there on the side.
 8 (Timer notification.)
 9 THE CHAIRMAN: Go ahead.
 10 MR. HAYDEN: Can I keep --
 11 THE CHAIRMAN: Keep going, yeah.
 12 MR. HAYDEN: The relationship of the
 13 building, that's a setback, some spaces. The
 14 2-foot setback is compatible with the adjacent
 15 structure on Stockton. Allowing for two set --
 16 2-foot setback on that side also allows for a
 17 greater stagger and separation between the two
 18 buildings.
 19 The finished floor height will be at
 20 6 inches.
 21 The front elevations are, in my opinion,
 22 not identical because of the dormer features,
 23 the balcony, and the paint colors that we'll be
 24 using. And, again, we introduced the balcony
 25 to reduce the massing.

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1 This is the property adjacent. It has a
 2 2-foot setback on the other side of Stockton.
 3 Again, this is another picture showing the
 4 front elevation massing.
 5 The roof shape, we have gone to a
 6 traditional hip -- hip roof, which is
 7 consistent and compatible with the neighboring
 8 properties.
 9 The metal dormer is a character-defining
 10 feature for us. That was -- we took
 11 Mr. Allmand's suggestion last -- last trip up
 12 here to find a traditional element and
 13 modernize that, and so that -- this is our
 14 rendition of that.
 15 And our height of the building is now
 16 eight feet less than the first design. So
 17 we're at 32'6".
 18 This is the property next door with the
 19 dormer up there. You can see it's actually
 20 quite a bit wider than our building. That
 21 is -- it's a slightly bigger lot.
 22 Again, just showing the dormers.
 23 This is showing on the other side of the
 24 block the two new constructions. I'm
 25 estimating about a 5-foot differential between

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1 the roof height from the new construction and
 2 the existing structure that was built a year
 3 ago.
 4 This scale again. The house next door is
 5 2,279, with an additional 1200-square-foot
 6 garage apartment that was not indicated on the
 7 staff report, but there is a very large garage
 8 apartment in the back that really increases
 9 this over to 3,400 square foot for the massing
 10 of the next-door building. You can see it here
 11 on the GIS map how large the structure takes up
 12 the -- that lot. So I still believe that it's
 13 compatible, and, you know, our structure would
 14 be very similar in compatibility, as you look
 15 at it from a side elevation.
 16 And this again -- this is the front.
 17 And I do see where they are explaining the
 18 horizontal siding, how it kind of jaggars up a
 19 little bit here in the middle. I mean, these
 20 are small things that can be fixed and moved
 21 around.

22 Architectural details. And we find the
 23 hip roof to be consistent; the one-over-one
 24 windows, the size and the shapes can be
 25 consistent; the use of stucco and horizontal

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1 siding; the front door location; the multiple
 2 exterior finishes, that's also -- that's stucco
 3 and horizontal siding; and then the use of
 4 porches.
 5 Those are the two new constructions that
 6 are on Stockton and Barrs. You can see they
 7 are very similar. They are just mirror images
 8 and have different paint colors.
 9 That's it.
 10 THE CHAIRMAN: Okay. Any questions for
 11 the applicant?
 12 COMMISSION MEMBERS: (No response.)
 13 THE CHAIRMAN: No? All right. Let's see
 14 if someone else has something to offer.
 15 Thank you.
 16 MR. HAYDEN: Thank you.
 17 THE CHAIRMAN: Would anybody else like to
 18 speak to this item?
 19 (Audience member approaches the podium.)
 20 AUDIENCE MEMBER: Adrienne Burke, 2623
 21 Herschel Street, Jacksonville, 32204, with
 22 Riverside Avondale Preservation.
 23 MS. BLAKE: Would you raise your right
 24 hand, please.
 25 MS. BURKE: (Complies.)

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1 MS. BLAKE: Do you affirm that the
2 testimony you are about to give is the truth,
3 the whole truth, and nothing but the truth?
4 MS. BURKE: I do.
5 MS. BLAKE: Thank you.
6 MS. BURKE: Hi. Good afternoon.
7 I have submitted these comments for the
8 last meeting, so you have probably seen me
9 twice now, but just to share them with you here
10 on the record, and I'm just going to go through
11 them from what you guys have exactly.
12 So we agreed with statements made by
13 Commissioner Allmand at the March meeting that
14 the design somewhere between 1 and 2 would be a
15 good direction, with some more incorporated
16 from the initial design, reducing it to two
17 stories, which this one sort of looked like two
18 with a dormer, and then that front
19 street-facing entrance which there have been
20 some accommodations for that.
21 And as I have stated at prior meetings, a
22 contemporary design in itself is not
23 incompatible with the Secretary of the
24 Interior's Standards. You know, when you're
25 looking at the massing, the scale, the design
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1 That's a good start.
2 And then just as a process point, I feel
3 for the applicant, having been here for four
4 months. I mean, that's a really long time. So
5 the process point for this, I would recommend
6 that when there's a contemporary design, maybe
7 it go through the Opinion of Appropriateness
8 process first because they -- they really have
9 invested a lot of time in this project, and it
10 might be helpful to get some of that feedback
11 early on.
12 Thank you.
13 THE CHAIRMAN: Anyone else?
14 (Audience member approaches the podium.)
15 AUDIENCE MEMBER: Kay Ehas, 2322 Dellwood
16 Avenue.
17 MS. BLAKE: Would you raise your right
18 hand, please.
19 MS. EHAS: (Complies.)
20 MS. BLAKE: Do you affirm that the
21 testimony you're about to give is the truth,
22 the whole truth, and nothing but the truth?
23 MS. EHAS: I do.
24 MS. BLAKE: Thank you.
25 MS. EHAS: So this is my neighborhood.
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1 is really important, especially when you're
2 using a contemporary style, and we saw some
3 concerns with that with this project. So it's
4 not the contemporary design itself; when it's
5 compatible with the standards and the overall
6 historic district, it can work.
7 Still have concerns with the massing,
8 setback, scale, height, and the footprint is
9 much larger than some of the other historic
10 buildings, especially on a smaller lot, which
11 makes these structures really even more
12 dominant, especially on a corner at an
13 intersection. And we feel like a real
14 two-story structure would be more compatible in
15 particular.
16 With this more recently proposed design,
17 one of the concerns is that it doesn't really
18 read as being one architectural style in
19 particular, which would be, in my opinion, a
20 good way to help it blend in with the historic
21 district, either utilizing a full front porch
22 on either the first or second story. Certain
23 details could lend itself to one particular
24 style in the neighborhood. Again, the change
25 to the front street-facing entrance does help.
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1 You know, I live two blocks away, right off
2 Stockton. And my concern with this is that it
3 really does look massively out of scale. And
4 the design is kind of brutal, guys, at this
5 point. It's gotten worse, not better, in -- in
6 my mind.
7 I'm also not opposed to modern design, but
8 the modern design has to still fit into that
9 area.
10 The fact that -- I don't know if you're
11 familiar with this particular parcel, but there
12 are some beautiful, mature oak trees right next
13 to the sidewalk on -- on this parcel. That
14 would be a real shame that they would have to
15 come down because it was so close. I think
16 those could be accommodated.
17 I'm not clear. It seems that there's --
18 it's 4,000 square feet that doesn't include the
19 office and garage? Could we get that
20 clarified, because, again, I just think it's
21 very, very massive and will not fit.
22 And I also agree that they look too
23 similar, especially -- and the one that has
24 the -- the thing right at the front is -- is
25 really hideous.
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1 Thank you.
2 THE CHAIRMAN: Anyone else?
3 (Audience member approaches the podium.)
4 AUDIENCE MEMBER: Beth Dickson,
5 2544 College Street.
6 MS. BLAKE: Would you raise your right
7 hand, please.
8 MS. DICKSON: (Complies.)
9 MS. BLAKE: Do you affirm that the
10 testimony you're about to give is the truth,
11 the whole truth, and nothing but the truth?
12 MS. DICKSON: Yes.
13 MS. BLAKE: Thank you.
14 And you can pull that microphone up so you
15 don't have to bend like that.
16 MS. DICKSON: Thank you.
17 MS. BLAKE: You're welcome.
18 MS. DICKSON: My house was in the picture
19 that he showed on one of the new construction
20 homes at the end of College Street. And I know
21 how much effort has gone into this, and I'm
22 actually looking forward to new construction
23 going on at the end of the street.
24 I do have some concerns as well as about
25 them being identical. I know my house is
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1 identical to my next-door neighbor's, but the
2 style that that house is in, it looks like
3 every other house on the street. It's a very
4 plain style of house. People are always coming
5 and asking if -- you know, they can't believe
6 it's new construction because Historic
7 Preservation did a good job of, you know,
8 making sure that they are all the right number
9 of windows and everything, and they are, you
10 know, very simple houses. They don't look
11 super matchy. If we do two identical and very
12 modern structures, they're going to stand out
13 as very, very matchy. I don't know whether the
14 design can be accommodated to differentiate
15 them some more so that they are not, you know,
16 postage stamps, but, again, that's my opinion,
17 on the identical factor is that they -- you
18 know, if you're staying in the old style, you
19 can get away with a little bit more similar.
20 I also agree with the trees. I walk that
21 lot every day with my dog, since she likes to
22 chase the squirrels, and there's a great
23 treeline on Stockton that would buffer that if
24 they could accommodate saving those trees. It
25 would soften, you know, some of that impact of
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1 that giant, long-stretch wall.
2 And I also really liked -- if we're going
3 modern, I really liked the first initial
4 designs. As far as if it's going to modern,
5 you might as well do it, you know, well. I
6 just didn't like the size and the three-story
7 of those. But these are not as pleasing, and
8 that's just my opinion.
9 That's it.
10 THE CHAIRMAN: Thank you.
11 Anyone else?
12 (Audience member approaches the podium.)
13 AUDIENCE MEMBER: Ognjen Vojnovic, 13021
14 Yellow Star Lane North.
15 MS. BLAKE: If you would raise your right
16 hand, please.
17 MR. VOJNOVIC: (Complies.)
18 MS. BLAKE: Do you affirm that the
19 testimony you're about to give will be the
20 truth, the whole truth, and nothing but the
21 truth?
22 MR. VOJNOVIC: Yes.
23 MS. BLAKE: Thank you.
24 MR. VOJNOVIC: I was working on the
25 design, as you know, and then with this sort of
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1 design option, we trying, you know, to work
2 with the people around.
3 We understand that the mentality of the
4 neighborhood, which we greatly respect, is
5 leaning more toward the traditional approach,
6 but this is not a totally contemporary
7 approach. This is -- a kind of mix and a
8 blend, taking old and new. And 100 years from
9 now, they will call it historical. We kind of,
10 you know, coming back to the future. And, you
11 know, just trying.
12 People, I think, some are maybe allergic
13 to this design just because they did not see
14 it. They did not have an opportunity to see
15 something like this here. If they had the row
16 of buildings similar, they -- they may -- they
17 may be a chance to fall -- fall in love with
18 that -- in -- in love with that.
19 The big question about massing -- and this
20 is the -- the point that we spent most time on
21 as far as the height and as far as the -- as
22 the width, especially on the -- on the Stockton
23 side. We have brought -- we -- we have taken
24 one box and broken it in half. It's almost in
25 half, and you can see it clearly from the --
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1 from the picture. We did not take just a box
2 and put it on the corner. We did not like that
3 approach, and, you know, this is all the result
4 of that. And the houses, there are -- it's
5 unfortunate. We have so many windows on the
6 sides, on the front, and even on the -- on the
7 right side elevation, and it cannot be
8 100 percent compatible because we have to pay
9 respect to the building, to our function, what
10 we -- what we want and what do we need, and
11 then blend that to the -- to the neighborhood.

12 You know, as Hunter said, the first house
13 to the right, this is really larger, if you
14 look. And plus, it is much bigger. Plus, this
15 house on the Stockton Street, the brick house
16 down the road, the apartment, I think this is a
17 larger mass than this one.

18 This corner cannot be considered just as
19 a -- as two (inaudible), just as one phase of
20 the College Street. It has to be considered
21 like a pivotal point. You go this way and you
22 go this way, you know.

23 And even -- you know, the house across the
24 street, it is almost -- it is higher. It is a
25 box. And, you, know, I know we had the

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1 first one. Just saying.

2 THE CHAIRMAN: Okay. We'll close the
3 public hearing and discuss it, but I personally
4 would not be opposed for it to you -- for you
5 deferring it and going back and taking the
6 comments from the community. You would be
7 hedging your bet if we were to move forward and
8 decide right now.

9 But we're open to discussion, if there's
10 any other commissioners that would like to
11 comment.

12 COMMISSIONER DAVIS: Curious to hear what
13 John has to say.

14 COMMISSIONER ALLMAND: I love to comment.

15 You know, so you're a great designer.
16 That's clear. I mean, just from some of the
17 other projects that you have brought here.
18 This is a -- this is -- what you're trying to
19 do, this is a challenge. So -- and -- and I
20 understand -- I think I look at the design and
21 I can understand -- I think I understand how
22 kind of we've gotten here. And I think how
23 we've gotten here is a shame. Okay. Let me --
24 let me kind of just say it in a different way.

25 I think a lot of people liked the first design,
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1 comments about across the -- across the street
2 for the big map of that (inaudible).

3 I believe if this goes through that the
4 neighborhood, once it's up, will like it and
5 maybe wish more of that building in the
6 neighborhood.

7 Thank you.

8 THE CHAIRMAN: Thank you.

9 Anyone else?

10 AUDIENCE MEMBERS: (No response.)

11 THE CHAIRMAN: Okay. We'll close the
12 public hearing.

13 MR. HAYDEN: Can I say one more thing?

14 THE CHAIRMAN: Yes. Come on up quick.

15 (Mr. Hayden approaches the podium.)

16 MR. HAYDEN: So I hear a lot of, you know,
17 constructive criticism, too, about the first
18 design. I think that was, you know, a design
19 that we really thought of -- we thought hard
20 of, just like this one. This one is just
21 different. It has more of the traditional
22 components to it. But I will say that, you
23 know, we're still open to more suggestions, or
24 even a deferral, or even maybe a vote on the
25 first one -- or I meant an approval of the

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1 right, because, you know, when -- when you guys
2 were designing that, there was kind of a -- a
3 purity about the design, right? And you -- I
4 think that it's kind of -- these outside
5 influences are kind of throwing it like
6 catawampus a little bit, and we're kind of
7 creating this thing that it doesn't do
8 contemporary well and it doesn't do traditional
9 well, and we're trying to, like, slam those two
10 things together and it's just not being
11 successful. And it's -- you know, and it's no
12 small task to kind of do that successfully,
13 even -- even if -- if it's even possible,
14 right?

15 And so -- and that's I said kind of, like,
16 lean to the first one and maybe make a couple
17 different adjustments, you know what I mean?
18 Because I think some of the kind of nods you
19 have made to the traditional kind of -- aren't
20 working. And, you know, again, that's not --
21 you know, that's not kind of a -- I'm not
22 trying to, like, knock it because I get why
23 that's happening, and I kind of commend you
24 guys for, like, your kind of creative bravery
25 and, you know -- and I think, you know, it's --

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61

1 I think it's a shame. I wish that it was -- it
2 was easier to have that happen for y'all, you
3 know what I mean?
4 And, you know, you guys have been here
5 four times -- or, you know, over four months.
6 And, you know, I just -- it's -- I think it's
7 kind of -- you know, the hope is y'all are -- I
8 mean, my personal hope is, you know, that
9 you're paving the way for other -- other people
10 are going to kind of reap the benefits of kind
11 of what y'all are doing, right?
12 So, you know, that's kind of, like, not
13 a -- that's -- I know that doesn't really,
14 like, help you guys very much, but, you know --
15 so that's what I would -- those are my initial
16 comments.
17 I would -- so okay. I kind of echo what
18 Kay says in the sense that, you know, I
19 think -- you know, I do like the first one
20 better. It's clearly a better contemporary
21 design. If we're going to do contemporary,
22 let's do contemporary well. There's not
23 going -- there's going to be some people that
24 don't like it. That's okay. Just you need
25 to -- you know -- you know, do your best with
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62

1 that. My opinion.
2 The massing, I think it does better with
3 the massing. I know there's going to be some
4 people, you know, that don't agree with the
5 massing, and I understand that well. I mean,
6 you're not going to make everybody happy, and I
7 think trying to do that, you're going to
8 make -- trying to make everybody happy, you're
9 going to make no one happy. You need to kind
10 of pick your -- kind of, you know, like maybe
11 direction, and do the best you can just with
12 that direction.
13 I think there -- I think that that being
14 said, I mean, I did make statements about,
15 like, taking kind of contemporary principles
16 and fitting them in, you know what I mean? But
17 kind of sticking with the contemporary
18 design -- I'm sorry -- traditional principles,
19 and fitting them in with a contemporary design,
20 and I do think that that is possible. Of
21 course, I don't know what that looks like, you
22 know. I do think that's possible, but I don't
23 think that's kind of happening successfully
24 here. I'm sorry to say that. I wish -- I wish
25 it was.
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63

1 And this is my last meeting, by the way,
2 so I was, like, man, vote for that puppy. But
3 that would be my -- you know, I would -- I
4 would probably recommend a deferral, yeah. It
5 breaks my heart to say that.
6 THE CHAIRMAN: Does anybody else have any
7 comments?
8 COMMISSIONER LOPERA: Yeah. I wanted to,
9 yeah, to also thank you for providing something
10 that's new. I have never seen anything like
11 that in, you know, 15 years. And I'm wondering
12 if we could perhaps give him some
13 recommendations because I know that at the last
14 meeting we did approve a mono-slope roof
15 structure. There, perhaps -- instead of the
16 three-story, perhaps we could do a
17 two-and-a-half story mono-slope roof to give
18 you something close, and then maybe try to work
19 more from the first story.
20 And -- and I know that there was a problem
21 with the setback on Stockton, but with a
22 36-foot-wide lot you're going to get close to
23 one property line, you know, and two feet -- as
24 long as the zoning would approve it, I wouldn't
25 see that being something that, you know, would
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64

1 be a problem.
2 So those are my only thoughts, just to at
3 least give them something to kind of move
4 forward with.
5 COMMISSIONER DAVIS: Well, from a massing
6 standpoint, to me, it seems like they have
7 complied from a -- from the front elevation
8 with -- as far as height and width goes.
9 The big kind of question mark that I'm
10 sure would be very helpful is on that Stockton
11 Street elevation.
12 Is there -- is there a way -- or what's
13 the feedback on the way it is now? Like,
14 can -- can they come back in a month with a
15 totally different design, and taking all the
16 architectural feedback, and still have, you
17 know, an 88-foot deep building and get it done,
18 or are they spinning their wheels?
19 THE CHAIRMAN: They -- they could
20 certainly defer it and come up with a new
21 design, and they would have to meet the
22 deadlines for filing. And it would be in their
23 best interest, prior to submitting anything for
24 this commission to review, to review it with
25 the folks at RAP and with staff prior to making
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1 an actual submission. And that is certainly
 2 something that they could do.
 3 I mean, I could tell you right now that --
 4 that based on everything that I've seen
 5 today -- and with all due respect, they did
 6 come in for an OOA on two occasions, as I
 7 recall, prior to submitting anything for a
 8 formal COA. We gave them lots of feedback on
 9 those other occasions. And -- and, quite
 10 honestly, I -- I personally cannot support this
 11 project because it -- I find it totally in
 12 conflict with Chapter 307, that basically
 13 defines how you -- how you review any project
 14 within the historic district, whether it's
 15 contemporary or not, and it has to meet
 16 criteria of height and proportion of windows
 17 and doors and size and massing and scale and
 18 roof shapes.
 19 The item that you raised about the
 20 mono-slope garage did not meet the standards in
 21 307, and in my opinion was a mistake. It sets
 22 a very bad precedent.

23 I find the Stockton elevation absolutely
 24 brutal. I mean, that is a -- for the lack of a
 25 better expression, Chinese wall. It has
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1 virtually no relief other than a little 6-foot
 2 setback in the middle. And it's a complete
 3 two-story for the entire length of the project.
 4 The houses on the block, even though this meets
 5 those setbacks, that's the setbacks of their
 6 porches, not of a two-story mass at the front
 7 of the building. The rest of the houses on
 8 that block, their second floor is set back
 9 beyond the plane of what they are proposing,
 10 which contributes to why these -- these
 11 projects look just so massive, because it's a
 12 two-story solid plane. Yeah, there's a little
 13 porch there, but that's a token effort. It's
 14 not continuous across the front of the
 15 building, like most of the other projects
 16 are -- you know, buildings on the lot -- on the
 17 block. And -- and even though the other
 18 buildings may be square or rectangular, they
 19 don't encompass almost the full length of the
 20 lot. Where there are multiple buildings, there
 21 is space between them. They could get relief.
 22 This has no relief. I mean, it's one long,
 23 continuous building.

24 So I personally could not support the
 25 project, and won't. So we -- I'll either --
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1 either the applicant can request a deferral or
 2 we can go ahead vote on it, but --
 3 MR. HAYDEN: Can I request a deferral?
 4 MR. POPOLI: To the commissioner, some of
 5 it came up in our discussion with the
 6 recommendations you gave to the Rules Committee
 7 and comments from the rest of the board. Our
 8 fees are very, very small and they are designed
 9 to offset some of the staff's kind of
 10 involvement and review. We have conducted
 11 basically three full reviews on this
 12 application. At this point, this will be a
 13 fourth.

14 In consultation with our attorney -- with
 15 our attorney, if they were to come back with a
 16 new submittal and new design, they wouldn't be
 17 held to that one year. They can't resubmit
 18 basically, so it would be a substantially
 19 different design --

20 THE CHAIRMAN: Right.
 21 MR. POPOLI: -- but at this point, it's
 22 basically been three COA submittals, and this
 23 would then be a fourth. So from our
 24 perspective, if it was a new application at the
 25 next hearing, that would be preferable.
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1 THE CHAIRMAN: So what you are -- what you
 2 are recommending is that we just go ahead and
 3 vote on this submission, and if they go ahead
 4 and make substantial changes that they can
 5 resubmit; is that what I'm hearing?
 6 MS. FETNER: Through the Chair, if you're
 7 sure, if you want to take a vote and you're
 8 definitely not in favor of this design and
 9 you're looking for something substantially
 10 different, then I would recommend the denial so
 11 that they can resubmit, file a new COA, and
 12 restart the process again.

13 If the Commission is wanting to tinker
 14 with this -- you know, this one or the first
 15 one -- the first design -- then, you know, I
 16 would defer to Christian how he wants to handle
 17 it. I just don't want to get into a res
 18 judicata issue, but I do want -- I would -- I
 19 think it would be beneficial to the applicant,
 20 as well as the staff, if you have the
 21 discussion on this concept.

22 And, again, I think Adrienne Burke's
 23 comment about having an OOA -- I'm not sure if
 24 there was one on this, but --
 25 THE CHAIRMAN: There was.
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69

1 MS. FETNER: -- you know, having a strict,
2 real guidance given to the applicant would help
3 prevent these situations from happening.
4 And again, if -- if we're a little bit
5 concerned about doing that, about denying it
6 and then having them come back with something
7 new, you don't have to do it this time, but
8 maybe in the future that could be an approach
9 that you take.
10 But I did consult with Christian and
11 say -- and told him that they could come back
12 the next time with a substantially different
13 one. It's just how you want to set the
14 precedent moving forward.
15 THE CHAIRMAN: Quite frankly, I would just
16 as soon vote on it and --
17 COMMISSIONER ALLMAND: Which one do we
18 vote on? Do we want to vote on --
19 THE CHAIRMAN: On the application that's
20 before us.
21 COMMISSIONER ALLMAND: Well, what about --
22 (Simultaneous speaking.)
23 COMMISSIONER ALLMAND: There's three.
24 There's, like, the first design, the second
25 design, the third design.
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70

1 (Simultaneous speaking.)
2 THE CHAIRMAN: The first -- the only
3 design that's in front of us right now is the
4 one that we're looking at right now.
5 COMMISSIONER DEMETREE: But they made it
6 seem like if we voted today, that we would
7 knock out 1, 2, and 3.
8 THE CHAIRMAN: Yes.
9 COMMISSIONER ALLMAND: So if I were to
10 make a motion that we approve design number 1,
11 could I do that?
12 THE CHAIRMAN: I don't know. If design
13 number 1 was --
14 COMMISSIONER LOPERA: John, approve design
15 1 with conditions?
16 COMMISSIONER ALLMAND: Yeah. Make it, you
17 know, fit the mass --
18 THE CHAIRMAN: I don't think it's been --
19 I don't think -- the first design was not --
20 was not --
21 COMMISSIONER DAVIS: You're talking about
22 the three-story?
23 COMMISSIONER ALLMAND: Yeah.
24 THE CHAIRMAN: It was not --
25 COMMISSIONER ALLMAND: Two-story --
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71

1 THE CHAIRMAN: -- advertised as what was
2 being submitted.
3 COMMISSIONER ALLMAND: So I couldn't do
4 that?
5 THE CHAIRMAN: Because that's not what --
6 that's not what was advertised in the notice.
7 It was this.
8 MS. FETNER: That is correct. The --
9 COMMISSIONER ALLMAND: So -- so then how
10 come if we -- if we say -- if we say no, then
11 we are eliminating all three through
12 res judicata? That's what I just heard.
13 That's not fair.
14 MS. FETNER: Right.
15 THE CHAIRMAN: No.
16 MS. FETNER: So that's why I said, if the
17 Commission was desiring a substantially
18 different design than anything that has been
19 brought forward, then you might as well just
20 deny it.
21 But seeing that there is some conflict on
22 the Commission about the design, it might make
23 sense just to defer it and -- but I would use
24 this time -- if I could give you some
25 unsolicited advice, use this time to discuss
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72

1 what you like and what you don't like so he
2 doesn't keep coming back with --
3 COMMISSIONER ALLMAND: Well --
4 MS. FETNER: -- altered designs. Give him
5 that --
6 COMMISSIONER ALLMAND: I mean, I would
7 say, though -- hold on, though. I would say
8 that's -- that's probably why -- how we got
9 here, is we're saying, Oh, do this; Oh, do
10 that; Oh, do this; and Oh -- and Frankensteined
11 it, and this is what we got. And so I'm
12 saying, you know --
13 MS. FETNER: It's --
14 COMMISSIONER ALLMAND: -- come up with
15 something beautiful that we can vote on. He's
16 capable of that.
17 THE CHAIRMAN: Well, if -- if we deny it,
18 then he can redesign it and come up with
19 something beautiful.
20 COMMISSIONER ALLMAND: Or, well, it could
21 be something very close to the first design.
22 THE CHAIRMAN: It would have to be
23 different enough that it doesn't create
24 res judicata.
25 COMMISSIONER ALLMAND: That's a -- yeah,
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1 so I don't know what that looks like.
 2 MS. SHEPPARD: I think (inaudible).
 3 (Simultaneous speaking.)
 4 COMMISSIONER ALLMAND: For a little --
 5 MS. SHEPPARD: (Inaudible.)
 6 (Simultaneous speaking.)
 7 MS. SHEPPARD: The first design was a
 8 three-story building, right?
 9 COMMISSIONER ALLMAND: Yeah, just -- with
 10 the approval with the condition that it's two
 11 stories.
 12 (Simultaneous speaking.)
 13 MR. POPOLI: Through the Chair, I just
 14 wanted -- like I said --
 15 THE CHAIRMAN: Yeah.
 16 MR. POPOLI: -- there seems to be some
 17 confusion. This is the same hearing that we
 18 started in January that's been deferred and
 19 continued --
 20 MS. FETNER: Right. This --
 21 MR. POPOLI: The first design is on the
 22 floor for consideration.
 23 MS. FETNER: Yes. The first --
 24 (Simultaneous speaking.)
 25 THE CHAIRMAN: Well, that's my question.
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1 MR. POPOLI: Perfect.
 2 THE CHAIRMAN: That's not what's been
 3 advertised, so I don't --
 4 MS. FETNER: Can I -- let me -- what's
 5 been advertised is that there is an application
 6 coming before the Historic Preservation
 7 Commission at this property. Within the book,
 8 the -- all three designs have been included in
 9 the book for the public's viewing. And what
 10 has been noticed has been -- I think it just
 11 says "new construction."
 12 THE CHAIRMAN: Right.
 13 MS. FETNER: So there really isn't that
 14 strict of a requirement --
 15 THE CHAIRMAN: Okay.
 16 MS. FETNER: -- that this is the design,
 17 because a lot of times, you know, you get an
 18 application and you guys add a lot of
 19 conditions, or staff adds a lot of conditions,
 20 that significantly alter what was proposed.
 21 MR. POPOLI: Yes.
 22 MS. FETNER: So I wouldn't -- I'm not --
 23 I'm comfortable with you looking at the first,
 24 the second, the third.
 25 My suggestion would be that -- use this
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1 time maybe to discuss it amongst yourselves
 2 here in front of the public, and then go from
 3 there.
 4 COMMISSIONER ALLMAND: I think it should
 5 be a deferral. I get that -- I -- because
 6 my -- with the recommendation that it's
 7 somewhat -- it's much closer to design number 1
 8 with -- and that doesn't make a whole 'nother
 9 review. That doesn't make a whole 'nother
 10 review. It's like a half another review. And
 11 then with the understanding that there will be
 12 a vote at the next meeting, you know, one way
 13 or -- for Design 1, 2, or 3. But to, you
 14 know -- you know, to push it today, you know,
 15 that seems -- that seems a -- I understand
 16 where it's coming from and I agree with it.
 17 I'm just saying it just -- to have that kind of
 18 be thrown out there. I mean, that's what my
 19 recommendation is.
 20 Now, I mean, I -- I don't -- I can't vote
 21 for -- I can't make a motion for deferral, so
 22 I'm just kind of talking.
 23 COMMISSIONER LOPERA: Through the Chair,
 24 Mr. Case, did you like any of the designs at
 25 all?
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1 THE CHAIRMAN: No.
 2 COMMISSIONER LOPERA: Okay.
 3 (Simultaneous speaking.)
 4 THE CHAIRMAN: The first one was because
 5 of the third story and the roof design.
 6 COMMISSIONER DEMETREE: So the first
 7 design with --
 8 COMMISSIONER LOPERA: So --
 9 COMMISSIONER DEMETREE: -- a two-story?
 10 COMMISSIONER LOPERA: Yes. So let's
 11 perhaps combine the first design, make it
 12 two-story. The staff has mentioned the porch
 13 issue multiple times about having the same size
 14 porches on the first and second floor to match
 15 some of the other houses along that block.
 16 Can we provide that input to him so at the
 17 next meeting --
 18 THE CHAIRMAN: Well --
 19 COMMISSIONER LOPERA: -- that it could be
 20 voted on?
 21 THE CHAIRMAN: By the same token, I mean,
 22 we're not the architect. We shouldn't be
 23 designing this project for them.
 24 COMMISSIONER ALLMAND: Agreed.
 25 THE CHAIRMAN: That's something that they
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77

1 need to do, and they need to bring a project
2 forward that we can either support or deny.
3 COMMISSIONER ALLMAND: Totally agree.
4 MS. FETNER: Through the Chair, I -- I
5 understand what you're saying. And, honestly,
6 at this point, I don't think it matters
7 whether -- I'm sorry, Christian, I know that
8 fees are an issue, but with this one, I don't
9 think it matters if you defer or if you deny
10 it. If they come -- as long as they don't come
11 back with an identical design to what's been
12 submitted --
13 COMMISSIONER ALLMAND: So you think two --
14 two-story of one -- the first design,
15 two-story, would -- would have them get out of
16 res judicata?
17 MS. FETNER: I do. Yes.
18 COMMISSIONER ALLMAND: Okay.
19 MS. FETNER: So if --
20 COMMISSIONER ALLMAND: If -- well --
21 MS. FETNER: I'll -- you know, I'll --
22 that's --
23 MR. HAYDEN: (Inaudible) defer.
24 MS. FETNER: You could do it that way. I
25 think res judicata will only come up if it's
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78

1 really, really similar to 1, 2, or 3, or
2 identical.
3 MR. HAYDEN: Sure.
4 MS. FETNER: Removing a floor, I -- I
5 think that's a substantial change.
6 MR. HAYDEN: Can I ask a question?
7 MS. FETNER: So I'll go on the record
8 saying that, so --
9 MR. HAYDEN: Can I ask a quick question?
10 THE CHAIRMAN: Yes.
11 MS. FETNER: Please come up.
12 THE CHAIRMAN: Yes.
13 (Mr. Hayden approaches the podium.)
14 MR. HAYDEN: So removing a floor, there's
15 a lot of different ways that we can get the
16 height changed, and it doesn't necessarily need
17 to be a total removal of a floor. I mean, a
18 lot of these look like two-and-a-half story
19 buildings, at least two stories, so saying
20 reducing a floor kind of takes away maybe a
21 possible two-and-a-half story. So --
22 COMMISSIONER ALLMAND: Matching the height
23 of what we have here.
24 MR. HAYDEN: Okay. So a limitation of,
25 like, 32'6, and --
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79

1 THE CHAIRMAN: That would be compatible
2 with the neighborhood.
3 COMMISSIONER ALLMAND: Yeah.
4 MR. HAYDEN: Okay. Okay. We will make
5 that work.
6 You still don't want to vote for Number 1,
7 approval with conditions?
8 COMMISSIONER ALLMAND: I mean, I don't
9 know what that even looks like. That might
10 cause you more problems than it's worth.
11 MR. HAYDEN: You -- you haven't even
12 really looked at the first one, have you?
13 COMMISSIONER LOPERA: I reviewed --
14 MR. HAYDEN: Oh, there it is right there.
15 COMMISSIONER LOPERA: I did review it.
16 It's right in front of me.
17 MR. HAYDEN: It's in the book.
18 THE CHAIRMAN: Yeah. We have all -- all
19 three in the book, what we're looking at.
20 MR. HAYDEN: All right.
21 COMMISSIONER DAVIS: Hunter, do you have
22 any feedback on the Stockton side?
23 COMMISSIONER ALLMAND: The Great Wall?
24 MR. HAYDEN: Okay. So the Great Wall,
25 again, I mean, it's hard to see it, but in the
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80

1 first one we did a color, and it had a green
2 landscape -- a vegetation wall. I mean, do we
3 just take the wall out and this is a
4 passthrough, and then vegetation grows later,
5 and it still looks like a big wall? Is that
6 my --
7 COMMISSIONER ALLMAND: I think he's
8 talking about, like, fenestration.
9 MR. HAYDEN: Huh?
10 COMMISSIONER ALLMAND: Like windows.
11 THE CHAIRMAN: Well, no, I mean, to my
12 point -- I mean, what he was recommending
13 was -- would certainly be more -- more in
14 keeping with other buildings that have a house
15 and a garage. There's space between them.
16 There's airspace, you know, there's a relief.
17 MR. HAYDEN: Yeah.
18 THE CHAIRMAN: Right now there is no
19 relief.
20 MR. HAYDEN: So how much -- I mean, how
21 much relief were we -- like six, eight feet?
22 Like the whole --
23 THE CHAIRMAN: I don't know. I don't want
24 to design it for you.
25 (Simultaneous speaking.)
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81

1 MR. HAYDEN: Just something -- some sort
2 of passthrough where you're, like, okay, that's
3 the garage. Gotcha.
4 MR. VOJNOVIC: No. You know, I have to
5 disagree. I do not understand that term,
6 Chinese wall, or the Great Wall.
7 (Simultaneous speaking.)
8 MR. VOJNOVIC: I don't -- I don't agree
9 with that, you know. And this is what we
10 worked the whole time that we sat here. You
11 know, relief this place, you know, make some
12 overhang, provide green landscaping. You know,
13 adjust that so you (inaudible) agree.
14 (Inaudible.) So you have to have two -- two
15 living room? Two upstairs living room
16 (inaudible) family room on each side to become
17 (inaudible) and to look good? You know, all
18 that -- that orientation is to the front side.
19 The living room and the work space, and this is
20 the garage here.
21 Now, what else do we do? We need
22 components of the house. We have entrance. We
23 have stairs. We have floors. We have windows.
24 You know, we have rooms; a living room,
25 bedroom, kitchen. You know, what else do you

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82

1 want? You know, we cannot be innovative
2 enough. This is not how -- how the human
3 function. You know, how -- how to achieve it.
4 We will design it, but, you know, I don't
5 just -- don't see, you know, this -- this long
6 stretch how to achieve it. You know, honest to
7 really -- you know, to -- to do it the other
8 way, but then it's a problem on -- on the
9 Stockton Street. It doesn't -- doesn't work.
10 THE CHAIRMAN: Well, it's -- I mean, it's
11 a challenge.
12 MR. VOJNOVIC: Yeah.
13 THE CHAIRMAN: I mean, you're -- the
14 challenge is --
15 MR. VOJNOVIC: No, no.
16 THE CHAIRMAN: -- you're trying to jam a
17 square -- a square unit into a round hole, and
18 those are the issues that you face and those
19 are the challenges you face. I mean, it's
20 your -- and if you can achieve that, I mean,
21 all the power to you.
22 The reference to the Chinese wall is the
23 Forbidden City in Peking -- or Beijing.
24 That's -- that's the architectural reference to
25 the Chinese wall.

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83

1 MR. HAYDEN: So -- okay. So we'll just go
2 back to 1. We'll make the changes.
3 But I do disagree with denying -- or
4 killing this whole app because we really don't
5 need that many changes. We can work this out.
6 THE CHAIRMAN: Well, then we'll accept
7 your deferral at this time.
8 MR. HAYDEN: And that way we can submit
9 new drawings by --
10 THE CHAIRMAN: Yeah, you have to comply
11 with all the --
12 MR. HAYDEN: Okay.
13 THE CHAIRMAN: -- all the submittal
14 deadlines and --
15 MR. HAYDEN: Yeah, exactly. But the
16 deferral helps with that.
17 THE CHAIRMAN: Okay. Any other
18 suggestions or comments?
19 COMMISSION MEMBERS: (No response.)
20 THE CHAIRMAN: Okay. We'll go ahead and
21 defer.
22 MR. HAYDEN: Okay.
23 THE CHAIRMAN: Sorry, Christian.
24 MR. POPOLI: That's fine. As long as
25 there's an end in sight.

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84

1 THE CHAIRMAN: I hear you.
2 Okay. Moving on to -- on to Item
3 Number 4, COA-17-436, at 1026 Cherry Street.
4 MR. POPOLI: As we're talking, maybe we'll
5 get to the pictures at some point.
6 COA-17-436 is at 1026 Cherry Street.
7 There's a request for full window replacement.
8 The applicant, Pillar, LLC, requested to
9 replace all 39 windows at this house with new
10 sash packs.
11 The house was built in 1927. It's an
12 all-brick house with a two-story design. The
13 windows are currently the historic windows.
14 They are the one-over-one design.
15 Staff reviewed the windows on site, and we
16 really found that the majority of the windows
17 are in very good shape. The wood was sound on
18 almost all of them. They did have a need for
19 repair. A lot of the counterweight ropes were
20 broken, a lot of them were painted shut, some
21 of them had damaged panes, and they all could
22 use probably a strip and repaint.
23 But we really found that, based on the
24 window survey, Windows 20 and 21, which are on
25 the rear elevation, were substantially damaged.

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85

1 A majority of the wood frame, particularly on
2 the bottoms, but also on the sides, the top of
3 the lower sash, were rotten. There was some
4 rodent damage. Actual pieces of sash were
5 missing on one of the windows. It was open to
6 the air.
7 So generally we felt that those two
8 windows warranted replacement, but the rest
9 were really -- just needed some attention.
10 There may be a need for some of them to be
11 removed and have the windows realigned, so it's
12 not something that we contemplated with
13 conditions, but I think if that was something
14 that the Commission wanted to include in their
15 approval, it would make sense.
16 THE CHAIRMAN: Okay.
17 MR. POPOLI: Okay. Just briefly, these
18 are just examples of the current windows that
19 are in good repair (indicating).
20 I did want to note that the upstairs
21 closets have these very small at-floor-level
22 windows, and I thought were really interesting
23 and neat.
24 But, as you can see, the windows are --
25 are in good shape. They obviously need some
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86

1 reglazing. As I said, a lot of them do need
2 paint.
3 In here, there's a lot of accumulated
4 dirt, but -- and the paint is peeling, but the
5 window itself is sound. I think you can see
6 some of the broken counterweights.
7 This gets into the two windows that are
8 substantially damaged. This is the
9 aforementioned rodent damage. From the inside,
10 you can see that the sash is really rotted-out
11 here and open to the air.
12 On the upper level, the glass is falling,
13 and the entire perimeter of the lower sash is
14 really rotten.
15 And although this one looks a little bit
16 better, when we probed it, it's -- it's fairly
17 rotten all the way through. And from the
18 outside, you can really see more of that
19 damage, and here as well behind the screen.
20 So that's generally our recommendations on
21 this.
22 THE CHAIRMAN: Okay. Any questions for
23 staff?
24 COMMISSIONER DAVIS: The ones that you
25 guys are recommending denial on, you probed
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87

1 them and -- like, probed the windows and the
2 wood seems solid and --
3 MR. POPOLI: Yeah. They -- they were all
4 in surprisingly good shape.
5 There's one that has a window unit in it
6 that we weren't able to really probe the
7 entirety of it, though the wood felt sound. It
8 did have a lot of mildew on it, but at least on
9 the sides and the top and the corners and the
10 bottom that we could get to, felt sound. But
11 that one may be -- there wasn't really any
12 other evidence provided that substantiated
13 whether or not it was rotten, but based on our
14 estimation, it was repairable. It hadn't
15 reached the 50 percent level yet.
16 COMMISSIONER DAVIS: Were they functional,
17 any of those --
18 MR. POPOLI: A lot of them weren't,
19 because they probably had paint --
20 COMMISSIONER DAVIS: Painted shut?
21 MR. POPOLI: Yeah, exactly. They -- the
22 applicant did mention that they broke the glass
23 on one trying to open it. I don't know the
24 process that's really necessary to do that. In
25 fact they, (inaudible), but I -- we did feel
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88

1 that they could be repaired.
2 THE CHAIRMAN: Any other questions?
3 COMMISSION MEMBERS: (No response.)
4 THE CHAIRMAN: Open the public hearing.
5 Is the applicant here?
6 AUDIENCE MEMBER: (Indicating.)
7 THE CHAIRMAN: Come on up.
8 (Audience member approaches the podium.)
9 AUDIENCE MEMBER: I brought the window
10 that I was going to -- oh, sorry.
11 MS. BLAKE: If you would state your name
12 and address for the record.
13 AUDIENCE MEMBER: Shawn Griffith at Pillar
14 Construction, 3167 St. Johns Bluff Boulevard,
15 32246.
16 MS. BLAKE: Would you raise your right
17 hand, please.
18 MR. GRIFFITH: (Complies.)
19 MS. BLAKE: Do you affirm that the
20 testimony you're about to give is the truth,
21 the whole truth, and nothing but the truth?
22 MR. GRIFFITH: Yes, I do.
23 MS. BLAKE: Thank you.
24 MR GRIFFITH: I actually brought --
25 MR. CHAIRMAN: Well, first, you -- I
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1 assume you have read the staff report and
2 recommendations?
3 MR. GRIFFITH: I did, and I --
4 unfortunately, some of the information I think
5 was not construed correctly, but, regardless, I
6 would still like to explain our request.
7 THE CHAIRMAN: Okay.
8 MS. BLAKE: Sir, if you would continue
9 talking, I will pass these out for you.
10 MR. GRIFFITH: We actually requested the
11 windows to be replaced more from the energy
12 efficiency standpoint of the house with 39
13 windows. The south end of the house has --
14 basically, we are talking about the wall. They
15 were all windows. And I put together some
16 information regarding the low E, S -- the SG --
17 the solar heat gain, as well as the U-Factor.
18 That was the actual discussion.
19 Now, I will tell you Christian did a
20 thorough job. There is some exterior on the
21 second floor windows, that they are -- if you
22 tried to cut the caulking away, the wood comes
23 right with it.
24 We've done some further evaluation. I've
25 had three window companies come out and look.
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1 We've had quotes anywhere from \$11,000 to
2 \$26,000 to repair the windows.
3 You will note at the very beginning of our
4 request we put, there are four rotten window
5 frames. There's two on the back, there's two
6 on the second floor on the outside. That was
7 not our intent again. Our intent was to
8 improve the energy efficiency for the end user
9 of this house.
10 These windows that we're talking about
11 putting in can save the end buyer anywhere's
12 between a thousand and \$1,400 a year. That's a
13 proven fact. And in today's green age, I don't
14 understand -- one of the comments that the --
15 was made, that there's a potential that the
16 window will not look the same as the wood. The
17 wood has a three-and-a-quarter-inch reveal all
18 the way around. The windows that we're
19 replacing with had a three-inch reveal all the
20 way around. It would be a sash replacement,
21 not a window. The casement does not come out.
22 We will leave the wood casements that are in
23 place all the way around, but from the inside
24 of the house and the outside of the house.
25 That would also benefit the end user
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1 because I don't know if anybody -- I think
2 Christian probably went inside the house, but
3 this thing has some of the most ornate detailed
4 woodworking on the inside and plaster work,
5 that if we have to take the windows out --
6 there are 18 windows that currently we know for
7 a fact don't have the counterbalances, so we
8 would have to take everything off, and
9 potentially damage all that woodwork to get
10 this, where we do not have to do a sash
11 replacement.
12 The other thing is there are some awning
13 screens on it. We plan to keep those. So from
14 a street elevation look, the house would not
15 change.
16 I did bring a window -- do you want to at
17 least show them? This is a fin-type window.
18 The none-fin type window basically is just the
19 exterior box. It is low E. It is (inaudible).
20 (Timer notification.)
21 MR. GRIFFITH: So basically it would be
22 from here, so it's that (inaudible). It's
23 basically that reveal.
24 I promise I won't take much longer.
25 So anyhow, our request is basically we can
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1 replace the windows for what we're estimating
2 to be a third of the price of the -- along
3 with -- and that's just the windows. That
4 doesn't include what we believe to be the
5 extraordinary damages that we will cause
6 because I personally have broken two panes.
7 And it's my house, so I'm trying to be as
8 careful as possible to -- to not break glass.
9 As you know, 1927 glass is virtually paper-thin
10 to start with. There are not the leaded
11 windows. There are three leaded panes in there
12 that I found.
13 Did you notice anything different than
14 that, Christian?
15 MR. POPOLI: No.
16 MR. GRIFFITH: Okay. Yeah. So a lot of
17 the panes have already been replaced with the
18 really thin glass.
19 So, again, we're just -- we're basically
20 looking to create the same elevation look. We
21 believe it will look almost identical. We're
22 looking to increase the efficiency of the
23 house. The house will be insulated. We're
24 cutting the ceilings off in the upstairs to
25 blow insulation in there.
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1 Now, it is plaster walls and brick on the
2 outside, so it has quite a good energy
3 efficiency on the wall side, but not from the
4 roof side.
5 So our goal is basically to give the end
6 user a more efficient home as well, as well as
7 not spend upwards of \$26,000 to repair the
8 windows.
9 THE CHAIRMAN: Okay. Any questions for
10 the applicant?
11 COMMISSIONER LOPERA: I do.
12 Well, I just want to let you know I -- I
13 do feel your pain with windows. I've tried in
14 the past. And, unfortunately, there are
15 manufacturers that have created a product which
16 is a storm window, which after you have
17 repaired the wood window, you apply the storm
18 window to the outside of the wood window, and
19 that's going to provide the energy efficiency
20 you're looking for, and that's how basically
21 other people have been able to accomplish a
22 highly energy-efficient house, along with the
23 wood windows. But at the same time, it ends up
24 it will -- you will have two windows. You will
25 have --
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1 MR. GRIFFITH: It will change the
2 exterior --
3 COMMISSIONER LOPERA: -- the wood
4 window --
5 MR. GRIFFITH: It will change the exterior
6 appearance --
7 COMMISSIONER LOPERA: -- and then you will
8 have -- the outside -- well, the outside window
9 is going to have -- you know, A, you can either
10 have, you know, one pane and one screen or you
11 can have just two window panes, but they will
12 be, you know, of course, clear -- you know,
13 clear glass with the argon gas in the middle.
14 So --
15 MR. GRIFFITH: But wouldn't I need to get
16 approval to add an extra window to the outside
17 of the house?
18 COMMISSIONER LOPERA: For the storm
19 windows --
20 (Simultaneous speaking.)
21 COMMISSIONER LOPERA: -- I believe that
22 the staff can approve the storm windows on the
23 outside.
24 Correct me if I'm wrong, Lisa.
25 MR. GRIFFITH: Well, that wouldn't make
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1 sense.
2 MS. SHEPPARD: We do have some ability.
3 There are some conditions that the Commission
4 came up with for doing them on the exterior. I
5 will say that you can do an interior storm, and
6 it's not reviewed because it's an interior
7 feature. And that's actually kind of a big
8 move, especially in our climate, and it makes
9 them really easy to, you know, take in and out
10 as well. So that's another option is interior
11 storm.
12 THE CHAIRMAN: Probably preferred.
13 COMMISSIONER DAVIS: We took -- I mean, we
14 all totally feel your pain. Like, if this was
15 my house, I would want to do the same thing.
16 There's -- you know, our job is just to
17 interpret the standards, the -- you know, like
18 what the rules are --
19 MR. GRIFFITH: Uh-huh.
20 COMMISSIONER DAVIS: -- and you make a
21 great argument on the energy efficiency.
22 MR. GRIFFITH: The other question I do
23 have -- and I -- I know we talked about
24 precedence, but there are five houses within
25 one block of that house that have vinyl
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1 windows, and none of them are new construction.
2 They are all old construction. We have all the
3 addresses, so -- but now we were told that was
4 before the Commission started looking at this a
5 little tighter.
6 But again, I think the purpose -- or the
7 understanding is that we don't change the
8 outside aesthetics of the house, and I don't
9 believe that this would change the outside
10 aesthetics of the house.
11 So that would be my request.
12 THE CHAIRMAN: Let's see if there is
13 someone else that has something to offer.
14 MR. GRIFFITH: Thank you.
15 COMMISSIONER LOPERA: Thank you.
16 THE CHAIRMAN: Thank you.
17 (Ms. Ehas approaches the podium.)
18 MS. EHAS: Kay Ehas. Do I have to say my
19 address again?
20 MS. BLAKE: You've already been sworn in.
21 MS. EHAS: So I only came to speak on one
22 item, but then I get caught up in these things,
23 and I can't help myself.
24 So windows and doors -- original windows
25 and doors are heavily important in the historic
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97

1 district. That's kind of what makes a
2 structure.
3 And there was an applicant who actually
4 appealed denial of a window replacement about a
5 year ago to City Council. And I was one of the
6 people representing RAP that went to that
7 hearing, and the -- and the City Council upheld
8 the JHPC decision because when you buy a house
9 in an historic district, that is an existing
10 historic district, you buy it knowing there are
11 rules, and those rules need to be applied
12 consistently. Nobody -- nobody is making you
13 buy it. And there are ways to do
14 energy-efficient windows, even in historic
15 homes, without even storm windows that we -- we
16 learned about it.
17 Angel Morales, do you know him? You can
18 make them more energy efficient than they
19 exist.
20 Anyway, thank you.
21 THE CHAIRMAN: Thank you.
22 Anyone else?
23 (Ms. Burke approaches the podium.)
24 MS. BURKE: I'm Adrienne Burke with RAP.
25 So when I reviewed this case with Lisa
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98

1 when we met earlier, we didn't have as much
2 information at that time, so I was unable to
3 make a decision at that point. But just as a
4 rule, this case, or any other applicant, it's
5 the most common reason for wanting to do these
6 projects is energy efficiency. You're going to
7 hear it every time; someone wants to replace
8 the majority of historic windows. And I
9 totally get that. And historic preservation,
10 as a -- as a movement, definitely needs to be
11 mindful of new technologies and how you
12 incorporate them, but as a general rule in
13 preservation we'll always want to look at
14 restoring the original historic windows first.
15 Especially where there are so many, at that
16 point I would argue that it is a
17 character-defining feature of the house to have
18 so many windows, so absolutely would advocate
19 restoring before replacing.
20 THE CHAIRMAN: Thank you.
21 Anyone else?
22 AUDIENCE MEMBERS: (No response.)
23 THE CHAIRMAN: Seeing none, we'll close
24 the public hearing.
25 I believe statistically that 80 percent of
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99

1 the heat loss or heat gain is not through the
2 windows, but it's through the roof. And that
3 is where the insulation gets you your biggest
4 bang for your buck.
5 Anyway, any discussion? And I'll
6 entertain a motion.
7 COMMISSIONER ALLMAND: I'll make a motion
8 to approve COA-17-436 with staff
9 recommendations.
10 COMMISSIONER DEMETREE: I'll second.
11 THE CHAIRMAN: We have a motion and a
12 second, and the motion is to deny all 39
13 windows and the replacement of two, Numbers 21
14 and 22. We have a motion and a second.
15 All those in favor?
16 COMMISSION MEMBERS: Aye.
17 THE CHAIRMAN: Those opposed?
18 COMMISSION MEMBERS: (No response.)
19 THE CHAIRMAN: Hearing none, you have
20 approved the replacement of two windows.
21 We'll move on to Item Number 5,
22 COA-17-446, at 3848 Jean Street.
23 After this item, we'll go ahead and take
24 our 5 o'clock break, as we're approaching that.
25 (Audience member approaches the podium.)
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100

1 MS. BLAKE: Sir, if you would kindly state
2 your name and address for the record.
3 AUDIENCE MEMBER: Dale Caswell, 1170
4 Neck Road, Ponte Vedra Beach, 32082.
5 MS. BLAKE: If you would raise your right
6 hand, please.
7 MR. CASWELL: (Complies.)
8 MS. BLAKE: Do you affirm that the
9 testimony you are about to give is the truth,
10 the whole truth, and nothing but the truth?
11 MR. CASWELL: I do.
12 MS. BLAKE: Thank you.
13 MR. POPOLI: Staff report?
14 THE CHAIRMAN: Pardon?
15 MR. POPOLI: Staff report.
16 THE CHAIRMAN: Yes.
17 MR. POPOLI: Okay.
18 THE CHAIRMAN: I'm sorry.
19 MR. POPOLI: That's all right.
20 This request is COA-17-434 [sic], at
21 3848 Jean Street.
22 The request is to enclose an existing
23 carport to create additional living space.
24 The proposal is to use a modern lap siding
25 material; Hardiboard in this case, and to add
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101

1 windows.
2 Generally, the structure is a
3 noncontributing structure in the district.
4 It's a minimal, traditional -- there's the
5 house there (indicating).
6 The house is fairly unique in some of its
7 architectural features, particularly the
8 columns that support the roof of the carport,
9 are -- I've got a picture. You can see them.
10 They are very long, narrow, brick-style.
11 They're going to be the same little kind of
12 monolithic pillars.
13 Even though it's a noncontributing
14 structure, it's a very good example of this
15 style. And, generally, we feel if it had been
16 surveyed to include this style of home, this
17 would have been a good example of it. It's got
18 a few small screening features through the
19 column.
20 So we feel really it's -- the carport is
21 kind of the character-defining feature of these
22 type of houses, and this one in particular is
23 really a unique example with the exposed
24 rafters and the thick columns over there, so we
25 think it would be detrimental to allow the

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102

1 alteration.
2 THE CHAIRMAN: Any questions for staff?
3 COMMISSION MEMBERS: (No response.)
4 THE CHAIRMAN: Okay. Now we'll open the
5 public hearing.
6 Now it's your turn.
7 MR. CASWELL: Thank you.
8 The carport that you see there has been --
9 over time has been added enclosed, and so what
10 you're seeing is what's left of that carport is
11 less than 14 feet. So as far as it being an
12 effective place to put the car, it's a little
13 small. Most carports or garages are 20 feet
14 minimum deep. And by -- just by that, I would
15 say that you are really not keeping a carport
16 by having that small 14 -- less than 14-foot
17 carport in there.
18 If this could not be approved for this
19 140 square foot that's being proposed to be
20 enclosed -- and this little house is only about
21 a thousand square feet to begin with -- it --
22 we could take those columns -- and basically if
23 you look at the floor plan, just do away with
24 the storage area and would leave those columns
25 exposed, and that would reduce that square

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103

1 footage down to an 80-foot enclosed area. And
2 that would leave a recess that would really
3 maintain that architectural character that
4 you're talking about, Christian. But it would
5 also reduce the size of that enclosed area, and
6 be less impact.
7 MR. POPOLI: May I?
8 THE CHAIRMAN: Please go ahead.
9 MR. POPOLI: You're just saying to move
10 the wall basically to the backside of the
11 columns as opposed to the front?
12 MR. CASWELL: Yes. Yeah. So basically
13 take off that -- that storage room and the door
14 that's shown there, and just have the door on
15 the side.
16 COMMISSIONER DAVIS: What's the current
17 elevation look like? Sorry.
18 THE CHAIRMAN: There you go (indicating).
19 MR. POPOLI: There you go.
20 MR. CASWELL: So the siding that would be
21 infilled in there would be the 5-foot exposed
22 lap, very similar to what's on the gable of
23 that elevation you see there.
24 COMMISSIONER DAVIS: Is that T-111 on
25 there now?

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104

1 MR. CASWELL: It's -- it's a wood lap
2 siding that's the existing, and the proposed
3 would be a horizontal lap siding to match.
4 (Timer notification.)
5 COMMISSIONER DAVIS: Well, I mean, on the
6 carport now, what's the -- the part that's
7 enclosed --
8 MR. CASWELL: Oh, the part that's
9 enclosed, I believe it's -- I believe it is
10 just plywood. It's a plywood siding.
11 THE CHAIRMAN: Any other questions for the
12 applicant?
13 COMMISSION MEMBERS: (No response.)
14 THE CHAIRMAN: Let's see if someone else
15 has something to offer.
16 MR. CASWELL: Can I say one more thing?
17 THE CHAIRMAN: Sure. Go ahead.
18 MR. CASWELL: One -- one of the concerns
19 was about the driveway, and we certainly could
20 cut and remove a section of the driveway to
21 provide a landscape strip in front of that. So
22 that would be one thing that could be done.
23 THE CHAIRMAN: Well, that wasn't -- that
24 wasn't raised as an issue by staff, so --
25 MR. POPOLI: Well, it -- to the Chair, in

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105

1 the report it did mention that --
2 (Simultaneous speaking.)
3 THE CHAIRMAN: Or did --
4 MR. POPOLI: -- (inaudible) enclosed, you
5 would have a driveway just going into the side
6 of the house --
7 THE CHAIRMAN: Yeah, yeah.
8 MR. POPOLI: -- where the carport
9 originally was.
10 THE CHAIRMAN: Okay. But it was not
11 conditioned?
12 MR. POPOLI: No.
13 THE CHAIRMAN: That's what I meant, yeah.
14 COMMISSIONER ALLMAND: Well, yeah. There
15 weren't any conditions. It was just a denial.
16 So I have a quick question. So why was it
17 denied? Why was this application --
18 THE CHAIRMAN: They were --
19 COMMISSIONER ALLMAND: -- denied?
20 THE CHAIRMAN: They were trying to
21 preserve the character-defining feature of the
22 two brick fin walls that define the front of
23 the carport.
24 MR. POPOLI: Even though it's
25 noncontributing, generally -- or by the
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106

1 guidelines treated as though it's a historic
2 structure, we apply the conditions the same
3 way.
4 COMMISSIONER ALLMAND: Okay.
5 MR. CASWELL: We weren't covering those
6 up.
7 COMMISSIONER ALLMAND: So let me -- let me
8 just hear it one more time. I'm sorry.
9 The reason why it was denied is because
10 you want to preserve those fins in the front,
11 correct?
12 MR. POPOLI: That was part of it, but just
13 generally enclosing the carport is a
14 significant change to those style of
15 structures. I mean, you can see it --
16 COMMISSIONER ALLMAND: To a
17 noncontributing structure?
18 MR. POPOLI: Right.
19 THE CHAIRMAN: Correct.
20 COMMISSIONER ALLMAND: Got it. Okay.
21 THE CHAIRMAN: But it was typical of that
22 style when it was built --
23 MR. POPOLI: Correct.
24 COMMISSIONER ALLMAND: Without a doubt.
25 Okay. Got it.
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107

1 COMMISSIONER LOPERA: But even with the
2 addition of these walls, just like we put storm
3 windows over windows, if we want to recall that
4 original use of a carport, or if somebody else
5 moved into the property, those windows are
6 nonstructural and could easily be removed.
7 So I would like to, you know, make a
8 motion to approve without conditions because
9 the -- mainly because all those walls are
10 nonstructural, they can easily be -- be
11 removed, and you can totally restore the
12 historic -- even though it's a noncontributing
13 structure, you could totally restore it back to
14 a carport at any point.
15 So -- and with a 1,000-square-foot house,
16 I feel your need to add additional square
17 footage there for a very important -- for a
18 very important use. For a 1,000-square-foot
19 house, you have a minimal laundry area,
20 entrance, so I definitely understand your need
21 for that, so that's why I would --
22 THE CHAIRMAN: Well, by the same token,
23 there's nothing that would prevent him from
24 building an addition behind the carport and
25 opening it up so he had a covered place to park
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108

1 his car. There would be nothing that would
2 prohibit him from doing that.
3 COMMISSIONER ALLMAND: So you think an
4 addition in the back would be better?
5 THE CHAIRMAN: Yeah. If we were to look
6 at this house --
7 (Simultaneous speaking.)
8 THE CHAIRMAN: -- purely as it was
9 originally designed and intended --
10 COMMISSIONER ALLMAND: Okay. Just --
11 THE CHAIRMAN: I mean, that's another
12 option where there are none.
13 COMMISSIONER ALLMAND: Right. Okay.
14 THE CHAIRMAN: He could always do that --
15 COMMISSIONER ALLMAND: Okay.
16 THE CHAIRMAN: -- right?
17 COMMISSIONER ALLMAND: Yep. Okay. Hang
18 on.
19 MR. CASWELL: Could I -- could I speak
20 again?
21 THE CHAIRMAN: Okay. Come on up, quick.
22 MR. CASWELL: To -- to make an addition on
23 the back of the house would be kind of
24 impractical because the bedrooms are in the
25 back of the house. And to be able to go around
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109

1 to the side of the house, there's not enough
2 room for a car to go around to use the back or
3 to maintain a carport. And there would not be
4 enough -- there is windows now on the side
5 elevation to make an addition off of the side.
6 So to make any other addition to this house
7 would be -- would really -- would really hurt
8 the -- you would compromise losing windows or
9 it would not be a good use of space.
10 THE CHAIRMAN: I have no idea how the rest
11 of the house is built or how it's designed or
12 whatever. I'm just -- you can always do an
13 addition somewhere.
14 MR. POPOLI: Through the Chair, if it
15 would help the conversation any, I do think the
16 compromise of pushing the wall back would be
17 something that we would support.
18 THE CHAIRMAN: Yeah. I'm not opposed to
19 that either, actually. I'm just playing
20 devil's advocate.
21 MS. FETNER: Before you get to that --
22 COMMISSIONER ALLMAND: Well -- and I'm not
23 opposed to it either.
24 MS. FETNER: I don't know if you've opened
25 it up to the public yet. Before you get too --
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110

1 THE CHAIRMAN: No, actually -- yeah, we
2 haven't.
3 MS. FETNER: Before you get too deep into
4 your conversation --
5 THE CHAIRMAN: Well, I did, to have him
6 speak --
7 MS. FETNER: Okay.
8 THE CHAIRMAN: -- but I hadn't taken any
9 other --
10 MS. FETNER: That's --
11 THE CHAIRMAN: Right.
12 MS. FETNER: That is what I'm talking
13 about.
14 THE CHAIRMAN: Is there anyone else that
15 would like to comment on the project?
16 (Ms. Burke approaches the podium.)
17 MS. BURKE: Hi. Adrienne Burke.
18 It's more of a general comment, not
19 necessarily specific to this project, but I
20 think the challenge is that we're running into
21 the mid-century structures being listed as
22 noncontributing, and that's really an issue of
23 our resource survey not being current. It's
24 something at RAP that I'm very aware of. So I
25 think that's the challenge here, is there's a
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111

1 recognition in preservation that these
2 structures are becoming contributing and/or
3 historic, and so we're just kind of caught in
4 this weird middle ground. Certainly, we would
5 encourage retaining the original historic
6 features, but because technically it's
7 noncontributing there should be more
8 flexibility, so just general --
9 COMMISSIONER ALLMAND: But you're happy
10 that it's kind of being treated a little like
11 contributing-ish, correct?
12 MS. BURKE: I mean, I think that's fair --
13 THE CHAIRMAN: That's what she said.
14 MS. BURKE: -- but, yes --
15 COMMISSIONER ALLMAND: Got it. I just
16 wanted --
17 (Simultaneous speaking.)
18 MS. BURKE: -- legally --
19 COMMISSIONER ALLMAND: -- to get that on
20 the record --
21 MS. BURKE: -- lawyer's brain. It is
22 noncontributing. That's how it's listed. So
23 it is kind of this weird gray area that we're
24 in right now. But, yeah, I mean, certainly
25 those are unique architectural features. And
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112

1 so if there's a compromise -- and again, as a
2 point about them not being structural -- so one
3 of the standards is, is it reversible. You
4 know, there's room -- room for discussion.
5 THE CHAIRMAN: Okay.
6 COMMISSIONER LOPERA: With -- yeah. The
7 brick columns would remain in place. We're
8 just having a partition along the middle to
9 give the homeowner some extra square footage.
10 I make a motion to approve without --
11 THE CHAIRMAN: Wait, wait. I haven't
12 closed the public hearing yet.
13 COMMISSIONER ALLMAND: And I've got one
14 real quick question for staff before you go on.
15 Did you guys ever say that, Hey, if you
16 move this wall back, we'd be acceptable, or was
17 it just a slam denial?
18 MR. POPOLI: Based on what was proposed, I
19 mean --
20 THE CHAIRMAN: Yeah.
21 COMMISSIONER ALLMAND: Got it.
22 THE CHAIRMAN: Okay.
23 MS. SHEPPARD: We -- we didn't think about
24 it. I mean --
25 COMMISSIONER ALLMAND: You didn't what?
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113

1 MS. SHEPPARD: It wasn't something that
2 we -- it just wasn't something that came up. I
3 mean, it's a good idea, because it kind of
4 retains that feature. I wish --
5 COMMISSIONER ALLMAND: Okay. I just was
6 wondering --
7 MS. SHEPPARD: -- we had thought of that.
8 COMMISSIONER ALLMAND: -- how that
9 happened.
10 Okay. Got it.
11 THE CHAIRMAN: Is there anyone else who
12 would like to speak to this item?
13 AUDIENCE MEMBERS: (No response.)
14 THE CHAIRMAN: I'll close the public
15 hearing.
16 Now you can make your motion.
17 COMMISSIONER LOPERA: Thank you.
18 I make a motion to approve without
19 conditions.
20 COMMISSIONER ALLMAND: Real quick. Can we
21 make --
22 COMMISSIONER LOPERA: Oh, my gosh.
23 COMMISSIONER ALLMAND: Can we just make --
24 COMMISSIONER LOPERA: We just --
25 (Simultaneous speaking.)
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114

1 THE CHAIRMAN: We --
2 COMMISSIONER ALLMAND: I know, but can we
3 just pull -- like, have there be some kind of,
4 like, relief between the wall --
5 (Simultaneous speaking.)
6 COMMISSIONER ALLMAND: -- and the
7 contributing-ish columns? I think that's --
8 THE CHAIRMAN: That would be a compromise.
9 COMMISSIONER ALLMAND: That's a nice
10 compromise. And I think that kind of achieves
11 a lot of things.
12 COMMISSIONER LOPERA: What kind of relief
13 are you referring to? Like a six-inch relief
14 or six feet or --
15 (Simultaneous speaking.)
16 COMMISSIONER ALLMAND: Four inches.
17 COMMISSIONER LOPERA: Four inches. Okay.
18 COMMISSIONER ALLMAND: And then, again,
19 I'll second it then.
20 COMMISSIONER LOPERA: Okay. I make a
21 motion to approve with the condition that there
22 is a four-inch relief for the nonstructural
23 partition wall at the front of the brick
24 columns, and to -- for the brick columns to
25 remain in place.
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115

1 COMMISSIONER ALLMAND: Second.
2 THE CHAIRMAN: I have a motion and a
3 second.
4 All those in favor?
5 COMMISSION MEMBERS: Aye.
6 THE CHAIRMAN: Those opposed?
7 COMMISSION MEMBERS: (No response.)
8 THE CHAIRMAN: Hearing none, you have
9 approved COA -- whatever number this is --
10 (Simultaneous speaking.)
11 THE CHAIRMAN: -- they're all running
12 together -- COA-17-446.
13 MR. CASWELL: Thank you.
14 THE CHAIRMAN: Okay. We are going to take
15 a -- we are going to take a 10-minute break,
16 then we will return with Item Number 6.
17 Fifteen minutes, excuse me.
18 (Brief recess.)
19 THE CHAIRMAN: Okay. We're back in order,
20 back in session. I will remind our
21 commissioners to declare any ex-parte
22 communication as we move forward.
23 We're looking at Item Number 6,
24 COA-17-455, Willow Branch Avenue.
25 Staff report.
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116

1 MR. POPOLI: This is a report for
2 COA-17-455, Zero Willow Branch Avenue. It is a
3 request for new construction for a new,
4 two-story, single-family home.
5 These were the provided designs for the
6 structure. Generally, I just want to say that
7 the design itself the staff didn't have much
8 issue with. It was really a function of scale.
9 And it's a nuance point as far as scale because
10 it is a mixed bag on this block, but I think I
11 can demonstrate my point adequately.
12 So this block of Willow Branch is
13 basically split down the middle. To the east,
14 from this lot over, is single-story homes. And
15 from this lot west, it's two-story homes. So
16 this is the property in question. And just to
17 orient you guys, this house right here, which
18 is immediately to the west, is a two-story
19 structure that's noncontributing. Directly
20 across the street from that is a two-story
21 contributing brick structure. From this point
22 down, on the opposite side of the street, these
23 are all one-story, predominantly brick
24 structures. And then this is a single-story,
25 wood frame vernacular.
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117

1 So one of our main concerns is that this
2 house is going to basically set the precedent
3 for what eventually could be another lot right
4 here (indicating).
5 Currently, this house has a very big yard
6 that's fenced in. And as we've seen in a
7 number of cases recently, these available lots
8 are being split off and built on.
9 A two-story house here would really just
10 dominate this very small structure. And even
11 with the structures across the street, this is
12 really a substantial change from what's been
13 there.
14 Just to walk you through the pictures,
15 this is the lot, obviously. To the left here
16 is the two-story, noncontributing structure.
17 And to the right is the potentially vacant lot,
18 the fenced-in yard and the house adjacent.
19 This is the wood frame vernacular that's to the
20 east. That's the noncontributing structure
21 again.
22 So this starts at the end of Willow Branch
23 moving northwest. This is the single-family
24 home on the corner. This is the next one in
25 line, I believe. Actually, this might be the
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118

1 one directly across from the structure. That's
2 the house in the middle there. And then this
3 is the wood frame that's across the street as
4 well. And here you can see the beginning of
5 the two-story brick house that's further up the
6 block. This is that aforementioned brick
7 structure.
8 COMMISSIONER LOPERA: Is that 1230 right
9 there? 1230 Willow Branch, that two-story
10 brick --
11 MR. POPOLI: I don't have the address in
12 front of me. Wait a minute. Across the
13 street. It's across the street and to the
14 west. So it's catercorner, basically.
15 COMMISSIONER LOPERA: Okay. So it is 1230
16 Willow Branch Avenue. Okay.
17 MR. POPOLI: And then this is across the
18 street on further northwest of that. So as you
19 can see, moving up the block, you are at two
20 story. And these are pictures provided by the
21 applicant.
22 I believe this is -- in their application
23 and discussions, they made the point that
24 directly behind this house, on Willow Branch
25 Court, is a two-story house that they
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119

1 constructed. I think this is the rendering of
2 that house before it was built.
3 But yeah, it really comes down to massing
4 and scale. We felt that conditioning it to be
5 one story would significantly alter the design.
6 And, at that point, it's really going to be a
7 different design. So rather than trying to
8 condition it to a new structure, we would
9 rather see it come back as a different design.
10 So we're recommending denial.
11 COMMISSIONER LOPERA: What -- sorry.
12 MR. POPOLI: Go ahead.
13 COMMISSIONER LOPERA: 1213 and 1223, along
14 Willow Branch Avenue, how big -- are those one-
15 or two-story structures?
16 MR. POPOLI: 1213 and what?
17 COMMISSIONER LOPERA: 1213 Willow Branch
18 and 1223 Willow Branch.
19 MR. POPOLI: These are two stories.
20 Basically, 1226, 1223, and then 1229 are --
21 COMMISSIONER LOPERA: They're all
22 two-story.
23 MR. POPOLI: Right.
24 COMMISSIONER LOPERA: And then the
25 proposed one is a two-story. So the only,
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120

1 like, strange property along that same side is
2 the little -- the small vernacular one-story at
3 the very end of the lot.
4 MR. POPOLI: On the north side of the
5 street?
6 COMMISSIONER LOPERA: On the same side of
7 the street. 1245 is on the same side --
8 MR. POPOLI: Right.
9 COMMISSIONER LOPERA: -- as the proposed
10 structure.
11 MR. POPOLI: I'm sorry, the (inaudible).
12 COMMISSIONER LOPERA: And then after that,
13 across the street there's?
14 MR. POPOLI: All single story on that side
15 until you get to -- I guess it's 1230.
16 COMMISSIONER LOPERA: Okay.
17 Sorry. Go ahead, John.
18 COMMISSIONER ALLMAND: So they're going
19 to -- proposing a two-story house next to
20 another two-story house, true?
21 MR. POPOLI: Might be. I'm not sure if
22 it's a house or a duplex, but --
23 COMMISSIONER ALLMAND: A two-story
24 structure.
25 MR. POPOLI: Correct. Noncontributing.
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121

1 COMMISSIONER ALLMAND: Okay. Got it.
2 And then not a lot next to it, but a
3 potential lot, but an open space, and then a
4 one-story?
5 MR. POPOLI: Correct.
6 COMMISSIONER ALLMAND: Got it.
7 THE CHAIRMAN: Okay. Any questions for
8 staff? Any more?
9 COMMISSION MEMBERS: (No response.)
10 THE CHAIRMAN: Open it to a public
11 hearing.
12 Is the applicant here?
13 (Audience member approaches the podium.)
14 MS. BLAKE: Please say your name and
15 address for the record.
16 AUDIENCE MEMBER: My name's Anthony
17 Sifakis. My address is 14560 Pablo Terrace,
18 Jacksonville, Florida.
19 MS. BLAKE: Would you raise your right
20 hand, please.
21 MR. SIFAKIS: (Complies.)
22 MS. BLAKE: Do you affirm that the
23 testimony you are about to give is the truth,
24 the whole truth and nothing but the truth?
25 MR. SIFAKIS: Yes.
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122

1 MS. BLAKE: Thank you.
2 COMMISSIONER ALLMAND: Before you move
3 forward, I need to declare ex-parte
4 conversation. Thank you for reminding me. I
5 think it was this week.
6 Was it?
7 MR. SIFAKIS: Last week.
8 COMMISSIONER ALLMAND: Last week. Got it.
9 I was in Costa Rica last week. The week before
10 last. We talked about --
11 MS. FETNER: And the substance?
12 COMMISSIONER ALLMAND: We talked about
13 this project.
14 MS. FETNER: Okay. Anything in particular
15 that you need to disclose?
16 COMMISSIONER ALLMAND: Unh-unh.
17 MS. FETNER: Okay.
18 COMMISSIONER ALLMAND: Just, you know,
19 kind of general kind of submittals and, you
20 know, window locations and stuff like that.
21 MS. FETNER: Okay. Thank you.
22 THE CHAIRMAN: Go ahead.
23 MR. SIFAKIS: Like Mr. Lopera pointed out,
24 you know, this is -- on this side of the
25 street, the only exception for one-story is the
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123

1 house to the south of this one. So I really do
2 think that this house would fit in pretty well
3 on this block since to the north of it, on this
4 side, is all two-story buildings.
5 You know, like Christian pointed out, they
6 didn't have any issue with the design of the
7 house. In my experience, this seems to be what
8 people are looking for in this neighborhood
9 after getting a lot of feedback from Realtors
10 on different new construction properties. So I
11 really do think this would, you know, really
12 make this block that much better than having a
13 vacant lot right there.
14 One thing that he did point out is, you
15 know, with a -- you know, if we wanted to maybe
16 match the -- match it a little bit to the one
17 next to it, if we were to match the finished
18 floor height of my property to the one to the
19 east -- I'm sorry -- to the one to the south,
20 the one-story, if we were to kind of bring that
21 down a little bit, that might be a little bit
22 of a compromise where we could still get this
23 house approved today and, you know, work with
24 what little bit of feedback that he gave me.
25 So that's something I would be open to.
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124

1 You know, I would like to get this house
2 approved today. That one condition might --
3 that you have, I might actually be in favor of.
4 That's about it.
5 THE CHAIRMAN: Any questions for the
6 applicant? Did you want to --
7 MR. POPOLI: Just a quick comment, we did
8 have -- I mean, we didn't spend a lot of time
9 dissecting the design. There are a couple of
10 spaces where we would probably like to see
11 additional windows and things like that if it
12 were approved, but we didn't get into that
13 level of detail. So we didn't have any issues
14 with the design, but overall we thought it was
15 a good design.
16 COMMISSIONER ALLMAND: Which I think is a
17 great kind of opportunity for a soft denial,
18 right? Approval with the conditions of blah,
19 blah, blah. You know what I mean? And then we
20 can say, oh, yeah, but we're okay with it being
21 two story. Cut out that condition, because now
22 if we approve it, there's a bunch of things on
23 here that I'm like, well, golly.
24 And we talked about them. You know, it
25 was like, man, you know, vertically-oriented
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125

1 windows, you know, recessed into the opening,
2 all of it. You know what I mean?
3 And if we just approve, we -- we're kind
4 of -- we're taking that -- we're taking that
5 review process and kind of spreading it out
6 amongst ourselves and having it happen right
7 now. So I guess that's what I'm saying is that
8 my recommendation would be to have -- like
9 approve with conditions rather than just deny
10 because now it's difficult for us to kind of
11 approve this.

12 COMMISSIONER LOPERA: I would -- I
13 would --

14 THE CHAIRMAN: Let me --

15 COMMISSIONER LOPERA: Oh, sorry.

16 THE CHAIRMAN: Let me open the public
17 hearing first and let's have other folks weigh
18 in on this item, then we can discuss when the
19 time is appropriate.

20 Is there anyone else that would like to
21 speak to this item?

22 AUDIENCE MEMBERS: (No response.)

23 THE CHAIRMAN: No? Okay. We'll close the
24 public hearing.

25 Now we can discuss the item.

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127

1 COMMISSIONER ALLMAND: Okay. I mean,
2 yeah, I'll make -- I'll make --

3 COMMISSIONER LOPERA: Well --

4 COMMISSIONER ALLMAND: But what I'm
5 nervous about is just -- I'm standing here
6 making a motion, you know, without having the
7 benefit of, like, staff, like, really combing
8 through and having all -- you know, I might
9 miss something. That makes me nervous, so --
10 but, I mean, I'm more than happy to do
11 it because I understand. I'm sympathetic with
12 the -- you know, with the applicant. He wants
13 to -- we're just flying without a staff report
14 here. You know what I mean? A little bit --
15 that, you know, makes it a little bit
16 difficult. That's all I'm saying, but yeah,
17 I'll make a motion.

18 THE CHAIRMAN: Well, certainly you can
19 formulate a motion that would require staff's
20 review and comment and approval --

21 COMMISSIONER ALLMAND: I love that idea.

22 COMMISSIONER LOPERA: Great idea.

23 THE CHAIRMAN: -- as we normally do, that
24 plans have to come back.

25 MR. POPOLI: If I may, through the Chair.

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126

1 COMMISSIONER LOPERA: With the Chair's
2 permission?

3 THE CHAIRMAN: Yes, go ahead.

4 COMMISSIONER LOPERA: John, I agree with
5 that. There's three two-story structures
6 next -- right next door. And there is a
7 potential, if somebody does buy that lot,
8 they're going to come back and try to build
9 a -- you know, a good potential, they're going
10 to try to build a two-story one right next door
11 to it.

12 There's plenty of two-stories across the
13 street. Like, I counted four two-stories
14 across the street, and then four one-stories.
15 So I -- you know, it appears that -- based on
16 what's in this area, that a two-story right
17 next to a two-story would make sense.

18 And, you know, if -- you know, John, if
19 you were to approve -- you know, approve with
20 conditions of, you know, things that you would
21 know more about, architectural, you know, style
22 and having the windows equally spaced or having
23 them close to the -- you know, to the wall,
24 then I would second that, I guess, because you
25 spoke to the homeowners about that.

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128

1 THE CHAIRMAN: Yes.

2 MR. POPOLI: Generally, anything that's
3 going to be constructed that requires a
4 building permit comes to us for review. And
5 there is a standard condition that --

6 THE CHAIRMAN: Right.

7 MR. POPOLI: -- anything -- you know, even
8 minor changes we can approve administratively.

9 And if I may just address John's comment.

10 There's a limit to what we can do where we're
11 not writing two reports. And if we are saying
12 that the mass is such that it needs to be one
13 story, and that's going to be a substantial
14 redesign, much like what happened with Hunter,
15 approving with conditions isn't necessarily
16 getting to -- we're at the point where we're
17 designing the structure again.

18 THE CHAIRMAN: Uh-huh.

19 MR. POPOLI: And I don't want to be in
20 that position, but it doesn't -- you've been
21 doing this a long enough time, I think you know
22 what new construction standard conditions
23 probably are.

24 COMMISSIONER ALLMAND: I'll give it a
25 shot, but I will put a condition. I'll put a

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129

1 condition on there to say that final plans to
2 be reviewed and approved by staff. Maybe that
3 kind of covers whatever I miss potentially.
4 You think? Maybe?
5 MR. POPOLI: That's probably a question
6 for Sondra.
7 MS. FETNER: That's standard. That's
8 typically a standard condition in all of our
9 Certificates of Appropriateness orders. So
10 that could get you there, but I think if it
11 comes down to some type of design that the
12 staff is adamant about, and the applicant is
13 adamantly against, they would have to come back
14 here.
15 So my suggestion would be, maybe you, just
16 before you make a motion, discuss all the
17 topics that you -- all the conditions that
18 you're thinking of, just discuss them, and then
19 allow staff to provide input. And then once
20 everyone feels like they have reached a
21 consensus, then make your motion.
22 COMMISSIONER ALLMAND: Okay. All right.
23 Let's do it.
24 MS. FETNER: Not really get into, like,
25 just, you know, too deep of a discussion,
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130

1 but --
2 COMMISSIONER ALLMAND: I'll just start
3 rattling them off.
4 MS. FETNER: And this is not -- just for
5 the new commissioners, this is not something
6 that I am recommending you ever do again
7 because it's -- it's going to get messy. And I
8 always try to --
9 THE CHAIRMAN: Yeah.
10 COMMISSIONER ALLMAND: That's what --
11 MS. FETNER: -- stop you guys from
12 discussing --
13 COMMISSIONER ALLMAND: I totally agree.
14 MS. FETNER: -- the motion, but in this
15 situation, I'm allowing it.
16 COMMISSIONER ALLMAND: All right. Yes,
17 ma'am. Thank you.
18 Okay. So -- okay. So a couple of things.
19 What I would do is, I would pull the first
20 floor up to meet the second floor. Okay?
21 That, like, little bracket right there, don't
22 want to do that.
23 I would -- I would have all the windows be
24 vertically oriented. I would -- on the side
25 elevation, where the porch is on the right,
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131

1 vertically --
2 COMMISSIONER LOPERA: That would be the
3 left elevation?
4 COMMISSIONER ALLMAND: -- oriented. Yeah.
5 I'm just trying to take notes here. First
6 floor flush.
7 Okay. I would have that be a full-size
8 window. And I would have it align with the
9 window above it.
10 I would put a window on the rear
11 elevation, directly underneath the -- the
12 window above it, to the left of the rear door.
13 We got cheek walls. Great, check.
14 I mean, I know why -- you know,
15 originally, I would have said move the -- on
16 the -- on the right elevation, move the window
17 over, but we discussed that. There's a kitchen
18 issue there. And I think that -- I think that,
19 you know, kind of having that happen once in an
20 elevation, you know, I think that's -- I
21 mean --
22 THE CHAIRMAN: It's at the rear.
23 COMMISSIONER ALLMAND: It's at the rear,
24 and it's acceptable. Yes, sir.
25 You know, I would say all the railing -- I
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132

1 mean, you know, I would add the standard
2 railing kind of comment, you know, 2 by 2, kind
3 of -- dang it -- wood railing. All right.
4 THE CHAIRMAN: Pickets.
5 COMMISSIONER ALLMAND: Pickets. Yes,
6 2-by-2 pickets.
7 I do -- I would add the standard window
8 details, that they're all vertically oriented,
9 that they're recessed within the opening.
10 These are all -- okay. So they have lighted --
11 and so all muntins are raised exterior profile
12 muntins. So that's the window. Three.
13 Okay. And so then the fourth one, that
14 they're all trimmed out in a traditional
15 manner. I feel like I'm getting my quiz on my
16 last meeting.
17 All right. I mean, there's other things
18 I'd like to see, but I think those are the main
19 conditions that I would put on it. I have
20 suggestions, but I'm not going to
21 overcomplicate it.
22 Go ahead.
23 MS. SHEPPARD: One of the main things that
24 we were looking at when we came up with our
25 recommendation is the height. And we normally
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133

1 look at the finished floor elevation to align
2 the rhythm of openings. That might be a little
3 complicated in this because --
4 COMMISSIONER ALLMAND: Yeah. Isn't the
5 next-door building slab on grade?
6 MS. SHEPPARD: Right, which means that
7 between the finished floor height and the roof
8 height you're going to be substantially above
9 the second story building that's next door.
10 COMMISSIONER ALLMAND: Right. Understood.
11 COMMISSIONER LOPERA: The slab on grade,
12 though, is not a -- well, it's a
13 noncontributing structure, but it's also not
14 typical for the area as well.
15 MS. SHEPPARD: Correct.
16 COMMISSIONER LOPERA: Correct? So this
17 would be more typical to have off-grade
18 construction.
19 MS. SHEPPARD: Yes.
20 COMMISSIONER ALLMAND: Okay. So that's --
21 that's a -- you know, I --
22 THE CHAIRMAN: (Inaudible) to finished
23 floor within 30 inches of grade or something
24 like that.
25 COMMISSIONER ALLMAND: Okay. Yeah, that's
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134

1 fine. I'm more than happy to do that. I mean,
2 we want it to be -- we want it to -- we don't
3 want it to be slab on grade, I think we can all
4 agree to that, but we -- we also don't want it
5 to be 5 feet in the air, which I think happened
6 in Willow Branch.
7 MS. SHEPPARD: I think in this -- through
8 the Chair, in this particular situation, we're
9 kind of close to the park and Willow Branch
10 Creek. And so I think the topography of the
11 house that's to the right, the bungalow, might
12 be a little bit down.
13 So -- and it is a little ways away. So
14 you may just go with something that's generic,
15 like 2 feet off grade versus trying to match
16 next door.
17 COMMISSIONER ALLMAND: I think 30 inches
18 is --
19 THE CHAIRMAN: Thirty inches is good.
20 COMMISSIONER ALLMAND: Yeah, that's good.
21 MS. SHEPPARD: Well, the (inaudible).
22 COMMISSIONER LOPERA: Well, we were just
23 concerned about the maximum roof height, right?
24 So why -- does it matter, like, how far off
25 grade it is as long as it meets the minimum,
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135

1 you know, as far as building code goes, or are
2 we just worried about the --
3 COMMISSIONER ALLMAND: We don't want it to
4 be too low.
5 MS. SHEPPARD: Right. Before we started
6 looking at the adjacent structures and trying
7 to get within 6 inches of the finished floor of
8 adjacent buildings, we had a minimum of 2 feet,
9 or just prescribing 2 feet as a -- if you want
10 to give a range of 24 to 30, that's fine. It
11 was just, rather than trying to compare it to
12 the building next door, that might be a way to
13 go.
14 COMMISSIONER ALLMAND: That's all I got.
15 Do you want me to make a motion? Do you guys
16 have anything else, any other conditions to
17 add?
18 THE CHAIRMAN: No.
19 COMMISSIONER ALLMAND: All right. So --
20 okay.
21 MR. SIFAKIS: Can I make one comment
22 before we make a motion?
23 COMMISSIONER ALLMAND: Sure.
24 THE CHAIRMAN: Yes.
25 MR. SIFAKIS: You know, obviously, I'd
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136

1 like to get this thing approved today. And I
2 like where John's going with all these things.
3 The one of those conditions that I would like
4 to not see on there is the -- making the front
5 even, the second story above the first story.
6 If we do all the other conditions, that'd be
7 great, you guys can approve. Removing and
8 keeping that bracket there, if we could do
9 that, that would be ideal.
10 COMMISSIONER ALLMAND: That's kind of what
11 my -- that's the one I feel most strongly
12 about.
13 MR. SIFAKIS: So what --
14 THE CHAIRMAN: You're complicating the
15 structure by doing that.
16 COMMISSIONER LOPERA: Yeah. What is the
17 purpose of the cantilever?
18 MR. SIFAKIS: It just looks nice.
19 THE CHAIRMAN: You're complicating the
20 structure and creating a lot more expense for
21 yourself in doing so.
22 COMMISSIONER ALLMAND: Well, I mean,
23 that's the one I feel most strongly about.
24 Sorry.
25 MR. SIFAKIS: All right.
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137

1 COMMISSIONER ALLMAND: But, I mean, you
2 know, I'm not -- I'm not saying no. I mean,
3 I'm saying, you know, don't -- what do you guys
4 think?
5 THE CHAIRMAN: I agree with you.
6 COMMISSIONER ALLMAND: Oh, okay.
7 COMMISSIONER LOPERA: Yeah. Also -- yeah,
8 just from, you know, structurally, yeah, it is
9 more complex to do that method.
10 COMMISSIONER ALLMAND: We could make it --
11 you could do a deferral if you want.
12 MR. SIFAKIS: Let's get it approved today.
13 I have built this house in the historic
14 district. So these plans have been approved by
15 the Commission before and have not gotten --
16 you know, the look in the front of the home,
17 with that little bit of overhang, you know,
18 everybody's -- everybody has liked the house so
19 far. So this has been approved in the past. A
20 little bit of precedent. If there's any way to
21 make that happen, that would be great.
22 COMMISSIONER ALLMAND: Well, that's a good
23 point, if there's a precedent.
24 COMMISSIONER LOPERA: Yes. Could the
25 staff speak on that?
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138

1 MS. FETNER: There's really no
2 precedent --
3 THE CHAIRMAN: No.
4 MS. FETNER: -- that you follow in the
5 Historic Preservation Commission. So it's a
6 case-by-case basis.
7 THE CHAIRMAN: Right.
8 COMMISSIONER LOPERA: Except for with
9 pavers.
10 MS. FETNER: I'm sorry?
11 COMMISSIONER LOPERA: Except for with
12 pavers.
13 MS. FETNER: No. I mean, you still
14 evaluated that case on a case-by-case basis.
15 And you do look at the -- you know, the nature
16 of this commission is to look at the
17 neighborhood and how the neighborhood -- how
18 different applications reflect on the
19 neighborhood. So it's, I guess, essentially
20 everything is precedent, but there's no
21 precedent in your decision making, if I make
22 that -- is that clear?
23 COMMISSIONER ALLMAND: Yeah, I --
24 THE CHAIRMAN: Look at what you've got.
25 COMMISSIONER ALLMAND: Yeah, I'm
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139

1 sympathetic to the precedence, but I think the
2 reason why I said to get approved what you
3 have -- I know, in my opinion, but -- okay.
4 So let me say this: I make a motion to
5 approve COA-17-455 with the following
6 conditions:
7 Number one, that all -- that all the
8 windows -- okay. Number one, that the first
9 and second floor in the front are flush, are
10 aligned, exactly.
11 Number two, that on the left elevation,
12 the second floor window toward the front is
13 aligned with the window below.
14 Number three, that there is a window
15 below -- on the rear elevation, there's a
16 window to the left of the rear door directly
17 aligned and below the window above it on the
18 second floor.
19 Number four, that the kind of insert, our
20 standard language for kind of pickets, 2-by-2
21 pickets and railing.
22 Number five, as our standard window kind
23 of language that states: All windows will be
24 vertically oriented, recessed within the
25 opening, trimmed out, traditional manner, and
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140

1 have, where -- where designated, yeah, to have
2 muntins that will be raised exterior profile
3 muntins.
4 And then number six, that the house will
5 have a finished floor of at least 30 inches off
6 grade.
7 And then the last one, that it will be
8 reviewed by staff.
9 Yes.
10 COMMISSIONER LOPERA: Did you -- you mean
11 24 to 30 inches off grade finished floor
12 elevation?
13 COMMISSIONER ALLMAND: A minimum of
14 30 inches off grade. Do you want to say 24,
15 between 24 and --
16 THE CHAIRMAN: The max.
17 MS. SHEPPARD: You want the minimum or
18 maximum?
19 THE CHAIRMAN: Max.
20 MS. SHEPPARD: Because if you -- if it's a
21 minimum that you do 48 inches off grade, and
22 then it's --
23 COMMISSIONER ALLMAND: We don't what to do
24 that.
25 THE CHAIRMAN: Max.
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141

1 COMMISSIONER ALLMAND: All right. We'll
2 do between 24 and 30 inches off grade.
3 All right. And then the last one, the
4 last condition will be that final plans be
5 reviewed by staff.
6 MR. POPOLI: Through the Chair, just
7 really to the motion, if that's the way you're
8 going, setbacks are also something you can
9 consider that are significant, that it be
10 within --
11 COMMISSIONER ALLMAND: Well, yeah. Okay.
12 So if you want me to put a condition about
13 that, that the setbacks will be derived from
14 the setbacks of adjacent properties --
15 That's typically how you guys do it,
16 right?
17 MR. POPOLI: Right, but it's conditioned.
18 COMMISSIONER LOPERA: Yes, but the page
19 IM -- well, Photo IMG 00471, the setbacks are
20 already listed on the site plan shown there.
21 MR. POPOLI: Correct.
22 COMMISSIONER LOPERA: Okay.
23 COMMISSIONER ALLMAND: Are we okay with
24 those setbacks?
25 COMMISSIONER LOPERA: They're 5 feet and
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142

1 13-and-a-half feet.
2 MR. POPOLI: The sides are less of an
3 issue than the front. I don't think it is
4 evaluated as far as location.
5 COMMISSIONER LOPERA: There's a 20-foot
6 setback at the front, which --
7 MR. POPOLI: Right. I don't --
8 COMMISSIONER LOPERA: -- meets the minimum
9 standard.
10 MR. POPOLI: For the zoning.
11 COMMISSIONER LOPERA: Right.
12 MR. POPOLI: Generally, actually, for the
13 overlay, that's not true either, but minimum is
14 derived from the adjacent or nearby
15 contributing structures. And I don't know that
16 looking at these 20 feet is -- across the
17 street, that might be correct.
18 COMMISSIONER ALLMAND: Well, it's not
19 across the street, though, right? It's
20 directly to the left and right.
21 MR. POPOLI: Right. So I've got to find
22 the right --
23 COMMISSIONER ALLMAND: I mean -- and
24 then -- and then without the information, you
25 do -- you can travel across the street. I
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143

1 mean, I'm just -- is that true?
2 MR. POPOLI: Yeah. I don't know where the
3 right-of-way is and whether this structure is
4 20 feet. The noncontributing structure looks
5 like it's a little less than 20 feet. So --
6 COMMISSIONER ALLMAND: So I would have --
7 THE CHAIRMAN: Can we just say it
8 complies -- it has to comply with the zoning
9 overlay for this area?
10 COMMISSIONER ALLMAND: I would, yeah.
11 THE CHAIRMAN: Can we say that?
12 MR. POPOLI: Yeah.
13 COMMISSIONER ALLMAND: Okay.
14 COMMISSIONER LOPERA: I thought they were
15 noncontributing-ish next door.
16 THE CHAIRMAN: They can be noncontributing
17 just because of their age and not necessarily
18 the zoning.
19 MS. SHEPPARD: Zoning requires that they
20 look at contributing versus noncontributing.
21 So we wouldn't look at the two-story next door.
22 We may look at the next two story that's
23 further up the block and the one-story that's
24 currently on the screen. We'd be looking for
25 it to -- this is -- the structure that's
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144

1 showing on the screen is the one that it has
2 the closest proximity to. So it would probably
3 make sense to look at its measurement. We just
4 don't know what it is.
5 COMMISSIONER LOPERA: Okay.
6 COMMISSIONER ALLMAND: All right. So
7 you're going to have to help me out with some
8 language on that. What would you like me to
9 add?
10 THE CHAIRMAN: One, the setback of the
11 existing structure to the (inaudible).
12 COMMISSIONER ALLMAND: All right. So
13 final condition, to have the front setback
14 align with the contributing structure to its
15 right when staring at it from the street.
16 Are we good with that?
17 THE CHAIRMAN: Sondra, do we need to
18 repeat the motion?
19 MS. FETNER: I think I could repeat it.
20 THE CHAIRMAN: Okay.
21 MS. FETNER: Application COA-17-455 is to
22 approve with the following conditions:
23 The first and second floor will be
24 aligned. The side elevation -- the side -- the
25 left side elevation will have an additional
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1 full-size window to be aligned with the window
 2 above it.
 3 Add a window on the rear elevation to the
 4 left of the rear door directly aligned with the
 5 window above it.
 6 The standard railing conditions. I'm not
 7 sure if the applicant is aware of those
 8 standard conditions. If not, then --
 9 MR. SIFAKIS: That's fine.
 10 MS. FETNER: That's fine? Okay.
 11 Standard window conditions. Those are the
 12 vertically oriented, recessed within a plane,
 13 exterior profile muntins trimmed out in
 14 traditional manner.
 15 Are you familiar with those standard
 16 conditions?
 17 MR. SIFAKIS: (Nods head.)
 18 MS. FETNER: Okay. And the final plans
 19 submitted to staff.
 20 And then the front setback should align
 21 with the contributing structure on the street.
 22 Is that what you said?
 23 THE CHAIRMAN: Right-hand side.
 24 COMMISSIONER LOPERA: The right-hand side.
 25 MS. FETNER: The right-hand side of the
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1 street. To the right-hand side. To the right
 2 of the structure?
 3 THE CHAIRMAN: Yes.
 4 MS. FETNER: On the same side of the
 5 street?
 6 COMMISSIONER LOPERA: Well, you could also
 7 put just 1245 Willow Branch Avenue to be more
 8 specific.
 9 MR. POPOLI: Through the Chair, just a
 10 quick question.
 11 THE CHAIRMAN: Uh-huh.
 12 MR. POPOLI: John, on number two, can you
 13 just elaborate on what window you're talking
 14 about? The left-hand elevation.
 15 COMMISSIONER LOPERA: The left hand, it's
 16 got a window to the very front, next to the
 17 porch.
 18 MR. POPOLI: This one here (indicating)?
 19 COMMISSIONER LOPERA: Right. Right. That
 20 one. John would like the window the same size
 21 as the rest of the second floor windows
 22 directly above that.
 23 MS. SHEPPARD: That's the shower.
 24 COMMISSIONER LOPERA: That would be
 25 difficult.
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1 MR. SIFAKIS: I thought the -- the
 2 full-size window was on the first story
 3 underneath in the middle. I thought we were
 4 mentioning those back there.
 5 COMMISSIONER ALLMAND: Let me clarify my
 6 second condition, my second condition of my
 7 motion. Okay. It's on the left side of the --
 8 the left elevation. So you're looking left.
 9 All right? There's a small window. That is in
 10 the shower. That is full size and aligns with
 11 the window below it.
 12 MR. POPOLI: Okay. So the one in the
 13 front here (indicating)?
 14 COMMISSIONER ALLMAND: Yes.
 15 MR. POPOLI: Okay.
 16 COMMISSIONER ALLMAND: You good?
 17 MR. SIFAKIS: I thought that we were
 18 making the -- the downstairs window the
 19 full-size one and leaving the shower window
 20 small.
 21 COMMISSIONER ALLMAND: Nope, we're not.
 22 COMMISSIONER LOPERA: That's a 3.0/6.0 in
 23 the second floor shower.
 24 COMMISSIONER ALLMAND: Is it a 3.0/6.0?
 25 It looks like a 3.0/5.0 to me.
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1 COMMISSIONER LOPERA: It's labeled. It's
 2 3.0/6.0.
 3 COMMISSIONER ALLMAND: Well, it certainly
 4 looks like a 3.0/5.0.
 5 MR. SIFAKIS: Can I trade you two big
 6 windows on the bottom story --
 7 MS. FETNER: Excuse me. I'm sorry. Do we
 8 need -- we need --
 9 MR. SIFAKIS: This is what I'm talking
 10 about. I mean, I just like --
 11 COMMISSIONER ALLMAND: Uncle.
 12 MS. FETNER: All right.
 13 THE CHAIRMAN: Yeah.
 14 COMMISSIONER ALLMAND: I mean, you know, I
 15 just think that's my condition.
 16 THE CHAIRMAN: Okay. We have a motion.
 17 Is there a second?
 18 COMMISSIONER LOPERA: I second.
 19 THE CHAIRMAN: Any further discussion?
 20 COMMISSION MEMBERS: (No response.)
 21 THE CHAIRMAN: All those in favor?
 22 COMMISSION MEMBERS: Aye.
 23 THE CHAIRMAN: Those opposed?
 24 COMMISSION MEMBERS: (No response.)
 25 THE CHAIRMAN: Hearing none, you have
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149

1 approved COA-17-455 with conditions.
2 Moving on, we're on Item Number 7,
3 COA-17-469.

4 COMMISSIONER ALLMAND: Mr. Chair, I'm
5 going to have to recuse myself from this. Can
6 I retreat to the audience to present?

7 THE CHAIRMAN: Yes.
8 Staff report.

9 MS. SHEPPARD: This application is for --
10 it's got a couple of different parts to it.
11 It's for a rear two-story addition, rebuilding
12 and extending an existing porte cochere,
13 reworking the dormers on the second floor and
14 total window replacement.

15 On the total window replacement, that all
16 of the existing windows on the structure, as I
17 understand it, have been previously replaced.
18 So we're not dealing with historic windows.
19 The design that is proposed, after a small
20 adjustment, is a 6-over-6 design. And that is
21 in keeping with what shows up in a set of
22 original drawings that have been submitted to
23 us.

24 So it's consistent with the style. And
25 we've got some historic documentation that
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150

1 supports that style. So our normal window
2 conditions for having exterior muntins and
3 those type of things would apply, but
4 otherwise, we're fine with it.

5 The dormer -- I think there's a close-up
6 in here some place -- the sides of the dormer
7 have roofing shingles on it. And I believe the
8 drawing and what would normally be the case,
9 that would have some type of siding material
10 versus -- versus a roofing material. So
11 they're wanting to rework those to make them
12 stucco, like the upper portion of the house,
13 and we were fine with that.

14 The two portions that -- that we were
15 recommending denial of was the addition in the
16 back and the porte cochere. And in looking at
17 the design of the existing porte cochere, which
18 you're seeing the base up here and the roof up
19 here, as well as the drawings that were
20 submitted to us, we do believe this is a -- an
21 original feature. It is only -- it's currently
22 14 by 18.

23 The proposal was to remove this feature
24 and expand it to where it's, I believe -- I'm
25 not sure if it's wider or not. I think it's
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151

1 actually the same width, but I would clarify
2 that with the applicant, but it was three times
3 the length. And we felt that that really
4 brought it out of scale with the house.
5 Traditionally, these are features that support
6 one car. This extends it to where it's
7 stacking two cars. And this is -- we're
8 dealing with an original feature of the house
9 that's being altered to something that it just
10 wouldn't have been.

11 It's also a little different for the
12 district on a whole, but certainly, as an
13 original feature of the house, a historic
14 feature of the house, it's altering it in a way
15 that's not something that we feel is
16 compatible.

17 The two-story at the back of the house is
18 pretty substantial as far as the size. This is
19 a colonial -- Dutch colonial-style house. So
20 it's got the gambrel roof to it. There is a
21 gable end that's on the side now that they
22 would be -- I guess that's kind of the basis
23 for the proposed design as just being a gable
24 end, but just the massing of it, some of the
25 details of it.

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152

1 The materials are -- as far as the
2 exterior materials are consistent with the
3 house, but the -- just the basic style of it,
4 we felt, was not compatible with the historic
5 structure the way it was designed. It also
6 introduces things like arches. It is proposed
7 to have a 1-over-1 window versus matching the
8 house. That's another detail.

9 And I stand corrected, now that we've got
10 this on the screen. It's actually being
11 proposed as a -- as a hipped roof, which there
12 is a small portion on the very back of the
13 house that has a hipped roof, I believe, on the
14 existing drawings, but we just didn't feel that
15 it worked well with the -- with the gambrel
16 design and the Dutch colonial vocabulary.

17 So we're recommending -- because of the
18 size and some of the details, we were
19 recommending denial of the addition.

20 THE CHAIRMAN: Any questions for staff?

21 COMMISSIONER LOPERA: Yes. With the
22 Chair's permission, I noticed that this was on
23 St. Johns Avenue. Do we have any information
24 on the size of the houses in this district?
25 From what I recall, the houses are much bigger

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153

1 than south of, I think, Riverside Avenue?
2 MS. SHEPPARD: I do not have any
3 information on how the -- with the addition,
4 how it compares to other structures in the
5 area. We were basing our recommendation on the
6 addition, based on how compatible it was with
7 the house, with the existing construction.
8 COMMISSIONER LOPERA: All right.
9 THE CHAIRMAN: Anyone else?
10 COMMISSION MEMBERS: (No response.)
11 MS. SHEPPARD: I will add that, one other
12 aspect of the porte cochere design that we're
13 fine with -- it was the size that we had an
14 objection to -- was the addition of the railing
15 at the top. I believe that's an element that
16 is shown in the original drawings. And so if
17 that was just being added to the existing porte
18 cochere, we would be fine with that.
19 COMMISSIONER LOPERA: Oh, just could you
20 repeat that, actually?
21 MS. SHEPPARD: Currently, I believe there
22 is a railing on top of the porte cochere.
23 COMMISSIONER LOPERA: Yes.
24 MS. SHEPPARD: But at the very back of
25 your packet of information, there is a historic
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154

1 drawing that was submitted. And if you look
2 really close to it, what they are proposing is
3 based on a design feature that shows up on that
4 plan. And so it had historic precedent. And
5 so we were fine with the adding of the railing.
6 It was the expansion of the feature that we had
7 objection to.
8 COMMISSIONER LOPERA: Okay. And they're
9 just adding towards the rear of the structure.
10 Is there any alley or anything back there or
11 any visibility from a rear alley?
12 AUDIENCE MEMBER: There is no alley.
13 THE CHAIRMAN: There is no alley.
14 COMMISSIONER LOPERA: Okay. So no one
15 will be seeing this from the back.
16 COMMISSIONER DAVIS: Can you go back to
17 the existing -- the original photo? Does it
18 look like the porte cochere has been rebuilt at
19 some point, not just the top of it?
20 MS. SHEPPARD: The planner that went out
21 in the field felt that it was a -- an original
22 or at least a historic structure. He did not
23 feel that it had been re- -- reconstructed.
24 What you're seeing at the bottom there is him
25 looking up at the roof of the existing porte
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155

1 cochere as far as how it's constructed. And
2 there were quite a few of the paint (inaudible)
3 indicating (inaudible) feature.
4 There's another photo that shows from the
5 right-of-way looking back on the side of the
6 house, on the right side of the house where the
7 porte cochere would be located. And so it
8 would have visibility from an angle as seen
9 from --
10 COMMISSIONER LOPERA: Am I reading this
11 correctly, that Mr. Allmand is proposing to
12 tear down the existing porte cochere and
13 rebuild it brand new and also extend it?
14 MS. SHEPPARD: Yes.
15 COMMISSIONER LOPERA: The -- you know, a
16 porte cochere seems like a very simple
17 structure. It's a column and basically
18 right -- it's shown as 2 by 4 joists that are
19 all painted. I guess I'm trying to see the
20 objection to kind of rebuilding something
21 that's -- you know, that can be rebuilt using
22 today's materials and all painted anyway, but
23 also the simplicity of the structure, there's
24 no -- you know, even though it may have been
25 the original that's there, rebuilding something
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156

1 of that simplicity would not -- not be
2 challenging, especially considering there's no
3 ornate decorations that is wood columns or wood
4 rafters or the roofing system at that.
5 MS. SHEPPARD: Any time we're dealing with
6 a historic feature, the emphasis is on repair
7 versus replacement.
8 COMMISSIONER LOPERA: Right.
9 MS. SHEPPARD: This is not a case of it
10 being -- or at least there wasn't anything
11 presented that I am aware of that spoke to it
12 being structurally unsound or having issues as
13 far as the deterioration of it.
14 COMMISSIONER LOPERA: Right.
15 MS. SHEPPARD: The purpose in removing and
16 rebuilding, as we understand it, is directly
17 related to its expansion. And so you're losing
18 the historic fabric and altering it as well.
19 So that's where the issue is.
20 We try to -- I mean, just like we try to
21 save windows or put the emphasis of putting
22 on -- put on the preservation of the feature,
23 not the replication or reconstruction of the
24 feature.
25 THE CHAIRMAN: Okay?
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1 COMMISSIONER LOPERA: Okay.
 2 THE CHAIRMAN: I'll open the public
 3 hearing.
 4 Is the applicant here?
 5 (Mr. Allmand approaches the podium.)
 6 MS. BLAKE: Please state your name and
 7 address for the record.
 8 MR. ALLMAND: John Allmand, 3750 Oak
 9 Street, Jacksonville, Florida 32205.
 10 MS. BLAKE: Do you affirm that the
 11 testimony you are about to give is the truth,
 12 the whole truth and nothing but the truth?
 13 MR. ALLMAND: I do.
 14 MS. BLAKE: Thank you.
 15 MR. ALLMAND: All right. Thank you guys
 16 very much. And thank you, staff, for your
 17 report.
 18 You know, when I first met with this
 19 family -- you know, they have lived here for a
 20 while, and they absolute- -- they expressed to
 21 me, they absolutely want to do the right thing.
 22 They love the -- I don't know if you guys are
 23 familiar with this location, but it's right on
 24 St. Johns, right down the street from the
 25 shops. So it's an amazing, amazing location.
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1 And they have been here for a while.
 2 You know, it's a smaller house compared to
 3 the others certainly along St. Johns, much
 4 smaller. And, you know, over the years,
 5 they've, you know, grown a family. And they'd
 6 like to -- they want to stay in the house. And
 7 they'd like to have -- you know, be able to
 8 kind of live comfortably with a modern
 9 lifestyle in the house, but they are also very
 10 sensitive, okay, to the historic concerns.
 11 And, you know, a lot of the things we were
 12 doing were kind of directed at kind of
 13 repairing, you know, some of the things that
 14 have been done in the past with the two
 15 previous owners to bring it -- to make it kind
 16 of more historically accurate.
 17 You know, that being said, I'd like to
 18 kind of real quick go over some of these
 19 conditions. Number one, on the total window
 20 replacement, I think, you know, we are -- you
 21 know, we accept the approval as well as all of
 22 the different conditions. I think they're
 23 fine. Okay. And as well as -- you know, if
 24 you look at -- you know, one of the things I
 25 think that -- you know, along the -- do we have
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1 a pointer?
 2 MR. POPOLI: No, we don't.
 3 MR. ALLMAND: Well, I was going to say,
 4 around the dormer, the asphalt shingles around
 5 the dormer, I mean, I think -- you know, that's
 6 something that I think is going to -- one of
 7 those details that when corrected is going to
 8 add a lot to the house, a lot. And so that was
 9 one of the things we talked about.
 10 You know, it's not even really in the area
 11 of work, but while we were doing something, we
 12 wanted to make sure that, you know, we did the
 13 right thing. So those two -- those two
 14 accepted, the approvals.
 15 Now, let's talk a little bit about the two
 16 details. And I'm going to start, one, with
 17 this -- this porte cochere. What I'd -- if I
 18 could pass something out.
 19 So this is an approved COA in 2015 for a
 20 two-car carport. I'm sorry. There was no
 21 carport and they added a two-car carport. Now,
 22 this property was directly behind this one two
 23 years ago. So I know we don't -- you know, so
 24 in terms of precedence, you know, we've got it
 25 right next to it.
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1 Now, I understand a couple different
 2 things. Oh, also -- I'm sorry. I should have
 3 given you this. I'm sorry.
 4 A couple different kind of clarifications
 5 about this porte cochere. This porte cochere
 6 is not, I repeat, not original to this house.
 7 There's a set of plans there for the addition
 8 of that porte cochere.
 9 Now, what it is, is it was built in the
 10 period of significance. So we wanted to
 11 respect that as well as kind of celebrate that
 12 by complete -- some of the things that were in
 13 the original plans were not completed, such as
 14 that top rail.
 15 So we thought, how fun would it be if we
 16 could build that top rail back not only on the
 17 structure, the existing structure that's been
 18 there, but as well as in the new part. So
 19 carry it back.
 20 So we're really excited about doing that
 21 because we think there's precedence within the
 22 district to have a two-car that's been approved
 23 by the Commission two years ago, as well as --
 24 as well as, we're kind of bringing it back to
 25 what its original intent was.
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1 Now, in terms of kind of tearing it down
 2 and building it back, I don't think there's
 3 a -- you're not going to get a lot of
 4 resistance from us whether or not we keep the
 5 existing and -- and -- you know, and kind of
 6 build an addition. We just -- the main focus
 7 of the client, of our -- of my client is to
 8 have two cars and have a two-car carport. So
 9 if it needs to get a little bit shorter, I'm
 10 fine with a condition.
 11 We'd like for it to be the size of this,
 12 but if the Commission sees fit, we -- our
 13 fallback would be two cars. And -- and we can
 14 maybe have that depth kind of approved later by
 15 staff. Anyway, so -- so that's what I would
 16 say about the porte cochere.
 17 In regards -- I'm sorry. Okay. Good.
 18 In regard to the two-story addition -- and
 19 I -- since this has been already commented,
 20 I'll get to that, but, you know, I can't
 21 remember -- and I don't know if it's true or
 22 not, but I can't remember a denial based on --
 23 like, when I first got this, the denial back
 24 from the staff report, I was very surprised
 25 because I just don't remember -- and I'm not

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1 saying it didn't happen, but, you know, I just
 2 don't remember a denial coming because of this
 3 reason. I mean, there was -- there was an
 4 approval and some -- and some -- and some
 5 conditions, but a denial was, I think, very
 6 kind of strong.
 7 So that being said, we did all the things
 8 that we -- we invited the staff out to the
 9 location before we ever started drawing, we
 10 told them what we were going to do, and -- and
 11 then we -- and, you know, kind of started
 12 drawing. We never got kind of a -- kind of any
 13 pushback through that process.
 14 Now, when we -- you know, we did all this,
 15 kind of the things we're supposed to in an
 16 historic district, such as, we broke the plane,
 17 you know, we changed materials, we -- you know,
 18 we did all the things you're supposed to do to
 19 differentiate this as an addition. You know,
 20 as -- as new as opposed to the historical -- I
 21 mean historical building. So we broke the
 22 plane. You know, we did all the things we
 23 needed to.
 24 And -- and we feel like, combined with
 25 that -- combined that fact with the fact

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1 that --
 2 (Timer notification.)
 3 MR. ALLMAND: Just let me make this last
 4 point, that it's -- it's accurate in scale to
 5 the surrounding buildings on St. Johns. I
 6 think that this is a -- should be approved per
 7 the scale. I think the scale problem is not a
 8 big issue. I defer to y'all's judgment.
 9 Thank you.
 10 Any questions for me?
 11 THE CHAIRMAN: Any questions?
 12 COMMISSION MEMBERS: (No response.)
 13 MR. ALLMAND: Anybody?
 14 THE CHAIRMAN: No?
 15 COMMISSION MEMBERS: (No response.)
 16 MS. FETNER: These documents will be made
 17 part of the public record. Is that okay?
 18 MR. ALLMAND: That's fine.
 19 THE CHAIRMAN: Thank you.
 20 MR. ALLMAND: Anything?
 21 THE CHAIRMAN: Let's see if someone else
 22 has --
 23 COMMISSIONER DEMETREE: Nothing good.
 24 MR. ALLMAND: I'll be available if there
 25 are any questions.

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1 THE CHAIRMAN: Is there anyone else who
 2 would like to speak to this item?
 3 AUDIENCE MEMBERS: (No response.)
 4 THE CHAIRMAN: Seeing none, we'll close
 5 the public hearing.
 6 I think the -- the single -- the single
 7 problem I have with this project is the fact
 8 that, stylistically, the rear addition is
 9 totally incompatible with the existing
 10 historical structure.
 11 I mean, theoretically, "differentiation"
 12 could mean you could make an exact copy of this
 13 and just change the exterior material, and that
 14 would be differentiation, but to take it in a
 15 completely different style then is very
 16 troublesome. I know --
 17 MR. ALLMAND: Can I comment?
 18 THE CHAIRMAN: I know, you know, things
 19 were done to differentiate it from the existing
 20 structure, but it's -- it -- it's -- it's
 21 totally foreign. There were -- there's
 22 elements on the existing house that could have
 23 been used in the design of the addition that
 24 would have -- that would still have
 25 differentiated it, but it would not be foreign.

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165

1 In terms of maybe the roof shape, you
2 know, that -- that second floor addition could
3 have canted walls in a Dutch gambrel style and
4 still have windows in it.
5 You could have picked up some of the
6 detailing in the porte cochere columns in lieu
7 of the solid columns and arches across the
8 back.
9 There's lots of things, I think, that --
10 that are missed opportunities that you could
11 have taken advantage of. And -- and,
12 unfortunately, they're -- they're not. And
13 that's -- that's really what I have the
14 heartburn about is, is just -- it's so
15 stylistically foreign to the original house.
16 But it's in the rear of the house. So
17 you're -- I mean, largely, you're not going to
18 anticipate or see that mass from the -- from
19 the front of the house, but you will see it
20 potentially from the sides, and it's going to
21 look foreign.
22 So those -- those are my comments.
23 COMMISSIONER DAVIS: It does -- I mean, it
24 does have -- I -- I agree with you a hundred
25 percent on the arches and introducing those.
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166

1 It does have that hip on the back, though. I
2 mean, just the addition is kind of just blowing
3 up that -- that existing hip.
4 MR. ALLMAND: Could I say something on
5 that?
6 COMMISSIONER LOPERA: You can ask the
7 Chair.
8 THE CHAIRMAN: We don't -- we don't know
9 if that addition with the hip roof was original
10 to the original house or not because the hip
11 roof in the back looks foreign also. So I
12 don't know if that -- I don't know if that was
13 original or -- or not.
14 COMMISSIONER LOPERA: Mr. Allmand, would
15 you step up to the podium, please.
16 (Mr. Allmand approaches the podium.)
17 THE CHAIRMAN: So maybe you could address
18 that.
19 MR. ALLMAND: Sure. No, I'm -- I'm glad
20 you mentioned that.
21 COMMISSIONER LOPERA: Yes. Could you
22 address Mr. Case's concerns as well? But I
23 would also --
24 MR. ALLMAND: Yes.
25 COMMISSIONER LOPERA: -- like to get some
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167

1 more information about what of this structure
2 do you believe is original and what do you
3 believe was added to see, because if it was
4 something that was added 40 or 50 years later,
5 I am more okay with modifying that portion of
6 the structure. And I would like to -- for you
7 to speak on that.
8 MR. ALLMAND: Okay. So my understanding
9 is that, that back hip is -- is original to the
10 structure, yeah. And --
11 COMMISSIONER LOPERA: So the part -- the
12 two -- the one over the two-story portion of
13 the structure --
14 MR. ALLMAND: Yes.
15 COMMISSIONER LOPERA: -- is original?
16 MR. ALLMAND: Yeah. In the rear. And
17 so -- and so I'm going to talk a little bit
18 about being foreign. I mean, you know, what we
19 tried to do is, we tried to take that --
20 that -- you know, which is the -- it's got a --
21 you know, the first floor is brick -- and --
22 and -- and replicate that at -- you know, in
23 the addition. That's what we were trying to
24 kind of -- how we're trying to weave it in.
25 And we kind of lowered so the -- we did
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168

1 include brick on the addition. And we lowered
2 it so that we -- we didn't kind of encompass
3 the entire first floor. That was like a -- a
4 cost-savings measure, essentially.
5 Now, in regards to like the -- the -- so
6 when we had brick, we were trying to use it
7 other places, and that's where the arches came
8 in. I -- I think it's a great idea to use
9 the -- the -- the wood, and I'd like to kind
10 of -- you know, to replicate the columns on the
11 porte cochere in the rear. Maybe include that
12 as a suggestion. You know, I'd like to kind of
13 talk further with my client about that
14 possibility, but, you know, in terms of how we
15 tried to weave it in, we tried to weave it in
16 to the -- to the -- the hip component that was
17 already there.
18 And again, I think -- I think you hit it
19 right on the head, Mr. Case, when you said that
20 it is in the rear, and that you will be able
21 to, you know, view it from the sides, but it is
22 an addition that is completely in the rear of
23 the building.
24 THE CHAIRMAN: I still -- I still think
25 there's -- there's missed opportunities there
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169

1 that I think you could further develop, that I
2 think could really make this thing sing. And
3 it ain't singing yet, you know, but the
4 building -- the original building is giving you
5 a series of sign posts to follow. And I
6 think -- I think you -- I think you can get
7 there, but I think it needs a little more
8 development. And largely, we're talking about
9 stylistic elements. And I'm -- I'm seeing
10 that -- that the --
11 MR. ALLMAND: I think it --
12 THE CHAIRMAN: -- the porte cochere seems
13 to be covering, you know -- well, it's a mud
14 room. It seems like the two bay would be a
15 more logical termination of the porte cochere
16 instead of extending it back beyond.
17 MR. ALLMAND: Sure. And we're -- we're a
18 hundred percent open to that. The reason why
19 it extended back that further distance was
20 because we wanted to connect it between the
21 master bath, come out a little bit. So then,
22 all of a sudden, you could activate -- you
23 could kind of occupy that space. You see,
24 there's a connection between the master?
25 And so that was -- that was kind of the
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170

1 reasoning for extending it slightly larger.
2 Now, that's not a -- that's not a must. That's
3 a kind of -- you know, a cherry on top, but I
4 think -- I think really what the main concern
5 of the owners is to have a two-car.
6 COMMISSIONER LOPERA: Mr. --
7 MR. ALLMAND: So --
8 COMMISSIONER LOPERA: Oh, I'm sorry. Go
9 ahead.
10 MR. ALLMAND: No, that's all right.
11 COMMISSIONER LOPERA: Mr. Case, which --
12 so you're concerned with the existing rear
13 elevation --
14 THE CHAIRMAN: I'm --
15 COMMISSIONER LOPERA: -- or with the left
16 elevation?
17 THE CHAIRMAN: No. I'm -- I'm concerned
18 with the left, right and the rear of the
19 addition itself. I think, aesthetically, they
20 could be more in tune with the architecture of
21 the original building instead of being totally
22 different.
23 COMMISSIONER LOPERA: Okay. Would --
24 perhaps a gambrel at the rear elevation?
25 THE CHAIRMAN: That would be lovely.
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171

1 MR. ALLMAND: Well, we looked at doing a
2 gambrel. A gambrel's going to take -- you
3 know, dramatically reduce the square footage on
4 the -- on the second floor. That's one of the
5 things that they're dealing with right now.
6 Again, there is a hip that is original to
7 the building that is in the rear now, right?
8 It's there right now. And we're extending --
9 we're -- we're dovetailing our design into that
10 existing hip and expanding it. So we're using
11 the existing architecture to kind of direct us
12 for how to -- how to proceed.
13 And -- and also the thought that, this is
14 in the real -- rear. So you'd have this
15 beautiful gambrel roof in the back that really,
16 you know, wouldn't be visible from the street.
17 I think I like that idea. I'm not -- I think
18 that's a good idea. We -- we kind of had
19 initial conversations about that, certainly,
20 but due to the fact that there is already a hip
21 back there, that's brick and stucco, we put a
22 brick and stucco addition on the back of this
23 house with a hip.
24 THE CHAIRMAN: Okay. Let's see. Did
25 we -- did I close the public hearing? I don't
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172

1 remember if I did or not.
2 MS. FETNER: Close it again.
3 THE CHAIRMAN: We'll close it again just
4 because I don't remember if we did or not.
5 Any further discussion?
6 COMMISSIONER LOPERA: What -- can we make
7 a -- can I make a motion?
8 MS. FETNER: Of course.
9 COMMISSIONER LOPERA: Through the Chair.
10 THE CHAIRMAN: Uh-huh.
11 COMMISSIONER LOPERA: As far as the new
12 porte cochere goes, I agree with Mr. Case about
13 only making a two-car. If you would like to
14 keep the existing that's fine. They're very
15 simple structures. I believe they can be
16 rebuilt to look exactly the way that the
17 originals looked, if you wanted to, and
18 extending and making it just a two-car carport
19 and cutting it off right there, you know.
20 And, you know, with -- you know, with
21 respect to Mr. Case's comments, this entire
22 addition cannot be seen from the front street.
23 And as far as like -- you know, one thing
24 I would like to know is just the size of the
25 houses in the area because from driving around
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173

1 St. Johns at Christmastime, when they have it
2 all lit up, the houses are quite large in that
3 area.
4 And it seems that it would be in tune with
5 similar size structures in the area. And I do
6 agree that the original structure is small for
7 the area and -- you know, but I also agree with
8 the homeowners wanting to, you know, keep the
9 structure for long term, adding the square
10 footage to it and, you know, finding some way
11 to, you know, meet -- you know, keep the
12 original character of the home, but also,
13 adding the square footage that -- you know,
14 that they need.
15 So I would like to, you know, make a
16 motion to approve it with a -- with a few
17 conditions that Mr. Case had mentioned, about
18 matching the columns at the rear elevation from
19 the columns at the porte cochere, matching all
20 the columns at the rear -- rear elevation.
21 THE CHAIRMAN: There will be no arches.
22 COMMISSIONER LOPERA: What's that?
23 THE CHAIRMAN: No arches.
24 COMMISSIONER LOPERA: Oh, no arches,
25 removing the arches.
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174

1 Adding just a single-car carport to the
2 rear of the exiting porte cochere, to match the
3 same column architecture, same depthness [sic]
4 of the rafters, the same roof type.
5 And yeah, as far -- as far as the existing
6 hip at the rear, I believe that for the
7 addition, that matching that existing hip --
8 which, you know, John -- Mr. Allmand's done --
9 that that -- that will be -- that seems to be
10 acceptable to me, as far as the way it looks.
11 You know, if -- if the gambrel cannot be
12 done, like Mr. Allmand mentioned, then -- then
13 the hip is -- would be the other logical choice
14 for that area.
15 Is there anything else that you would like
16 to perhaps add to it?
17 MS. SHEPPARD: Did you address the windows
18 on the addition at all?
19 THE CHAIRMAN: They should match the
20 others.
21 COMMISSIONER LOPERA: The windows on the
22 addition should match the other existing
23 windows?
24 THE CHAIRMAN: Uh-huh.
25 MS. SHEPPARD: The --
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175

1 COMMISSIONER LOPERA: Okay.
2 MS. SHEPPARD: The exist- -- well, the
3 existing are metal.
4 THE CHAIRMAN: They're proposed 6 by --
5 6-over-6.
6 MS. SHEPPARD: The proposed is 6-over-6.
7 COMMISSIONER LOPERA: Okay. With -- is
8 that -- does that conclude it?
9 THE CHAIRMAN: I think so.
10 COMMISSIONER LOPERA: Okay. Then that's
11 all.
12 COMMISSIONER DEMETREE: I'll second that.
13 THE CHAIRMAN: Okay. Any further
14 discussion?
15 COMMISSION MEMBERS: (No response.)
16 THE CHAIRMAN: All those in favor?
17 COMMISSIONER DEMETREE: Aye.
18 COMMISSIONER DAVIS: Aye.
19 COMMISSIONER LOPERA: Aye.
20 THE CHAIRMAN: Those opposed?
21 Myself.
22 The motion carries. So you have approved
23 COA-17-469 with conditions.
24 Okay. Item Number 8, COA-17-477, at 2790
25 Post Street.
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176

1 MR. POPOLI: Mr. Chairman, we were
2 notified during the hearing that this applicant
3 can't be here tonight.
4 THE CHAIRMAN: Okay. So we'll defer.
5 Okay.
6 Okay. We will move on to Item G, Number
7 1, COA-17-343, at 3205 Herschel Street. These
8 are Certificates of Appropriateness, work
9 initiated or completed without a COA.
10 MR. POPOLI: All right. So this is
11 COA-17-343, at 3205 Herschel Street. This was
12 deferred from the last month's hearing. This
13 was work done without a COA. Basically, the
14 two tenants -- or the on-street parking that
15 was paved in front of the historic structure,
16 and then the work done to the garages in the
17 rear.
18 Since the last meeting, staff has met with
19 the applicant and they have proposed a
20 reduction in the amount of paving. I'll locate
21 that picture. Basically, to add additional
22 greenspace directly in front of the entrance of
23 the building -- there (indicating) -- which
24 would limit some of the parking and open up the
25 visibility of the front entrance. And, as a
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177

1 compromise, add additional greenspace as well.
2 The design guidelines are still pretty
3 clear on what they recommend. So staff is
4 limited on what we can propose as a solution,
5 but this is certainly a step closer to
6 something that we might be able to recommend,
7 but we're still recommending denial based on
8 the current design guidelines. So ...
9 THE CHAIRMAN: Any questions for staff?
10 COMMISSION MEMBERS: (No response.)
11 THE CHAIRMAN: We'll open it to the public
12 hearing.
13 If the applicant would come forward.
14 (Audience member approaches the podium.)
15 AUDIENCE MEMBER: I don't know if you need
16 those, because it's up there, but hi again.
17 THE CHAIRMAN: Hi.
18 MS. BLAKE: All right. If you would state
19 your name and address for the record.
20 AUDIENCE MEMBER: Rachel Ringhaver, 3205
21 Herschel Street.
22 MS. BLAKE: Would you raise your right
23 hand, please.
24 MS. RINGHAVER: (Complies.)
25 MS. BLAKE: Do you affirm that the
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178

1 testimony you are about to give is the truth,
2 the whole truth and nothing but the truth?
3 MS. RINGHAVER: I do.
4 MS. BLAKE: Thank you.
5 MS. RINGHAVER: Okay. So we were looking
6 at what could we do to showcase the building,
7 you know, as -- you know, it's a Marsh &
8 Saxelbye. We really wanted to -- the most
9 beautiful part of the building is the center,
10 the relief work. We already had landscape
11 lighting. That's our favorite part. We
12 already have that highlighting it. It's
13 beautiful.
14 And we took into consideration your
15 concerns, understandably, about people parking
16 right in front, and so it -- in person, I would
17 say, Ray and I would -- this -- the area looks
18 a lot larger than it does when we did it on the
19 picture. And it's just a quick Photoshopped
20 picture, but we were hoping to bring it out.
21 Currently, there are nine spots in the
22 front. They're all small spots, but we have
23 eight -- eight units.
24 Thank you.
25 We have eight units. So if we could
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179

1 eliminate parking right in the front, then it
2 truly would showcase the building and -- and
3 people wouldn't park there. You've got your
4 center walkway, and that would be it against
5 the street. It does reduce the -- all of the
6 pavers.
7 And we just really feel, as -- as Blair
8 mentioned last time, since -- you know, I don't
9 know when the picture was taken. It's a black
10 and white picture. Cars have always parked on
11 the front. It's unique to our -- to our block.
12 And I don't think that that's ever going to
13 change. And so this way, they would -- you
14 know, they would have their designated spots.
15 They wouldn't be parking on the gravel which
16 turns to mud in the rain and just doesn't look
17 pretty. And the building would still be
18 highlighted.
19 And we're hoping that that's a good
20 compromise because, I mean, we actually -- my
21 husband and I prefer this. It's prettier, to
22 see the green in front.
23 THE CHAIRMAN: Okay. Any questions for
24 the applicant?
25 COMMISSIONER LOPERA: Did you -- from the
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180

1 last meeting, from last month, did you look
2 into modifying anything from the back to make
3 those garage parking spaces in the back?
4 MS. RINGHAVER: Well, we do have people
5 parking in the -- right. I would say that
6 while -- while the things you were mentioning,
7 with the steel beams, that is -- that's a great
8 idea. Realistically, I think the tenants still
9 will be parking in the front, but also,
10 financially, it's not anything that we're
11 able -- able to do. I mean, it can go back to
12 the way it was before, I mean, the parking in
13 the front.
14 You know, we can -- we could remove those
15 and put more gravel down, but I think the
16 tenants are still going to park there. And
17 it's just too tight to get on -- to get on the
18 side. It's too tight on that left side. It
19 wasn't used even when it was wide open and
20 available, but our tenants do park in the back
21 on the right side, or if you're looking at the
22 front of the building, on the right, the one
23 closest to Aberdeen. And so -- and
24 financially, we just can't do that right now.
25 So --
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181

1 THE CHAIRMAN: Okay.

2 MS. RINGHAVER: -- I wish I had a lot more

3 to say, but that's kind of --

4 THE CHAIRMAN: No, that's okay.

5 MS. RINGHAVER: Okay.

6 THE CHAIRMAN: That's fine. Appreciate

7 it.

8 MS. RINGHAVER: Okay.

9 THE CHAIRMAN: Is there anybody else that

10 would like to speak to this item?

11 (Mr. Newton approaches the podium.)

12 MR. NEWTON: Ray Newton, 1815 Woodmere

13 Drive.

14 MS. BLAKE: Would you raise your right

15 hand, please.

16 MR. NEWTON: (Complies.)

17 MS. BLAKE: Do you affirm that the

18 testimony you are about to give is the truth,

19 the whole truth and nothing but the truth?

20 MR. NEWTON: I do.

21 MS. BLAKE: Thank you.

22 MR. NEWTON: If I might -- I didn't speak

23 at the last meeting, and I was kind of

24 surprised at the comments that -- that were

25 actually coming from the Commission. I had

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182

1 been advising, you know, the Ringhavers a

2 little bit on -- on the process and procedure

3 that comes before you. And, basically, that --

4 that, you know, your decision is predicated on

5 the staff report, you know, the input you

6 receive, you know, at the Commission meeting.

7 And I was, you know, surprised at the issues

8 that were coming from the Commission.

9 If I may go -- go over those a little bit,

10 the first one was a recommendation for

11 underground parking. That was quickly

12 dismissed, you know, by the Commission.

13 The second one was putting bollards out to

14 keep the parking from -- from the front of the

15 building. Again, that was eliminated.

16 There was another issue in regard to the

17 drainage, the impact of the drainage of the

18 parking. That's going to be addressed, you

19 know, by the engineering division in the

20 permitting process.

21 There was an issue in regard to the reuse

22 of the existing parking. In a description of

23 how it can be used, you've got a 16-foot space.

24 You've got a 16 and -- 16 and 9 -- 9 inches is

25 the back-out space. A standard parking space

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183

1 is basically 9 by 18. You really need, you

2 know, 20 feet.

3 If you have a car parked on both sides,

4 you cannot maneuver until you get to the 16,

5 and so it gives you about 9 inches to make a

6 90-degree turn. I mean, you can -- it will

7 accommodate a compact car. Maybe a subcompact

8 car is all it would accommodate in the rear.

9 I think the application is really pretty

10 simple and one without notice. And I

11 understand from the last meeting that there is

12 some kind of required notice, you know, that

13 was supposedly given to them, you know, at the

14 time of the acquisition of the property. This

15 apparently was -- was never received. And they

16 proceeded accordingly, you know, with the

17 improvements to -- to the actual parking area

18 up front.

19 Again, on the -- on the rear for the

20 laundromat and bi- -- bicycle area, that a

21 permit was issued, you know, for that area,

22 again, without notification to them.

23 I think there was a couple issues in

24 regard to, you know, what the staff was saying.

25 You know, I'm of the opinion that it is

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184

1 consistent with the area. It's consistent with

2 the historic guidelines. It's -- it's

3 consistent with the Secretary of Interior

4 department standards. And I would encourage

5 you to approve it with the revised site plan

6 that hopefully addressed the concerns that were

7 issued by the staff.

8 (Timer notification.)

9 MR. NEWTON: I'll be happy to answer any

10 questions.

11 THE CHAIRMAN: Thank you. Your timing was

12 perfect.

13 Any questions?

14 COMMISSION MEMBERS: (No response.)

15 THE CHAIRMAN: Anyone else to speak?

16 MS. EHAS: Are you going to open for

17 comments? Oh, I'm sorry.

18 (Ms. Ehas approaches the podium.)

19 MS. EHAS: Kay Ehas.

20 So think about setting precedent. The

21 Riverside Avondale Zoning Overlay does not

22 allow parking in between the road and the

23 sidewalk or between the sidewalk and somebody's

24 front house. So it's -- it's against the

25 zoning overlay.

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1 Do people do it? Yes, they do, but the
2 reason it was put in the overlay is because
3 most people don't want it to happen, because it
4 brings down -- it brings down property values,
5 frankly, especially in Riverside.

6 And we're -- we're working on -- I chair
7 RAP's -- excuse me -- transportation committee,
8 and we're working on -- we think if we can
9 figure out College and Post, we can figure out
10 anything because those are the two challenging
11 streets, because they don't have a lot of
12 driveways on Post Street. So I want you to
13 think about precedent.

14 I'm not -- is there a sidewalk here?

15 MS. RINGHAVER: No.

16 MS. EHAS: Why couldn't we do parallel
17 parking?

18 And think about this: There are going to
19 be fewer cars in the future. That's where
20 we're headed. So let's not be permanent in --
21 in what we decide maybe.

22 Thank you.

23 THE CHAIRMAN: Anyone else?

24 AUDIENCE MEMBERS: (No response.)

25 THE CHAIRMAN: Come on up.

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1 (Ms. Ringhaver approaches the podium.)
2 MS. RINGHAVER: And I just wanted to say,
3 I realize the concern if you say yes to this
4 one, you're setting a precedent, but this
5 street -- and I think that Blair also was
6 really letting -- letting everyone know, this
7 one, it's a very small block. And it is a
8 unique block. Every single -- we're not
9 bringing down the neighborhood because every
10 single place is -- is multifamily. And so it's
11 the only parking.

12 Anyway, I just think that this block, if
13 this is supposed to be case by case, then
14 please, let's -- I'll go with what the other
15 guy said. Let's leave here with an approval.
16 But please, just let's look at this as a unique
17 situation because I really feel that it is.

18 Anyway -- and it's the best one on the
19 street.

20 THE CHAIRMAN: I'll close the public
21 hearing.

22 Comments? Discussion?

23 COMMISSIONER DAVIS: My -- you know, my
24 attitude towards it hasn't changed. I think
25 the addition of the -- the greenscape on the

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1 front is just kind of a bonus. I think it does
2 help. You know, it protects the -- the kind of
3 visual corridor (inaudible) your way.

4 I think the character of the street, you
5 know, with right-of-way parking all over the
6 place, apart- -- you know, multifamily all over
7 the place, I think it -- I think it fits. And
8 I think putting -- putting pavers there is far
9 preferable to asphalt or mud and gravel.

10 You know, the one thing I didn't say last
11 time -- and you guys are not going to want to
12 hear this. I think the pavers, I think if it
13 was to receive an approval, I think it would
14 require replacing the pavers with a -- with a
15 brick style. I know there's a lot of money
16 sitting there, but, you know, that's -- that's
17 one that I would say is probably inflexible in
18 my opinion.

19 Yeah, that's -- that's my input.

20 THE CHAIRMAN: I will say that I -- I'm --
21 I'm really torn by this one because I -- I did
22 drive it. I drove around it and was the -- the
23 guy that parked, but I've got a smaller SUV,
24 and I can get in, but I could barely get out.
25 So I will grant you that point, that because

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1 those are old buildings, designed for old cars,
2 it's very difficult to manage. And once you
3 get to the -- the left-hand side, you really
4 don't have any good way of getting out,
5 unfortunately, but what I struggle with is --
6 is not so much that, it's -- it's the -- the
7 street parking.

8 And unfortunately -- and this was not a
9 problem that you created. This was a problem
10 that was created over the years by, for the
11 lack of a better word, lack of zoning
12 regulations that allowed other buildings on the
13 block to be built with no parking. And so as a
14 result, the street, even as short as it is, has
15 become a de facto parking lot.

16 I think this dramatically improves not
17 only your property, but dramatically improves
18 the balance of the block, if -- if we can get
19 others to follow your lead. So I'm -- you
20 know, even though I'm torn, and I think I could
21 get comfortable with reviewing this because of
22 its -- its specific criteria in terms of lack
23 of really accessible parking in the back and
24 the fact that -- that what will happen if we
25 don't do this could -- could really be nothing

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189

1 more than organized chaos and a mud pit.
 2 So I'm -- I'm inclined to agree with
 3 Commissioner Davis and think that this would
 4 probably be not only beneficial to the building
 5 but probably beneficial to the part -- to that
 6 block. And I'm only thinking that just because
 7 of being familiar with that block. And it is
 8 not the same block as Park and College or -- or
 9 Park and King or any other place. I mean, this
 10 is a very short block with no parking in -- you
 11 know, in any of the buildings. So for that
 12 reason, I think I would have to support it.
 13 COMMISSIONER LOPERA: Mr. Case, I've got a
 14 question for you. The walkway that goes to the
 15 front door, who exactly would use that?
 16 Because, if you park your car, you're going to
 17 walk towards the -- towards the building, turn
 18 on another walkway going towards the front
 19 door.
 20 MS. RINGHAVER: Can I speak?
 21 THE CHAIRMAN: Yes. Yeah, yeah.
 22 MS. RINGHAVER: Okay. Well, it actually
 23 is just long enough, you pull up, and you have
 24 to come out on the street.
 25 COMMISSIONER LOPERA: Okay.
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190

1 MS. RINGHAVER: So you walk around.
 2 COMMISSIONER LOPERA: Okay.
 3 MS. RINGHAVER: And so that's what we were
 4 thinking. Maybe it's a little longer. I have
 5 a smaller SUV, but maybe it's a little longer
 6 where you could, but currently they're just
 7 walking on the grass anyway to get in the
 8 front.
 9 We've got, like, about a 2-foot little
 10 strip of grass between the building and -- and
 11 the parking, but -- so we thought that would
 12 eliminate that. And at least the landscaping
 13 at the front of the building would stay nice.
 14 And then they would want to not walk in the
 15 grass and they'd prefer the walkway.
 16 COMMISSIONER LOPERA: Right. Okay.
 17 MS. RINGHAVER: Okay.
 18 COMMISSIONER LOPERA: Thank you.
 19 COMMISSIONER ALLMAND: This one's hard.
 20 THE CHAIRMAN: It is hard.
 21 COMMISSIONER ALLMAND: I mean -- okay. So
 22 I think -- I think I would be -- I could accept
 23 like some, like, parallel parking, in case I --
 24 I think I said that at the last meeting. I
 25 think that, you know, I'm sympathetic to the
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191

1 parking kind of issues and want you to be
 2 successful, but parallel parking, I think, is
 3 a -- is -- is -- you know, I wish that
 4 that's -- that that's what this was a picture
 5 of. You know what I mean? Because you would
 6 have grass in between. I mean -- but it's not,
 7 so I don't know how I feel about that.
 8 We're essentially just parking a bunch of
 9 cars right up in front of a Marsh & Saxelbye
 10 building, which it has -- it was designed with
 11 parking in the rear, but I am sympathetic.
 12 And, I mean, I do think that future people
 13 who come back and ask for parking in the
 14 right-of-way are going to point to this. Not
 15 that that means anything, but I do think that's
 16 going to happen. I mean, I'd do that.
 17 COMMISSIONER LOPERA: You did that --
 18 COMMISSIONER DAVIS: I'm sure -- sure you
 19 did.
 20 COMMISSIONER LOPERA: -- today.
 21 COMMISSIONER ALLMAND: Yeah. I would --
 22 COMMISSIONER DAVIS: And I --
 23 COMMISSIONER ALLMAND: I'd keep that one
 24 in my back pocket.
 25 COMMISSIONER DAVIS: And I -- and I think
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192

1 it's only -- I think it's only apples to apples
 2 if it's somebody on this block with a
 3 multifamily building and they're coming and
 4 saying, hey, I've got this asphalt parking in
 5 the right-of-way, I'd like to put pavers there
 6 instead.
 7 COMMISSIONER ALLMAND: Well -- and I think
 8 that's -- I think that's fine to say, but in a
 9 few -- you know, several years down the road,
 10 you know, there -- there might not be that
 11 institutional knowledge baked into this
 12 commission. So I just -- I think it opens the
 13 door. I do think it does.
 14 THE CHAIRMAN: Well, because we're
 15 reviewing this as a case-by-case basis, we've
 16 looked at others that have proposed parking in
 17 the right-of-way only more as an in- -- as a
 18 convenience and even with the knowledge that
 19 they had room to park on site.
 20 COMMISSIONER ALLMAND: I think this is --
 21 that is this.
 22 THE CHAIRMAN: And, in this case, they
 23 don't have room to park on site.
 24 COMMISSIONER ALLMAND: I mean, is that
 25 true, or do they just have their laundry there,
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1 and they don't want to --
 2 THE CHAIRMAN: No. I mean --
 3 COMMISSIONER LOPERA: Well, no, because
 4 Mr. Case mentioned --
 5 THE CHAIRMAN: You can't park in the back.
 6 COMMISSIONER LOPERA: -- in the back.
 7 THE CHAIRMAN: It's not wide enough.
 8 You've got a 16-foot back-up space and a
 9 16-foot --
 10 COMMISSIONER ALLMAND: You can't park with
 11 an SUV.
 12 THE CHAIRMAN: I parked in a little SUV,
 13 and I almost took out the back of the building
 14 backing up. I mean, it's that tight.
 15 COMMISSIONER ALLMAND: Okay.
 16 COMMISSIONER LOPERA: Ms. Sondra would
 17 like to speak.
 18 COMMISSIONER ALLMAND: I'm surprised.
 19 You're surprising me, Mr. Case.
 20 MS. FETNER: Through the Chair, to ease
 21 some of your worry about setting precedent, you
 22 can also include in your motion some findings
 23 that are very specific to this application such
 24 that there's absolutely no parking on site or
 25 in the rear of the property, the character of
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1 the block, you know, things to really narrow
 2 the effect of this decision and make it very
 3 pinpointed to this one.
 4 COMMISSIONER LOPERA: All right.
 5 MS. FETNER: If you need help with
 6 suggestions, I could do that as well.
 7 COMMISSIONER LOPERA: I have one question
 8 for the owner. How many spots do you get? Do
 9 you still get eight spots in the front?
 10 MS. RINGHAVER: We have eight spots if we
 11 did this.
 12 COMMISSIONER LOPERA: This. Okay. So
 13 you've got almost one --
 14 MS. RINGHAVER: I have another option.
 15 COMMISSIONER LOPERA: -- one spot per
 16 tenant.
 17 MS. RINGHAVER: One spot per.
 18 COMMISSIONER LOPERA: Okay.
 19 MS. RINGHAVER: Yes. But again, this
 20 picture doesn't take it -- it doesn't look as
 21 wide. Ray and I talked about -- I mean, we
 22 could widen it a little bit. We still need the
 23 parking, but it could be widened to look a
 24 little wider than what you see.
 25 COMMISSIONER LOPERA: What is the other
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1 option you just mentioned?
 2 MS. RINGHAVER: So just making it a little
 3 wider because -- well, actually, when we spoke
 4 about it, he was thinking we could go -- I
 5 actually -- I think I have to take that back
 6 because that would be on the corner. And then
 7 we get into other rules with being too close
 8 to -- it's on the -- the corner of Herschel and
 9 Aberdeen. And then we're on -- like right at
 10 the corner.
 11 COMMISSIONER ALLMAND: Not that it
 12 matters, but, I mean, do you -- have you gotten
 13 approval from -- from the City to park in the
 14 right-of-way?
 15 MS. RINGHAVER: Well, Ray and I have met
 16 with them.
 17 MR. NEWTON: If I may.
 18 THE CHAIRMAN: If you're going to speak,
 19 you have to come up.
 20 (Mr. Newton approaches the podium.)
 21 MR. NEWTON: The actual parking within the
 22 right-of-way would come after the COA. We met
 23 with the engineering division. They gave us
 24 the application, which is basically a hold
 25 harmless agreement, and said they would approve
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1 it upon the COA being issued.
 2 MS. RINGHAVER: First we go to zoning,
 3 though. We still --
 4 MR. NEWTON: Well, we're not --
 5 MS. RINGHAVER: This is just step one.
 6 Then we have to go to zoning, and then --
 7 MR. NEWTON: We're not --
 8 MS. RINGHAVER: -- then the application.
 9 MR. NEWTON: We're not even sure we're
 10 going to even go to zoning. Okay? There --
 11 there's two issues. One is the historic
 12 district. Okay? The second is zoning. If you
 13 go to zoning, you would be going to zoning to
 14 bring it into conformity, where it would stay
 15 that way for perpetuity. And, therefore, the
 16 Council would never have the chance to remove
 17 it if they ever wanted to do so. Like the sign
 18 ordinance, if you just approved the COA, then
 19 it's a nonconforming use to the zoning, and it
 20 would remain that way.
 21 The parking has existed for decades. The
 22 question, you know, that you were talking about
 23 was whether it would set a precedent. It's
 24 only existing parking. It existed prior to the
 25 district. That would be subject to this. This
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197

1 is a great improvement, and I encourage you to
2 approve it.
3 THE CHAIRMAN: Okay. Yes, Lisa.
4 MS. SHEPPARD: Just a question. Do you
5 have a dimension as far as what you're
6 proposing here, as far as how wide that -- how
7 wide are you talking about as far as the
8 greenspace?
9 MS. RINGHAVER: I think I'm -- great, I'm
10 very prepared, except for that one. It would
11 have been really good if I'd thought of that.
12 MR. NEWTON: The drawing actually shows
13 the existing line that separates the parking.
14 And you can -- you can measure. Maybe this one
15 doesn't show it, but if you actually look on
16 the ground, we're coming over to -- to --
17 basically, to whatever that line is.
18 COMMISSIONER DAVIS: Are you giving up two
19 parking spaces?
20 MS. RINGHAVER: Well, the center because
21 of the trees. And because we didn't want to
22 block the front of the building, that was just
23 pavers. It wasn't a parking spot. So we had a
24 little extra room there. So we gave up one
25 parking spot. Plus, you know, it was something
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198

1 that was wider than it. So it's more than --
2 it's more than -- it's probably equivalent to
3 about two-and-a-half of our spots.
4 MR. NEWTON: If I may add one other point
5 in regard to the Council -- we're still going
6 to have parking in the rear. We're going to
7 have subcom- -- subcompact parking. It will
8 handle a compact or a subcompact. So we don't
9 want a prohibition against parking in the rear.
10 MS. RINGHAVER: Oh, it's currently filled,
11 the parking in the right side, the right
12 garage.
13 MR. NEWTON: Okay. So I mean ...
14 COMMISSIONER LOPERA: That's good.
15 MS. RINGHAVER: Uh-huh.
16 MS. FETNER: It's limited. There's
17 limited parking in the rear.
18 THE CHAIRMAN: It's limited.
19 MS. RINGHAVER: Yeah, we can only get two
20 cars in it.
21 COMMISSIONER ALLMAND: You can park in
22 there, though, right?
23 MS. RINGHAVER: And they do. And they do.
24 MR. NEWTON: Yeah, we have -- we have four
25 spaces, you know, that are in -- in the actual
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199

1 garage back there. So, you know, we don't want
2 that limitation and not be able to park back
3 there.
4 COMMISSIONER ALLMAND: And it's even more
5 limited because you have a big laundry room
6 back there.
7 MS. RINGHAVER: We don't consider that as
8 parking. I mean, as was said --
9 COMMISSIONER ALLMAND: It was in the
10 parking garage, though.
11 MR. NEWTON: Well --
12 MS. RINGHAVER: From 1926 it is.
13 COMMISSIONER LOPERA: Yeah, but, John,
14 Mr. Case mentioned he has a small SUV. He
15 could not --
16 THE CHAIRMAN: You can't get back there.
17 COMMISSIONER LOPERA: With Mr. Case's
18 driving skills, he could not back out of there
19 without crashing into the building causing yet
20 another COA for a crashed building.
21 THE CHAIRMAN: Yeah.
22 MS. RINGHAVER: A crashed Marsh &
23 Saxelbye.
24 COMMISSIONER LOPERA: So in order to avoid
25 that --
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200

1 MR. NEWTON: Your standard for subcompact,
2 you know, basically is no more than 10 percent
3 of the required parking. I'm -- I'm not sure
4 what size the units were. They were, say --
5 say they're over 500, you know, square feet.
6 You know, we'd have to have, you know, 14
7 required spaces if we brought it into
8 conformity. We'd have to have one -- one
9 compact space. We're providing four. So, I
10 mean, we're greatly enhancing the amount of
11 compact spaces.
12 COMMISSIONER LOPERA: I -- well --
13 THE CHAIRMAN: Yeah, you can --
14 COMMISSIONER LOPERA: -- I'm ready to make
15 a motion to kind of move forward with this.
16 THE CHAIRMAN: Please. Thank you.
17 COMMISSIONER LOPERA: Okay. I want to
18 make a motion.
19 MS. FETNER: Hold on. Did you close the
20 public hearing?
21 THE CHAIRMAN: Closed.
22 COMMISSIONER LOPERA: So the only -- I
23 want to make a motion to approve with
24 conditions. The only place I'm gonna beat you
25 up on is the pavers at the front, which --
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201

1 there is a precedent, but there's not a
2 precedent, but there is precedent for pavers.
3 So with staff approval of the pavers that
4 they agree with, I would like to approve this
5 with the photograph shown, with the addition of
6 the greenspace, the walkway, and staff-approved
7 pavers at the front only. The pavers in the
8 back, I would like to approve as is with no
9 conditions. And as far as the screening in the
10 rear garage, I would like to approve that as
11 well.
12 COMMISSIONER DAVIS: So are you saying
13 keep the pavers in the back?
14 COMMISSIONER LOPERA: Keep the pavers in
15 the back. The pavers in the front have to be
16 approved by the staff to match the same width
17 and dimensions as --
18 THE CHAIRMAN: The approved rectangular --
19 COMMISSIONER LOPERA: -- the approved
20 rectangular shape.
21 MR. NEWTON: If I may, you're actually
22 putting the burden on to the staff, you know,
23 to come up with something that -- that I think
24 is more into your jurisdiction than the -- than
25 the -- than the staff.
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202

1 COMMISSIONER LOPERA: Okay. Six-inch by
2 ten-inch pavers then.
3 COMMISSIONER DAVIS: No greater than,
4 rectangular shape.
5 COMMISSIONER LOPERA: No --
6 THE CHAIRMAN: Just the standard brick
7 that we allow.
8 MR. POPOLI: Just for clarification, we
9 have an approval matrix basically that the
10 board has created that dictates what we can
11 approve administratively. That's what we're
12 referring to. That outlines specific portions
13 and sizes.
14 THE CHAIRMAN: Right.
15 MR. POPOLI: There's a range, but that's
16 what staff can approve. So if you're
17 conditioning to that, then that would be
18 something we could approve.
19 THE CHAIRMAN: Right.
20 MR. POPOLI: If it's at our discretion, I
21 would much prefer you guys do something.
22 COMMISSIONER LOPERA: What is that
23 document called?
24 MS. FETNER: Administrative Matrix.
25 THE CHAIRMAN: Administrative Matrix.
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203

1 COMMISSIONER LOPERA: Administrative
2 Matrix. So the condition would be that the
3 pavers that are chosen are in agreement with
4 the Administrative Matrix provided by the
5 staff.
6 MR. NEWTON: You understand that you're
7 putting a tremendous financial burden, you
8 know, on to the applicant to -- to remove
9 the -- the existing ones that were put in there
10 without notice from the City, you know.
11 AUDIENCE MEMBER: Can I ask a question?
12 COMMISSIONER LOPERA: Yes, ma'am.
13 MS. FETNER: Hold on --
14 COMMISSIONER LOPERA: Sorry.
15 MS. FETNER: -- you guys.
16 COMMISSIONER LOPERA: Sorry.
17 MS. FETNER: I know we -- we're -- we're
18 definitely going to have the Robert's Rules of
19 Order workshop because he's trying to do a
20 motion and y'all are interrupting and there has
21 to be some sense of control here.
22 THE CHAIRMAN: Yeah.
23 MS. FETNER: So finish your motion, I want
24 someone to second it, and then we could have a
25 discussion. And if they have any more
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204

1 questions for you, they will call you guys back
2 up, but until then, I need you both to sit down
3 until we get this motion on the floor. Okay?
4 Thank you.
5 MR. NEWTON: We can do that.
6 MS. FETNER: I appreciate it.
7 Thank you.
8 MR. NEWTON: Okay.
9 COMMISSIONER LOPERA: My motion is
10 finished.
11 MS. FETNER: Are you sure? So let --
12 COMMISSIONER LOPERA: Yes, ma'am.
13 MS. FETNER: -- me just go over the
14 motion --
15 COMMISSIONER LOPERA: Yes.
16 MS. FETNER: -- so we know when the person
17 seconds --
18 COMMISSIONER LOPERA: Yes.
19 MS. FETNER: So we have pavers that are
20 approved by the Administrative Matrix. You
21 have, keep the greenspace in the walkway --
22 COMMISSIONER LOPERA: Per the photo.
23 MS. FETNER: -- per the photo submitted.
24 Pavers in the back are approved without
25 conditions. And the screened-in porch in the
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205

1 back is approved without conditions.
2 COMMISSIONER LOPERA: Yes.
3 MS. FETNER: Okay. Now, if someone
4 chooses --
5 THE CHAIRMAN: Second. Someone second.
6 MS. FETNER: Thank you.
7 COMMISSIONER DAVIS: Second.
8 THE CHAIRMAN: Okay. We have a motion and
9 a second. Now we can have discussion --
10 MS. FETNER: Thank you.
11 THE CHAIRMAN: -- or further discussion.
12 COMMISSIONER ALLMAND: We can -- it's not
13 too late to make a motion to have parking in
14 the front that's not across the entire building
15 or a little bit wider than this. You can do
16 parallel parking. Everything will be fine.
17 People can park. They will have parking
18 spaces. It won't be like this.
19 It's not too late. I'm just saying, I get
20 where this -- I pick up where this is going,
21 you know, and that's fine, I ain't voting for
22 it, but golly, guys, it's a Marsh & Saxelbye
23 building.
24 THE CHAIRMAN: Uh-huh.
25 COMMISSIONER ALLMAND: I'm sympathetic,
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206

1 parking right up in -- I mean, feet from the
2 balcony in front of the building. Super
3 historical. Not too late. You can just
4 parallel park. They get parking spaces.
5 COMMISSIONER LOPERA: But your proposition
6 was to parallel park. So there's still a
7 vehicle there.
8 COMMISSIONER ALLMAND: There's like -- but
9 you're not, like --
10 COMMISSIONER LOPERA: My vehicle is just
11 in a different orientation from what you
12 recommended.
13 COMMISSIONER ALLMAND: Well, not -- well,
14 that's a good point, but they're also kind of
15 set back from it. You're like -- I mean, you
16 hit the gas a little bit= and you're gonna wind
17 up in somebody's living room for real.
18 COMMISSIONER LOPERA: We could install
19 bollards, as you recommended at the last
20 meeting.
21 COMMISSIONER ALLMAND: That would be great
22 if we could do that, large ones. No, I'm
23 just -- look, I'm not -- I'm not gonna -- I'm
24 just saying, it's not too late.
25 That's it.
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207

1 THE CHAIRMAN: People are going to park
2 wherever they --
3 COMMISSIONER LOPERA: Is there -- could
4 I -- could I get some recommendations from the
5 staff to add -- like Sondra said, adding some
6 condition so that this is a very narrow
7 circumstance for this one particular situation
8 on this short block.
9 MS. FETNER: Your -- the findings. It
10 wouldn't be a condition. It would be -- it
11 goes in the order. It's basically what -- what
12 the basis of this recommendation and conditions
13 comes from.
14 COMMISSIONER LOPERA: That's fine.
15 COMMISSIONER ALLMAND: And let me just
16 say, people -- you know, I heard you say,
17 Mr. Case, that people are going to park
18 wherever they're going to park. Not if you put
19 parallel parking with a curb up. They're not
20 going to bump the curb every time.
21 So you have a way, you know, without
22 bollards, you know, to -- to direct, like --
23 and provide parking and kind of have it be -- I
24 mean, I appreciate the compromise. And I think
25 it is a good compromise. You know, you're
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208

1 probably going to get a pass and I think that's
2 awesome, but -- but I also think, man, it's
3 going to be a problem.
4 That's it. That's all I got.
5 THE CHAIRMAN: Okay. We have a motion and
6 a second. All those in favor of the motion?
7 COMMISSIONER DEMETREE: Aye.
8 COMMISSIONER DAVIS: Aye.
9 COMMISSIONER LOPERA: Aye.
10 THE CHAIRMAN: Aye.
11 Those opposed?
12 COMMISSIONER ALLMAND: Nay.
13 THE CHAIRMAN: Okay. The motion carries.
14 So you have approved COA-17-343 with
15 conditions.
16 MS. FETNER: Through the Chair, do you
17 want to now vote on some findings?
18 THE CHAIRMAN: Please.
19 MS. FETNER: Okay. I guess just what you
20 have discussed would be that it's a unique
21 block, parking -- and parking is limited in the
22 rear.
23 COMMISSIONER LOPERA: Well, it's a unique
24 block, but there's --
25 MS. FETNER: I can't make these up for
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209

1 you, so I'm just trying to --
2 THE CHAIRMAN: Yeah.
3 COMMISSIONER ALLMAND: That never happens.
4 THE CHAIRMAN: There's limited parking for
5 all structures on the block. The block is
6 largely multifamily structures. The parking
7 originally built for the project is too small
8 to accommodate full-size cars with adequate
9 turning space. Let me see what else.
10 MS. SHEPPARD: I don't know if it really
11 lends itself to precedent or not, it is unusual
12 in that the -- it -- it's not a -- the block
13 itself has a -- a street to the back of it as
14 well. So it doesn't --
15 THE CHAIRMAN: Right.
16 MS. SHEPPARD: -- back up to an alley or
17 to other properties but to another street.
18 THE CHAIRMAN: That's correct.
19 MS. SHEPPARD: And I think that a major
20 component in how we got to an approval was
21 that -- based on what you're looking at on the
22 site plan and what's showing on the screen
23 here, that greenspace is roughly going to the
24 edge of the balconies, which we're predicting
25 is, like, 26 to 30 feet, which is more
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210

1 greenspace, a return of greenspace to what is
2 currently just open parking with no greenspace.
3 So it's a net gain from the existing or
4 previous condition, which does provide that --
5 this to the main part of the building. I mean,
6 that's something that -- I think that's a win
7 within this motion.
8 THE CHAIRMAN: Uh-huh.
9 COMMISSIONER DAVIS: I think that's good.
10 MS. SHEPPARD: And it's -- yeah. And if
11 they were to do the opposite and you had the
12 greenspace on the sides and you were still
13 parking in front of the main structure, I don't
14 know that that's (inaudible) --
15 THE CHAIRMAN: Correct.
16 MS. SHEPPARD: -- but it's still -- it's
17 definitely adding greenspace to where there
18 wasn't greenspace.
19 THE CHAIRMAN: Right.
20 MS. FETNER: That's fine.
21 THE CHAIRMAN: I think that's --
22 MS. FETNER: Okay. I don't really need
23 you to vote on the findings.
24 THE CHAIRMAN: Okay.
25 MS. FETNER: Just for everyone's benefit,
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211

1 they do have to go -- as they said, they have
2 to go through zoning. I was speaking with
3 Christian here, and I think they'll probably
4 need a variance. We're not positive, but
5 there's still a significant hurdle that they
6 need to get over. So for the record, thank
7 you.
8 THE CHAIRMAN: Thank you.
9 Let's see. Okay. We are now to Item I.
10 We have no H. So we're on I, which is an OOA.
11 Do we want to take our 15-minute break now
12 and then we'll finish up the agenda?
13 Thank you. Okay. We'll adjourn for
14 15 minutes.
15 (Brief recess.)
16 THE CHAIRMAN: Okay. We're back in
17 session.
18 Actually, I had forgotten one item. So
19 we're on Item 2, COA-17-492, at 1242 Ingleside
20 Avenue.
21 MR. POPOLI: Okay. This is COA-17-492, at
22 1242 Ingleside Avenue. This is a contributing
23 structure that had some renovation done to an
24 existing enclosed porch.
25 Basically, the applicant, over basically
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212

1 the course of a few years, had widened the
2 driveway and added a walkway to the front
3 steps, and then removed one of the window pairs
4 with the surrounding decorative windows and
5 added -- relocated the door from the side of
6 the porch to the front, and then installed a
7 bathroom in that location.
8 It was recently discovered that he needed
9 a COA for this. It was done, I think, you
10 know, genuinely, innocently, but again, after
11 the fact.
12 We're fairly confident that the porch
13 enclosure was done historically. There's some
14 evidence that other modifications happened over
15 the years. The floor has been replaced with
16 poured concrete that has rebar support.
17 Obviously, a more modern product, but records
18 that we could find, the porch enclosure goes
19 back a significant period. Although, again,
20 probably not original to the structure, a
21 historic modification.
22 So we're, again, kind of limited by the
23 guidelines to what we can and can't support.
24 The applicant has got a presentation to talk
25 about why they did the renovations that they
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213

1 did, but, unfortunately, we have to recommend
2 denial.
3 THE CHAIRMAN: Any questions of the staff?
4 MR. POPOLI: A couple of quick pictures.
5 This is the enclosed front door that was
6 relocated to the front of the house
7 (indicating). This was the window that
8 replaced that opening, where the side entry
9 was. These are the existing windows, although
10 these have probably been replaced since the
11 original enclosure. These are the surrounding
12 structures.
13 There's the driveway. So originally, it
14 had the two strips. And then, based on Google
15 Map pictures that we were able to find, even
16 going back at least ten years, it was just a
17 poured concrete driveway up to the front of the
18 house. So they just widened it at this point,
19 but -- yeah. So fundamentally, it just had a
20 matching pair of windows where the door is and
21 it was symmetrical.
22 THE CHAIRMAN: Okay. Any questions for
23 staff?
24 COMMISSIONER LOPERA: So you have two
25 windows that the manufacturer's mullions, the
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214

1 same size as the ones that are shown there now?
2 MR. POPOLI: Correct. They're identical
3 on the other side there.
4 COMMISSIONER LOPERA: Without the -- where
5 the culled -- without -- without the transoms
6 and without the side --
7 MR. POPOLI: No. They were identical with
8 the --
9 COMMISSIONER LOPERA: Okay. With the
10 transoms and sidelights of the windows.
11 MR. POPOLI: Yeah, right. The door was a
12 single door without sidelights. It was hard to
13 see in the pictures that we had.
14 COMMISSIONER LOPERA: What did you mention
15 about the porch? That you see --
16 MR. POPOLI: This was a porch that's been
17 enclosed. It was enclosed historically. We're
18 not sure exactly when, but possibly early on,
19 when the house was constructed, not long after
20 it was constructed.
21 COMMISSIONER LOPERA: Okay.
22 MR. POPOLI: We don't have any hard dates
23 on that, unfortunately.
24 COMMISSIONER LOPERA: Okay.
25 MR. POPOLI: But after that, the -- what
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215

1 would have been a traditional wood floor was
2 removed and a poured concrete floor was put in.
3 There's rebar support which generally indicates
4 it's newer.
5 COMMISSIONER LOPERA: Right.
6 MR. POPOLI: But that was done sometime
7 after the porch was enclosed.
8 COMMISSIONER LOPERA: Okay.
9 MR. POPOLI: We just don't know when it
10 took place, but that's certainly a much more
11 modern renovation than what -- when the porch
12 was enclosed.
13 COMMISSIONER LOPERA: Thank you.
14 THE CHAIRMAN: Okay. Open it to public
15 hearing.
16 Is the applicant here?
17 AUDIENCE MEMBER: Good evening.
18 (Audience member approaches the podium.)
19 AUDIENCE MEMBER: I'd like to thank you
20 for hearing me out.
21 MS. BLAKE: Sir, excuse me. Before you
22 start, if you would just state your name and
23 address for the record.
24 AUDIENCE MEMBER: Adriano Silva.
25 MS. BLAKE: If you would speak into that
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216

1 microphone.
2 MR. SILVA: Sorry. Adriano Silva, 1242
3 Ingleside Avenue, Jacksonville, and 32205.
4 MS. BLAKE: Would you raise your right
5 hand.
6 MR. SILVA: (Complies.)
7 MS. BLAKE: Do you affirm that the
8 testimony you are about to give is the truth,
9 the whole truth and nothing but the truth?
10 MR. SILVA: I do.
11 MS. BLAKE: Thank you.
12 MR. SILVA: Thank you.
13 THE CHAIRMAN: You can adjust that mic.
14 MR. SILVA: Okay. I apologize. I didn't
15 realize how formal this process was. I'm
16 learning along the way, so my presentation is a
17 little informal.
18 THE CHAIRMAN: That's all right.
19 MR. SILVA: That's my family there. We're
20 a Navy family, been in the service for 19
21 years. That's what brought us to the area. We
22 came here in 2012.
23 We -- we purchased the home -- let me
24 start the slide show for you. We purchased the
25 home in 2012. It was a foreclosed home. It
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217

1 was an abandoned home and in need of a lot of
2 work. My -- my wife was an interior designer,
3 now a schoolteacher. And myself, I grew up
4 renovating homes with my dad, who was a
5 carpenter, and I'm currently a Navy pilot.

6 Since then, we moved in 2015 to Corpus
7 Christi, where I'm working at now. And
8 fortunately, I'm in training right now, in
9 Pensacola, and was able to drive here last
10 night. So I thank you for -- for seeing me.

11 And also, I'd like to apologize for not
12 knowing the process of having a Certificate of
13 Appropriateness. This is our first home in a
14 historic district. And I've never had to go
15 through the -- this process before, so I'm
16 learning as we go. So for that, I'd like to
17 apologize.

18 With that being said, though, all the work
19 that we did in the home was within code and
20 along the mindset of preserving the historical
21 nature and value of the home, because that's
22 one of the things that attracted us to the
23 neighborhood and to the home itself.

24 And we just found out that we cannot
25 return to Jacksonville, which is why we're

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218

1 keeping the house. And since I left, we --
2 we've been renting it out. Since we found out
3 that we cannot return is when we decided to put
4 it on the market for sale, and that's when a
5 lot of this process started coming to light,
6 and I started learning about this and came
7 here.

8 So with that being said, I took some
9 pictures here while we were doing the work.
10 And you can see the extent that we went to, to
11 try to preserve the -- the home and the
12 historical value of it. We stripped down every
13 window that we could and replaced all the
14 hardware, the rope, the -- the weights. We
15 scraped all the paint off. All the windows
16 were painted shut when we purchased the home.

17 So we went through great lengths to -- to
18 preserve everything that we could. The molding
19 that we could not buy, that was original to the
20 home, we -- we went, and we got rough wood and
21 actually had it planed to where we'd have an
22 actual 1-by-4, like it originally was and not
23 just a 3-inch, you know, a half-inch by
24 three-quarter inch.

25 The hardwood floors, where there was
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219

1 carpet, we took it all out. And you can see
2 where we did some repairs there as well. And
3 this is what the interior of the home looks
4 like now.

5 Now, the reason for the alteration in
6 question is a few different things we had going
7 on simultaneously. With the family and the new
8 babies, with the driveway being narrow the way
9 it was, you can kind of see the before picture.
10 I apologize for that. That's a blurry picture
11 that I was able to get off line. I couldn't
12 find the -- the old ones that we had.

13 There was an issue with the curb. I don't
14 know if y'all can see here, where that pole is
15 at, in the curb, that's right adjacent to the
16 neighbor's driveway. There is an issue with
17 one entering and exiting vehicles.

18 (Timer notification.)

19 THE CHAIRMAN: Go ahead.

20 MR. SILVA: Thank you.

21 With exiting and entering the vehicles
22 when -- you can see when the neighbor's car is
23 parked there, the doors, you know, being within
24 range of each other, for one, and then that
25 curb being a tripping hazard.

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220

1 So on the alternate side, there wasn't
2 that much space as well, so when you would get
3 out, like, say, if it's raining or if it's
4 muddy or something like that, you're stepping
5 out, on to the grass. And with babies and baby
6 strollers and elderly parents, you can see that
7 being an issue. As a matter of fact, both my
8 mother and my wife have hit that pole exiting
9 out of the driveway before this -- this
10 modification.

11 Another reason is -- you can see the stoop
12 there. When -- when -- so this alteration
13 started years ago, before we even purchased the
14 home.

15 If I could back up a little bit, the
16 per- -- the porch was enclosed. You can see
17 there the open space.

18 MS. BLAKE: Sir?

19 MR. SILVA: Yes.

20 MS. BLAKE: Stay to the microphone.

21 THE CHAIRMAN: Get closer to the mic so
22 she can hear you.

23 MR. SILVA: Oh, sorry.

24 MS. BLAKE: You can use that mouse, too,
25 as a pointer if you want to show them something

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221

1 on the screen.
2 MR. SILVA: Okay. Sorry. I'm just used
3 to moving around during a presentation.
4 MS. BLAKE: I understand.
5 MR. SILVA: All right. So the -- the --
6 the stoop, you can see, is a chokepoint with
7 larger vehicles, SUV, minivan, trucks, things
8 that -- that we all own. Going down that
9 driveway, that was always an issue going
10 through. As a matter of fact, when trying to
11 get my trailer back there, I always had to go
12 over the stoop. So that was -- that was one of
13 the reasons for the alteration.

14 And then the other factor was, with us
15 having three children and, like I said, my dad
16 lived with us for a while, we needed a little
17 bit better use of the space in the home. When
18 they did the alteration, they -- they enclosed
19 the porch, and they included that as -- as
20 living space in the home, but it was completely
21 inefficient and not ergonomic at all. So it
22 was a waste of space.

23 So for those reasons, we made the
24 modifications that we did. And again, we made
25 every attempt possible, not even knowing that

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222

1 this committee existed, but to preserve the
2 historical features of the home. We -- we did
3 a little tradeoff. The -- the one window had
4 to go to be able to move the entrance to the
5 front so that we could have that space for
6 the -- for driving down the driveway.

7 You can see it now. It's very open.
8 There's no obstructions. And the pathway to
9 the -- to the driveway actually serves as two
10 reasons, or two purposes; one, to make the
11 driveway wider, and also, provide a path for
12 people to walk to the -- to the front entrance
13 of the home without having to go on grass or
14 anything like that, like you can see before,
15 you had to do. If you had a vehicle parked
16 there and you were having guests or visitors
17 over, they'd have to park in front, in the
18 street, and then come around.

19 So that's why that -- that kind of widens
20 around, but the driveway -- the street is at
21 the original width that it was when we
22 purchased the home. And then when we did, it
23 was a two-bath home. So we added a half bath
24 in that space there in that corner. Now, the
25 result of that is this. You can see that --

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223

1 that one side of the house is used as an
2 office, if you will. And we made a half bath
3 where the old door used to exist. And then we
4 have a foyer now, right there, once you walk in
5 the home.

6 And if you can notice, none of that is
7 original, but you can see the molding, and
8 the -- the symmetry, and the quality of the
9 work is consistent with what it would have
10 originally looked like. So all of the
11 modifications we made to the home, we tried to
12 keep it to what it would have originally looked
13 like. And the major characteristics of the
14 front of the home were retained. That window
15 you can see is still there. It's this nice,
16 big, bright, white window. And you have the --
17 the -- the upstairs windows as well. All of
18 that was retained. So the value and the
19 original design and intent and purpose of the
20 house is there, but you have a little bit more
21 modern feel to it, a little bit more
22 practicality and functionality of space.

23 These are some comparable homes that are
24 in the area where you can see there's some
25 similarities there. You can see -- on the top

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224

1 left one, you can see a window with a similar
2 shape and then has a door where the side was.

3 THE CHAIRMAN: Slow down.

4 MR. SILVA: Oh, sorry.

5 THE REPORTER: I'm taking down everything
6 you're saying.

7 MR. SILVA: All right. I apologize.

8 THE REPORTER: Thank you.

9 MR. SILVA: All right.

10 COMMISSIONER LOPERA: Excuse me. Could
11 you restart the timer, please?

12 MR. SILVA: I'm about done. So there you
13 go, there are comparable homes for you to see.
14 And I just want to thank you on behalf of me
15 and my family for your time. That was it.

16 THE CHAIRMAN: Thank you.

17 Any questions for the applicant?

18 COMMISSIONER LOPERA: Yes. I want to
19 thank you for your service to our country,
20 first of all, and thank you for making the trip
21 down here. We definitely, you know, very much
22 appreciate that at the last minute.

23 And one question for you, did you get a
24 building permit to do any of the work?

25 MR. SILVA: So I did not. From my

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225

1 previous experience, you did not need a
2 building permit unless you were doing
3 structural changes or hiring a contractor.
4 Since I was doing all the work myself, I
5 didn't -- I didn't get one.
6 However, once the house came on the
7 market, and my real estate agent and -- started
8 enlightening me of this process, we did get
9 permits. And all of them were approved. So
10 everything except with the exception of this
11 front door, because we have to wait for the --
12 for you guys to approve that, everything else
13 was approved. The electrical, the plumbing,
14 the fixtures, everything else has been
15 approved. So this is the last pending
16 situation. And that's it.
17 COMMISSIONER LOPERA: And you fixed all
18 those windows yourself?
19 MR. SILVA: Yeah, the majority. I hired
20 a -- I did hire --
21 COMMISSIONER LOPERA: That's very
22 commendable.
23 MR. SILVA: I did hire a contractor for
24 the concrete --
25 COMMISSIONER LOPERA: Okay.
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226

1 MR. SILVA: -- for the driveway.
2 COMMISSIONER LOPERA: Right.
3 MR. SILVA: And for some of the
4 modifications in the kitchen. For the
5 countertops, I don't -- I can't cut them and
6 fuse them.
7 COMMISSIONER LOPERA: Right.
8 MR. SILVA: So for that, but the -- all
9 the electrical work, the woodwork.
10 COMMISSIONER LOPERA: The windows? Like,
11 all the weights and everything for the windows?
12 MR. SILVA: Oh, yeah. Yes, sir.
13 Absolutely, yeah. Ray's Hardware, right there
14 on, I think, Herschel.
15 COMMISSIONER LOPERA: That's -- that's
16 fantastic.
17 Thank you. That's my only question.
18 MR. SILVA: Yeah.
19 COMMISSIONER DAVIS: How long ago did you
20 do this?
21 MR. SILVA: I started in 2012, and we
22 completed the project 2015. So -- and
23 unfortunately -- like I said, we were planning
24 on staying in the lovely neighborhood, and the
25 Navy has different plans for us. So we can't
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227

1 come back.
2 THE CHAIRMAN: Okay. Thank you.
3 MR. SILVA: Thank you.
4 COMMISSIONER LOPERA: Thank you.
5 MR. SILVA: Thank you for your time.
6 THE CHAIRMAN: Is there anyone else that
7 has anything to add?
8 COMMISSION MEMBERS: (No response.)
9 THE CHAIRMAN: Anyone else like to speak
10 to this item?
11 AUDIENCE MEMBERS: (No response.)
12 THE CHAIRMAN: Seeing none, we'll close
13 the public hearing. I'll entertain a motion,
14 and then we can discuss it.
15 COMMISSIONER LOPERA: I've got a question
16 for staff. What do you guys think about the
17 door?
18 MR. POPOLI: In what capacity?
19 COMMISSIONER LOPERA: The light on top of
20 the door -- is there a light on the door? Yes.
21 Is that consistent for the neighborhood, along
22 with the sidelights? I would just like for you
23 to comment on the door with the light, the --
24 basically, the arched light, and then the
25 sidelights.
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228

1 MR. POPOLI: I would say that having
2 sidelights and having a light on the top of the
3 door is probably consistent. The --
4 COMMISSIONER LOPERA: All right.
5 MR. POPOLI: -- frosted glass and the
6 shape of the light isn't.
7 COMMISSIONER LOPERA: Okay.
8 COMMISSIONER DAVIS: What's the -- what's
9 the casing on the outside of that window?
10 MR. POPOLI: Which one? The small one?
11 COMMISSIONER DAVIS: The near one. Yeah,
12 the closest one to the front. See that right
13 there?
14 MR. POPOLI: It looks like it's wood, but
15 I can --
16 THE CHAIRMAN: We can ask the applicant.
17 MR. POPOLI: I believe --
18 MR. SILVA: That's -- that's wood.
19 That's --
20 THE CHAIRMAN: You'll have to come up so
21 she can --
22 MR. SILVA: Sorry.
23 (Mr. Silva approaches the podium.)
24 MR. SILVA: So that was a modification
25 that was done after speaking with the building
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229

1 inspectors upstairs, because what we originally
2 tried to do is we tried to put a windowpane
3 that was similar to what was there, but because
4 it's been altered now, they said it has to be a
5 window installed that's to code. So that's why
6 that's -- that modification was made after the
7 fact.
8 COMMISSIONER DAVIS: So you just put that
9 window in?
10 MR. SILVA: I did myself, yeah.
11 COMMISSIONER DAVIS: Okay.
12 COMMISSIONER ALLMAND: I do want to vote
13 for this one.
14 THE CHAIRMAN: But before you can vote,
15 someone has to make a motion.
16 COMMISSIONER ALLMAND: I know. That's why
17 I was like, would anybody like to make a
18 motion?
19 COMMISSIONER LOPERA: You can.
20 COMMISSIONER ALLMAND: I vote that we deny
21 application COA-17-492.
22 THE CHAIRMAN: I have a motion. Do I have
23 a second?
24 COMMISSION MEMBERS: (No response.)
25 COMMISSIONER ALLMAND: I vote that we
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230

1 approve COA-17-492. Anybody?
2 COMMISSIONER LOPERA: I would second. I
3 would second that with conditions.
4 COMMISSIONER ALLMAND: Okay. Well, we've
5 got to have a second to even discuss --
6 THE CHAIRMAN: Yeah, to discuss.
7 COMMISSIONER LOPERA: I would second that
8 with conditions.
9 THE CHAIRMAN: Well, we have a motion and
10 a second.
11 COMMISSIONER ALLMAND: Okay. Great.
12 THE CHAIRMAN: We can now discuss.
13 THE REPORTER: Sondra, I can't hear.
14 MS. FETNER: Everyone has to just try --
15 THE CHAIRMAN: One at a time, please.
16 MS. FETNER: One at a time. You're
17 killing Diane over here.
18 COMMISSIONER LOPERA: All right. Start
19 over again, John, please.
20 COMMISSIONER ALLMAND: I vote that we
21 approve COA-17-492.
22 COMMISSIONER DEMETREE: I will second
23 that.
24 COMMISSIONER ALLMAND: All right.
25 THE CHAIRMAN: I have a motion and a
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231

1 second. Discussion? Are there any conditions
2 or --
3 COMMISSIONER LOPERA: As far as the window
4 on the right goes, that -- that's the only
5 thing that I would -- that I've got an issue
6 with, because it -- you know, it doesn't even
7 remotely match the trim work or the raised
8 muntins on the rest of the windows.
9 COMMISSIONER ALLMAND: Okay. Guys, help
10 me vote for this to be approved. Okay? I want
11 it to be approved, all right, but there's a lot
12 of things it doesn't do. Okay?
13 Like, number one, we have the big, giant
14 concrete driveway in the front of the house,
15 right? I know -- okay. So that's number one.
16 All right. Maybe that's okay, but, again,
17 we're going to see a lot more of that if we do
18 these kind of things. And maybe that's okay,
19 maybe it isn't.
20 COMMISSIONER LOPERA: We can look at those
21 on a case-by-case basis.
22 COMMISSIONER ALLMAND: Sure. That's fine.
23 We might be able to --
24 THE CHAIRMAN: There are rules and
25 regulations for that in our --
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232

1 COMMISSIONER LOPERA: Right.
2 THE CHAIRMAN: -- overlay.
3 COMMISSIONER LOPERA: Uh-huh.
4 COMMISSIONER ALLMAND: Okay. They're --
5 you know, the -- the -- the lights and the
6 doors, you know, tough. That's a toughy.
7 The -- now, the light -- talk about the
8 window, you know, that's a kind of contributing
9 feature. There's a -- there's like one window
10 with rounded edges on the left, one that
11 doesn't, that got removed, so that might be an
12 issue. I don't know. You guys tell me.
13 And then there's, like, the window, you
14 know, on the side, you know, is -- well, it has
15 to be, you know, kind of recessed into the
16 opening. Vertical. Like, you know, it has to
17 have like the same light pattern, you know.
18 So, you know, I think it's -- it's a --
19 and the entry, I mean, has been moved, right,
20 so there's -- like, that's a major part of the
21 historical fabric of the house, to move the
22 entry of the house from one location to the
23 next.
24 Again, I would love to -- nothing more
25 than to vote for this to be approved, right,
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233

1 but, you know, it's just -- it's in violation
2 of so many different -- like, you have --
3 like -- like, let's -- like -- like, let's
4 build a case together here, but it's not
5 looking good. You know what I mean? Just
6 being honest.
7 COMMISSIONER LOPERA: Did the homeowner
8 keep the original window that they removed with
9 the transoms?
10 MR. SILVA: No, sir, that was --
11 COMMISSIONER LOPERA: Thrown out?
12 MR. SILVA: Yes, sir. This was done in
13 2015.
14 COMMISSIONER DAVIS: I mean, I -- I agree
15 with you, it's --it's tough because it's
16 clearly in violation. I mean, I think -- I
17 think the water's muddied by the fact that that
18 was an enclosed porch that was not a part of
19 the original structure. Granted, it was -- it
20 took place a long time ago, but the original
21 intent of that building was not to look the way
22 it did pre-2012.
23 COMMISSIONER ALLMAND: Understood. Be
24 careful. You know, again, if we approve this,
25 people are going to just do it and then ask for
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234

1 forgiveness later. That's going to happen, you
2 know, and I get it. You know, like it's
3 just -- this is a hard one, right, because I do
4 want to vote for it. I mean, I do, you know,
5 but I don't -- help me make that case. I'm not
6 seeing it. You know, the entry of the house
7 was moved from one --
8 MR. SILVA: Right.
9 COMMISSIONER ALLMAND: -- from one plane
10 to the next. That's kind of a big deal.
11 Again, I don't -- I -- I want to, I want to
12 vote for it. I just don't know.
13 COMMISSIONER LOPERA: Well, would you be
14 okay with moving the -- sorry.
15 THE CHAIRMAN: Let us discuss it. If we
16 have any questions, we'll call you.
17 MR. SILVA: Yes, sir.
18 COMMISSIONER LOPERA: John, would you be
19 okay with moving the door back to the side
20 entry? Since the window is gone, I'm guessing
21 it's going to be difficult to replicate that
22 window. Siding the entire front and then
23 removing the extension of the driveway, the
24 flared extension of the driveway? The concrete
25 part.
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235

1 COMMISSIONER ALLMAND: I mean, we're
2 reversing everything.
3 COMMISSIONER LOPERA: Except for not
4 having to install the matching window in the
5 front.
6 COMMISSIONER ALLMAND: What do you do with
7 the front?
8 COMMISSIONER DEMETREE: That'd be a minor
9 detail.
10 COMMISSIONER LOPERA: That would just be
11 siding.
12 COMMISSIONER ALLMAND: No. No. Come on,
13 man.
14 COMMISSIONER LOPERA: Hey, I -- I'm --
15 THE CHAIRMAN: No, I think --
16 COMMISSIONER LOPERA: I'm making
17 recommendations here.
18 COMMISSIONER ALLMAND: I know, but you've
19 got --
20 COMMISSIONER LOPERA: We're speaking.
21 We're --
22 (Simultaneous speaking.)
23 COMMISSIONER ALLMAND: No, definitely,
24 but I --
25 THE CHAIRMAN: Sondra, please.
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236

1 MS. FETNER: I just realized, there's
2 three new commissioners on here who probably --
3 I don't know if you guys have handled a COA
4 after the fact before. Just so you're clear,
5 you're supposed to look at this as if the work
6 had not been done.
7 THE CHAIRMAN: Right.
8 MS. FETNER: So you look at it as if
9 they're coming -- the applicant is coming
10 before you to make the alterations that you see
11 before you. So I want you to think of it in
12 that respect, not necessarily how do we get
13 from -- you know, to an approval.
14 You know, of course you want an approval
15 because he stated that he did it on accident.
16 You know, there's -- there's all the emotions
17 involved in that, but, as a body, you need to
18 really look at this the way you look at every
19 single other application. Does this meet the
20 standards of the -- the district? Does this
21 meet the Secretary of Interior standards? You
22 have to look at it on those lev- -- on those --
23 on that basis to come to your decision. You
24 can't reverse into it like you're trying to do.
25 COMMISSIONER LOPERA: Okay.
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237

1 MS. FETNER: And, you know, they're -- if
2 you do deny it, you know, you -- there's no way
3 that he's going to be able to get back what was
4 there. So on the enforcement side, there's --
5 there's a settlement that usually takes place
6 with the Department and the applicant.
7 Sometimes there's fines.
8 There's certain things that happen after
9 the fact that does not -- if he cannot bring it
10 back to the way it was, there will be some
11 other type of situation agreed to between the
12 applicant and the Department. So don't feel
13 like you're obligated to approve this because
14 there's no way he could go back to it. So I
15 just really want you to focus on, is this
16 application -- does this application meet the
17 typical application process.
18 COMMISSIONER LOPERA: Well, taking that
19 into account, then, I would like to -- to make
20 a motion to defer, to have some new plans drawn
21 with the following --
22 THE CHAIRMAN: No.
23 COMMISSIONER LOPERA: No?
24 THE CHAIRMAN: No.
25 COMMISSIONER LOPERA: I can't -- well, you
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238

1 just said that I have to take a look at it as,
2 you know, if somebody was coming to us with
3 that plan in mind. So I'd like to make a
4 motion to defer.
5 MS. FETNER: I --
6 THE CHAIRMAN: Well --
7 MS. FETNER: I understand that's what
8 you're thinking based on what I said, but it's
9 still -- there's a little nuance there. This
10 is the way it is. So I just want you to
11 evaluate it the way you would --
12 COMMISSIONER LOPERA: Uh-huh.
13 MS. FETNER: -- without requesting a
14 deferral --
15 COMMISSIONER LOPERA: Right.
16 MS. FETNER: -- because the applicant,
17 even if you want a deferral to send them back,
18 they could say no, this is what I want, make an
19 approval or a denial.
20 COMMISSIONER ALLMAND: Yeah.
21 MS. FETNER: So there's no sending back
22 other plans. Just look at this as it is.
23 Approve or deny. And then if you do deny it,
24 I'm going to ask you to tell me, you know, what
25 would you like if -- what you have conditioned
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239

1 this one on. And that way, that helps me and
2 the enforcement arm of this reach a settlement.
3 So the approve -- it won't be an approval
4 with conditions. It will either be an approval
5 or a denial. And then if you deny it, we'll
6 work out -- you'll tell me what you, as a
7 consensus, believe should have been conditions
8 on this if it was before you without it being
9 done first.
10 COMMISSIONER LOPERA: Let me ask you a
11 question. If we deny and we provide you the
12 conditions and they meet those conditions, they
13 cannot reappear before the board, correct, for
14 a year?
15 MS. FETNER: No, they're not coming back
16 before the board. This will be handled outside
17 of the Commission because it will be an
18 enforcement action. So when I ask you what
19 types of things would you like to see, those
20 are what we would use when we're working out
21 the enforcement and how to get the way it
22 looks -- if you deny it, the way it looks now,
23 to where you want it to look or where it's
24 potentially able to look. So we work with a
25 lot of different mechanisms to get this
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240

1 resolved.
2 COMMISSIONER ALLMAND: There's a -- you
3 know, I mean, there's kind of like a brutal
4 calculus to it, and that's awful, but that's
5 the way it's designed.
6 MS. FETNER: And it's designed that way
7 because you don't want to -- the whole -- you
8 don't want to encourage, you know, doing the
9 work and then asking for forgiveness later. So
10 you're kind of in an -- in an enforcement role
11 right now determining does this meet the
12 standards? No? Then you probably should be
13 thinking of a denial.
14 COMMISSIONER LOPERA: Right. But what --
15 what motivation does a potential homeowner that
16 makes these violations have to fix it?
17 MS. FETNER: Well, they -- the motivation
18 is to come to the Commission beforehand, to get
19 the permits beforehand, and to do all that
20 because of the -- the negative outcome of doing
21 it and then asking.
22 COMMISSIONER LOPERA: Right, but after the
23 fact, let's say, the homeowner goes back,
24 rebuilds this entire front the way that it used
25 to be, what happens in that case?
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241

1 MS. FETNER: So in that case, if it -- if
2 it does meet the standards --
3 COMMISSIONER LOPERA: Uh-huh.
4 MS. FETNER: -- you would approve it. And
5 it wouldn't be a denial because it would have
6 met the standards based on the work they did
7 without the COA.
8 COMMISSIONER LOPERA: Right, but if we
9 deny it today, they have got no opportunity to
10 do that. Correct?
11 MS. FETNER: They -- they have an
12 oppor- --
13 (Simultaneous speaking.)
14 THE CHAIRMAN: They have an opportunity.
15 MS. FETNER: The opportunity is through
16 the enforcement. So that's why if you deny it,
17 I'm going to ask you what do you -- what would
18 you like to see have happened if they did it
19 be- -- you know, if they came to you before
20 they did the work. And that's how we will try
21 to work out the settlement. That way.
22 COMMISSIONER LOPERA: But we'll never see
23 this house again, correct? If we deny today --
24 MS. FETNER: Right.
25 COMMISSIONER LOPERA: -- this house will
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242

1 never come before us?
2 MS. FETNER: The only time you will see
3 this house come before you is if the new owner
4 or the current owner decided they wanted to do
5 other alterations.
6 COMMISSIONER LOPERA: Okay.
7 MS. FETNER: So just think of this as,
8 these alterations are what is being requested.
9 And think of it as, haven't been done yet.
10 Okay?
11 THE CHAIRMAN: Thank you.
12 MS. FETNER: You're welcome.
13 COMMISSIONER LOPERA: Thank you.
14 COMMISSIONER ALLMAND: All right.
15 THE CHAIRMAN: Okay. Can I have a --
16 COMMISSIONER ALLMAND: Do you want me to
17 make another motion?
18 COMMISSIONER LOPERA: I have one question
19 for staff.
20 COMMISSIONER ALLMAND: Do you want me to
21 make another --
22 COMMISSIONER LOPERA: I have one question.
23 I have one question for the staff. Did the
24 homeowner, did they realize what would happen,
25 I guess, at this meeting, with, like, the
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243

1 enforcement and everything? Were they briefed
2 on what would happen? Like, hey, you can
3 either go ahead and put this back the way it
4 used to be, and that's it, or you can go vote
5 before -- stand before the Commission, and if
6 you're denied, then you go to the enforcement
7 agency, and you're likely going to get fined?
8 MR. POPOLI: My understanding from talking
9 to Blair, yeah, she explained that reversal of
10 the work is the first option, and then this is
11 the next step towards resolution which would
12 involve enforcement.
13 COMMISSIONER LOPERA: And then a denial
14 would involve fine -- fines.
15 MR. POPOLI: Technically, either way there
16 would be fines --
17 COMMISSIONER ALLMAND: Right.
18 MR. POPOLI: -- because they're in
19 violation.
20 COMMISSIONER ALLMAND: Right.
21 MR. POPOLI: So they have running fines
22 currently.
23 COMMISSIONER ALLMAND: Right.
24 MS. FETNER: Right. But there are
25 settlement mec- -- there are settlement
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244

1 mechanisms that we -- you know, it depends on
2 the -- the violation.
3 COMMISSIONER LOPERA: Uh-huh.
4 MS. FETNER: And there's ways that we
5 handle it. So just because -- there probably
6 will be some fines, but I can't tell you how
7 much fines. I can't tell you for how long
8 those fines will last.
9 COMMISSIONER LOPERA: Okay.
10 MS. FETNER: That's outside of the
11 jurisdiction of this -- this body.
12 COMMISSIONER LOPERA: All right.
13 MS. FETNER: This body is only supposed to
14 look at the design, and that's it. Don't worry
15 about the enforcement. The only thing I want
16 you to worry about in enforcement is the
17 conditions that you would have approved. And
18 we'll do that after you take the vote.
19 COMMISSIONER LOPERA: Okay.
20 MS. FETNER: Okay?
21 COMMISSIONER ALLMAND: All right. So I'm
22 going to -- we already have a motion and a
23 second. Do we -- what do we do with that?
24 THE CHAIRMAN: You're going to -- you're
25 going to make a new --
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245

1 COMMISSIONER ALLMAND: Amend my motion?
2 THE CHAIRMAN: Yes.
3 COMMISSIONER ALLMAND: I'd like to amend
4 my motion for denial.
5 MS. FETNER: You have to get a second for
6 that.
7 COMMISSIONER ALLMAND: I do?
8 THE CHAIRMAN: Yeah.
9 COMMISSIONER DAVIS: Second.
10 THE CHAIRMAN: We have a motion and a
11 second.
12 COMMISSIONER ALLMAND: All right. Do we
13 want to have some discussion about that?
14 COMMISSION MEMBERS: (No response.)
15 THE CHAIRMAN: No?
16 COMMISSIONER DEMETREE: I mean, do we need
17 to discuss --
18 THE CHAIRMAN: Yeah. I mean, we can --
19 COMMISSIONER DEMETREE: Do we need to
20 discuss --
21 (Simultaneous speaking.)
22 THE CHAIRMAN: We can -- we can discuss
23 what we would recommend after --
24 COMMISSIONER DEMETREE: -- what we would
25 recommend?
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246

1 THE CHAIRMAN: -- after we take the vote.
2 COMMISSIONER DEMETREE: Then let's vote.
3 Aye.
4 COMMISSIONER LOPERA: I feel the same way.
5 THE CHAIRMAN: Okay. We're getting punchy
6 here.
7 All those in favor of the motion to deny?
8 COMMISSION MEMBERS: Aye.
9 THE CHAIRMAN: Those against?
10 COMMISSION MEMBERS: (No response.)
11 THE CHAIRMAN: Hearing none, you've --
12 you've denied the request for alteration at
13 1242 Ingleside Avenue.
14 At this time, we would make
15 recommendations to counsel as to potential
16 areas of negotiation?
17 MS. FETNER: Right. And it's really just
18 what you would have liked to see. Okay?
19 You're not going to take a vote. It's really
20 just a consensus. So start talking about
21 exactly what you were about to start talking
22 about before, about the --
23 COMMISSIONER ALLMAND: Okay.
24 MS. FETNER: -- apron --
25 (Simultaneous speaking.)
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247

1 COMMISSIONER ALLMAND: Let me -- yeah,
2 okay. Let me start.
3 THE CHAIRMAN: Yeah, go ahead.
4 COMMISSIONER ALLMAND: Put the -- I would
5 like to see the entry at its original location.
6 I think that's like Item Number 1. Okay?
7 I'd like to see the matching window.
8 That's Item Number 2. You know, where the door
9 is now.
10 And I'd like to see not -- I'd like to see
11 that little bump thing kind of not there in
12 this concrete. Sorry.
13 THE CHAIRMAN: The expansion of the
14 driveway is what you're saying.
15 COMMISSIONER ALLMAND: Expansion of the
16 driveway, yeah.
17 MS. FETNER: Anything else?
18 COMMISSIONER ALLMAND: The stairs are
19 going to be moved. That's part of the entry, I
20 guess.
21 COMMISSIONER LOPERA: I'm okay with the
22 concrete slab on the inside.
23 MR. SILVA: Can I clarify something? I
24 think there's some confusion.
25 (Mr. Silva approaches the podium.)
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248

1 MR. SILVA: So to address the concrete
2 slab on the inside, those alterations were done
3 before me.
4 COMMISSIONER LOPERA: Oh, okay.
5 MR. SILVA: When -- when I purchased the
6 home, the porch had a concrete slab with rebar.
7 COMMISSIONER LOPERA: Okay. That's fine.
8 MR. SILVA: And it's to my understanding,
9 the way it is constructed because of that. And
10 if you look at the ceiling that was originally
11 there and the way the wall and the entrance
12 was, that that was an open porch. And the
13 front entrance was actually on the front of the
14 house. The steps that go to the porch was not
15 enclosed. That was not an enclosed porch.
16 So these are alterations and modifications
17 that have progressed throughout time. And then
18 when I purchased it, that was already in that
19 condition. And what I simply did was --
20 because the window was actually metal, those
21 are metal windows, so I restored it to that to
22 look as much as original as possible to what it
23 would look like. And I removed that door and
24 put it to the other side. And the door was
25 also a modern door that was on the house.
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249

1 So these have been numerous modifications
2 that have happened. And, as a result, I think
3 in my own opinion, via some advice, they were
4 done poorly. So this was my attempt to do
5 that.

6 And to answer your question, sir, as far
7 as knowing the potential consequences, I did
8 know.

9 COMMISSIONER LOPERA: Okay.

10 MR. SILVA: Honesty is the best policy to
11 me. Being in the Navy, I can -- I can
12 certainly respect and appreciate protocol and
13 process and regulation. So I'm not, by any
14 means, trying to bypass that. I'm trying to
15 disclose as much as possible and -- so we can
16 move on with a clear conscience. Okay? So I
17 just wanted to clarify that.

18 THE CHAIRMAN: Thank you.

19 MR. SILVA: But the porch was an open
20 porch with metal, kind of like slat windows
21 that were there.

22 COMMISSIONER LOPERA: Right.

23 MR. SILVA: And someone in the -- you
24 know, previous to me, tried to include that
25 porch as liveable space.

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250

1 THE CHAIRMAN: I understand.

2 MR. SILVA: And I just tried to improve on
3 what they had already done. And, like I said,
4 that was a good space to put a half bath in.
5 Reversing that work there, unfortunately, would
6 be extremely, extremely difficult. And
7 honestly, I don't know that it would restore it
8 to the original design of the house to begin
9 with.

10 I do agree, and I can see how the widening
11 and the -- the -- the path to the front
12 entrance could be a concern. And that can, you
13 know, easily be modified, I think. And -- and
14 there can be some -- some tradeoff there, but I
15 just wanted to clarify that.

16 THE CHAIRMAN: Yeah. You'll work that --

17 MR. SILVA: So thank you.

18 THE CHAIRMAN: You'll work that out
19 with --

20 MR. SILVA: Thank you.

21 THE CHAIRMAN: -- counsel. Thank you.
22 Okay?

23 MS. SILVA: Okay.

24 THE CHAIRMAN: Sondra, can we move on?

25 MS. FETNER: Yep. I'm good. Thank you.

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251

1 THE CHAIRMAN: Okay. Thank you.
2 Okay. We have an OOA, -17-03, at 1243
3 Lechlade.

4 COMMISSIONER LOPERA: 17-034, Mr. Case?

5 THE CHAIRMAN: What did I say?

6 COMMISSIONER LOPERA: 17-033 [sic].

7 THE CHAIRMAN: I'm sorry. -03, period.
8 (Brief pause.)

9 THE CHAIRMAN: Did you want to --

10 MS. SHEPPARD: While we're looking for --
11 here it is. This is an Opinion of

12 Appropriateness. The -- the address probably
13 sounds familiar to you because this is actually
14 a deferred item on the agenda, which I have
15 here --

16 THE CHAIRMAN: For demo.

17 MS. SHEPPARD: -- for demolition.

18 THE CHAIRMAN: Right.

19 MS. SHEPPARD: So this is the applicant
20 revisiting some options outside of demolition.
21 They have not withdrawn the demolition
22 application because they're exploring options
23 through this Opinion of Appropriateness
24 process.

25 The plans that are in the book and that
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252

1 are now magically on the screen show the
2 existing structure and a proposed design by an
3 architect that would reverse a lot of the
4 inappropriate alterations that happened to the
5 structure as well as add an addition and -- and
6 garage.

7 If you -- can you go to the site plan?

8 This is -- here you go. So it's a -- a
9 larger lot. Or actually, I don't know if it's
10 large or not, but there is an opportunity,
11 since it's a corner lot, for it to be
12 subdivided potentially for two lots. And so
13 the design kind of takes that into
14 consideration.

15 And I'll let the applicant speak a little
16 bit more to that, but it -- it -- I believe
17 the -- the front is oriented to -- to the
18 street. And the side is on the circle. The
19 side, the right side, is on the circle. So if
20 it was subdivided, basically what you're seeing
21 at the top of the screen there, the new -- if
22 it was subdivided, it would probably have a
23 circle address versus street, if that makes
24 sense.

25 The only -- we like the design. It
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253

1 changed -- restored a lot of the features. The
2 only concern that we had -- and this was just
3 based on the elevations, we don't have any kind
4 of prospective drawing or anything -- is that
5 the -- the addition is partially achieved
6 through a two-story addition that's connected
7 by a hyphen. And it's a little bit taller than
8 the main roof of the house. How that would
9 look 3D, because that is a slope of the roof
10 that we're seeing, that was our main concern.
11 The site plan also doesn't show where the
12 driveway would be, but I'm assuming that it
13 would be to the left, off of the street and off
14 the circle, and -- and then turn basically a
15 90-degree angle into the -- into the garage as
16 it's designed.
17 THE CHAIRMAN: Okay.
18 MS. SHEPPARD: So ...
19 THE CHAIRMAN: Any questions of staff?
20 COMMISSION MEMBERS: (No response.)
21 THE CHAIRMAN: We'll have the applicant
22 come up.
23 (Audience member approaches the podium.)
24 AUDIENCE MEMBER: Good evening.
25 Do I need to raise my hand? I'll tell the
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254

1 truth, (inaudible) truth.
2 MS. BLAKE: Do we swear OOAs?
3 MS. FETNER: No.
4 MS. BLAKE: I didn't think so, because
5 this is just an opinion and they're not going
6 to vote.
7 THE CHAIRMAN: This is a -- this is an
8 OOA.
9 AUDIENCE MEMBER: Okay.
10 MS. BLAKE: You don't need to be sworn in,
11 but you do need to state your name and address
12 for the record.
13 AUDIENCE MEMBER: Yes. My name is Peyman
14 Ata-Abadi. My address is 553 Meteor Street,
15 Jacksonville, Florida 32205.
16 This opportunity -- I know it's late, and
17 I appreciate your time staying late, but
18 there's -- there's a lot going with this
19 building. It was never, according to my
20 research, a house. It was never a residence.
21 This was a farm building and servicing the farm
22 for whatever purpose. There is no hierarchy of
23 living room, dining room, bedrooms. And it was
24 converted later on from a farm building into a
25 residence. It's owned by the original owners,
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255

1 Mr. Stone, or the Stone family. It was passed
2 on. So it was nothing but serving the pasture.
3 And there was nothing of any development around
4 this building.
5 Now, at one point, this building was --
6 was rotated 90 degrees. It was facing the park
7 and, then 90 degrees toward Lechlade Street.
8 After the water oak tree grew and it kind of
9 blocked the entrance, the entrance of this
10 building was -- can -- can we go back a couple
11 of sheets above?
12 It was -- it was left to now the -- the --
13 currently, the entry is facing the Stone Park.
14 The Stone Park. You know, the original family.
15 So that was moved at one point because the
16 water oak grew larger to -- you know, and --
17 and it blocked the entrance. So one of the
18 attempts is to restore back the entrance to --
19 back to Lechlade Road.
20 At this point, the crawl space has been
21 covered by metal panels. We cannot really see
22 the pier locations and so forth. So what you
23 see on the proposed elevation is suggestive of
24 the location of each piers.
25 Now, this building, fairly neglected all
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256

1 these years, it's in a fairly not habitable
2 condition. As we know, there -- there are a
3 lot of -- this is a substantial renovation
4 project. We're hoping to bring it to some
5 degree of the love and care that it deserves.
6 The proposed addition is done in such that
7 it can be peeled off. If we can go back to the
8 site plan, these, I can show the -- the
9 Millers' house.
10 THE CHAIRMAN: Peyman, you're going to
11 have to come back.
12 MR. ATA-ABADI: The Millers -- the
13 Millers, the neighbor to the right, is --
14 actually, the driveway's right there. So if
15 you can see, the addition is behind Millers'
16 driveway. So it's -- the addition is not
17 really visible to the streets as we know it and
18 it's tucked back in the back. And it's also --
19 as you know, it can be peeled off from -- from
20 the existing structure.
21 It's proposed a two-story. And the garage
22 at this point is debatable. We may or may not
23 proceed with the garage, the proposed garage.
24 We may not have a garage.
25 As you can see, this building shows a very
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257

1 proud structure, but when you are inside, the
2 ceilings are only 8 feet. And we don't know
3 why till we started doing the demo, but as far
4 as the scope of renovation goes, we're planning
5 to -- to remove all the plaster walls and
6 replace all the rotten woods and sheathings and
7 rewire the house and insulate it back together.
8 So if you have any questions, please let
9 me know.
10 COMMISSIONER ALLMAND: How are you going
11 to split the lot?
12 MR. ATA-ABADI: That is not my scope of
13 work, but I'm glad you brought it up. I am
14 only here to save the structure at this point.
15 COMMISSIONER ALLMAND: All right.
16 MR. ATA-ABADI: And that's because of
17 the -- the importance of the -- the structure
18 that has been 30 years older than any residence
19 around it. I think it was worth keeping.
20 COMMISSIONER ALLMAND: Yeah. All right.
21 THE CHAIRMAN: I like what you've done
22 very much, very much. I'm very pleased. I
23 mean, I -- I agree with staff, I think really
24 the only -- the only thing that I have some
25 reservation about is the height of the ridge on
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258

1 the addition. And maybe that could come down a
2 little bit, and maybe do some dormer stuff, but
3 that's the only negative thing that I see. And
4 I mean, that's minor.
5 MR. ATA-ABADI: The plate height on the
6 second floor starts at 6 feet. Anything less
7 than that would be a little hurting, but I can
8 go back, maybe we can reduce it.
9 With your permission, I would like to
10 maybe make some models and we can look at it
11 for perspective and maybe -- because it's only
12 higher by 3 feet, 5 inches. And I think when
13 you look at it from a very distance, not being
14 attached, that can be a little more forgiven
15 from -- from a visual standpoint.
16 COMMISSIONER ALLMAND: But one thing I
17 love about it is that the ridge is exactly as
18 high as the top of the chimney, right? Do I
19 see that in the drawing? So --
20 MR. ATA-ABADI: The chimney for the main
21 house is existing. It may or may not be there
22 the third renovation.
23 COMMISSIONER ALLMAND: Oops, look at that.
24 Oh, that's nice. That is nice.
25 MR. ATA-ABADI: Yeah. The -- the chimney
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259

1 may or may not be there. It's very old.
2 COMMISSIONER ALLMAND: Oh.
3 MR. ATA-ABADI: It may not be there.
4 COMMISSIONER ALLMAND: All right.
5 MR. ATA-ABADI: I'm trying to say that.
6 COMMISSIONER ALLMAND: I'm trying to give
7 you something.
8 MR. ATA-ABADI: It's not a working chimney
9 as far as I know. There is no fireplace below
10 it.
11 COMMISSIONER ALLMAND: Okay.
12 MR. ATA-ABADI: Yeah.
13 COMMISSIONER ALLMAND: Got it.
14 COMMISSIONER DAVIS: Is it -- is it
15 exposed rafter tails?
16 MR. ATA-ABADI: No, no. Oh --
17 COMMISSIONER DAVIS: On the existing --
18 MR. ATA-ABADI: -- on -- on -- on the
19 garage it is, right? And on -- on -- I'm
20 sorry. On the porches is exposed rafter.
21 Anything that you see below the main roof is
22 exposed rafter. The main roof is not. And it
23 only has -- well, in some areas 8, in some
24 areas 12-inch overhang. So it's a very
25 different structure. That's what we're trying
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260

1 to do with the garage versus the -- the
2 addition, to at least mimic the same thing.
3 The -- the lower roof is a 4/12 pitch.
4 And the main roof is 8/12. So, I mean, it's
5 one -- it's a structure that, I bet you, was
6 not the old -- the architects who designed
7 the -- the historic district that I can tell.
8 THE CHAIRMAN: Uh-huh.
9 COMMISSIONER ALLMAND: I think it's
10 fantastic. I mean, it's beautiful.
11 THE CHAIRMAN: I still like it.
12 COMMISSIONER ALLMAND: You did a great
13 job.
14 MR. ATA-ABADI: Thank you.
15 COMMISSIONER ALLMAND: I really do.
16 MR. ATA-ABADI: Thank you. I appreciate
17 it.
18 THE CHAIRMAN: Great. Any other comments?
19 COMMISSION MEMBERS: (No response.)
20 THE CHAIRMAN: Okay.
21 MR. ATA-ABADI: Thank you very much.
22 THE CHAIRMAN: That's it. Thank you.
23 I am going to -- I am going to move Item
24 M, old business, the Y demo, up next, and we'll
25 deal with our housekeeping items after that.
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261

1 (Audience member approaches the podium.)
2 AUDIENCE MEMBER: I'm Ginny Myrick,
3 1121 --
4 THE CHAIRMAN: Wait. Wait, wait, wait,
5 wait.
6 MS. MYRICK: Sorry.
7 THE CHAIRMAN: She needs to get settled
8 and --
9 MS. MYRICK: Sorry. I'm sorry. A
10 checkpoint.
11 THE REPORTER: I'm sorry, Ginny. Go
12 ahead.
13 MS. MYRICK: I'm Ginny Myrick, 1121
14 Monticello Road, Jacksonville, Florida.
15 COMMISSIONER LOPERA: Oh, do I claim
16 ex-parte right now before I speak?
17 THE CHAIRMAN: Well, yes. I just wanted
18 to make sure -- I just wanted to make sure
19 that -- if we were going to have any kind of a
20 staff report first.
21 MS. FETNER: Yes, we will do a staff
22 report, and then you -- you should swear her
23 in.
24 THE CHAIRMAN: Yeah.
25 MS. FETNER: This is a --
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262

1 MS. BLAKE: After the staff report?
2 MS. FETNER: -- quasi-judicial --
3 THE CHAIRMAN: Yeah.
4 MS. FETNER: After the staff report. You
5 could give your ex-parte disclosure after the
6 presentation, before she speaks or after she
7 speaks. It's any time before you vote.
8 THE CHAIRMAN: Right.
9 MS. FETNER: So you can get it all out in
10 the open right now or however you guys prefer.
11 THE CHAIRMAN: Well, we'll --
12 MS. FETNER: It's at the discretion of the
13 Chair.
14 THE CHAIRMAN: We'll -- we'll have the
15 staff report. It's -- it's the discretion --
16 MS. BLAKE: Mr. Chairman, I've been
17 informed that she's an attorney representing,
18 so she does not need to be sworn.
19 THE CHAIRMAN: Okay.
20 MS. MYRICK: No. Mr. Chairman, I am not
21 an attorney. We're an agent of the owner,
22 through Community Connections.
23 MS. BLAKE: Oh, okay. A misunderstanding.
24 MS. MYRICK: Okay.
25 MS. BLAKE: In that case, Ms. Ginny, would
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263

1 you raise your right hand, please.
2 MS. MYRICK: (Complies.)
3 MS. BLAKE: Do you affirm that the
4 testimony you are about to give is the truth,
5 the whole truth and nothing but the truth?
6 MS. MYRICK: I do.
7 MS. BLAKE: Thank you.
8 Right after the staff report, you will be
9 able to give your presentation.
10 THE CHAIRMAN: I did have some brief
11 ex-parte communication. We spoke very briefly
12 at the rollout of the National Trust report.
13 It was funded by the Jessie Ball duPont Fund
14 last week. And she advised me that an
15 alternate plan would be forthcoming. And then
16 she did indeed send me the PowerPoint for that
17 that I could review.
18 MS. FETNER: Okay. And what -- what was
19 the substance? Was there any more to that
20 conversation?
21 THE CHAIRMAN: Not really, no.
22 MS. FETNER: Okay.
23 COMMISSIONER DEMETREE: I also had a
24 slight ex-parte, a phone call, and the same
25 PowerPoint was sent to me.
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264

1 MS. FETNER: Okay. When was that phone
2 call?
3 COMMISSIONER DEMETREE: Last week.
4 MS. FETNER: And the substance of the
5 communication?
6 COMMISSIONER DEMETREE: Just a simple, I'm
7 going to send you the PowerPoint to look over
8 and review. So ...
9 MS. FETNER: Okay.
10 COMMISSIONER LOPERA: Well, if we're doing
11 ex-parte, I might as well do my ex-parte now.
12 THE CHAIRMAN: Yes, I'm doing that while
13 he's getting his act together.
14 COMMISSIONER LOPERA: Yes. Ms. Myrick, I
15 returned her phone call, I believe on Monday,
16 and we spoke about the same thing, about the
17 sub- -- about what they were proposing to do.
18 And I looked up the architect's website. She
19 talked about a partial demolition. And I was
20 also e-mailed the PowerPoint.
21 MS. FETNER: Okay. Was there any more
22 substance to that conversation?
23 COMMISSIONER LOPERA: No.
24 MS. FETNER: Okay.
25 COMMISSIONER DAVIS: Ex-parte, we had a
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265

1 couple of phone calls this week, or last week,
2 I guess it was. And one, to inform me that the
3 presentation was coming. I received it. And
4 then a follow-up conversation just confirming
5 receipt and just talking generally about the
6 project.
7 MS. FETNER: Okay.
8 COMMISSIONER ALLMAND: I, too, had
9 ex-parte conversation about PowerPoints and
10 stuff, and that's it.
11 MS. FETNER: Okay. When was your
12 conversation?
13 COMMISSIONER ALLMAND: I don't know. I
14 think it was Monday.
15 MS. FETNER: Okay. Thank you.
16 THE CHAIRMAN: Okay. Are you ready,
17 Christian?
18 MR. POPOLI: Yeah. So based on our last
19 discussion, we were considering the full
20 demolition of the building. Based on Joel's
21 report, he had found three conditions that it
22 met, the first being the cultural and
23 historical significance, the work of a noted
24 architect.
25 MS. MYRICK: Master builder.
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266

1 MR. POPOLI: And then its suitability for
2 preservation and restoration. And again, that
3 was based on the entirety of the demolition.
4 It's worth noting, after going through the 320
5 review process in detail that -- and, Sondra,
6 feel free to chime in on this, but ultimately,
7 you're deciding whether or not the building is
8 worthy of saving.
9 And the question of whether or not it's a
10 partial demo, a complete demo, how that affects
11 the future use of the site isn't really in the
12 scope of what you're doing. It really just
13 comes down to, does it meet the criteria, is it
14 worth saving, and if so, what the next step is
15 after that, which could be potentially
16 landmark.
17 Based on Joel's review and the comments he
18 received from the board at the last hearing, he
19 did find that it does exemplify a particular
20 style, which was the Colonial Revival, which
21 would fall under -- pardon me -- Criteria F,
22 which is, it has distinguishing characteristics
23 and architectural style valuable for the study
24 of the period, method of construction, and use
25 of indigenous materials.
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267

1 And, again, the board really made this
2 case at the last meeting that, aside from the
3 replacement of the windows, the building was
4 fundamentally intact. It's probably one of the
5 best examples of Colonial Revival, particularly
6 in the downtown area.
7 And the proposed portion that they are
8 looking to demolish, we did, after review of
9 the original plans, determine that it was
10 original to the building. Although it is
11 slightly stepped in, it does have a flat roof,
12 it is -- it was originally part of the original
13 construction and planned as such.
14 THE CHAIRMAN: Okay.
15 COMMISSIONER ALLMAND: Do I -- okay.
16 Just -- I want to make sure I'm clear on what I
17 heard you just say. You said at the last
18 meeting it was three, but now they went back,
19 and now we're finding four?
20 MR. POPOLI: At the last meeting, we
21 presented three. The board said there is
22 evidence for the fourth, go back and find that,
23 flesh that out, which is what Joel has done.
24 THE CHAIRMAN: So we have our fourth.
25 COMMISSIONER ALLMAND: So staff agrees to
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268

1 four?
2 MR. POPOLI: Correct.
3 COMMISSIONER ALLMAND: Got it.
4 THE CHAIRMAN: Okay.
5 MR. POPOLI: I think one of the
6 limitations is the time frame to do these
7 reviews. It's not necessarily -- the full
8 landmark review is a difficult and time
9 consuming review process. These demo reviews
10 are a landmark light, so to speak, so Joel does
11 his best to find what he can in the files that
12 we have, but a full landmark involves pretty
13 intense research. So ...
14 MS. FETNER: And that's what would need to
15 be done if you deny the demolition. That
16 triggers the full landmark nomination process.
17 COMMISSIONER ALLMAND: Well, don't we have
18 to approve the landmark today or else the time
19 runs out?
20 MS. FETNER: No. You have to vote on the
21 demolition. It's disputed --
22 COMMISSIONER ALLMAND: Yeah.
23 MS. FETNER: -- because the --
24 COMMISSIONER ALLMAND: That's why we
25 didn't --
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269

1 (Simultaneous speaking.)
 2 MS. FETNER: Well, the application was
 3 withdrawn at the last meeting. So we're --
 4 there was not a new demolition application
 5 submitted. So, based on that, we're looking at
 6 that e-mail that you sent that said we withdrew
 7 it and we're submitting this partial
 8 demolition.
 9 MS. MYRICK: That was our new application.
 10 MS. FETNER: That was a new application, I
 11 think May 8th.
 12 MS. MYRICK: It met the deadline.
 13 MS. FETNER: It met the deadline. So you
 14 can -- you would have until the -- you would
 15 have to make your decision on the demolition no
 16 later than the June meeting because you have
 17 60 days to make the decision.
 18 COMMISSIONER ALLMAND: Got it.
 19 MS. FETNER: So if you do make the
 20 decision today, you can direct Joel to do the
 21 report. And then at the June meeting, you
 22 would need to have that advisory recommendation
 23 ready, voted on, and then submitted to Council
 24 at the June meeting.
 25 COMMISSIONER ALLMAND: Yeah, I did -- I
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270

1 guess one of the reasons why I asked that --
 2 there were a couple different reasons, but one,
 3 especially for our new commissioners, that
 4 once -- once we get something like this, where
 5 we have to, like, landmark to stop it, like
 6 that's -- there's like -- it's like a ticking,
 7 like there's a clock associated with it.
 8 And if you -- like, it happens -- like,
 9 the first meeting comes up, you have to, like,
 10 direct staff to make a report. And then the
 11 next meeting, you have to landmark. This one
 12 didn't kind of happen that way, but -- but
 13 that's normally how it is. It's like, it --
 14 it's a fast thing.
 15 THE CHAIRMAN: Well, we don't actually
 16 landmark. We recommend it --
 17 COMMISSIONER ALLMAND: Sorry. You're
 18 right.
 19 THE CHAIRMAN: -- to the City Council for
 20 them to landmark it.
 21 COMMISSIONER ALLMAND: Right.
 22 THE CHAIRMAN: So what -- what we're
 23 looking to do today is, recommend to staff to
 24 proceed with the landmark designation or not.
 25 MS. FETNER: Right. So you -- if you do
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271

1 not want to landmark it, then you would --
 2 or --
 3 COMMISSIONER ALLMAND: Recommend to --
 4 MS. FETNER: If you -- actually, the first
 5 question really should be, do you want to save
 6 this building; yes or no. If you don't, then
 7 there's no -- there's no discussion about the
 8 landmark. If you do want to save the building,
 9 then you have to direct staff to move forward
 10 with the landmark.
 11 THE CHAIRMAN: Right.
 12 MS. FETNER: Right?
 13 THE CHAIRMAN: Right.
 14 COMMISSIONER DAVIS: And the question of,
 15 do you want to save this building is really,
 16 does the building meet the criteria, four of
 17 the criteria?
 18 MS. FETNER: Yes. Or will the building
 19 meet the criteria.
 20 THE CHAIRMAN: Uh-huh.
 21 MS. FETNER: That's the procedural. And
 22 the applicant has -- you know, has to present
 23 and everything. And you have to open it up to
 24 the public, everything like that, but that's
 25 the procedure that you're -- you're looking at.
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272

1 THE CHAIRMAN: Right.
 2 MS. FETNER: And the applicant does have
 3 the opportunity to appeal. This isn't, you
 4 know, the dead stop of this process.
 5 THE CHAIRMAN: Uh-huh. Right.
 6 MS. FETNER: They would appeal to Council
 7 or to -- to Land Use and Zoning. And they
 8 don't have to wait for the advisory -- advisory
 9 recommendation.
 10 THE CHAIRMAN: Okay.
 11 MS. MYRICK: May I ask a question for
 12 clarification?
 13 MS. FETNER: Yes, ma'am.
 14 MS. MYRICK: We did not -- you did not, as
 15 far as I -- and I was here --
 16 MS. FETNER: Uh-huh.
 17 MS. MYRICK: -- but you did not ask, no
 18 one asked for the staff to find a fourth
 19 reason. That's when we said, if you're going
 20 to do that, obviously, you're positioning to --
 21 MS. FETNER: Uh-huh.
 22 MS. MYRICK: -- to deny. So don't bother
 23 to do that.
 24 MS. FETNER: Right.
 25 MS. MYRICK: So I don't believe the staff
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273

1 were given the direction to find the fourth.
2 THE CHAIRMAN: No. No, they --
3 MS. FETNER: I don't -- and I don't think
4 so either. There wasn't a direction to do the
5 report. I believe what Joel has done -- and I
6 haven't seen it -- is -- did like a very
7 precursory review of that criteria that was
8 discussed in anticipation of this meeting, but
9 there hasn't been a direction to do a report.
10 And there is no report that I'm aware of ready
11 to go --
12 MR. POPOLI: No.
13 MS. FETNER: -- because that has to be
14 directed the Commission.
15 MS. MYRICK: Well, what Mr. Popoli told me
16 is that the staff will stand by their first
17 recommendation, which was to --
18 (Simultaneous speaking.)
19 MS. FETNER: That's right.
20 MS. MYRICK: -- (inaudible).
21 So tonight, you're now saying, to put us
22 in the right posture, that they now say there
23 are four, but he said to me on the phone that
24 they're going to stand by their previous
25 recommendation, that it met three criteria,
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274

1 which we do not object to.
2 MS. FETNER: Right.
3 COMMISSIONER ALLMAND: But just because
4 the staff says there are three, it's the
5 Commission that decides how many it meets,
6 correct?
7 MS. FETNER: Right. That is true. So the
8 staff would have to --
9 COMMISSIONER ALLMAND: They could say it
10 meets none and we say it meets seven, and
11 that's how many it is.
12 MS. MYRICK: I just wanted to clear the
13 record.
14 MS. FETNER: I think that's fair.
15 MS. MYRICK: And then the second point
16 that you make -- you neglected to say that the
17 owner of the property, Community Connections,
18 has already stated that they do not -- they
19 object to landmark designation.
20 MS. FETNER: That's true.
21 THE CHAIRMAN: That's right.
22 MS. FETNER: And that's why you have to
23 meet four --
24 THE CHAIRMAN: That's why we need four.
25 MS. FETNER: -- criteria. If the owner --
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275

1 (Simultaneous speaking.)
2 MS. MYRICK: I would like to have that on
3 the record.
4 MS. FETNER: That's fair, yes.
5 MS. MYRICK: Uh-huh.
6 MS. FETNER: If the owner was in favor of
7 landmarking, obviously, we wouldn't be here,
8 but --
9 THE CHAIRMAN: You would only need two.
10 MS. FETNER: -- you would only need two of
11 the criteria met.
12 COMMISSIONER ALLMAND: So please, indulge
13 me on my last meeting. I know it's late, but I
14 do have to say this: I think it meets five.
15 And I feel very, very, very strongly about
16 that. The fifth one is, it is identified with
17 a person or persons who significantly
18 contributed to the development of the city,
19 state or nation. I think that's overlooked.
20 And it's been overlooked many times by this
21 board, and I must say that.
22 MS. FETNER: Okay. I think --
23 THE CHAIRMAN: Well --
24 MS. FETNER: -- we need to turn the floor
25 over --
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276

1 THE CHAIRMAN: Over to the applicant.
2 MS. FETNER: -- to the applicant and allow
3 her to present.
4 Now that we have the procedural questions
5 out of the way, I think you can move forward
6 with the presentation.
7 MS. MYRICK: Thank you very much.
8 I have a question of the committee first,
9 before we start, because it's so late, if, in
10 fact, you're interested in hearing our revised
11 portion of the demolition of the building or
12 not because if you're not, if you're inclined
13 to say that the entire building -- because it
14 was original to the building, we can't -- we
15 can't refute whether it was or it wasn't.
16 We -- we have the as-builts and we
17 supplied them to the staff, but they can't say
18 whether the portion of the building with a flat
19 roof was original or not because there's the --
20 the as-builts don't allow you to see the dates
21 on it.
22 So you could argue that it is original.
23 You could argue that it was an addition later.
24 That's a moot point as far as I'm concerned,
25 but if you're only interested in determining
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277

1 tonight whether the whole building needs to be
2 preserved or not, you might as well not sit
3 through a partial demonstration [sic]
4 presentation. That's what we're bringing you
5 tonight, because we heard you last time, and we
6 would like to tell you that.

7 THE CHAIRMAN: I'm -- I -- I think the
8 consensus of the board is -- and correct me if
9 I'm wrong, but I'm sensing the consensus of the
10 board is that it meets at least four criteria.
11 And we'd like to see the building saved in some
12 way, shape or fashion. And to what extent
13 there is any demolition, I think, is up for
14 discussion.

15 And -- and -- and then how does that
16 implicate or how does that affect any potential
17 historical or city tax credits and this and
18 that, that you might be able to obtain, to help
19 the viability of your project?

20 MS. MYRICK: Well, I think that we -- we
21 need to clear the air just on a couple of
22 things. We feel that if you're going to deny
23 partial demolition, that we would prefer to go
24 to City Council on appeal. I just want to
25 state that up front.

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278

1 THE CHAIRMAN: Okay.

2 MS. MYRICK: There's very good logic
3 behind what we're trying to do. It's a much
4 bigger project than just the one building. It
5 sits on 1.52 acres of land.

6 THE CHAIRMAN: Uh-huh.

7 MS. MYRICK: And it will become a
8 catalytic project for the revitalization of the
9 Cathedral District. There are a lot of other
10 applications to what we're talking about rather
11 than just this one building.

12 THE CHAIRMAN: All right.

13 MS. MYRICK: So I appreciate your
14 position, but I --

15 THE CHAIRMAN: Yeah. No, I think we all
16 understand.

17 MS. MYRICK: I'd love for you to be able
18 to hear the logic behind what we're doing. And
19 we have a little PowerPoint that you have all
20 seen, but we don't have to go through that
21 again if we're not aiming in that direction,
22 for what I would call an open discussion about
23 us being successful here.

24 THE CHAIRMAN: Are you all interested in
25 seeing the PowerPoint?

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279

1 COMMISSIONER ALLMAND: Well, I -- okay.
2 The way I feel is -- do you want to do the
3 presentation or not?

4 MS. MYRICK: Not unless we have an
5 opportunity to --

6 (Simultaneous speaking.)

7 COMMISSIONER ALLMAND: Well, we're --

8 MS. MYRICK: -- to win here tonight.

9 COMMISSIONER ALLMAND: I don't know

10 why we're trying -- we're answering the

11 question --

12 (Simultaneous speaking.)

13 THE CHAIRMAN: I'm confused as to what the
14 win is, I guess.

15 COMMISSIONER ALLMAND: Yes.

16 MS. MYRICK: The ability to do partial
17 demolition on the building. That would give
18 them -- give us permission to do that.

19 THE CHAIRMAN: But if we don't landmark
20 it --

21 MS. MYRICK: And, Mr. Allmand, you are
22 perfectly within your rights to have -- be a no
23 vote. You are very adamant about how you feel.
24 I mean, that's your right, but I don't know how
25 the rest of the other three feel.

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280

1 THE CHAIRMAN: Well, what I --

2 COMMISSIONER ALLMAND: I'm --

3 THE CHAIRMAN: What I'm trying to figure
4 out is, how can -- how can we -- the only way
5 we can save the building in any way, shape or
6 form is by having it landmarked. Otherwise, I
7 mean, I don't see how -- how we, as a
8 commission, could say yes, we approve a portion
9 of a demolition, but not somehow be able to
10 legally preserve what's left.

11 MS. MYRICK: My point exactly. You're in
12 a box. You either have to deny it or you have
13 to allow for partial demolition, which is our
14 plan that we come back to you with tonight.

15 THE CHAIRMAN: Right.

16 COMMISSIONER DAVIS: Does the -- does the
17 application for partial demolition, does it
18 still kick it to the Commission to have to say
19 yea or nay on whether or not it's land- -- like
20 should be landmarked and meets the criteria?
21 Does it -- does it change that at all?

22 MS. FETNER: No, it doesn't. Just because
23 it's a partial demolition doesn't change the --
24 the requirement for the Commission to review
25 it.

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281

1 THE CHAIRMAN: We have to review it anyway
2 because it's within the historic district,
3 right?
4 MS. FETNER: Because it's -- yes, because
5 it's deemed eligible.
6 MS. MYRICK: It's a contributing
7 structure.
8 MS. FETNER: It's a contributing structure
9 in a national historic district, and it's also
10 deemed eligible for individual listing on the
11 National Register. And that's through the
12 Florida Master Site File. So that's why it
13 comes to you.
14 COMMISSIONER DAVIS: The over- -- you
15 know, the overall project, like regardless of
16 anybody's feelings on it or opinions, you know,
17 I think I was pretty clear last time. I think
18 it's a great project for -- for downtown, but,
19 you know, we want to be very careful to not get
20 off the reservation and make decisions based on
21 things that really aren't our business at all,
22 you know.
23 MS. MYRICK: So let me make -- make sure I
24 understand the posture that you're in. If you,
25 tonight, decide that you want to declare it as
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282

1 a landmark, which is where you're headed with
2 more than four -- four or more reasons for
3 that, then we would go on to City Council for
4 an appeal?
5 MS. FETNER: So it would be -- the final
6 decision tonight would be -- in your -- with
7 the -- the situation you're describing would
8 be -- let's say, they denied the demolition.
9 You would go to -- you'd file an appeal on the
10 denial.
11 In the interim, they're directing staff to
12 produce the report. That's used as the
13 advisory recommendation to the Council. So at
14 some point, after you file your appeal, those
15 two -- the recommendation is fast tracked,
16 because it has to be completed by the next
17 meeting.
18 So by the time I believe your appeal would
19 be heard, that application for the landmark,
20 they would match up. It would get on an
21 emergency basis and be --
22 MS. MYRICK: Uh-huh.
23 MS. FETNER: The landmarking
24 recommendation would need to be reviewed either
25 at the same time or prior to the demolition
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283

1 with Land Use and Zoning.
2 MS. MYRICK: What -- what is confusing is
3 that there are two actual actions that are
4 going to happen.
5 MS. FETNER: Uh-huh.
6 MS. MYRICK: One is the denial of the
7 demolition, and the other, you -- forces your
8 hand to designate it as a landmark?
9 MS. FETNER: Yes. That's how Chapter 320
10 works.
11 MS. MYRICK: All right. So I don't know
12 that there's a whole lot for us to talk about
13 tonight.
14 MS. FETNER: Uh-huh.
15 MS. MYRICK: Unless more people feel as
16 Mr. Allmand, that -- you know, a groundswell of
17 opinion here that there's more -- four or more
18 criteria, I think our -- our work here is done.
19 MS. FETNER: Really, that's -- you would
20 have to think, is there a potential for four or
21 more criteria. If you think that there is --
22 you don't have to find that there's four or
23 more today, but if you believe that there is,
24 then you would deny the demolition and direct
25 staff to conduct the report and make the
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284

1 advisory recommendation to the Council.
2 COMMISSIONER ALLMAND: But I thought you
3 said the first thing is, do we -- the question
4 is, do we want to save it. That was Question
5 Number 1.
6 MS. FETNER: Right.
7 COMMISSIONER ALLMAND: Question Number 2
8 is how many criteria.
9 MS. FETNER: Right.
10 COMMISSIONER DAVIS: Well --
11 COMMISSIONER ALLMAND: Do we still -- we
12 skipped Question Number 1.
13 COMMISSIONER DAVIS: But Question
14 Number -- there is no Question Number 1. I
15 mean, whether we want to save it or not doesn't
16 really matter. All we decide is whether --
17 COMMISSIONER ALLMAND: That's not what I
18 heard Sondra saying.
19 COMMISSIONER DAVIS: But all -- correct me
20 if I'm wrong. All we decide is, here are the
21 criteria, does it meet four of these. Our
22 personal feelings on it doesn't --
23 MS. FETNER: It's tricky. It's putting
24 you in a position that's -- that -- usually,
25 you just handle the landmark; does it meet
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285

1 these -- does it meet four or more criteria as
2 a landmark.
3 What you're asked today is, should you
4 deny the demolition. So you're sort of asked
5 to make this decision without, you know, having
6 the advisory recommendation prepared.
7 COMMISSIONER LOPERA: Yeah. How -- how do
8 we make a decision without determining whether
9 it's a landmark or not exactly without voting
10 on that?
11 MS. FETNER: Well, typically, these come
12 hand in hand. So you would have the request
13 for the demolition at one meeting, you would
14 defer your decision, and then you would have
15 the advisory recommendation ready to go at the
16 next meeting with their decision on the demo.
17 So this one's just a little bit different
18 because it came before you at the last meeting,
19 and then it was withdrawn. So you've heard --
20 you've heard the -- the application or the
21 plans for the property prior to.
22 COMMISSIONER ALLMAND: So it's with --
23 well within the realm of possibility to say,
24 hey, we do want to save it; and, hey, stop,
25 could you please produce a report. And then
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286

1 the next meeting they produce a report, and
2 we're like, hmmm, that doesn't make any sense.
3 Nope, we're not doing that.
4 MS. FETNER: That has happened, yes.
5 COMMISSIONER ALLMAND: Yes.
6 MS. FETNER: Uh-huh.
7 COMMISSIONER ALLMAND: So we're not voting
8 tonight to landmark this building or to
9 suggest. We're just saying, staff, please, and
10 deny the demolition.
11 MS. FETNER: Right. And you have to have
12 that. If you're voting to deny the demolition
13 today, you need to have that staff report ready
14 to go for the next meeting. And that has to be
15 voted on.
16 If you vote -- if you get the staff report
17 next month and you're like, I change my mind,
18 or, I don't think that this meets the criteria,
19 for whatever reason, once you deny that portion
20 of it, then the demo can go forward.
21 COMMISSIONER ALLMAND: Do you -- so the
22 question is, do you want to save it, and is
23 there a possibility you think, maybe within the
24 realm of possibility, that it could meet four
25 or more criteria?
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287

1 MS. FETNER: Correct.
2 THE CHAIRMAN: Okay.
3 COMMISSIONER LOPERA: Why -- why are you
4 shaking your head, Lisa?
5 MS. SHEPPARD: Huh? Oh, I'm sorry. I was
6 just trying to follow the -- the flow of the
7 conversation.
8 THE CHAIRMAN: Okay.
9 COMMISSIONER LOPERA: Okay.
10 THE CHAIRMAN: So --
11 COMMISSIONER LOPERA: I've got a question
12 for you, Sondra. If we deny the demolition
13 today, why did you mention that even if we
14 refuse to landmark it at the next meeting, the
15 demolition could go forward, if we deny it
16 today?
17 MS. FETNER: If you deny it today, you
18 have to direct staff --
19 THE CHAIRMAN: Right.
20 MS. FETNER: -- to make the
21 recommendation, to do the report for the
22 landmark. At the next meeting, you need to
23 vote on that recommendation to go forward to
24 the Council.
25 So if you decided, for whatever reason, to
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288

1 deny that recommendation for the landmark, then
2 the denial of the demolition is --
3 COMMISSIONER LOPERA: -- is invalid.
4 MS. FETNER: -- is invalid.
5 COMMISSIONER LOPERA: Becomes invalid.
6 Okay.
7 MS. FETNER: Because the only way you, as
8 a body, can deny the demolition is if this
9 becomes a landmark.
10 COMMISSIONER LOPERA: I understood -- I
11 understand that.
12 MS. FETNER: And when the demo- -- the
13 landmark -- the landmark recommendation goes
14 through the Land Use and Zoning Committee and
15 the Council. If either of those bodies deny
16 your land- -- your landmark recommendation,
17 then the demolition goes forward.
18 COMMISSIONER LOPERA: Can we discuss
19 amongst ourselves whether we would potentially
20 approve the landmark designation or directing
21 the staff to do a -- to try to find the fourth
22 before the owner speaks?
23 MS. FETNER: No. I think if you want to
24 have the owner speak --
25 THE CHAIRMAN: She can. She's speaking.
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289

1 MS. FETNER: -- she should speak.
2 COMMISSIONER ALLMAND: Right, right,
3 right.
4 THE CHAIRMAN: She can speak now.
5 COMMISSIONER ALLMAND: She's asking us if
6 we want to hear her speak.
7 COMMISSIONER LOPERA: Right.
8 MS. FETNER: I think you should allow her
9 to speak because --
10 COMMISSIONER LOPERA: We are. If she's
11 asking --
12 (Simultaneous speaking.)
13 MS. MYRICK: Let me -- let me just say
14 this. It's a late hour.
15 THE CHAIRMAN: Yeah.
16 MS. MYRICK: And we've got, probably, a
17 hearty discussion at the close of this little
18 PowerPoint. You've all seen it already.
19 THE CHAIRMAN: Uh-huh.
20 MS. MYRICK: All of you have seen it
21 already, including the staff. So do you -- do
22 you want to see it again up on the screen or do
23 you want to have a discussion about it?
24 And here, the second part of that is, if
25 you do what you're planning on doing, which is
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290

1 finding four or more reasons to claim this as a
2 landmark, we will not be back before this body
3 again. You will do that all on your own. Not
4 on the end of a limb, all on your own. And we
5 will take it to City Council. I mean that
6 sincerely because --
7 THE CHAIRMAN: No. We realize that.
8 MS. MYRICK: -- have a compromise here.
9 We didn't --
10 THE CHAIRMAN: We realize that.
11 MS. MYRICK: We didn't say this is a
12 terrible thing that you're doing, you know,
13 that we're -- that -- we came back to you. We
14 heard you, and we came back to you with a
15 compromise position, but if you insist on
16 moving forward with a landmark designation for
17 this, that's a moot point whether we can
18 demolish it.
19 COMMISSIONER ALLMAND: I just don't know
20 why --
21 THE CHAIRMAN: I think that's the only way
22 we can assure that your plan is going to come
23 to fruition is by landmarking it. We have -- I
24 don't think we have any way of not having you
25 demolish the whole building after we give you
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291

1 some permission.
2 MS. MYRICK: There's a presentation.
3 THE CHAIRMAN: Pardon?
4 MS. MYRICK: I have a presentation.
5 Just --
6 THE CHAIRMAN: Yeah, go ahead. Go ahead.
7 MS. FETNER: Just for the record, I think
8 it makes sense to just do your presentation so
9 that --
10 MS. MYRICK: All right. Let me -- let me
11 see if I can --
12 MS. FETNER: -- everyone's on the same
13 page.
14 MS. MYRICK: -- shorten this a little bit.
15 Okay? Our plan, after last -- after our last
16 meeting in front of you was to demolish the
17 whole building.
18 THE CHAIRMAN: Right.
19 MS. MYRICK: We heard what you said. We
20 went back to a noted, national and
21 international architect, Torti Gallas and
22 Partners, out of Washington, D.C., who, by the
23 way, has been commissioned to do the master
24 development plan for the entire Cathedral
25 District, and we had them take a look at the
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292

1 site.
2 The site is much more than this building.
3 It's an integral part of the whole city block.
4 And what he has suggested, which is what you
5 saw in your PowerPoint, is a viable repurposing
6 of the building.
7 The building has a flat roof section to
8 it, which makes it a U. And what John Torti
9 has suggested is that we make it into an L and
10 take this portion out. That opens up the
11 entire section in the middle to be able to join
12 with the rest of the block for about 115 to 520
13 apartments that are going to be what's termed
14 in terminology today a "mixed-income project,"
15 with 15 percent of it held to high -- set aside
16 for workforce apartments, and the balance of
17 them at market rate. So it's a mixed-income
18 project. This kind of --
19 THE CHAIRMAN: Ginny, time out. There's
20 members of the audience who would like to see
21 the visual PowerPoint as you're talking.
22 MS. MYRICK: Sure. Nick is going to come
23 and give that to you in just a second. I just
24 want to tell you --
25 MR. BALANKY: It's up there, Ginny.
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293

1 MS. MYRICK: -- just generically what --
2 what we're doing. It's a U. We're going to
3 make it an L. And then it allows it to become
4 part of the rest of the block.
5 Okay. Nick.
6 MR. WHITNEY: Yeah.
7 MS. MYRICK: Nick, do you want to come up?
8 (Mr. Whitney approaches the podium.)
9 MS. MYRICK: This is Nick Whitney.
10 MS. BLAKE: Did you fill out a card?
11 MR. WHITNEY: No, I did not.
12 THE CHAIRMAN: He can. Go ahead.
13 MS. BLAKE: If You can fill out this card,
14 please.
15 MR. WHITNEY: Okay.
16 Do I have to swear in?
17 THE CHAIRMAN: Yes.
18 MS. MYRICK: Your name and address, and
19 then she'll swear you in.
20 MR. WHITNEY: Nick Whitney, 1915 Sea Oats
21 Drive, Atlantic Beach, 32223.
22 MS. BLAKE: Raise your right hand, please.
23 MR. WHITNEY: (Complies.)
24 MS. BLAKE: Do you affirm that the
25 testimony you are about to give is the truth,
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294

1 the whole truth and nothing but the truth?
2 MR. WHITNEY: I do.
3 MS. BLAKE: Thank you.
4 MR. WHITNEY: Hello, Commissioners.
5 Nick Whitney. Nice to see you. I'll talk
6 through the plan.
7 As you're aware, the Urban Land Institute
8 came in and did a technical assistance panel --
9 (Discussion held off the record.)
10 MR. WHITNEY: Sure.
11 The Urban Land Institute was commissioned
12 to do a technical assistance panel last spring.
13 On their recommendation, Cathedral District Jax
14 was formed as a nonprofit to lead the
15 revitalization of this area, and Torti Gallas
16 was commissioned.
17 This is a map of the Cathedral District.
18 As you will see, it's full of vacant buildings
19 and surface parking lots. The vision of the
20 technical assistance panel was to capitalize on
21 the beauty of the Cathedral District. Our site
22 sits next door to St. John's Episcopal
23 Cathedral.
24 Their primary recommendation was to
25 promote development of low-rise, market-rate
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295

1 housing within a district, and that's what we
2 intend to do with this project. You're all
3 aware of where the property lies. Here is an
4 aerial view of the existing YWCA building.
5 On here, you will see the U-shape that
6 Ginny referenced and the flat roof section that
7 we propose to demolish. As she mentioned, that
8 will open up the L-shaped part the building to
9 the rest of the block to allow it to function
10 as one integrated development with 115, 120
11 market-rate and affordable units.
12 So this is the plan that Torti Gallas has
13 drawn up. You will see the L-shaped building
14 in the bottom left corner. And you will see,
15 generally, an architectural style consistent
16 with the existing YWCA Building.
17 This is a graphic of the limits of the
18 demolition. It takes it from an --
19 MR. BALANKY: Show it to them, then I'll
20 (inaudible).
21 MR. WHITNEY: Sure.
22 This portion surrounded by the dash line
23 would come down, down to here, to make it one
24 L-shaped building.
25 MS. MYRICK: The flat roof part.
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296

1 MR. WHITNEY: The flat roof portion of the
2 building, which is notched in here and notched
3 in here.
4 And to back up a second -- and this is a
5 good view from the east, looking behind this --
6 behind this perspective of the building is the
7 cathedral. And you will see the architectural
8 elements are not consistent from the portion we
9 propose to demolish to the -- to the other
10 portion of the building on the left side of the
11 screen. You see --
12 COMMISSIONER DEMETREE: (Inaudible.)
13 MR. WHITNEY: You see up here, the roof
14 line is different, not just the shape, but the
15 stonework at the top, shutters around the
16 windows and other -- more stonework here that
17 doesn't carry through to this part of the
18 building. And on the bottom you have large
19 stones that don't carry through to the flat
20 roof portion of the building.
21 So that's -- that's it in a nutshell.
22 That's our -- that's our project as it stands
23 today. That's what we propose.
24 Happy to take questions.
25 THE CHAIRMAN: The -- the new work, is
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1 that three stories?
 2 MR. WHITNEY: It's three stories.
 3 THE CHAIRMAN: Pretty much the same height
 4 as the existing --
 5 MR. WHITNEY: Correct. It's a three-story
 6 product.
 7 COMMISSIONER DAVIS: You don't have a
 8 picture of the other side of the alley, do you?
 9 What seems -- I looked at it on Google, and it
 10 seemed like it was like all of the
 11 architectural features on the front of the
 12 building carried around to the other side.
 13 MR. WHITNEY: They do. You're correct.
 14 This -- you see here, that's -- I don't
 15 have a street-level view, but you can see here,
 16 the features carry around to the other side of
 17 the L on Shields Place.
 18 MS. MYRICK: All right. There are --
 19 there are several distinguishing features that
 20 are on the -- the left side of the building is
 21 on Shields. That's the west side. And the
 22 other gabled building is -- faces on Duval.
 23 So they all look the same. They have the
 24 same gable. They have a nice molding across
 25 the top and then they've got the water table, I
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1 believe it's called -- I think that's the
 2 correct name --
 3 THE CHAIRMAN: That is the correct term.
 4 MS. MYRICK: -- that goes all the -- the
 5 distance of both the Ls, like this, but it
 6 stops again at the flat roof.
 7 And according to John Torti, it's very
 8 common to build large structures like this.
 9 And that's a way to save money. So you take
 10 the architectural, fancy stuff, so to speak,
 11 off, and you don't put it on the back side of
 12 the building.
 13 So what we are -- what we are proposing
 14 here is that, we would remove a portion of the
 15 building that you don't see now anyway. You
 16 don't see it from the street. You don't see it
 17 from Shields at all. It's completely masked by
 18 the -- the three-story building -- four-story
 19 building. And you don't see it from Duval
 20 either. So if you're standing in front of the
 21 building and looking at it, you didn't know it
 22 was there to start with and you won't know it's
 23 gone, but what it does is open up that -- if
 24 you can get back to the -- to the one that
 25 shows the relationship to the rest of this one.
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1 Right here (indicating).
 2 You can see that it opens up the block,
 3 the entire block now for a continuum of
 4 apartments in there like that.
 5 So the -- the visual aspect is not going
 6 to change. We have preserved the Y building
 7 and the history that you -- that you have
 8 pointed out, that we agree with, the three
 9 criteria that we agree with. It preserves that
 10 for the rest of the city to enjoy.
 11 Now, what happens if this doesn't go
 12 through is that -- there is a deed restriction
 13 on this property that is extremely onerous. It
 14 preserves this property, those -- that
 15 building, just the Y building, not the rest of
 16 the property, just the YWCA for 100 percent
 17 homeless use for 65 years. So 100 percent for
 18 65 years, that's a -- that's an enormous
 19 opposition for this building to be ever
 20 repurposed whatsoever.
 21 So what we have tried to do -- we have two
 22 issues that we're trying to settle during the
 23 due diligence period. One is getting you guys
 24 to agree that we -- you think this is a good
 25 idea. And we have come back to you with what
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1 we think is a really good compromise.
 2 And then, two, we're going to deal with
 3 a -- with the LURA. I don't know if you're
 4 familiar with that term or not. It's a land
 5 use restriction that the State puts on property
 6 when they loan a property money.
 7 We successfully received the unanimous
 8 decision from the Florida Housing Finance
 9 Corporation to reduce that LURA on this
 10 property from 65 years, a hundred percent
 11 homeless, to 10 years, 15 percent workforce.
 12 And as David and I both know, the -- the
 13 whole idea behind what is happening with duPont
 14 and what they're funding and the studies that
 15 they're -- that they're putting into
 16 Jacksonville's historic -- historic buildings,
 17 and the block-by-block study that they paid for
 18 about six or eight months ago says the biggest
 19 critical factor in downtown Jacksonville is
 20 workforce housing.
 21 So what you -- what you have here is an
 22 opportunity for you to be a contributing body
 23 that says what we want to focus on is the
 24 preservation and the beauty of the building,
 25 and the history of the building, the
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301

1 architectural integrity of the building and
2 work on workforce housing downtown so that we
3 don't gentrify downtown, which -- which is what
4 has happened in almost every other downtown in
5 America.
6 All you have to do is pick up the
7 newspaper at any given time and you can see
8 that, that -- what happens is the rates on
9 apartments rise higher than the teacher, the
10 secretary, the paralegal, that they can't
11 afford to live downtown, yet all their jobs are
12 downtown.
13 There are 65,000 people that live
14 downtown. Our nonprofit, just within the last
15 30 days, commissioned a study by the University
16 of North Florida to ask how many people who
17 work downtown would be interested in putting
18 their child in a K-through-8 quality school in
19 the Cathedral District. That number is
20 staggering.
21 If you ask them specifically, which we
22 did, we -- when we asked, we got 300 surveys
23 that came back. There are between 2,000 and
24 7,000 parents who would put their children in a
25 quality school, K-through-8. That's a lot of

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302

1 kids. We think some of them would come right
2 from this apartment complex right here.
3 What's not shown on this is, just on the
4 other side of Church Street, that's the north
5 side of this project, are 51 townhomes, 100
6 percent occupied, over 90 percent owner
7 occupied, with children living in them and
8 retired people living in them, and they have
9 a -- they have a court inside where they are
10 parked, under -- under their apartments.
11 They're all three stories. They have been
12 there since 2000. They are like a hidden
13 secret in downtown Jacksonville.
14 So if you pair that 51 with this 120 here,
15 what have you got? You've got a critical mass
16 of residential that are downtown. And we are
17 specifically focused on workforce housing here
18 and market-rate housing. It is an enormous
19 game changer for downtown, enormous.
20 So what we're asking you to do tonight is
21 to reconsider and let us just take down the
22 flat roof section. That's what we would like
23 you to do.
24 COMMISSIONER DAVIS: David, where you were
25 going is --

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303

1 THE CHAIRMAN: Well, I don't have a
2 problem. I don't have any problem with what
3 they're wanting to do. It's -- I just don't
4 know how to get here from there. How do I --
5 how do we allow --
6 MS. FETNER: A partial demolition?
7 THE CHAIRMAN: -- a partial demolition
8 and -- and have language that preserves the L?
9 That's what I'm struggling with.
10 COMMISSIONER LOPERA: I have the same
11 question because -- I'm glad that I listened to
12 the presentation. In kind of reading through
13 the landmark designation again, you know, I --
14 I would, you know, disagree with, you know, a
15 couple of John's points, 4 and 5, for the
16 landmark designation. So I -- Sondra, like,
17 that's -- I've got the same issue.
18 MS. FETNER: So what I'm looking at -- and
19 I'm not in a position to give a recommendation
20 or a legal opinion on the matter, but I'm
21 wondering if there is a way that you could find
22 a way to alter, by demolition -- partial
23 demolition of the -- the wing that they're --
24 they're proposing and still maintaining
25 landmark designation on the -- the remainder of

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304

1 the building.
2 MS. MYRICK: On the L.
3 MS. FETNER: On the L. So if there was a
4 way that we could -- that it could be done,
5 where you're making a -- I guess a -- a
6 resolution to the matter by saying, okay,
7 partial demolition on this if you can landmark
8 the L, because that wing is -- it is
9 distinguishable from the L. The roof, the
10 facade, the detail, I mean, it's all scaled
11 down.
12 So that would be something that -- I don't
13 know if it would need to go through someone at
14 the National Parks department to see what their
15 recommendation or opinion is of the matter
16 because I don't know -- I mean, we could
17 landmark pretty much anything here as a local
18 landmark, but, you know, I'm not sure how that
19 would affect the national landmark level.
20 COMMISSIONER LOPERA: Okay. Can we --
21 COMMISSIONER ALLMAND: I got an i- -- I
22 got -- I have a -- I have an idea.
23 COMMISSIONER LOPERA: Me, too.
24 MS. BLAKE: Excuse me. Mr. Chairman,
25 there are other cards that wanted to speak to

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305

1 this.

2 THE CHAIRMAN: Okay.

3 MS. BLAKE: I just wanted you to be aware

4 of that before --

5 THE CHAIRMAN: Yes, I'm aware of that.

6 Thank you.

7 MS. BLAKE: Thank you.

8 COMMISSIONER LOPERA: Go ahead.

9 COMMISSIONER ALLMAND: My idea is, we

10 landmark it, they -- and -- and treat this as

11 an opinion when they come back with a COA to

12 demo that other piece.

13 COMMISSIONER DAVIS: But if we landmark

14 it, doesn't that mean that --

15 COMMISSIONER LOPERA: That doesn't mean

16 you can't (inaudible) --

17 (Simultaneous speaking.)

18 COMMISSIONER ALLMAND: We've demo'd --

19 we've demo'd entirely landmarked buildings

20 before.

21 COMMISSIONER DAVIS: It issues the report,

22 and then on to City Council? Like, that starts

23 the ball rolling on that, right?

24 MS. FETNER: If?

25 COMMISSIONER DAVIS: If we landmark it.
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306

1 COMMISSIONER ALLMAND: We -- okay. Well,

2 we're --

3 COMMISSIONER DAVIS: We're not landmarking

4 it, though, we're just --

5 COMMISSIONER ALLMAND: We recommend

6 staff -- because if we don't recommend staff,

7 they -- they can -- they can -- they can say,

8 well, this is what we think we're going to do;

9 oh, we'll just change our minds, knock the

10 whole thing down. They could do that. So if

11 we don't rec- -- if we don't say tonight that

12 we want to landmark this, they could knock the

13 whole thing down. This is a good idea, great,

14 but they don't have to.

15 MS. FETNER: That's --

16 COMMISSIONER ALLMAND: They could just go

17 ahead and say it.

18 MS. FETNER: -- not necessarily true. You

19 would have until the June meeting, because the

20 60 days started on May 8th. Not that

21 I'm recommending anything to delay or not, but

22 that's just because you said if you don't

23 decide today.

24 COMMISSIONER ALLMAND: Well, because --

25 don't we have to direct staff -- staff to
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307

1 produce a report? We vote on --

2 MS. FETNER: Right. You have to do that.

3 COMMISSIONER LOPERA: Okay. I -- I don't

4 understand why we can't landmark -- if we can

5 landmark a sign in the middle of Jacksonville,

6 why can't we landmark an L and draw dimensions

7 of where the landmark is going to start and

8 end? And that way, they are free to demo the

9 flat part of the roof.

10 MS. FETNER: That's what --

11 COMMISSIONER LOPERA: Can we just vote --

12 THE CHAIRMAN: That's what I'm -- that's

13 what I'm --

14 MS. FETNER: That's --

15 (Simultaneous speaking.)

16 COMMISSIONER LOPERA: Then can we do that?

17 THE CHAIRMAN: How do we get there?

18 That's -- that's what I'm trying to ...

19 MS. FETNER: We do have public that would

20 like to speak. So before we really get too in

21 the thick of it --

22 MS. MYRICK: I have one point of

23 clarification, though.

24 Right now, because it's just a

25 contributing structure, we can do whatever we
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308

1 want to the inside.

2 MS. FETNER: Right.

3 THE CHAIRMAN: Right.

4 MS. MYRICK: Once you landmark it, do you

5 have authority to tell us what we can and

6 cannot do on the interior?

7 MS. FETNER: No. That's solely

8 (inaudible) --

9 (Simultaneous speaking.)

10 MS. MYRICK: Okay. So that doesn't

11 change?

12 MS. FETNER: That doesn't change.

13 THE CHAIRMAN: Right.

14 MR. POPOLI: The only time that would come

15 into consideration is if you were trying to get

16 tax credits on an actual --

17 (Simultaneous speaking.)

18 MS. MYRICK: We are not.

19 MR. POPOLI: Right.

20 MS. MYRICK: We are not.

21 MR. POPOLI: Okay.

22 MS. MYRICK: That -- that was a -- that's

23 a remark that was made in the staff report.

24 We're not.

25 MS. SHEPPARD: And just to clarify, we
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309

1 also look at the interior for any of the local
2 incentives which you are also saying that you
3 weren't interested in pursuing.
4 MS. MYRICK: We are probably going to
5 pursue a REV Grant from the DIA, but --
6 MS. SHEPPARD: That's not -- that's not a
7 historic-related grant, but we would look at it
8 if you did want to do that.
9 MS. MYRICK: Right. So let me ask you --
10 this is -- Mr. Balanky is the developer.
11 (Mr. Balanky approaches the podium.)
12 MS. MYRICK: If, in fact, they designated
13 the L as a landmark and we proceeded with -- I
14 guess it would be permission from you guys to
15 do the partial demolition following that, you
16 feel comfortable with that?
17 MR. BALANKY: Well, I've got a question.
18 So do I need to get sworn in before I ask my
19 question?
20 MS. BLAKE: Yes, you do.
21 MR. BALANKY: Michael Balanky, 1478
22 Riverplace Boulevard, Suite 107.
23 MS. BLAKE: Do you affirm that the
24 testimony you are about to give is the truth,
25 the whole truth and nothing but the truth?
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310

1 MR. BALANKY: I do.
2 MS. BLAKE: Thank you.
3 MR. BALANKY: So I just have a
4 clarification question, because after sitting
5 through these hearings for, you know, a couple
6 different sessions, I've heard a lot of
7 approvals with conditions. I've heard that a
8 lot of times. We're going to approve this with
9 conditions. I don't understand why we wouldn't
10 have a demolition approval with a condition
11 that the L-shape stay in place, and then we're
12 done.
13 MS. FETNER: And not do a landmark on the
14 L?
15 MR. BALANKY: Right. There's no need to
16 because --
17 MS. FETNER: I think that's --
18 MR. BALANKY: -- we're going to leave
19 the -- we're going to leave the L-shape in
20 place.
21 MS. FETNER: That's the discretion of the
22 Commission. I mean, that's --
23 MR. BALANKY: Yeah. I mean, we -- we've
24 got a situation here that -- and I want us to
25 get back to the Commission. I guess your --
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311

1 your guys' mission -- trying to be sensitive to
2 what you guys are trying to accomplish -- is to
3 preserve as much history as possible. And what
4 we're trying to do is, you know, ideally,
5 preserve as much of this as we can.
6 The reality on the ground is that --
7 you've got Annie B. Lytle, the school next to
8 I-10 that's in total disrepair and it has been
9 vandalized and burned and -- and it's just --
10 you know, it's -- it's been a mess forever.
11 And lots of developers have taken a look at
12 that and a run at that. They can never make it
13 work.
14 You're going to have, in my opinion, the
15 exact same situation because getting the State
16 to remove the LURA we were told was impossible.
17 We -- all the stars aligned on this because the
18 City was behind this, the mayor's office was
19 behind this. They wanted to see it happen, and
20 they used a lot of effort to say let's do what
21 we can to help get this building --
22 And we told them, we'll preserve as much
23 of it as we can, but 75 percent is -- is better
24 than nothing, because if we are not able to
25 accomplish some economics with this thing that
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312

1 makes it work, it's going to go the way of
2 Annie B. Lytle, and then you're going to just
3 have one more bad situation.
4 So while it may not be a perfect hundred
5 percent win for the historical preservation
6 society [sic], a 75 percent win is better than
7 a zero win, in my opinion. And I think that's
8 where we're trying to get to.
9 And I've seen you guys show a lot of
10 compromise with other situations. And I think
11 that that speaks to your credit, that you've
12 been open-minded and you're like, sometimes
13 we've got to -- can't let great get in the way
14 of good because sometimes you just can't get to
15 great.
16 And I think we have a project here that --
17 if -- if you wrap the block -- let's just
18 assume we left the whole building the way it
19 is. If you wrap that block with other
20 development around it, you'll never see this
21 demo'd portion of the building anyway. You'll
22 never see it.
23 So if we take it down, particularly in
24 light of the fact that it doesn't -- it's not
25 consistent with any of the rest of the building
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313

1 anyway, it has almost zero historic value from
2 an architectural standpoint, it's just bland;
3 then if that allows us to really preserve the
4 rest of it and -- and to rejuvenate the rest of
5 that building and to bring that building into a
6 situation where it is providing affordable
7 housing, which is the core mission of that YWCA
8 building all along anyway, then I think we have
9 really accomplished a lot as a team, as a city,
10 as partners, and we would really be able to
11 bring to you guys something that you, at the
12 end of the day, can be proud to say, you know
13 what, this took compromise on everybody's part,
14 but it's a win for everybody.
15 COMMISSIONER LOPERA: Yeah. Excuse me.
16 Could you start the timer if there's going
17 to be more people --
18 MR. BALANKY: I'm done.
19 COMMISSIONER LOPERA: -- speaking as well?
20 THE CHAIRMAN: We -- we have some others
21 that want to speak.
22 COMMISSIONER LOPERA: Yes.
23 THE CHAIRMAN: And then we can continue.
24 COMMISSIONER LOPERA: Lisa --
25 MS. EHAS: Nobody else had a timer.
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314

1 MS. BLAKE: Thank you.
2 COMMISSIONER ALLMAND: Definitely put a
3 timer on this one.
4 COMMISSIONER LOPERA: I will second that
5 motion.
6 (Simultaneous speaking.)
7 MS. EHAS: You don't even have any
8 (inaudible).
9 So the YWCA downtown, you cannot compare
10 that to Annie Lytle in any way, shape or form.
11 Annie Lytle was neglected. It had holes in the
12 roof. It has all this damage because of that.
13 That is not this building, so let's do away
14 with that.
15 I care a lot about downtown. I -- I am
16 the person that spearheaded the National
17 Historic Register District downtown. That
18 happened because of me, and that I knew the
19 board chair of DIA at the time. So it worked
20 out. The DIA's plan, the CRA plan is to save
21 these structures. It's what makes downtown
22 great and could [sic].
23 So personally, I don't have a problem with
24 them, if you can figure it out, demolishing
25 that portion.
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315

1 And it was only the white portion, right?
2 THE CHAIRMAN: Correct.
3 MS. EHAS: Yeah, but you must landmark the
4 rest of the building. You have to. There's no
5 way this guy is going to then go back and go,
6 "Well, it's not landmarked, we need to demolish
7 a little bit more."
8 So I would support it if you landmark it.
9 COMMISSIONER ALLMAND: Yeah, and I
10 think -- I think like landmarking a portion,
11 like -- I mean, if you could -- again, if you
12 guys would do that, that's great, but to me,
13 it's a -- it's a full landmark --
14 MS. FETNER: Let me ask you this --
15 COMMISSIONER ALLMAND: -- and then it's a
16 COA to demo. Maybe I'm wrong about that,
17 but -- and I'm open to it.
18 MS. FETNER: I think, you know, my concern
19 was the national standards because I'm not sure
20 if the -- the -- the -- what's it called?
21 Sorry.
22 MS. SHEPPARD: National Registry?
23 MS. FETNER: The National Registry would
24 agree to do the tax credits and all that when
25 you're demolishing part of it.
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316

1 MS. MYRICK: We don't want the
2 (inaudible) --
3 (Simultaneous speaking.)
4 MS. FETNER: But you don't want those
5 parts. So my suggestion or legal advice would
6 be, if you are agreeing to a partial
7 demolition, that you have a condition in there
8 that the owner agrees to the landmarking, which
9 means you only have to find two of the
10 criteria. And then at the next meeting, you're
11 submitting that landmark of the -- the
12 remaining, the L shape, and let that all go to
13 the Council that way.
14 COMMISSIONER LOPERA: Okay. I make a
15 motion --
16 MS. FETNER: Slow down.
17 COMMISSIONER ALLMAND: Yeah, I guess I
18 just don't -- and look, I'm not (inaudible) --
19 (Simultaneous speaking.)
20 MR. LOPERA: Wait. Sondra needs to
21 finish. Sorry.
22 MS. FETNER: We'll just want to let
23 that -- what I'm saying --
24 THE CHAIRMAN: Sink in?
25 MS. FETNER: -- sink in. That's --
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317

1 because it's a local landmark, the City itself
2 has the -- you know, the City makes a decision
3 what is and what is not a local landmark. If
4 they're not relying on the national requirement
5 or the national benefits, then it doesn't
6 matter what necessarily happens with that wing.
7 COMMISSIONER ALLMAND: I just don't know
8 if there's -- is there really a mechanism for a
9 partial, like, conditional demolition of part
10 of a building? I mean, is that a --
11 COMMISSIONER LOPERA: Well, like --
12 COMMISSIONER ALLMAND: Is that a thing?
13 MS. FETNER: It's what we -- well, what I
14 would be drafting would be an order on the
15 demolition. That's what I do for all of these
16 types of demolition requests, I create an
17 order. And in that order, it would have the
18 condition that the L-shape -- the L become
19 landmarked. So you can condition -- they can't
20 start the demolition until Council approves
21 that landmark of the L.
22 COMMISSIONER LOPERA: Okay. Can -- can
23 the owner, like, landmark his own building?
24 MS. FETNER: Yes, but they --
25 THE CHAIRMAN: Yes, if it meets two
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318

1 criteria.
2 MS. FETNER: It has to be approved by
3 Council, but it only has to meet two criteria.
4 COMMISSIONER LOPERA: Okay. So if we were
5 to vote to approve the demolition of the flat
6 portion of the building and have, as a
7 condition, that the owner landmark his own L --
8 L part of the building, could we put this thing
9 to bed?
10 MS. FETNER: That's what I'm hoping.
11 THE CHAIRMAN: That's what -- that's where
12 we're --
13 (Simultaneous speaking.)
14 COMMISSIONER LOPERA: Okay. Can I make
15 that motion now?
16 THE CHAIRMAN: That's where we're trying
17 to get to.
18 COMMISSIONER LOPERA: Can I make that
19 motion now?
20 COMMISSIONER DEMETREE: Yes.
21 COMMISSIONER LOPERA: Okay. I would -- I
22 want to make a motion that we approve the
23 partial demolition of the building, approving
24 the flat part, three-story portion of the
25 building, and that the owner must landmark the
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319

1 remaining L-shape of the building for the full
2 three stories.
3 MS. FETNER: Can I just --
4 (Simultaneous speaking.)
5 MS. EHAS: Prior to demolition, right?
6 Prior?
7 MS. FETNER: Can I just clean that up?
8 COMMISSIONER LOPERA: Prior to demolition.
9 COMMISSIONER DEMETREE: Please clean it
10 up.
11 MS. FETNER: You're conditioning the
12 partial demol- -- approval of the partial
13 demolition on the landmark of the remaining L
14 shape. That has to be done by this commission.
15 And the owner is in -- consents to that
16 landmark recommendation?
17 MR. BALANKY: Yes.
18 MS. MYRICK: Uh-huh.
19 MS. FETNER: And then we -- you would
20 direct that the staff complete that report, get
21 this fast-tracked because the demolition will
22 not go forward until the landmarking is
23 approved.
24 MS. MYRICK: Right. So you would --
25 THE CHAIRMAN: Correct.
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320

1 MS. MYRICK: But you would -- you would
2 fast-track both pieces of legislation to marry
3 up to City Council at the same time?
4 MS. FETNER: Well, the order for the
5 partial demolition doesn't have to go to
6 Council. The only legislation would be the --
7 the --
8 THE CHAIRMAN: The landmark.
9 (Simultaneous speaking.)
10 MS. FETNER: The landmark, yes.
11 COMMISSIONER LOPERA: Sondra --
12 MS. MYRICK: And I should tell you that --
13 COMMISSIONER LOPERA: Oh, I'm sorry.
14 MS. MYRICK: Let me just interject this:
15 I think we would have the support of Community
16 Connections to designate it. They could either
17 self-designate it, if that's fast enough for
18 you, or you could do it yourself, and they
19 wouldn't object.
20 And there's a couple of things that I
21 shared with you last time, and I shared with
22 you on the phone, that time is of the essence.
23 Community Connections has gone bankrupt. And
24 we're talking about an institution that is
25 struggling to keep up the insurance on the
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321

1 building. So if somebody starts a fire, if
2 somebody starts to crack all the windows on it,
3 there is no preservation of it whatsoever,
4 except a big mess. So what we're interested in
5 is trying to get it going as fast as we can
6 towards Council --
7 THE CHAIRMAN: Uh-huh.
8 MS. MYRICK: -- if that's what we have to
9 do.
10 COMMISSIONER LOPERA: Right.
11 MS. MYRICK: And --
12 (Simultaneous speaking.)
13 COMMISSIONER DEMETREE: (Inaudible.)
14 THE CHAIRMAN: And that's what we're going
15 to do.
16 MS. MYRICK: And we think this is a good
17 compromise.
18 COMMISSIONER DEMETREE: Yeah, I think
19 we're all good.
20 THE CHAIRMAN: That's what we'll do.
21 COMMISSIONER LOPERA: Yeah.
22 THE CHAIRMAN: Okay. So we have a motion.
23 You're going to clean it up a little --
24 MS. FETNER: I'll clean up what I
25 understand the motion --
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322

1 COMMISSIONER LOPERA: Right.
2 MS. FETNER: And I will just make sure the
3 conditions are correct.
4 THE CHAIRMAN: Okay.
5 COMMISSIONER LOPERA: Do I need to repeat
6 it all -- at all, or no?
7 MS. FETNER: Just --
8 COMMISSIONER LOPERA: Do you --
9 THE CHAIRMAN: I don't -- I don't think
10 so.
11 COMMISSIONER LOPERA: Okay.
12 THE CHAIRMAN: I think she'll do it
13 better.
14 COMMISSIONER LOPERA: Great.
15 MS. FETNER: You need a second, though.
16 COMMISSIONER DEMETREE: I will second.
17 THE CHAIRMAN: Yeah. Thank you.
18 So we have a motion and we have a second.
19 All those in favor of the motion?
20 COMMISSION MEMBERS: Aye.
21 THE CHAIRMAN: Those opposed?
22 COMMISSION MEMBERS: (No response.)
23 THE CHAIRMAN: Hearing none --
24 MR. BALANKY: Thank you, guys.
25 MS. MYRICK: Well, thank you so much.
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323

1 MR. BALANKY: Thank you very much.
2 MS. MYRICK: That's amazing. Thank you so
3 much.
4 MR. BALANKY: That was great.
5 Thanks.
6 MS. MYRICK: You have done a great thing
7 for our city.
8 MR. BALANKY: Thanks for the compromise.
9 COMMISSIONER LOPERA: Thank you for
10 presenting --
11 THE CHAIRMAN: Thank you for presenting
12 the L.
13 (Simultaneous speaking.)
14 COMMISSIONER LOPERA: Presenting that --
15 COMMISSIONER DEMETREE: The presentation
16 was a huge help.
17 COMMISSIONER LOPERA: Your architect was
18 exceptional in producing that.
19 MR. BALANKY: Thank you.
20 MS. MYRICK: Well, I hope to -- I hope you
21 will meet him here some day, too.
22 Where is our thumb drive?
23 MR. POPOLI: I have it.
24 THE CHAIRMAN: We're not done yet, folks.
25 MR. BALANKY: Thanks for staying late,
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324

1 guys. We appreciate your commitment. We
2 really do.
3 (Simultaneous speaking.)
4 THE CHAIRMAN: Okay. We have three, what
5 I believe, are short orders of business before
6 we can adjourn.
7 Since there's really no public left, we
8 don't have any public comments. So --
9 (Simultaneous speaking.)
10 MS. SHEPPARD: (Inaudible) to make public
11 comment?
12 MS. EHAS: No, I'm just waiting for
13 (inaudible).
14 THE CHAIRMAN: Okay. We need to form a
15 committee for the -- the Nominating Committee
16 for chairman, vice chairman, secretary of the
17 Commission.
18 Who would like to volunteer for that?
19 COMMISSIONER ALLMAND: I'll volunteer.
20 MS. FETNER: You won't be here.
21 THE CHAIRMAN: You won't -- yeah, you
22 probably shouldn't be because you won't be
23 here.
24 COMMISSIONER ALLMAND: I know.
25 MS. FETNER: You --
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325

327

1 COMMISSIONER ALLMAND: I'm trying to be
2 helpful.
3 MS. FETNER: You could just nominate
4 people. It has to be three -- I think three
5 people on the Nominating Committee. So just
6 pick three.
7 THE CHAIRMAN: Well, I'm going to pick the
8 three that are here, so these three.
9 MS. FETNER: Okay. And then you -- you
10 folks will meet prior to next meeting at, what,
11 1:30 till 2:00?
12 MR. POPOLI: Yeah.
13 MS. FETNER: There will be a -- there will
14 be a meeting of that committee prior to this
15 meeting next month for you to come up with your
16 nominations. If that time doesn't work, you
17 have to let Christian know, and then -- because
18 it has to be a noticed meeting. So let
19 Christian know.
20 COMMISSIONER LOPERA: So what did I just
21 volunteer for?
22 MS. FETNER: You didn't. You were --
23 THE CHAIRMAN: You were just -- you were
24 just appointed.
25 (Simultaneous speaking.)
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1 MS. SHEPPARD: -- which is a higher honor
2 than just being listed on the National
3 Register. I know landmarks are just common
4 single sites for us --
5 THE CHAIRMAN: Uh-huh.
6 MS. SHEPPARD: -- but at the National
7 Register level it's of national significance.
8 So there are fewer, and I don't think there's a
9 lot in Florida. So this -- it might be one of
10 the few in the Northeast Florida area. So
11 it's -- it's a very nice honor to have -- have
12 that here in Jacksonville for that building.
13 THE CHAIRMAN: Great.
14 MR. POPOLI: I'd show you the letter,
15 but --
16 THE CHAIRMAN: I think we have a copy of
17 it. I think we have a copy in our book, I
18 believe.
19 MR. POPOLI: The only other thing was --
20 you got a copy of the bylaws in your book.
21 THE CHAIRMAN: Uh-huh.
22 MR. POPOLI: At some point in the future,
23 we're going to probably set up a workshop to go
24 through the bylaws and look at potential
25 changes or amendments. They should be gone
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326

328

1 COMMISSIONER ALLMAND: You were nominated
2 for the nominating --
3 MS. FETNER: Oh, Kay does have a comment.
4 (Ms. Ehas approaches the podium.)
5 MS. EHAS: I'm sorry.
6 I think somebody brought this up earlier,
7 but I keep hearing that developers and
8 everybody else just want to -- they want to
9 know what the rules are, right?
10 THE CHAIRMAN: Uh-huh.
11 MS. EHAS: So I think it's important to be
12 very clear with people from the get-go so
13 they're not coming back multiple times. It's
14 okay to say no and it's okay to be very clear
15 about what you expect.
16 THE CHAIRMAN: Yeah.
17 MS. EHAS: That's a good thing. I would
18 encourage that.
19 THE CHAIRMAN: I agree.
20 Okay. You wanted to advise us of the
21 Norman -- Norman Studios?
22 MR. POPOLI: Yes.
23 MS. SHEPPARD: The building has been
24 approved to be a National Register landmark --
25 MR. POPOLI: Correct.
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1 through on a regular basis, every so many
2 years. They haven't in a long time. The
3 Planning Commission went through this process a
4 couple of years ago.
5 So it will be an opportunity to look at
6 procedures and how the board is run, those
7 kinds of thing. And you guys can -- it will be
8 advertised, but it will be a workshop. You're
9 not necessarily going to be -- you can, but
10 you're not required to take public input. So
11 it would be an opportunity for you to discuss
12 the bylaws, to go through them and, you know,
13 make changes if you feel they're appropriate.
14 We may have some recommendations, but --
15 THE CHAIRMAN: Okay. I don't think we
16 have any --
17 (Simultaneous speaking.)
18 MR. POPOLI: -- those are the (inaudible).
19 THE CHAIRMAN: I don't think we have any
20 further business, so we will adjourn the
21 meeting.
22 (The above proceedings were adjourned at
23 9:08 p.m.)
24 - - -
25
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1 CERTIFICATE OF REPORTER

2

3 STATE OF FLORIDA)

)

4 COUNTY OF DUVAL)

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7 I, Diane M. Tropa, Florida Professional
8 Reporter, certify that I was authorized to and did
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10 that the transcript is a true and complete record of my
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\$	1242 [4] - 211:19, 211:22, 216:2, 246:13	102:13, 142:16, 143:4, 143:5, 183:2	32246 [1] - 88:15	7
\$1,400 [1] - 90:12	1243 [1] - 251:2	20-foot [1] - 142:5	36-foot-wide [2] - 34:18, 63:22	7 [4] - 4:20, 5:6, 7:8, 149:2
\$11,000 [1] - 90:1	1245 [2] - 120:7, 146:7	2000 [1] - 302:12	36-width [1] - 35:21	7,000 [1] - 301:24
\$26,000 [2] - 90:2, 93:7	1248 [1] - 4:3	2012 [3] - 216:22, 216:25, 226:21	3750 [1] - 157:8	75 [2] - 311:23, 312:6
'	126 [1] - 4:16	2015 [4] - 159:19, 217:6, 226:22, 233:13	3848 [2] - 99:22, 100:21	7:00 [1] - 3:13
'50s [1] - 26:20	13-and-a-half [1] - 142:1	2017 [3] - 1:7, 2:1, 329:15	39 [3] - 84:9, 89:12, 99:12	7th [1] - 4:17
'nother [2] - 75:8, 75:9	13021 [1] - 55:13	21 [2] - 84:24, 99:13	3:05 [3] - 1:8, 2:1, 2:6	8
0	14 [4] - 102:11, 102:16, 150:22, 200:6	214 [1] - 1:8	3D [1] - 253:9	8 [4] - 27:9, 175:24, 257:2, 259:23
00471 [1] - 141:19	14-foot [1] - 102:16	22 [1] - 99:14	4	8/12 [1] - 260:4
03 [1] - 251:7	140 [1] - 102:19	2322 [1] - 51:15	4 [5] - 5:14, 27:9, 84:3, 155:18, 303:15	80 [1] - 98:25
1	14560 [1] - 121:17	24 [8] - 1:7, 2:1, 2:5, 135:10, 140:11, 140:14, 140:15, 141:2	4,000 [5] - 38:5, 40:21, 41:3, 43:20, 52:18	80-foot [1] - 103:1
1 [18] - 5:13, 5:17, 6:10, 49:14, 70:7, 70:10, 70:13, 70:15, 75:7, 75:13, 78:1, 79:6, 83:2, 176:7, 247:6, 284:5, 284:12, 284:14	1478 [1] - 309:21	2502 [1] - 4:14	4/12 [1] - 260:3	88-foot [1] - 64:17
1,000-square-foot [2] - 107:15, 107:18	15 [4] - 63:11, 211:14, 292:15, 300:11	2544 [1] - 53:5	40 [1] - 167:4	8th [2] - 269:11, 306:20
1-by-4 [1] - 218:22	15-minute [1] - 211:11	26 [1] - 209:25	48 [1] - 140:21	9
1-over-1 [1] - 152:7	1530 [1] - 11:3	2623 [1] - 48:20	4th [1] - 329:15	9 [4] - 182:24, 183:1, 183:5
1.52 [1] - 278:5	1540 [1] - 12:2	27 [1] - 39:23	5	90 [3] - 255:6, 255:7, 302:6
10 [8] - 22:2, 25:10, 25:11, 27:5, 27:12, 43:1, 200:2, 300:11	16 [3] - 182:24, 183:4	2790 [1] - 175:24	5 [10] - 5:14, 5:17, 6:10, 17:10, 99:21, 99:24, 134:5, 141:25, 258:12, 303:15	90-degree [2] - 183:6, 253:15
10-minute [1] - 115:15	16-foot [3] - 182:23, 193:8, 193:9	2804 [1] - 4:17	5-foot [2] - 46:25, 103:21	9310 [1] - 41:21
100 [5] - 56:8, 57:8, 299:16, 299:17, 302:5	1644 [1] - 4:13	2836 [1] - 4:16	50 [3] - 40:5, 87:15, 167:4	9:08 [1] - 328:23
1002 [1] - 1:9	1649 [1] - 4:3	2:00 [1] - 325:11	500 [1] - 200:5	A
1026 [2] - 84:3, 84:6	17-03 [1] - 251:2	3	51 [2] - 302:5, 302:14	Abadi [1] - 254:14
107 [1] - 309:22	17-033 [1] - 251:6	3 [5] - 5:14, 70:7, 75:13, 78:1, 258:12	520 [1] - 292:12	ABADI [15] - 256:12, 257:12, 257:16, 258:5, 258:20, 258:25, 259:3, 259:5, 259:8, 259:12, 259:16, 259:18, 260:14, 260:16, 260:21
1121 [2] - 261:3, 261:13	17-034 [1] - 251:4	3,400 [1] - 47:9	553 [1] - 254:14	abandoned [1] - 217:1
115 [2] - 292:12, 295:10	1702 [1] - 41:22	3.0/5.0 [2] - 147:25, 148:4	5:00 [1] - 3:12	Aberdeen [2] - 180:23, 195:9
1170 [1] - 100:3	18 [3] - 91:6, 150:22, 183:1	3.0/6.0 [3] - 147:22, 147:24, 148:2	6	ability [2] - 95:2, 279:16
12-inch [1] - 259:24	1815 [1] - 181:12	30 [10] - 133:23, 134:17, 135:10, 140:5, 140:11, 140:14, 141:2, 209:25, 257:18, 301:15	6 [16] - 4:19, 5:3, 6:11, 7:7, 22:2, 25:10, 25:11, 27:5, 27:12, 35:12, 45:20, 115:16, 115:23, 135:7, 175:4, 258:6	able [24] - 31:12, 87:6, 93:21, 108:25, 158:7, 168:20, 177:6, 180:11, 199:2, 213:15, 217:9, 219:11, 222:4, 231:23, 237:3, 239:24, 263:9, 277:18, 278:17, 280:9, 292:11, 311:24, 313:10
120 [2] - 295:10, 302:14	1837 [2] - 18:11, 20:5	300 [1] - 301:22	6-by-10 [1] - 22:22	absolute [1] - 157:20
1200-square-foot [1] - 47:5	19 [1] - 216:20	307 [2] - 65:12, 65:21	6-foot [2] - 45:5, 66:1	
1213 [3] - 119:13, 119:16, 119:17	1915 [1] - 293:20	31-and-a-half [1] - 42:23	6-over-6 [3] - 149:20, 175:5, 175:6	
1223 [3] - 119:13, 119:18, 119:20	1926 [1] - 199:12	3167 [1] - 88:14	60 [2] - 269:17, 306:20	
1226 [1] - 119:20	1927 [2] - 84:11, 92:9	32 [1] - 88:14	65 [3] - 299:17, 299:18, 300:10	
1229 [1] - 119:20	1942 [1] - 4:4	32*6 [2] - 46:17, 78:25	65,000 [1] - 301:13	
1230 [4] - 118:8, 118:9, 118:15, 120:15	1:30 [1] - 325:11	320 [2] - 266:4, 283:9	680 [1] - 43:22	
	1st [1] - 1:9	3205 [3] - 176:7, 176:11, 177:20		
2	2	32082 [1] - 100:4		
2 [15] - 5:14, 34:5, 49:14, 70:7, 75:13, 78:1, 132:2, 134:15, 135:8, 135:9, 155:18, 211:19, 247:8, 284:7	2,000 [1] - 301:23	32204 [1] - 48:21		
	2,279 [1] - 47:5	32205 [3] - 157:9, 216:3, 254:15		
	2,600 [3] - 38:4, 40:21, 41:2	32223 [1] - 293:21		
	2-by-2 [2] - 132:6, 139:20			
	2-foot [4] - 45:14, 45:16, 46:2, 190:9			
	20 [7] - 36:6, 84:24,			

<p>absolutely [5] - 65:23, 98:18, 157:21, 193:24, 226:13</p> <p>accept [3] - 83:6, 158:21, 190:22</p> <p>acceptable [4] - 22:20, 112:16, 131:24, 174:10</p> <p>accepted [1] - 159:14</p> <p>access [1] - 14:16</p> <p>accessible [1] - 188:23</p> <p>accident [1] - 236:15</p> <p>accommodate [4] - 54:24, 183:7, 183:8, 209:8</p> <p>accommodated [2] - 52:16, 54:14</p> <p>accommodations [1] - 49:20</p> <p>accomplish [3] - 93:21, 311:2, 311:25</p> <p>accomplished [1] - 313:9</p> <p>accordance [1] - 43:15</p> <p>according [2] - 254:19, 298:7</p> <p>accordingly [1] - 183:16</p> <p>account [1] - 237:19</p> <p>accumulated [1] - 86:3</p> <p>accurate [3] - 14:3, 158:16, 163:4</p> <p>achieve [3] - 82:3, 82:6, 82:20</p> <p>achieved [1] - 253:5</p> <p>achieves [1] - 114:10</p> <p>acquisition [1] - 183:14</p> <p>acres [1] - 278:5</p> <p>act [1] - 264:13</p> <p>action [1] - 239:18</p> <p>actions [1] - 283:3</p> <p>activate [1] - 169:22</p> <p>actual [10] - 39:24, 65:1, 85:4, 89:18, 183:17, 195:21, 198:25, 218:22, 283:3, 308:16</p> <p>adamant [2] - 129:12, 279:23</p> <p>adamantly [1] - 129:13</p> <p>add [22] - 16:21, 18:16, 18:24, 20:24, 74:18, 94:16, 100:25, 107:16, 132:1, 132:7,</p>	<p>135:17, 144:9, 145:3, 153:11, 159:8, 174:16, 176:21, 177:1, 198:4, 207:5, 227:7, 252:5</p> <p>added [8] - 102:9, 153:17, 159:21, 167:3, 167:4, 212:2, 212:5, 222:23</p> <p>adding [8] - 10:7, 154:5, 154:9, 173:9, 173:13, 174:1, 207:5, 210:17</p> <p>addition [44] - 19:7, 36:12, 107:2, 107:24, 108:4, 108:22, 109:5, 109:6, 109:13, 149:11, 150:15, 152:19, 153:3, 153:6, 153:14, 160:7, 161:6, 161:18, 162:19, 164:8, 164:23, 165:2, 166:2, 166:9, 167:23, 168:1, 168:22, 170:19, 171:22, 172:22, 174:7, 174:18, 174:22, 186:25, 201:5, 252:5, 253:5, 253:6, 256:6, 256:15, 256:16, 258:1, 260:2, 276:23</p> <p>additional [12] - 10:7, 17:9, 18:24, 35:24, 36:10, 47:5, 100:23, 107:16, 124:11, 144:25, 176:21, 177:1</p> <p>address [23] - 11:2, 15:10, 20:4, 41:20, 88:12, 96:19, 100:2, 118:11, 121:15, 121:17, 128:9, 157:7, 166:17, 166:22, 174:17, 177:19, 215:23, 248:1, 251:12, 252:23, 254:11, 254:14, 293:18</p> <p>addressed [2] - 182:18, 184:6</p> <p>addresses [2] - 31:10, 96:3</p> <p>adds [1] - 74:19</p> <p>adequate [1] - 209:8</p> <p>adequately [1] - 116:11</p>	<p>adjacent [10] - 35:10, 40:5, 45:14, 46:1, 117:18, 135:6, 135:8, 141:14, 142:14, 219:15</p> <p>adjourn [3] - 211:13, 324:6, 328:20</p> <p>adjourned [1] - 328:22</p> <p>adjust [2] - 81:13, 216:13</p> <p>adjustment [1] - 149:20</p> <p>adjustments [1] - 60:17</p> <p>administrative [3] - 202:24, 202:25, 203:1</p> <p>Administrative [2] - 203:4, 204:20</p> <p>administratively [3] - 9:4, 128:8, 202:11</p> <p>Adriano [2] - 215:24, 216:2</p> <p>Adrienne [4] - 48:20, 68:22, 97:24, 110:17</p> <p>advantage [1] - 165:11</p> <p>advertised [5] - 71:1, 71:6, 74:3, 74:5, 328:8</p> <p>advice [3] - 71:25, 249:3, 316:5</p> <p>advise [1] - 326:20</p> <p>advised [1] - 263:14</p> <p>advising [1] - 182:1</p> <p>advisory [7] - 269:22, 272:8, 282:13, 284:1, 285:6, 285:15</p> <p>advocate [2] - 98:18, 109:20</p> <p>aerial [1] - 295:4</p> <p>aesthetically [1] - 170:19</p> <p>aesthetics [2] - 96:8, 96:10</p> <p>affect [2] - 277:16, 304:19</p> <p>affects [1] - 266:10</p> <p>affirm [18] - 11:8, 12:15, 20:10, 42:1, 49:1, 51:20, 53:9, 55:18, 88:19, 100:8, 121:22, 157:10, 177:25, 181:17, 216:7, 263:3, 293:24, 309:23</p> <p>afford [1] - 301:11</p> <p>affordable [2] - 295:11, 313:6</p> <p>forementioned [2] -</p>	<p>86:9, 118:6</p> <p>afternoon [1] - 49:6</p> <p>age [2] - 90:13, 143:17</p> <p>agency [1] - 243:7</p> <p>agenda [7] - 4:12, 4:13, 5:7, 5:17, 11:14, 211:12, 251:14</p> <p>agent [2] - 225:7, 262:21</p> <p>ago [9] - 47:3, 97:5, 159:23, 160:23, 220:13, 226:19, 233:20, 300:18, 328:4</p> <p>agree [25] - 52:22, 54:20, 62:4, 75:16, 77:3, 81:8, 81:13, 126:4, 130:13, 134:4, 137:5, 165:24, 172:12, 173:6, 173:7, 189:2, 201:4, 233:14, 250:10, 257:23, 299:8, 299:9, 299:24, 315:24, 326:19</p> <p>Agreed [1] - 76:24</p> <p>agreed [2] - 49:12, 237:11</p> <p>agreeing [1] - 316:6</p> <p>agreement [2] - 195:25, 203:3</p> <p>agrees [2] - 267:25, 316:8</p> <p>ahead [23] - 45:9, 67:2, 68:2, 68:3, 83:20, 99:23, 103:8, 104:17, 119:12, 120:17, 122:22, 126:3, 132:22, 170:9, 219:19, 243:3, 247:3, 261:12, 291:6, 293:12, 305:8, 306:17</p> <p>aiming [1] - 278:21</p> <p>ain't [2] - 169:3, 205:21</p> <p>air [7] - 41:6, 44:10, 85:6, 86:11, 134:5, 277:21</p> <p>air-conditioned [1] - 41:6</p> <p>airspace [1] - 80:16</p> <p>align [5] - 36:16, 131:8, 133:1, 144:14, 145:20</p> <p>aligned [7] - 139:10, 139:13, 139:17,</p>	<p>144:24, 145:1, 145:4, 311:17</p> <p>aligns [1] - 147:10</p> <p>all-brick [1] - 84:12</p> <p>allergic [1] - 56:12</p> <p>alley [6] - 154:10, 154:11, 154:12, 154:13, 209:16, 297:8</p> <p>ALLMAND [275] - 1:15, 2:23, 3:17, 5:15, 16:10, 16:13, 16:20, 17:13, 21:14, 30:18, 31:19, 31:21, 32:6, 33:19, 59:14, 69:17, 69:21, 69:23, 70:9, 70:16, 70:23, 70:25, 71:3, 71:9, 72:3, 72:6, 72:14, 72:20, 72:25, 73:4, 73:9, 75:4, 76:24, 77:3, 77:13, 77:18, 77:20, 78:22, 79:3, 79:8, 79:23, 80:7, 80:10, 99:7, 105:14, 105:19, 106:4, 106:7, 106:16, 106:20, 106:24, 108:3, 108:10, 108:13, 108:15, 108:17, 109:22, 111:9, 111:15, 111:19, 112:13, 112:21, 112:25, 113:5, 113:8, 113:20, 113:23, 114:2, 114:6, 114:9, 114:16, 114:18, 115:1, 120:18, 120:23, 121:1, 121:6, 122:2, 122:8, 122:12, 122:16, 122:18, 124:16, 127:1, 127:4, 127:21, 128:24, 129:22, 130:2, 130:10, 130:13, 130:16, 131:4, 131:23, 132:5, 133:4, 133:10, 133:20, 133:25, 134:17, 134:20, 135:3, 135:14, 135:19, 135:23, 136:10, 136:22, 137:1, 137:6, 137:10, 137:22, 138:23, 138:25, 140:13, 140:23, 141:1, 141:11,</p>
---	--	--	--	--

<p>141:23, 142:18, 142:23, 143:6, 143:10, 143:13, 144:6, 144:12, 147:5, 147:14, 147:16, 147:21, 147:24, 148:3, 148:11, 148:14, 149:4, 157:8, 157:13, 157:15, 159:3, 163:3, 163:13, 163:18, 163:20, 163:24, 164:17, 166:4, 166:19, 166:24, 167:8, 167:14, 167:16, 169:11, 169:17, 170:7, 170:10, 171:1, 190:19, 190:21, 191:21, 191:23, 192:7, 192:20, 192:24, 193:10, 193:15, 193:18, 195:11, 198:21, 199:4, 199:9, 205:12, 205:25, 206:8, 206:13, 206:21, 207:15, 208:12, 209:3, 229:12, 229:16, 229:20, 229:25, 230:4, 230:11, 230:20, 230:24, 231:9, 231:22, 232:4, 233:23, 234:9, 235:1, 235:6, 235:12, 235:18, 235:23, 238:20, 240:2, 242:14, 242:16, 242:20, 243:17, 243:20, 243:23, 244:21, 245:1, 245:3, 245:7, 245:12, 246:23, 247:1, 247:4, 247:15, 247:18, 257:10, 257:15, 257:20, 258:16, 258:23, 259:2, 259:4, 259:6, 259:11, 259:13, 260:9, 260:12, 260:15, 265:8, 265:13, 267:15, 267:25, 268:3, 268:17, 268:22, 268:24, 269:18, 269:25, 270:17, 270:21, 271:3, 274:3, 274:9,</p>	<p>275:12, 279:1, 279:7, 279:9, 279:15, 280:2, 284:2, 284:7, 284:11, 284:17, 285:22, 286:5, 286:7, 286:21, 289:2, 289:5, 290:19, 304:21, 305:9, 305:18, 306:1, 306:5, 306:16, 306:24, 314:2, 315:9, 315:15, 316:17, 317:7, 317:12, 324:19, 324:24, 325:1, 326:1 Allmand [11] - 2:23, 5:4, 49:13, 155:11, 157:5, 157:8, 166:14, 166:16, 174:12, 279:21, 283:16 Allmand's [2] - 46:11, 174:8 allow [11] - 31:25, 101:25, 129:19, 184:22, 202:7, 276:2, 276:20, 280:13, 289:8, 295:9, 303:5 allowed [1] - 188:12 allowing [2] - 45:15, 130:15 allows [3] - 45:16, 293:3, 313:3 almost [10] - 43:12, 56:24, 57:24, 66:19, 84:18, 92:21, 193:13, 194:13, 301:4, 313:1 ALSO [1] - 1:17 alter [3] - 74:20, 119:5, 303:22 alteration [6] - 102:1, 219:5, 220:12, 221:13, 221:18, 246:12 alterations [6] - 236:10, 242:5, 242:8, 248:2, 248:16, 252:4 altered [3] - 72:4, 151:9, 229:4 altering [2] - 151:14, 156:18 alternate [2] - 220:1, 263:15 amazing [3] - 157:25, 323:2</p>	<p>amend [2] - 245:1, 245:3 amended [1] - 18:21 amendments [1] - 327:25 America [1] - 301:5 amount [3] - 33:8, 176:20, 200:10 ANDRES [1] - 1:16 Andres [1] - 2:19 angel [1] - 97:17 angle [2] - 155:8, 253:15 Annie [4] - 311:7, 312:2, 314:10, 314:11 answer [4] - 7:24, 23:19, 184:9, 249:6 answering [1] - 279:10 Anthony [1] - 121:16 anticipate [1] - 165:18 anticipation [1] - 273:8 anyhow [1] - 91:25 anyway [12] - 97:20, 99:5, 155:22, 161:15, 186:12, 186:18, 190:7, 281:1, 298:15, 312:21, 313:1, 313:8 anywhere's [1] - 90:11 apart [1] - 187:6 apartment [5] - 9:1, 47:6, 47:8, 57:16, 302:2 apartments [5] - 292:13, 292:16, 299:4, 301:9, 302:10 apologize [5] - 216:14, 217:11, 217:17, 219:10, 224:7 app [1] - 83:4 appeal [7] - 272:3, 272:6, 277:24, 282:4, 282:9, 282:14, 282:18 appealed [1] - 97:4 appear [1] - 38:9 appearance [1] - 94:6 apples [2] - 192:1 applicant [54] - 7:18, 10:23, 16:2, 17:25, 18:15, 18:21, 20:1, 23:12, 34:20, 35:3, 37:15, 38:24, 41:16, 48:11, 51:3, 67:1, 68:19, 69:2, 84:8, 87:22, 88:5, 93:10,</p>	<p>97:3, 98:4, 104:12, 118:21, 121:12, 124:6, 127:12, 129:12, 145:7, 151:2, 157:4, 176:2, 176:19, 177:13, 179:24, 203:8, 211:25, 212:24, 215:16, 224:17, 228:16, 236:9, 237:6, 237:12, 238:16, 251:19, 252:15, 253:21, 271:22, 272:2, 276:1, 276:2 application [30] - 8:6, 9:2, 9:3, 34:6, 67:12, 67:24, 69:19, 74:5, 74:18, 105:17, 118:22, 144:21, 149:9, 183:9, 193:23, 195:24, 196:8, 229:21, 236:19, 237:16, 237:17, 251:22, 269:2, 269:4, 269:9, 269:10, 280:17, 282:19, 285:20 applications [3] - 34:19, 138:18, 278:10 applied [1] - 97:11 apply [3] - 93:17, 106:2, 150:3 appointed [1] - 325:24 appreciate [12] - 15:1, 31:10, 42:7, 181:6, 204:6, 207:24, 224:22, 249:12, 254:17, 260:16, 278:13, 324:1 approach [4] - 56:5, 56:7, 57:3, 69:8 approaches [32] - 10:25, 11:25, 20:2, 24:4, 41:18, 48:19, 51:14, 53:3, 55:12, 58:15, 78:13, 88:8, 96:17, 97:23, 99:25, 110:16, 121:13, 157:5, 166:16, 177:14, 181:11, 184:18, 186:1, 195:20, 215:18, 228:23, 247:25, 253:23, 261:1, 293:8, 309:11, 326:4 approaching [1] - 99:24 appropriate [2] -</p>	<p>125:19, 328:13 Appropriateness [7] - 18:10, 51:7, 129:9, 176:8, 217:13, 251:12, 251:23 approval [29] - 3:15, 19:2, 21:5, 24:18, 28:8, 32:16, 32:17, 58:25, 73:10, 79:7, 85:15, 94:16, 124:18, 127:20, 158:21, 162:4, 186:15, 187:13, 195:13, 201:3, 202:9, 209:20, 236:13, 236:14, 238:19, 239:3, 239:4, 310:10, 319:12 approvals [2] - 159:14, 310:7 approve [52] - 3:18, 5:16, 6:13, 6:25, 17:8, 25:15, 33:20, 63:14, 63:24, 70:10, 70:14, 94:22, 99:8, 107:8, 112:10, 113:18, 114:21, 124:22, 125:3, 125:9, 125:11, 126:19, 128:8, 136:7, 139:5, 144:22, 173:16, 184:5, 195:25, 197:2, 200:23, 201:4, 201:8, 201:10, 202:11, 202:16, 202:18, 225:12, 230:1, 230:21, 233:24, 237:13, 238:23, 239:3, 241:4, 268:18, 280:8, 288:20, 310:8, 318:5, 318:22 approved [45] - 4:1, 6:10, 7:7, 9:4, 16:11, 17:23, 26:5, 34:4, 99:20, 102:18, 115:9, 123:23, 124:2, 124:12, 129:2, 136:1, 137:12, 137:14, 137:19, 139:2, 149:1, 159:19, 160:22, 161:14, 163:6, 175:22, 196:18, 201:6, 201:16, 201:18, 201:19, 204:20,</p>
--	--	---	---	--

<p>204:24, 205:1, 208:14, 225:9, 225:13, 225:15, 231:10, 231:11, 232:25, 244:17, 318:2, 319:23, 326:24 approves [1] - 317:20 approving [2] - 128:15, 318:23 April [3] - 35:5, 35:6, 37:16 apron [1] - 246:24 arched [4] - 9:24, 10:1, 10:4, 227:24 arches [8] - 152:6, 165:7, 165:25, 168:7, 173:21, 173:23, 173:24, 173:25 architect [5] - 76:22, 252:3, 265:24, 291:21, 323:17 architect's [1] - 264:18 architects [1] - 260:6 architectural [16] - 42:11, 47:22, 50:18, 64:16, 82:24, 101:7, 103:3, 111:25, 126:21, 266:23, 295:15, 296:7, 297:11, 298:10, 301:1, 313:2 architecture [3] - 170:20, 171:11, 174:3 area [32] - 18:19, 29:1, 30:23, 30:25, 41:2, 44:10, 52:9, 102:24, 103:1, 103:5, 107:19, 111:23, 126:16, 133:14, 143:9, 153:5, 159:10, 172:25, 173:3, 173:5, 173:7, 174:14, 178:17, 183:17, 183:20, 183:21, 184:1, 216:21, 223:24, 267:6, 294:15, 327:10 areas [3] - 246:16, 259:23, 259:24 argon [1] - 94:13 argue [3] - 98:16, 276:22, 276:23 argument [1] - 95:21 arm [1] - 239:2 arrangement [1] -</p>	<p>26:15 as-builts [2] - 276:16, 276:20 aside [2] - 267:2, 292:15 aspect [2] - 153:12, 299:5 asphalt [3] - 159:4, 187:9, 192:4 assistance [3] - 294:8, 294:12, 294:20 associated [1] - 270:7 assume [2] - 89:1, 312:18 assuming [1] - 253:12 assure [1] - 290:22 at-floor-level [1] - 85:21 Ata [1] - 254:14 ATA [15] - 256:12, 257:12, 257:16, 258:5, 258:20, 258:25, 259:3, 259:5, 259:8, 259:12, 259:16, 259:18, 260:14, 260:16, 260:21 Ata-Abadi [1] - 254:14 ATA-ABADI [15] - 256:12, 257:12, 257:16, 258:5, 258:20, 258:25, 259:3, 259:5, 259:8, 259:12, 259:16, 259:18, 260:14, 260:16, 260:21 Atlantic [1] - 293:21 attached [2] - 38:15, 258:14 attempt [3] - 9:25, 221:25, 249:4 attempted [1] - 36:16 attempts [1] - 255:18 attention [3] - 32:14, 39:5, 85:9 attitude [1] - 186:24 attorney [4] - 67:14, 67:15, 262:17, 262:21 attracted [1] - 217:22 attractive [3] - 9:11, 14:2, 14:9 Audience [11] - 10:25, 11:25, 20:2, 48:19, 51:14, 53:3, 55:12, 88:8, 99:25, 177:14, 253:23 AUDIENCE [35] - 4:9, 5:23, 6:22, 11:3, 12:1, 15:15, 20:5,</p>	<p>23:6, 48:20, 51:15, 53:4, 55:13, 58:10, 88:6, 88:9, 88:13, 98:22, 100:3, 113:13, 121:16, 125:22, 154:12, 164:3, 177:15, 177:20, 185:24, 203:11, 215:17, 215:19, 215:24, 227:11, 253:24, 254:9, 254:13, 261:2 audience [5] - 121:13, 149:6, 215:18, 261:1, 292:20 authority [1] - 308:5 authorized [1] - 329:8 available [3] - 117:7, 163:24, 180:20 Avenue [15] - 8:13, 12:2, 51:16, 115:24, 116:2, 118:16, 119:14, 146:7, 152:23, 153:1, 211:20, 211:22, 216:3, 246:13 avoid [1] - 199:24 Avondale [7] - 8:13, 12:2, 20:17, 30:11, 30:25, 48:22, 184:21 aware [10] - 23:18, 26:7, 110:24, 145:7, 156:11, 273:10, 294:7, 295:3, 305:3, 305:5 awesome [1] - 208:2 awful [1] - 240:4 awning [1] - 91:12 Aye [4] - 6:6, 7:4, 17:19, 322:20 aye [14] - 3:22, 33:25, 99:16, 115:5, 148:22, 175:17, 175:18, 175:19, 208:7, 208:8, 208:9, 208:10, 246:3, 246:8</p>	<p>188:18, 292:16 BALANKY [17] - 292:25, 295:19, 309:17, 309:21, 310:1, 310:3, 310:15, 310:18, 310:23, 313:18, 319:17, 322:24, 323:1, 323:4, 323:8, 323:19, 323:25 Balanky [3] - 309:10, 309:11, 309:21 balconies [1] - 209:24 balcony [5] - 14:15, 37:21, 45:23, 45:24, 206:2 Ball [2] - 1:8, 263:13 ball [1] - 305:23 bang [1] - 99:4 bankrupt [1] - 320:23 barely [3] - 8:3, 43:12, 187:24 Barrs [3] - 42:14, 42:21, 48:6 base [1] - 150:18 based [23] - 9:7, 33:14, 39:7, 65:4, 84:23, 87:13, 112:18, 126:15, 153:6, 154:3, 161:22, 177:7, 209:21, 213:14, 238:8, 241:6, 253:3, 265:18, 265:20, 266:3, 266:17, 269:5, 281:20 basic [1] - 152:3 basing [1] - 153:5 basis [9] - 138:6, 138:14, 151:22, 192:15, 207:12, 231:21, 236:23, 282:21, 328:1 bath [5] - 169:21, 222:23, 223:2, 250:4 bathroom [1] - 212:7 bay [1] - 169:14 Beach [2] - 100:4, 293:21 beams [1] - 180:7 beat [1] - 200:24 beautiful [7] - 52:12, 72:15, 72:19, 171:15, 178:9, 178:13, 260:10 beauty [2] - 294:21, 300:24 become [6] - 14:17, 81:16, 188:15, 278:7, 293:3, 317:18</p>	<p>becomes [2] - 288:5, 288:9 becoming [2] - 32:12, 111:2 bed [1] - 318:9 bedroom [1] - 81:25 bedrooms [2] - 108:24, 254:23 beforehand [2] - 240:18, 240:19 begin [2] - 102:21, 250:8 beginning [2] - 90:3, 118:4 behalf [1] - 224:14 behind [12] - 86:19, 107:24, 118:24, 159:22, 256:15, 278:3, 278:18, 296:5, 296:6, 300:13, 311:18, 311:19 Beijing [1] - 82:23 below [6] - 139:13, 139:15, 139:17, 147:11, 259:9, 259:21 Belvedere [1] - 8:13 bend [1] - 53:15 beneficial [3] - 68:19, 189:4, 189:5 benefit [3] - 90:25, 127:7, 210:25 benefits [2] - 61:10, 317:5 best [8] - 23:21, 61:25, 62:11, 64:23, 186:18, 249:10, 267:5, 268:11 bet [2] - 59:7, 260:5 Beth [1] - 53:4 better [14] - 16:1, 52:5, 61:20, 62:2, 65:25, 86:16, 108:4, 123:12, 188:11, 221:17, 311:23, 312:6, 322:13 between [18] - 45:17, 46:25, 49:14, 66:21, 80:15, 90:12, 114:4, 133:7, 140:15, 141:2, 169:20, 169:24, 184:22, 184:23, 190:10, 191:6, 237:11, 301:23 beyond [2] - 66:9, 169:16 bi [1] - 183:20 bicycle [1] - 183:20</p>
B				
<p>babies [2] - 219:8, 220:5 baby [1] - 220:5 back-out [1] - 182:25 back-up [1] - 193:8 backing [1] - 193:14 backside [1] - 103:10 bad [2] - 65:22, 312:3 bag [1] - 116:10 baked [1] - 192:11 balance [3] - 5:4,</p>				

big [16] - 32:12, 42:20, 56:19, 58:2, 64:9, 80:5, 95:7, 117:5, 119:14, 148:5, 163:8, 199:5, 223:16, 231:13, 234:10, 321:4
bigger [6] - 38:16, 40:7, 46:21, 57:14, 152:25, 278:4
biggest [3] - 40:10, 99:3, 300:18
billed [1] - 32:12
bit [42] - 14:8, 17:3, 18:4, 22:8, 37:13, 38:6, 39:3, 39:15, 46:20, 47:19, 54:19, 60:6, 69:4, 86:15, 123:16, 123:21, 123:24, 127:14, 127:15, 134:12, 137:17, 137:20, 159:15, 161:9, 167:17, 169:21, 182:2, 182:9, 194:22, 205:15, 206:16, 220:15, 221:17, 223:20, 223:21, 252:16, 253:7, 258:2, 285:17, 291:14, 315:7
black [1] - 179:9
blah [3] - 124:18, 124:19
Blair [3] - 179:7, 186:5, 243:9
BLAKE [89] - 1:19, 3:1, 11:1, 11:5, 11:8, 11:12, 12:3, 12:6, 12:9, 12:12, 12:15, 12:19, 20:3, 20:7, 20:10, 20:14, 29:24, 30:2, 41:19, 41:23, 42:1, 42:5, 48:23, 49:1, 49:5, 51:17, 51:20, 51:24, 53:6, 53:9, 53:13, 53:17, 55:15, 55:18, 55:23, 88:11, 88:16, 88:19, 88:23, 89:8, 96:20, 100:1, 100:5, 100:8, 100:12, 121:14, 121:19, 121:22, 122:1, 157:6, 157:10, 157:14, 177:18, 177:22, 177:25, 178:4, 181:14, 181:17, 181:21, 215:21,

215:25, 216:4, 216:7, 216:11, 220:18, 220:20, 220:24, 221:4, 254:2, 254:4, 254:10, 262:1, 262:16, 262:23, 262:25, 263:3, 263:7, 293:10, 293:13, 293:22, 293:24, 294:3, 304:24, 305:3, 305:7, 309:20, 309:23, 310:2, 314:1
Blake [1] - 3:1
bland [1] - 313:2
blend [5] - 14:1, 37:12, 50:20, 56:8, 57:11
block [47] - 35:20, 38:3, 40:16, 42:14, 42:21, 46:24, 66:4, 66:8, 66:17, 76:15, 95:25, 116:10, 116:12, 118:6, 118:19, 123:3, 123:12, 143:23, 179:11, 186:7, 186:8, 186:12, 188:13, 188:18, 189:6, 189:7, 189:8, 189:10, 192:2, 194:1, 197:22, 207:8, 208:21, 208:24, 209:5, 209:12, 292:3, 292:12, 293:4, 295:9, 299:2, 299:3, 300:17, 312:17, 312:19
block-by-block [1] - 300:17
blocked [2] - 255:9, 255:17
blocks [1] - 52:1
blow [1] - 92:25
blowing [1] - 166:2
Bluff [1] - 88:14
blurry [1] - 219:10
board [13] - 29:22, 67:7, 202:10, 239:13, 239:16, 266:18, 267:1, 267:21, 275:21, 277:8, 277:10, 314:19, 328:6
bodies [1] - 288:15
body [6] - 236:17, 244:11, 244:13, 288:8, 290:2, 300:22

bollards [3] - 182:13, 206:19, 207:22
bond [1] - 28:20
bone [1] - 28:23
bonus [1] - 187:1
book [7] - 74:7, 74:9, 79:17, 79:19, 251:25, 327:17, 327:20
bother [1] - 272:22
bottom [5] - 87:10, 148:6, 154:24, 295:14, 296:18
bottoms [1] - 85:2
Boulevard [2] - 88:14, 309:22
box [5] - 56:24, 57:1, 57:25, 91:19, 280:12
bracket [2] - 130:21, 136:8
brain [1] - 111:21
Branch [13] - 115:24, 116:2, 116:12, 117:22, 118:9, 118:16, 118:24, 119:14, 119:17, 119:18, 134:6, 134:9, 146:7
brand [1] - 155:13
bravery [1] - 60:24
break [8] - 31:25, 43:18, 44:23, 45:5, 92:8, 99:24, 115:15, 211:11
breaks [3] - 3:12, 38:17, 63:5
brick [36] - 19:4, 25:2, 26:16, 26:19, 27:6, 27:13, 28:4, 28:18, 30:10, 31:22, 32:13, 32:24, 33:2, 33:6, 33:14, 33:17, 57:15, 84:12, 93:1, 101:10, 105:22, 112:7, 114:23, 114:24, 116:21, 116:23, 118:5, 118:6, 118:10, 167:21, 168:1, 168:6, 171:21, 171:22, 187:15, 202:6
brick-like [1] - 33:14
brick-shaped [1] - 25:2
brick-style [2] - 26:19, 101:10
Brief [1] - 251:8
brief [4] - 34:12, 115:18, 211:15, 263:10

briefed [1] - 243:1
briefly [3] - 4:23, 85:17, 263:11
bright [1] - 223:16
bring [12] - 33:3, 39:5, 77:1, 91:16, 123:20, 158:15, 178:20, 196:14, 237:9, 256:4, 313:5, 313:11
bringing [3] - 160:24, 186:9, 277:4
brings [2] - 185:4
broke [3] - 87:22, 162:16, 162:21
broken [6] - 19:12, 40:12, 56:24, 84:20, 86:6, 92:6
brought [11] - 22:15, 56:23, 59:17, 71:19, 88:9, 88:24, 151:4, 200:7, 216:21, 257:13, 326:6
brutal [3] - 52:4, 65:24, 240:3
buck [1] - 99:4
buffer [1] - 54:23
build [6] - 126:8, 126:10, 160:16, 161:6, 233:4, 298:8
builder [2] - 37:5, 265:25
building [130] - 14:21, 38:7, 38:15, 44:18, 45:13, 46:15, 46:20, 47:10, 57:9, 58:5, 64:17, 66:7, 66:15, 66:23, 73:8, 107:24, 128:4, 133:5, 133:9, 135:1, 135:12, 161:2, 162:21, 168:23, 169:4, 170:21, 171:7, 176:23, 178:6, 178:9, 179:2, 179:17, 180:22, 182:15, 189:4, 189:17, 190:10, 190:13, 191:10, 192:3, 193:13, 197:22, 199:19, 199:20, 205:14, 205:23, 206:2, 210:5, 224:24, 225:2, 228:25, 233:21, 254:19, 254:21, 254:24, 255:4, 255:5, 255:10, 255:25, 256:25, 265:20, 266:7, 267:3,

267:10, 271:6, 271:8, 271:15, 271:16, 271:18, 276:11, 276:13, 276:14, 276:18, 277:1, 277:11, 278:4, 278:11, 279:17, 280:5, 286:8, 290:25, 291:17, 292:2, 292:6, 292:7, 295:4, 295:8, 295:13, 295:24, 296:2, 296:6, 296:10, 296:18, 296:20, 297:12, 297:20, 297:22, 298:12, 298:15, 298:18, 298:19, 298:21, 299:6, 299:15, 299:19, 300:24, 300:25, 301:1, 304:1, 311:21, 312:18, 312:21, 312:25, 313:5, 313:8, 314:13, 315:4, 317:10, 317:23, 318:6, 318:8, 318:23, 318:25, 319:1, 321:1, 326:23, 327:12
Building [3] - 1:8, 42:25, 295:16
buildings [17] - 45:18, 50:10, 56:16, 66:16, 66:18, 66:20, 78:19, 80:14, 123:4, 135:8, 163:5, 188:1, 188:12, 189:11, 294:18, 300:16, 305:19
built [13] - 12:25, 26:20, 42:23, 47:2, 84:11, 106:22, 109:11, 117:8, 119:2, 137:13, 160:9, 188:13, 209:7
builts [2] - 276:16, 276:20
bump [2] - 207:20, 247:11
bunch [2] - 124:22, 191:8
bungalow [1] - 134:11
burden [2] - 201:22, 203:7
Burke [5] - 48:20, 97:23, 97:24, 110:16, 110:17

<p>BURKE [9] - 48:25, 49:4, 49:6, 97:24, 110:17, 111:12, 111:14, 111:18, 111:21 Burke's [1] - 68:22 burned [1] - 311:9 business [4] - 260:24, 281:21, 324:5, 328:20 buy [5] - 97:8, 97:10, 97:13, 126:7, 218:19 buyer [1] - 90:11 bylaws [3] - 327:20, 327:24, 328:12 bypass [1] - 249:14</p>	<p>161:8, 172:18, 174:1 carports [1] - 102:13 carried [1] - 297:12 carries [2] - 175:22, 208:13 carry [4] - 160:19, 296:17, 296:19, 297:16 cars [9] - 151:7, 161:8, 161:13, 179:10, 185:19, 188:1, 191:9, 198:20, 209:8 CASE [1] - 1:14 Case [4] - 2:21, 193:19, 199:14, 251:4 case [32] - 75:24, 97:25, 98:4, 100:25, 138:6, 138:14, 150:8, 156:9, 168:19, 170:11, 172:12, 173:17, 186:13, 189:13, 190:23, 192:15, 192:22, 193:4, 207:17, 231:21, 233:4, 234:5, 240:25, 241:1, 262:25, 267:2 Case's [2] - 33:5, 199:17 case's [2] - 166:22, 172:21 case-by-case [4] - 138:6, 138:14, 192:15, 231:21 casement [1] - 90:21 casements [1] - 90:22 cases [1] - 117:7 casings [1] - 228:9 Caswell [1] - 100:3 CASWELL [13] - 100:7, 100:11, 102:7, 103:12, 103:20, 104:1, 104:8, 104:16, 104:18, 106:5, 108:19, 108:22, 115:13 catalytic [1] - 278:8 catawampus [1] - 60:6 catercorner [1] - 118:14 cathedral [1] - 296:7 Cathedral [7] - 278:9, 291:24, 294:13, 294:17, 294:21, 294:23, 301:19 caught [3] - 34:13,</p>	<p>96:22, 111:3 caulking [1] - 89:22 causing [1] - 199:19 caveat [1] - 19:2 ceiling [1] - 248:10 ceilings [2] - 92:24, 257:2 celebrate [1] - 160:11 cell [1] - 3:3 center [3] - 178:9, 179:4, 197:20 central [1] - 37:12 century [1] - 110:21 certain [2] - 50:22, 237:8 certainly [17] - 10:14, 12:21, 31:24, 64:20, 65:1, 80:13, 104:19, 111:4, 111:24, 127:18, 148:3, 151:12, 158:3, 171:19, 177:5, 215:10, 249:12 CERTIFICATE [1] - 329:1 Certificate [1] - 217:12 Certificates [3] - 18:10, 129:9, 176:8 certify [1] - 329:8 Chair [17] - 7:11, 17:24, 68:6, 73:13, 75:23, 77:4, 104:25, 109:14, 127:25, 134:8, 141:6, 146:9, 166:7, 172:9, 193:20, 208:16, 262:13 chair [3] - 149:4, 185:6, 314:19 Chair's [2] - 126:1, 152:22 Chairman [4] - 1:14, 5:15, 262:20, 304:24 CHAIRMAN [521] - 2:3, 2:11, 2:21, 2:25, 3:3, 3:20, 3:23, 3:25, 4:10, 4:25, 5:2, 5:11, 5:20, 5:24, 6:3, 6:7, 6:9, 6:17, 6:20, 6:23, 7:3, 7:5, 7:13, 7:16, 7:20, 8:1, 10:18, 10:21, 11:13, 11:18, 11:22, 12:4, 12:8, 14:25, 15:3, 15:16, 16:16, 16:19, 17:14, 17:16, 17:20, 17:22, 18:6, 19:14, 19:18, 19:21, 19:23, 19:25, 21:7, 21:10, 21:13, 21:21, 22:1, 22:5,</p>	<p>22:21, 22:24, 23:2, 23:4, 23:7, 24:12, 24:15, 24:18, 25:10, 25:17, 26:3, 27:4, 27:8, 27:11, 27:15, 27:20, 27:24, 28:2, 28:7, 28:11, 28:16, 28:20, 28:23, 29:3, 29:18, 30:1, 30:15, 30:20, 31:15, 32:4, 32:9, 33:23, 34:1, 34:3, 39:9, 41:9, 41:12, 45:9, 45:11, 48:10, 48:13, 48:17, 51:13, 53:2, 55:10, 58:8, 58:11, 58:14, 59:2, 63:6, 64:19, 67:20, 68:1, 68:25, 69:15, 69:19, 70:2, 70:8, 70:12, 70:18, 70:24, 71:1, 71:5, 71:15, 72:17, 72:22, 73:15, 73:25, 74:2, 74:12, 74:15, 76:1, 76:4, 76:18, 76:21, 76:25, 78:10, 78:12, 79:1, 79:18, 80:11, 80:18, 80:23, 82:10, 82:13, 82:16, 83:6, 83:10, 83:13, 83:17, 83:20, 83:23, 84:1, 85:16, 86:22, 88:2, 88:4, 88:7, 88:25, 89:7, 93:9, 95:12, 96:12, 96:16, 97:21, 98:20, 98:23, 99:11, 99:17, 99:19, 100:14, 100:16, 100:18, 102:2, 102:4, 103:8, 103:18, 104:11, 104:14, 104:17, 104:23, 105:3, 105:7, 105:10, 105:13, 105:18, 105:20, 106:19, 106:21, 107:22, 108:5, 108:8, 108:11, 108:14, 108:16, 108:21, 109:10, 109:18, 110:1, 110:5, 110:8, 110:11, 110:14, 111:13, 112:5, 112:11, 112:20, 112:22, 113:11, 113:14, 114:1, 114:8, 115:2, 115:6, 115:8, 115:11, 115:14, 115:19, 121:7, 121:10,</p>	<p>122:22, 124:5, 125:14, 125:16, 125:23, 126:3, 127:18, 127:23, 128:1, 128:6, 128:18, 130:9, 131:22, 132:4, 133:22, 134:19, 135:18, 135:24, 136:14, 136:19, 137:5, 138:3, 138:7, 138:24, 140:16, 140:19, 140:25, 143:7, 143:11, 143:16, 144:10, 144:17, 144:20, 145:23, 146:3, 146:11, 148:13, 148:16, 148:19, 148:21, 148:23, 148:25, 149:7, 152:20, 153:9, 154:13, 156:25, 157:2, 163:11, 163:14, 163:19, 163:21, 164:1, 164:4, 164:18, 166:8, 166:17, 168:24, 169:12, 170:14, 170:17, 170:25, 171:24, 172:3, 172:10, 173:21, 173:23, 174:19, 174:24, 175:4, 175:9, 175:13, 175:16, 175:20, 176:4, 177:9, 177:11, 177:17, 179:23, 181:1, 181:4, 181:6, 181:9, 184:11, 184:15, 185:23, 185:25, 186:20, 187:20, 189:21, 190:20, 192:14, 192:22, 193:2, 193:5, 193:7, 193:12, 195:18, 197:3, 198:18, 199:16, 199:21, 200:13, 200:16, 200:21, 201:18, 202:6, 202:14, 202:19, 202:25, 203:22, 205:5, 205:8, 205:11, 205:24, 207:1, 208:5, 208:10, 208:13, 208:18, 209:2, 209:4, 209:15, 209:18,</p>
C				
<p>calculus [1] - 240:4 cannot [14] - 57:7, 57:18, 65:10, 82:1, 172:22, 174:11, 183:4, 217:24, 218:3, 237:9, 239:13, 255:21, 308:6, 314:9 canted [1] - 165:3 Canterbury [1] - 4:4 cantilever [1] - 136:17 capable [1] - 72:16 capacity [1] - 227:18 capitalize [1] - 294:20 caps [1] - 19:13 car [17] - 102:12, 108:1, 109:2, 151:6, 159:20, 159:21, 160:22, 161:8, 170:5, 172:13, 172:18, 174:1, 183:3, 183:7, 183:8, 189:16, 219:22 card [4] - 3:11, 12:6, 293:10, 293:13 cards [1] - 304:25 care [2] - 256:5, 314:15 careful [3] - 92:8, 233:24, 281:19 carpenter [1] - 217:5 carpet [1] - 219:1 carport [21] - 100:23, 101:8, 101:20, 102:8, 102:10, 102:15, 102:17, 104:6, 105:8, 105:23, 106:13, 107:4, 107:14, 107:24, 109:3, 159:20, 159:21,</p>	<p>161:8, 172:18, 174:1 carports [1] - 102:13 carried [1] - 297:12 carries [2] - 175:22, 208:13 carry [4] - 160:19, 296:17, 296:19, 297:16 cars [9] - 151:7, 161:8, 161:13, 179:10, 185:19, 188:1, 191:9, 198:20, 209:8 CASE [1] - 1:14 Case [4] - 2:21, 193:19, 199:14, 251:4 case [32] - 75:24, 97:25, 98:4, 100:25, 138:6, 138:14, 150:8, 156:9, 168:19, 170:11, 172:12, 173:17, 186:13, 189:13, 190:23, 192:15, 192:22, 193:4, 207:17, 231:21, 233:4, 234:5, 240:25, 241:1, 262:25, 267:2 Case's [2] - 33:5, 199:17 case's [2] - 166:22, 172:21 case-by-case [4] - 138:6, 138:14, 192:15, 231:21 casement [1] - 90:21 casements [1] - 90:22 cases [1] - 117:7 casings [1] - 228:9 Caswell [1] - 100:3 CASWELL [13] - 100:7, 100:11, 102:7, 103:12, 103:20, 104:1, 104:8, 104:16, 104:18, 106:5, 108:19, 108:22, 115:13 catalytic [1] - 278:8 catawampus [1] - 60:6 catercorner [1] - 118:14 cathedral [1] - 296:7 Cathedral [7] - 278:9, 291:24, 294:13, 294:17, 294:21, 294:23, 301:19 caught [3] - 34:13,</p>	<p>96:22, 111:3 caulking [1] - 89:22 causing [1] - 199:19 caveat [1] - 19:2 ceiling [1] - 248:10 ceilings [2] - 92:24, 257:2 celebrate [1] - 160:11 cell [1] - 3:3 center [3] - 178:9, 179:4, 197:20 central [1] - 37:12 century [1] - 110:21 certain [2] - 50:22, 237:8 certainly [17] - 10:14, 12:21, 31:24, 64:20, 65:1, 80:13, 104:19, 111:4, 111:24, 127:18, 148:3, 151:12, 158:3, 171:19, 177:5, 215:10, 249:12 CERTIFICATE [1] - 329:1 Certificate [1] - 217:12 Certificates [3] - 18:10, 129:9, 176:8 certify [1] - 329:8 Chair [17] - 7:11, 17:24, 68:6, 73:13, 75:23, 77:4, 104:25, 109:14, 127:25, 134:8, 141:6, 146:9, 166:7, 172:9, 193:20, 208:16, 262:13 chair [3] - 149:4, 185:6, 314:19 Chair's [2] - 126:1, 152:22 Chairman [4] - 1:14, 5:15, 262:20, 304:24 CHAIRMAN [521] - 2:3, 2:11, 2:21, 2:25, 3:3, 3:20, 3:23, 3:25, 4:10, 4:25, 5:2, 5:11, 5:20, 5:24, 6:3, 6:7, 6:9, 6:17, 6:20, 6:23, 7:3, 7:5, 7:13, 7:16, 7:20, 8:1, 10:18, 10:21, 11:13, 11:18, 11:22, 12:4, 12:8, 14:25, 15:3, 15:16, 16:16, 16:19, 17:14, 17:16, 17:20, 17:22, 18:6, 19:14, 19:18, 19:21, 19:23, 19:25, 21:7, 21:10, 21:13, 21:21, 22:1, 22:5,</p>	<p>22:21, 22:24, 23:2, 23:4, 23:7, 24:12, 24:15, 24:18, 25:10, 25:17, 26:3, 27:4, 27:8, 27:11, 27:15, 27:20, 27:24, 28:2, 28:7, 28:11, 28:16, 28:20, 28:23, 29:3, 29:18, 30:1, 30:15, 30:20, 31:15, 32:4, 32:9, 33:23, 34:1, 34:3, 39:9, 41:9, 41:12, 45:9, 45:11, 48:10, 48:13, 48:17, 51:13, 53:2, 55:10, 58:8, 58:11, 58:14, 59:2, 63:6, 64:19, 67:20, 68:1, 68:25, 69:15, 69:19, 70:2, 70:8, 70:12, 70:18, 70:24, 71:1, 71:5, 71:15, 72:17, 72:22, 73:15, 73:25, 74:2, 74:12, 74:15, 76:1, 76:4, 76:18, 76:21, 76:25, 78:10, 78:12, 79:1, 79:18, 80:11, 80:18, 80:23, 82:10, 82:13, 82:16, 83:6, 83:10, 83:13, 83:17, 83:20, 83:23, 84:1, 85:16, 86:22, 88:2, 88:4, 88:7, 88:25, 89:7, 93:9, 95:12, 96:12, 96:16, 97:21, 98:20, 98:23, 99:11, 99:17, 99:19, 100:14, 100:16, 100:18, 102:2, 102:4, 103:8, 103:18, 104:11, 104:14, 104:17, 104:23, 105:3, 105:7, 105:10, 105:13, 105:18, 105:20, 106:19, 106:21, 107:22, 108:5, 108:8, 108:11, 108:14, 108:16, 108:21, 109:10, 109:18, 110:1, 110:5, 110:8, 110:11, 110:14, 111:13, 112:5, 112:11, 112:20, 112:22, 113:11, 113:14, 114:1, 114:8, 115:2, 115:6, 115:8, 115:11, 115:14, 115:19, 121:7, 121:10,</p>	<p>122:22, 124:5, 125:14, 125:16, 125:23, 126:3, 127:18, 127:23, 128:1, 128:6, 128:18, 130:9, 131:22, 132:4, 133:22, 134:19, 135:18, 135:24, 136:14, 136:19, 137:5, 138:3, 138:7, 138:24, 140:16, 140:19, 140:25, 143:7, 143:11, 143:16, 144:10, 144:17, 144:20, 145:23, 146:3, 146:11, 148:13, 148:16, 148:19, 148:21, 148:23, 148:25, 149:7, 152:20, 153:9, 154:13, 156:25, 157:2, 163:11, 163:14, 163:19, 163:21, 164:1, 164:4, 164:18, 166:8, 166:17, 168:24, 169:12, 170:14, 170:17, 170:25, 171:24, 172:3, 172:10, 173:21, 173:23, 174:19, 174:24, 175:4, 175:9, 175:13, 175:16, 175:20, 176:4, 177:9, 177:11, 177:17, 179:23, 181:1, 181:4, 181:6, 181:9, 184:11, 184:15, 185:23, 185:25, 186:20, 187:20, 189:21, 190:20, 192:14, 192:22, 193:2, 193:5, 193:7, 193:12, 195:18, 197:3, 198:18, 199:16, 199:21, 200:13, 200:16, 200:21, 201:18, 202:6, 202:14, 202:19, 202:25, 203:22, 205:5, 205:8, 205:11, 205:24, 207:1, 208:5, 208:10, 208:13, 208:18, 209:2, 209:4, 209:15, 209:18,</p>

<p>210:8, 210:15, 210:19, 210:21, 210:24, 211:8, 211:16, 213:3, 213:22, 215:14, 216:13, 216:18, 219:19, 220:21, 224:3, 224:16, 227:2, 227:6, 227:9, 227:12, 228:16, 228:20, 229:14, 229:22, 230:6, 230:9, 230:12, 230:15, 230:25, 231:24, 232:2, 234:15, 235:15, 235:25, 236:7, 237:22, 237:24, 238:6, 241:14, 242:11, 242:15, 244:24, 245:2, 245:8, 245:10, 245:15, 245:18, 245:22, 246:1, 246:5, 246:9, 246:11, 247:3, 247:13, 249:18, 250:1, 250:16, 250:18, 250:21, 250:24, 251:1, 251:5, 251:7, 251:9, 251:16, 251:18, 253:17, 253:19, 253:21, 254:7, 256:10, 257:21, 260:8, 260:11, 260:18, 260:20, 260:22, 261:4, 261:7, 261:17, 261:24, 262:3, 262:8, 262:11, 262:14, 262:19, 263:10, 263:21, 264:12, 265:16, 267:14, 267:24, 268:4, 270:15, 270:19, 270:22, 271:11, 271:13, 271:20, 272:1, 272:5, 272:10, 273:2, 274:21, 274:24, 275:9, 275:23, 276:1, 277:7, 278:1, 278:6, 278:12, 278:15, 278:24, 279:13, 279:19, 280:1, 280:3, 280:15, 281:1, 287:2, 287:8, 287:10, 287:19, 288:25, 289:4,</p>	<p>289:15, 289:19, 290:7, 290:10, 290:21, 291:3, 291:6, 291:18, 292:19, 293:12, 293:17, 296:25, 297:3, 298:3, 303:1, 303:7, 305:2, 305:5, 307:12, 307:17, 308:3, 308:13, 313:20, 313:23, 315:2, 316:24, 317:25, 318:11, 318:16, 319:25, 320:8, 321:7, 321:14, 321:20, 321:22, 322:4, 322:9, 322:12, 322:17, 322:21, 322:23, 323:11, 323:24, 324:4, 324:14, 324:21, 325:7, 325:23, 326:10, 326:16, 326:19, 327:5, 327:13, 327:16, 327:21, 328:15, 328:19 chairman [4] - 176:1, 262:16, 324:16 challenge [5] - 59:19, 82:11, 82:14, 110:20, 110:25 challenges [1] - 82:19 challenging [2] - 156:2, 185:10 chance [2] - 56:17, 196:16 change [22] - 28:17, 37:14, 43:8, 44:1, 50:24, 78:5, 91:15, 94:1, 94:5, 96:7, 96:9, 106:14, 117:12, 164:13, 179:13, 280:21, 280:23, 286:17, 299:6, 306:9, 308:11, 308:12 changed [5] - 35:1, 78:16, 162:17, 186:24, 253:1 changer [1] - 302:19 changes [7] - 68:4, 83:2, 83:5, 128:8, 225:3, 327:25, 328:13 chaos [1] - 189:1 Chapter [2] - 65:12, 283:9 character [8] - 46:9,</p>	<p>98:17, 101:21, 103:3, 105:21, 173:12, 187:4, 193:25 character-defining [4] - 46:9, 98:17, 101:21, 105:21 characteristics [2] - 223:13, 266:22 chase [1] - 54:22 check [1] - 131:13 checkpoint [1] - 261:10 cheek [1] - 131:13 cherry [1] - 170:3 Cherry [2] - 84:3, 84:6 Chicago [2] - 29:8, 29:9 child [1] - 301:18 children [3] - 221:15, 301:24, 302:7 chime [1] - 266:6 chimney [4] - 258:18, 258:20, 258:25, 259:8 Chinese [4] - 65:25, 81:6, 82:22, 82:25 choice [1] - 174:13 chokepoint [1] - 221:6 chooses [1] - 205:4 chosen [1] - 203:3 Christi [1] - 217:7 CHRISTIAN [1] - 1:18 Christian [15] - 2:8, 2:13, 68:16, 69:10, 77:7, 83:23, 89:19, 91:2, 92:14, 103:4, 123:5, 211:3, 265:17, 325:17, 325:19 Christmastime [1] - 173:1 Church [1] - 302:4 circle [4] - 252:18, 252:19, 252:23, 253:14 circumstance [1] - 207:7 City [14] - 82:23, 97:5, 97:7, 195:13, 203:10, 270:19, 277:24, 282:3, 290:5, 305:22, 311:18, 317:1, 317:2, 320:3 city [6] - 275:18, 277:17, 292:3, 299:10, 313:9, 323:7 CITY [1] - 1:2 claim [2] - 261:15,</p>	<p>290:1 clarification [4] - 202:8, 272:12, 307:23, 310:4 clarifications [1] - 160:4 clarified [1] - 52:20 clarify [6] - 147:5, 151:1, 247:23, 249:17, 250:15, 308:25 clean [4] - 319:7, 319:9, 321:23, 321:24 clear [17] - 23:10, 36:15, 37:8, 52:17, 59:16, 94:12, 94:13, 138:22, 177:3, 236:4, 249:16, 267:16, 274:12, 277:21, 281:17, 326:12, 326:14 clearly [3] - 56:25, 61:20, 233:16 client [3] - 161:7, 168:13 climate [1] - 95:8 clock [1] - 270:7 close [26] - 5:24, 6:23, 15:16, 23:7, 52:15, 58:11, 59:2, 63:18, 63:22, 72:21, 98:23, 113:14, 125:23, 126:23, 134:9, 150:5, 154:2, 164:4, 171:25, 172:2, 172:3, 186:20, 195:7, 200:19, 227:12, 289:17 close-up [1] - 150:5 closed [3] - 30:16, 112:12, 200:21 closer [3] - 75:7, 177:5, 220:21 closest [3] - 144:2, 180:23, 228:12 closets [1] - 85:21 COA [17] - 34:7, 65:8, 67:22, 68:11, 115:9, 159:19, 176:9, 176:13, 195:22, 196:1, 196:18, 199:20, 212:9, 236:3, 241:7, 305:11, 315:16 COA-17 [1] - 6:14 COA-17-034 [1] - 4:2 COA-17-125 [4] - 18:11, 18:13, 33:20, 34:4</p>	<p>COA-17-131 [1] - 34:5 COA-17-132 [1] - 34:7 COA-17-154 [1] - 4:3 COA-17-343 [3] - 176:7, 176:11, 208:14 COA-17-434 [2] - 4:13, 100:20 COA-17-436 [3] - 84:3, 84:6, 99:8 COA-17-439 [1] - 4:14 COA-17-446 [2] - 99:22, 115:12 COA-17-455 [5] - 115:24, 116:2, 139:5, 144:21, 149:1 COA-17-456 [1] - 4:15 COA-17-465 [1] - 4:15 COA-17-466 [1] - 4:16 COA-17-467 [1] - 4:4 COA-17-468 [3] - 4:17, 6:12, 7:1 COA-17-469 [2] - 149:3, 175:23 COA-17-470 [3] - 4:18, 17:9, 17:23 COA-17-477 [1] - 175:24 COA-17-492 [5] - 211:19, 211:21, 229:21, 230:1, 230:21 cobblestone [1] - 32:23 cochere [23] - 149:12, 150:16, 150:17, 153:12, 153:18, 153:22, 154:18, 155:1, 155:7, 155:12, 155:16, 159:17, 160:5, 160:8, 161:16, 165:6, 168:11, 169:12, 169:15, 172:12, 173:19, 174:2 code [4] - 8:24, 135:1, 217:19, 229:5 College [5] - 53:5, 53:20, 57:20, 185:9, 189:8 colonial [4] - 26:19, 151:19, 152:16 Colonial [2] - 266:20, 267:5 colonial-style [1] - 151:19 color [10] - 10:17, 18:3, 24:22, 24:23, 26:14, 27:16, 29:10,</p>
--	---	--	--	---

<p>33:8, 33:9, 80:1 colors [2] - 45:23, 48:8 column [3] - 101:19, 155:17, 174:3 columns [16] - 101:8, 101:24, 102:22, 102:24, 103:11, 112:7, 114:7, 114:24, 156:3, 165:6, 165:7, 168:10, 173:18, 173:19, 173:20 combination [2] - 31:13, 35:24 combine [1] - 76:11 combined [3] - 42:16, 162:24, 162:25 combing [1] - 127:7 comfortable [3] - 74:23, 188:21, 309:16 comfortably [1] - 158:8 coming [17] - 54:4, 56:10, 72:2, 74:6, 75:16, 162:2, 181:25, 182:8, 192:3, 197:16, 218:5, 236:9, 238:2, 239:15, 265:3, 326:13 commencing [1] - 1:8 commend [1] - 60:23 commendable [1] - 225:22 comment [15] - 43:8, 59:11, 59:14, 68:23, 110:15, 110:18, 124:7, 127:20, 128:9, 132:2, 135:21, 164:17, 227:23, 324:11, 326:3 commented [1] - 161:19 comments [19] - 15:7, 16:16, 22:25, 49:7, 58:1, 59:6, 61:16, 63:7, 67:7, 83:18, 90:14, 165:22, 172:21, 181:24, 184:17, 186:22, 260:18, 266:17, 324:8 commission [5] - 64:24, 138:16, 192:12, 280:8, 319:14 COMMISSION [45] -</p>	<p>1:4, 3:22, 3:24, 6:6, 6:8, 7:4, 7:6, 10:20, 16:18, 17:15, 17:19, 17:21, 19:24, 23:1, 33:25, 34:2, 41:11, 48:12, 83:19, 88:3, 99:16, 99:18, 102:3, 104:13, 115:5, 115:7, 121:9, 148:20, 148:22, 148:24, 153:10, 163:12, 163:15, 175:15, 177:10, 184:14, 227:8, 229:24, 245:14, 246:8, 246:10, 253:20, 260:19, 322:20, 322:22 Commission [36] - 1:15, 1:15, 1:16, 2:5, 2:18, 2:20, 2:22, 2:24, 5:5, 8:10, 68:13, 71:17, 71:22, 74:7, 85:14, 95:3, 96:4, 137:15, 138:5, 160:23, 161:12, 181:25, 182:6, 182:8, 182:12, 239:17, 240:18, 243:5, 273:14, 274:5, 280:18, 280:24, 310:22, 310:25, 324:17, 328:3 commissioned [4] - 291:23, 294:11, 294:16, 301:15 COMMISSIONER [623] - 2:17, 2:19, 2:23, 3:17, 3:19, 5:15, 6:2, 6:13, 6:25, 7:2, 15:20, 16:3, 16:9, 16:10, 16:12, 16:13, 16:15, 16:20, 17:12, 17:13, 21:14, 25:25, 26:4, 26:8, 28:12, 28:17, 28:22, 29:6, 29:9, 30:18, 30:22, 31:9, 31:16, 31:19, 31:21, 32:6, 33:18, 33:19, 33:22, 39:10, 39:21, 40:19, 40:25, 41:5, 41:8, 44:6, 44:9, 44:12, 44:19, 59:12, 59:14, 63:8, 64:5, 69:17, 69:21, 69:23, 70:5, 70:9, 70:14, 70:16, 70:21, 70:23, 70:25, 71:3, 71:9, 72:3, 72:6, 72:14, 72:20, 72:25,</p>	<p>73:4, 73:9, 75:4, 75:23, 76:2, 76:6, 76:8, 76:9, 76:10, 76:19, 76:24, 77:3, 77:13, 77:18, 77:20, 78:22, 79:3, 79:8, 79:13, 79:15, 79:21, 79:23, 80:7, 80:10, 86:24, 87:16, 87:20, 93:11, 94:3, 94:7, 94:18, 94:21, 95:13, 95:20, 96:15, 99:7, 99:10, 103:16, 103:24, 104:5, 105:14, 105:19, 106:4, 106:7, 106:16, 106:20, 106:24, 107:1, 108:3, 108:10, 108:13, 108:15, 108:17, 109:22, 111:9, 111:15, 111:19, 112:6, 112:13, 112:21, 112:25, 113:5, 113:8, 113:17, 113:20, 113:22, 113:23, 113:24, 114:2, 114:6, 114:9, 114:12, 114:16, 114:17, 114:18, 114:20, 115:1, 118:8, 118:15, 119:11, 119:13, 119:17, 119:21, 119:24, 120:6, 120:9, 120:12, 120:16, 120:18, 120:23, 121:1, 121:6, 122:2, 122:8, 122:12, 122:16, 122:18, 124:16, 125:12, 125:15, 126:1, 126:4, 127:1, 127:3, 127:4, 127:21, 127:22, 128:24, 129:22, 130:2, 130:10, 130:13, 130:16, 131:2, 131:4, 131:23, 132:5, 133:4, 133:10, 133:11, 133:16, 133:20, 133:25, 134:17, 134:20, 134:22, 135:3, 135:14, 135:19, 135:23, 136:10, 136:16, 136:22, 137:1, 137:6, 137:7, 137:10, 137:22,</p>	<p>137:24, 138:8, 138:11, 138:23, 138:25, 140:10, 140:13, 140:23, 141:1, 141:11, 141:18, 141:22, 141:23, 141:25, 142:5, 142:8, 142:11, 142:18, 142:23, 143:6, 143:10, 143:13, 143:14, 144:5, 144:6, 144:12, 145:24, 146:6, 146:15, 146:19, 146:24, 147:5, 147:14, 147:16, 147:21, 147:22, 147:24, 148:1, 148:3, 148:11, 148:14, 148:18, 149:4, 152:21, 153:8, 153:19, 153:23, 154:8, 154:14, 154:16, 155:10, 155:15, 156:8, 156:14, 157:1, 163:23, 165:23, 166:6, 166:14, 166:21, 166:25, 167:11, 167:15, 170:6, 170:8, 170:11, 170:15, 170:23, 172:6, 172:9, 172:11, 173:22, 173:24, 174:21, 175:1, 175:7, 175:10, 175:12, 175:17, 175:18, 175:19, 179:25, 186:23, 189:13, 189:25, 190:2, 190:16, 190:18, 190:19, 190:21, 191:17, 191:18, 191:20, 191:21, 191:22, 191:23, 191:25, 192:7, 192:20, 192:24, 193:3, 193:6, 193:10, 193:15, 193:16, 193:18, 194:4, 194:7, 194:12, 194:15, 194:18, 194:25, 195:11, 197:18, 198:14, 198:21, 199:4, 199:9, 199:13, 199:17, 199:24, 200:12,</p>	<p>200:14, 200:17, 200:22, 201:12, 201:14, 201:19, 202:1, 202:3, 202:5, 202:22, 203:1, 203:12, 203:14, 203:16, 204:9, 204:12, 204:15, 204:18, 204:22, 205:2, 205:7, 205:12, 205:25, 206:5, 206:8, 206:10, 206:13, 206:18, 206:21, 207:3, 207:14, 207:15, 208:7, 208:8, 208:9, 208:12, 208:23, 209:3, 210:9, 213:24, 214:4, 214:9, 214:14, 214:21, 214:24, 215:5, 215:8, 215:13, 224:10, 224:18, 225:17, 225:21, 225:25, 226:2, 226:7, 226:10, 226:15, 226:19, 227:4, 227:15, 227:19, 228:4, 228:7, 228:8, 228:11, 229:8, 229:11, 229:12, 229:16, 229:19, 229:20, 229:25, 230:2, 230:4, 230:7, 230:11, 230:18, 230:20, 230:22, 230:24, 231:3, 231:9, 231:20, 231:22, 232:1, 232:3, 232:4, 233:7, 233:11, 233:14, 233:23, 234:9, 234:13, 234:18, 235:1, 235:3, 235:6, 235:8, 235:10, 235:12, 235:14, 235:16, 235:18, 235:20, 235:23, 236:25, 237:18, 237:23, 237:25, 238:12, 238:15, 238:20, 239:10, 240:2, 240:14, 240:22, 241:3, 241:8, 241:22, 241:25, 242:6, 242:13, 242:14, 242:16, 242:18, 242:20, 242:22,</p>
--	---	---	---	--

<p>243:13, 243:17, 243:20, 243:23, 244:3, 244:9, 244:12, 244:19, 244:21, 245:1, 245:3, 245:7, 245:9, 245:12, 245:16, 245:19, 245:24, 246:2, 246:4, 246:23, 247:1, 247:4, 247:15, 247:18, 247:21, 248:4, 248:7, 249:9, 249:22, 251:4, 251:6, 257:10, 257:15, 257:20, 258:16, 258:23, 259:2, 259:4, 259:6, 259:11, 259:13, 259:14, 259:17, 260:9, 260:12, 260:15, 261:15, 263:23, 264:3, 264:6, 264:10, 264:14, 264:23, 264:25, 265:8, 265:13, 267:15, 267:25, 268:3, 268:17, 268:22, 268:24, 269:18, 269:25, 270:17, 270:21, 271:3, 271:14, 274:3, 274:9, 275:12, 279:1, 279:7, 279:9, 279:15, 280:2, 280:16, 281:14, 284:2, 284:7, 284:10, 284:11, 284:13, 284:17, 284:19, 285:7, 285:22, 286:5, 286:7, 286:21, 287:3, 287:9, 287:11, 288:3, 288:5, 288:10, 288:18, 289:2, 289:5, 289:7, 289:10, 290:19, 296:12, 297:7, 302:24, 303:10, 304:20, 304:21, 304:23, 305:8, 305:9, 305:13, 305:15, 305:18, 305:21, 305:25, 306:1, 306:3, 306:5, 306:16, 306:24, 307:3, 307:11, 307:16, 313:15, 313:19, 313:22,</p>	<p>313:24, 314:2, 314:4, 315:9, 315:15, 316:14, 316:17, 317:7, 317:11, 317:12, 317:22, 318:4, 318:14, 318:18, 318:20, 318:21, 319:8, 319:9, 320:11, 320:13, 321:10, 321:13, 321:18, 321:21, 322:1, 322:5, 322:8, 322:11, 322:14, 322:16, 323:9, 323:14, 323:15, 323:17, 324:19, 324:24, 325:1, 325:20, 326:1 commissioner [1] - 67:4 Commissioner [5] - 33:5, 36:2, 41:13, 49:13, 189:3 commissioners [7] - 15:19, 21:2, 59:10, 115:21, 130:5, 236:2, 270:3 Commissioners [1] - 294:4 commitment [1] - 324:1 Committee [4] - 67:6, 288:14, 324:15, 325:5 committee [5] - 185:7, 222:1, 276:8, 324:15, 325:14 common [4] - 16:25, 98:5, 298:8, 327:3 commonplace [1] - 29:21 communication [3] - 115:22, 263:11, 264:5 community [1] - 59:6 Community [4] - 262:22, 274:17, 320:15, 320:23 compact [4] - 183:7, 198:8, 200:9, 200:11 companies [1] - 89:25 comparable [2] - 223:23, 224:13 compare [3] - 39:22, 135:11, 314:9 compared [3] - 35:9, 38:2, 158:2 compares [1] - 153:4 comparing [1] - 42:12</p>	<p>compatibility [2] - 42:19, 47:14 compatible [13] - 9:14, 40:2, 40:4, 45:14, 46:7, 47:13, 50:5, 50:14, 57:8, 79:1, 151:16, 152:4, 153:6 complete [5] - 66:2, 160:12, 266:10, 319:20, 329:10 completed [4] - 160:13, 176:9, 226:22, 282:16 completely [5] - 13:12, 164:15, 168:22, 221:20, 298:17 complex [2] - 137:9, 302:2 complicated [1] - 133:3 complicating [2] - 136:14, 136:19 complied [1] - 64:7 Complies [11] - 11:7, 12:14, 48:25, 53:8, 55:17, 88:18, 100:7, 121:21, 177:24, 181:16, 216:6 complies [6] - 20:9, 41:25, 51:19, 143:8, 263:2, 293:23 comply [2] - 83:10, 143:8 component [3] - 44:4, 168:16, 209:20 components [2] - 58:22, 81:22 compromise [17] - 109:8, 109:16, 112:1, 114:8, 114:10, 123:22, 177:1, 179:20, 207:24, 207:25, 290:8, 290:15, 300:1, 312:10, 313:13, 321:17, 323:8 concept [1] - 68:21 concern [10] - 16:23, 36:1, 37:2, 52:2, 170:4, 186:3, 250:12, 253:2, 253:10, 315:18 concerned [5] - 69:5, 134:23, 170:12, 170:17, 276:24 concerns [14] - 12:23, 14:18, 36:6, 36:13, 50:3, 50:7, 50:17,</p>	<p>53:24, 104:18, 117:1, 158:10, 166:22, 178:15, 184:6 conclude [1] - 175:8 concrete [11] - 33:1, 212:16, 213:17, 215:2, 225:24, 231:14, 234:24, 247:12, 247:22, 248:1, 248:6 Condemned [1] - 18:7 condition [35] - 10:3, 10:11, 16:22, 17:9, 19:11, 24:13, 26:13, 40:23, 73:10, 114:21, 119:8, 124:2, 124:21, 128:5, 128:25, 129:1, 129:8, 141:4, 141:12, 144:13, 147:6, 148:15, 161:10, 203:2, 207:6, 207:10, 210:4, 248:19, 256:2, 310:10, 316:7, 317:18, 317:19, 318:7 Condition [1] - 17:10 conditional [1] - 317:9 conditioned [9] - 10:9, 10:16, 19:19, 25:8, 41:6, 105:11, 141:17, 238:25 conditioning [4] - 21:23, 119:4, 202:17, 319:11 conditions [58] - 11:15, 17:23, 21:10, 21:15, 33:21, 34:4, 36:21, 70:15, 74:19, 79:7, 85:13, 95:3, 105:15, 106:2, 107:8, 113:19, 124:18, 125:9, 126:20, 128:15, 128:22, 129:17, 132:19, 135:16, 136:3, 136:6, 139:6, 144:22, 145:6, 145:8, 145:11, 145:16, 149:1, 150:2, 158:19, 158:22, 162:5, 173:17, 175:23, 200:24, 201:9, 204:25, 205:1, 207:12, 208:15, 230:3, 230:8, 231:1, 239:4, 239:7,</p>	<p>239:12, 244:17, 265:21, 310:7, 310:9, 322:3 conduct [1] - 283:25 conducted [1] - 67:10 Conference [1] - 1:9 confident [1] - 212:12 confirming [1] - 265:4 conflict [2] - 65:12, 71:21 conformity [2] - 196:14, 200:8 confused [1] - 279:13 confusing [1] - 283:2 confusion [2] - 73:17, 247:24 connect [1] - 169:20 connected [2] - 34:7, 253:6 connection [1] - 169:24 Connections [4] - 262:22, 274:17, 320:16, 320:23 conscience [1] - 249:16 consensus [5] - 129:21, 239:7, 246:20, 277:8, 277:9 consent [6] - 4:12, 5:7, 5:16, 7:12, 11:14 consents [1] - 319:15 consequences [1] - 249:7 consider [2] - 141:9, 199:7 considerably [1] - 14:2 consideration [5] - 13:20, 73:22, 178:14, 252:14, 308:15 considered [2] - 57:18, 57:20 considering [2] - 156:2, 265:19 consistent [19] - 33:7, 33:12, 38:14, 39:1, 39:24, 46:7, 47:23, 47:25, 149:24, 152:2, 184:1, 184:3, 223:9, 227:21, 228:3, 295:15, 296:8, 312:25 consistently [1] - 97:12 constructed [6] - 119:1, 128:3, 155:1, 214:19, 214:20,</p>
---	---	---	---	---

<p>248:9 construction [17] - 8:8, 9:5, 37:4, 47:1, 53:19, 53:22, 54:6, 74:11, 96:1, 96:2, 116:3, 123:10, 128:22, 133:18, 153:7, 266:24, 267:13 Construction [1] - 88:14 constructions [3] - 42:22, 46:24, 48:5 constructive [1] - 58:17 construed [1] - 89:5 consult [1] - 69:10 consultation [1] - 67:14 consuming [1] - 268:9 contemplate [1] - 32:25 contemplated [1] - 85:12 contemporaneous [1] - 12:25 contemporary [14] - 37:9, 49:22, 50:2, 50:4, 51:6, 56:6, 60:8, 61:20, 61:21, 61:22, 62:15, 62:17, 62:19, 65:15 continue [4] - 22:18, 45:3, 89:8, 313:23 continued [1] - 73:19 continuous [2] - 66:14, 66:23 continuum [1] - 299:3 contractor [2] - 225:3, 225:23 contribute [1] - 36:1 contributed [1] - 275:18 contributes [1] - 66:10 contributing [16] - 13:4, 14:20, 111:2, 111:11, 114:7, 116:21, 142:15, 143:20, 144:14, 145:21, 211:22, 232:8, 281:6, 281:8, 300:22, 307:25 contributing-ish [2] - 111:11, 114:7 control [1] - 203:21 convenience [1] - 192:18 conversation [9] - 109:15, 110:4,</p>	<p>122:4, 263:20, 264:22, 265:4, 265:9, 265:12, 287:7 conversations [2] - 3:6, 171:19 convert [1] - 8:25 converted [2] - 18:23, 254:24 cooled [1] - 44:14 copy [4] - 164:12, 327:16, 327:17, 327:20 core [1] - 313:7 corner [12] - 8:12, 34:15, 50:12, 57:2, 57:18, 117:24, 195:6, 195:8, 195:10, 222:24, 252:11, 295:14 corners [1] - 87:9 Corporation [1] - 300:9 Corpus [1] - 217:6 Correct [4] - 94:24, 106:19, 106:23, 210:15 correct [33] - 19:22, 25:13, 25:18, 27:24, 28:15, 44:16, 71:8, 106:11, 111:11, 120:25, 121:5, 133:15, 133:16, 141:21, 142:17, 209:18, 214:2, 239:13, 241:10, 241:23, 268:2, 274:6, 277:8, 284:19, 287:1, 297:5, 297:13, 298:2, 298:3, 315:2, 319:25, 322:3, 326:25 corrected [2] - 152:9, 159:7 correctly [2] - 89:5, 155:11 corridor [1] - 187:3 cost [1] - 168:4 cost-savings [1] - 168:4 Costa [1] - 122:9 Council [21] - 97:5, 97:7, 196:16, 198:5, 269:23, 270:19, 272:6, 277:24, 282:3, 282:13, 284:1, 287:24, 288:15, 290:5, 305:22, 316:13, 317:20, 318:3,</p>	<p>320:3, 320:6, 321:6 counsel [2] - 246:15, 250:21 Counsel [2] - 1:19, 2:16 counted [1] - 126:13 counterbalances [1] - 91:7 countertops [1] - 226:5 counterweight [1] - 84:19 counterweights [1] - 86:6 country [1] - 224:19 COUNTY [1] - 329:4 couple [18] - 34:10, 35:20, 60:16, 124:9, 130:18, 149:10, 160:1, 160:4, 183:23, 213:4, 255:10, 265:1, 270:2, 277:21, 303:15, 310:5, 320:20, 328:4 course [6] - 11:11, 62:21, 94:12, 172:8, 212:1, 236:14 Court [1] - 118:25 court [1] - 302:9 courtyard [2] - 44:21 covered [2] - 107:25, 255:21 covering [2] - 106:5, 169:13 covers [1] - 129:3 CRA [1] - 314:20 crack [1] - 321:2 crashed [2] - 199:20, 199:22 crashing [1] - 199:19 crawl [1] - 255:20 create [5] - 14:14, 72:23, 92:20, 100:23, 317:16 created [4] - 93:15, 188:9, 188:10, 202:10 creating [2] - 60:7, 136:20 creative [1] - 60:24 credit [1] - 312:11 credits [3] - 277:17, 308:16, 315:24 Creek [1] - 134:10 Criteria [1] - 266:21 criteria [23] - 65:16, 188:22, 266:13, 271:16, 271:17, 271:19, 273:7,</p>	<p>273:25, 274:25, 275:11, 277:10, 280:20, 283:18, 283:21, 284:8, 284:21, 285:1, 286:18, 286:25, 299:9, 316:10, 318:1, 318:3 critical [2] - 300:19, 302:15 criticism [1] - 58:17 culled [1] - 214:5 cultural [1] - 265:22 curb [5] - 207:19, 207:20, 219:13, 219:15, 219:25 curious [1] - 59:12 current [6] - 17:4, 85:18, 103:16, 110:23, 177:8, 242:4 cut [4] - 89:22, 104:20, 124:21, 226:5 cutting [2] - 92:24, 172:19</p>	<p>201:12, 202:3, 205:7, 208:8, 210:9, 226:19, 228:8, 228:11, 229:8, 229:11, 233:14, 245:9, 259:14, 259:17, 264:25, 271:14, 280:16, 281:14, 284:10, 284:13, 284:19, 297:7, 302:24, 305:13, 305:21, 305:25, 306:3 days [3] - 269:17, 301:15, 306:20 de [1] - 188:15 dead [1] - 272:4 deadline [2] - 269:12, 269:13 deadlines [2] - 64:22, 83:14 deal [4] - 37:3, 234:10, 260:25, 300:2 dealing [4] - 149:18, 151:8, 156:5, 171:5 debatable [1] - 256:22 decades [1] - 196:21 decide [6] - 59:8, 185:21, 281:25, 284:16, 284:20, 306:23 decided [3] - 218:3, 242:4, 287:25 decides [1] - 274:5 deciding [1] - 266:7 decision [16] - 97:8, 98:3, 138:21, 182:4, 194:2, 236:23, 269:15, 269:17, 269:20, 282:6, 285:5, 285:8, 285:14, 285:16, 300:8, 317:2 decisions [1] - 281:20 declare [3] - 115:21, 122:3, 281:25 decorations [1] - 156:3 decorative [1] - 212:4 deed [1] - 299:12 deemed [2] - 281:5, 281:10 deep [4] - 64:17, 102:14, 110:3, 129:25 defer [11] - 64:20, 68:16, 71:23, 77:9, 77:23, 83:21, 163:8, 176:4, 237:20, 238:4, 285:14</p>
D				
<p>D.C [1] - 291:22 dad [2] - 217:4, 221:15 Dale [1] - 100:3 damage [5] - 85:4, 86:9, 86:19, 91:9, 314:12 damaged [3] - 84:21, 84:25, 86:8 damages [1] - 92:5 dang [1] - 132:3 dash [1] - 295:22 date [1] - 33:11 DATED [1] - 329:15 dates [2] - 214:22, 276:20 David [3] - 2:21, 300:12, 302:24 DAVID [1] - 1:14 Davis [2] - 2:17, 189:3 DAVIS [62] - 1:15, 2:17, 3:19, 6:2, 6:13, 6:25, 29:6, 29:9, 31:16, 33:22, 39:21, 44:6, 44:9, 44:12, 44:19, 59:12, 64:5, 70:21, 79:21, 86:24, 87:16, 87:20, 95:13, 95:20, 103:16, 103:24, 104:5, 154:16, 165:23, 175:18, 186:23, 191:18, 191:22, 191:25, 197:18,</p>	<p>Diane M. Tropia, Inc., P.O. Box 2375. Jacksonville, FL 32203 (904) 821-0300</p>			

<p>deferral [1] - 58:24, 63:4, 67:1, 67:3, 75:5, 75:21, 83:7, 83:16, 137:11, 238:14, 238:17</p> <p>deferred [8] - 4:2, 4:6, 18:14, 34:11, 35:7, 73:18, 176:12, 251:14</p> <p>deferring [1] - 59:5</p> <p>define [1] - 105:22</p> <p>defines [1] - 65:13</p> <p>defining [4] - 46:9, 98:17, 101:21, 105:21</p> <p>definitely [8] - 68:8, 98:10, 107:20, 203:18, 210:17, 224:21, 235:23, 314:2</p> <p>degree [1] - 256:5</p> <p>degrees [2] - 255:6, 255:7</p> <p>delay [1] - 306:21</p> <p>Dellwood [1] - 51:15</p> <p>Demetree [2] - 36:2, 41:13</p> <p>DEMETREE [25] - 1:14, 70:5, 76:6, 76:9, 99:10, 163:23, 175:12, 175:17, 208:7, 230:22, 235:8, 245:16, 245:19, 245:24, 246:2, 263:23, 264:3, 264:6, 296:12, 318:20, 319:9, 321:13, 321:18, 322:16, 323:15</p> <p>demo [12] - 251:16, 257:3, 260:24, 266:10, 268:9, 285:16, 286:20, 288:12, 305:12, 307:8, 315:16</p> <p>demo'd [3] - 305:18, 305:19, 312:21</p> <p>demol [1] - 319:12</p> <p>demolish [7] - 267:8, 290:18, 290:25, 291:16, 295:7, 296:9, 315:6</p> <p>demolishing [2] - 314:24, 315:25</p> <p>demolition [53] - 8:7, 251:17, 251:20, 251:21, 264:19, 265:20, 266:3, 268:15, 268:21,</p>	<p>269:4, 269:8, 269:15, 276:11, 277:13, 277:23, 279:17, 280:9, 280:13, 280:17, 280:23, 282:8, 282:25, 283:7, 283:24, 285:4, 285:13, 286:10, 286:12, 287:12, 287:15, 288:2, 288:8, 288:17, 295:18, 303:6, 303:7, 303:22, 303:23, 304:7, 309:15, 310:10, 316:7, 317:9, 317:15, 317:16, 317:20, 318:5, 318:23, 319:5, 319:8, 319:13, 319:21, 320:5</p> <p>demonstrate [1] - 116:11</p> <p>demonstration [1] - 277:3</p> <p>denial [27] - 34:22, 36:22, 39:7, 68:10, 86:25, 97:4, 105:15, 112:17, 119:10, 124:17, 150:15, 152:19, 161:22, 161:23, 162:2, 162:5, 177:7, 213:2, 238:19, 239:5, 240:13, 241:5, 243:13, 245:4, 282:10, 283:6, 288:2</p> <p>denied [6] - 105:17, 105:19, 106:9, 243:6, 246:12, 282:8</p> <p>deny [32] - 71:20, 72:17, 77:2, 77:9, 99:12, 125:9, 229:20, 237:2, 238:23, 239:5, 239:11, 239:22, 241:9, 241:16, 241:23, 246:7, 268:15, 272:22, 277:22, 280:12, 283:24, 285:4, 286:10, 286:12, 286:19, 287:12, 287:15, 287:17, 288:1, 288:8, 288:15</p> <p>denying [2] - 69:5, 83:3</p> <p>department [2] - 184:4, 304:14</p>	<p>Department [2] - 237:6, 237:12</p> <p>Dept [3] - 1:18, 1:18, 1:19</p> <p>depth [1] - 161:14</p> <p>depthness [1] - 174:3</p> <p>derived [2] - 141:13, 142:14</p> <p>describing [1] - 282:7</p> <p>description [1] - 182:22</p> <p>deserves [1] - 256:5</p> <p>Design [1] - 75:13</p> <p>design [93] - 8:18, 8:21, 9:6, 10:2, 13:10, 24:9, 32:24, 34:18, 34:23, 37:3, 37:5, 37:7, 37:9, 38:14, 46:16, 49:14, 49:16, 49:22, 49:25, 50:4, 50:16, 51:6, 52:4, 52:7, 52:8, 54:14, 55:25, 56:1, 56:13, 58:18, 59:20, 59:25, 60:3, 61:21, 62:18, 62:19, 64:15, 64:21, 67:16, 67:19, 68:8, 68:15, 69:24, 69:25, 70:3, 70:10, 70:12, 70:14, 70:19, 71:18, 71:22, 72:21, 73:7, 73:21, 74:16, 75:7, 76:5, 76:7, 76:11, 77:11, 77:14, 80:24, 82:4, 84:12, 84:14, 116:7, 119:5, 119:7, 119:9, 123:6, 124:9, 124:14, 124:15, 129:11, 149:19, 149:20, 150:17, 151:23, 152:16, 153:12, 154:3, 164:23, 171:9, 177:2, 177:8, 223:19, 244:14, 250:8, 252:2, 252:13, 252:25</p> <p>designate [6] - 43:18, 44:1, 44:3, 283:8, 320:16, 320:17</p> <p>designated [3] - 140:1, 179:14, 309:12</p> <p>designation [7] - 270:24, 274:19, 288:20, 290:16, 303:13, 303:16, 303:25</p> <p>Designations [1] - 18:8</p>	<p>designed [11] - 9:14, 67:8, 108:9, 109:11, 152:5, 188:1, 191:10, 240:5, 240:6, 253:16, 260:6</p> <p>designer [2] - 59:15, 217:2</p> <p>designing [3] - 60:2, 76:23, 128:17</p> <p>designs [7] - 38:10, 38:24, 55:4, 72:4, 74:8, 75:24, 116:5</p> <p>desiring [1] - 71:17</p> <p>detail [5] - 124:13, 152:8, 235:9, 266:5, 304:10</p> <p>detailed [1] - 91:3</p> <p>detailing [1] - 165:6</p> <p>details [10] - 9:17, 9:19, 42:12, 47:22, 50:23, 132:8, 151:25, 152:18, 159:7, 159:16</p> <p>deterioration [1] - 156:13</p> <p>determine [1] - 267:9</p> <p>determining [3] - 240:11, 276:25, 285:8</p> <p>detrimental [1] - 101:25</p> <p>develop [1] - 169:1</p> <p>developer [1] - 309:10</p> <p>developers [2] - 311:11, 326:7</p> <p>Development [5] - 1:18, 1:18, 1:19, 2:14, 3:2</p> <p>development [7] - 169:8, 255:3, 275:18, 291:24, 294:25, 295:10, 312:20</p> <p>devil's [1] - 109:20</p> <p>DIA [2] - 309:5, 314:19</p> <p>DIA's [1] - 314:20</p> <p>Diane [4] - 1:10, 230:17, 329:7, 329:18</p> <p>Dickson [1] - 53:4</p> <p>DICKSON [4] - 53:8, 53:12, 53:16, 53:18</p> <p>dictates [1] - 202:10</p> <p>difference [2] - 38:6, 40:3</p> <p>different [39] - 20:21, 22:8, 27:12, 30:9, 38:21, 43:25, 48:8, 58:21, 59:24, 60:17, 64:15, 67:19, 68:10,</p>	<p>69:12, 71:18, 72:23, 78:15, 92:13, 119:7, 119:9, 123:10, 138:18, 149:10, 151:11, 158:22, 160:1, 160:4, 164:15, 170:22, 206:11, 219:6, 226:25, 233:2, 239:25, 259:25, 270:2, 285:17, 296:14, 310:6</p> <p>differential [1] - 46:25</p> <p>differentiate [5] - 27:16, 28:24, 54:14, 162:19, 164:19</p> <p>differentiated [1] - 164:25</p> <p>differentiation [2] - 164:11, 164:14</p> <p>difficult [7] - 125:10, 127:16, 146:25, 188:2, 234:21, 250:6, 268:8</p> <p>diligence [1] - 299:23</p> <p>dimension [3] - 28:19, 197:5</p> <p>dimensional [1] - 37:24</p> <p>dimensions [2] - 201:17, 307:6</p> <p>dining [1] - 254:23</p> <p>direct [10] - 7:15, 171:11, 207:22, 269:20, 270:10, 271:9, 283:24, 287:18, 306:25, 319:20</p> <p>directed [2] - 158:12, 273:14</p> <p>directing [2] - 282:11, 288:20</p> <p>direction [8] - 17:7, 49:15, 62:11, 62:12, 273:1, 273:4, 273:9, 278:21</p> <p>directly [11] - 116:19, 118:1, 118:24, 131:11, 139:16, 142:20, 145:4, 146:22, 156:16, 159:22, 176:22</p> <p>dirt [1] - 86:4</p> <p>disagree [3] - 81:5, 83:3, 303:14</p> <p>disclose [2] - 122:15, 249:15</p> <p>disclosure [1] - 262:5</p> <p>discovered [1] - 212:8</p> <p>discretion [4] -</p>
--	--	---	---	---

<p>202:20, 262:12, 262:15, 310:21 discuss [17] - 59:3, 71:25, 75:1, 125:18, 125:25, 129:16, 129:18, 227:14, 230:5, 230:6, 230:12, 234:15, 245:17, 245:20, 245:22, 288:18, 328:11 discussed [3] - 131:17, 208:20, 273:8 discussing [1] - 130:12 discussion [26] - 15:18, 17:14, 18:20, 23:13, 59:9, 67:5, 68:21, 89:18, 99:5, 112:4, 129:25, 148:19, 172:5, 175:14, 186:22, 203:25, 205:9, 205:11, 231:1, 245:13, 265:19, 271:7, 277:14, 278:22, 289:17, 289:23 Discussion [1] - 294:9 discussions [1] - 118:23 dismissed [1] - 182:12 disputed [1] - 268:21 disrepair [1] - 311:8 dissecting [1] - 124:9 distance [3] - 169:19, 258:13, 298:5 distinction [1] - 37:8 distinguishable [1] - 304:9 distinguishing [2] - 266:22, 297:19 district [22] - 16:6, 37:4, 50:6, 50:21, 65:14, 97:1, 97:9, 97:10, 101:3, 137:14, 151:12, 152:24, 160:22, 162:16, 196:12, 196:25, 217:14, 236:20, 260:7, 281:2, 281:9, 295:1 District [7] - 278:9, 291:25, 294:13, 294:17, 294:21, 301:19, 314:17 diversity [3] - 20:18, 25:22, 26:24</p>	<p>divided [3] - 9:19, 34:17, 38:16 division [2] - 182:19, 195:23 document [1] - 202:23 documentation [1] - 149:25 documents [1] - 163:16 dog [1] - 54:21 dominant [1] - 50:12 dominate [1] - 117:10 Donald [2] - 18:12, 20:6 done [40] - 32:4, 32:5, 35:3, 38:24, 43:3, 64:17, 89:24, 104:22, 158:14, 164:19, 174:8, 174:12, 176:13, 176:16, 211:23, 212:9, 212:13, 215:6, 224:12, 228:25, 233:12, 236:6, 239:9, 242:9, 248:2, 249:4, 250:3, 256:6, 257:21, 267:23, 268:15, 273:5, 283:18, 304:4, 310:12, 313:18, 319:14, 323:6, 323:24 Donoher [2] - 20:5, 24:4 DONOHER [42] - 20:9, 20:13, 20:15, 21:9, 21:12, 21:16, 21:25, 22:3, 22:6, 22:23, 23:3, 23:21, 24:5, 24:14, 24:17, 24:19, 24:21, 24:24, 25:3, 25:6, 25:9, 25:11, 25:14, 25:19, 26:2, 26:18, 27:7, 27:10, 27:14, 27:18, 27:22, 27:25, 28:5, 28:9, 28:25, 29:4, 29:12, 29:19, 30:4, 30:8, 31:7, 32:2 door [41] - 9:22, 46:18, 47:4, 47:10, 48:1, 54:1, 103:13, 103:14, 126:6, 126:10, 131:12, 133:5, 133:9, 134:16, 135:12, 139:16, 143:15, 143:21, 145:4, 189:15, 189:19, 192:13, 212:5,</p>	<p>213:5, 213:20, 214:11, 214:12, 223:3, 224:2, 225:11, 227:17, 227:20, 227:23, 228:3, 234:19, 247:8, 248:23, 248:24, 248:25, 294:22 doors [11] - 9:10, 9:16, 9:18, 10:5, 13:10, 43:14, 65:17, 96:24, 96:25, 219:23, 232:6 dormer [10] - 43:11, 45:22, 46:9, 46:19, 49:18, 150:5, 150:6, 159:4, 159:5, 258:2 dormers [2] - 46:22, 149:13 double [1] - 37:11 doubt [1] - 106:24 dovetailing [1] - 171:9 down [40] - 14:19, 19:19, 22:14, 35:21, 42:13, 42:14, 52:15, 57:16, 103:1, 116:13, 116:22, 119:3, 123:21, 129:11, 134:12, 155:12, 157:24, 161:1, 180:15, 185:4, 186:9, 192:9, 204:2, 218:12, 221:8, 222:6, 224:3, 224:5, 224:21, 258:1, 266:13, 295:23, 302:21, 304:11, 306:10, 306:13, 312:23, 316:16 downstairs [1] - 147:18 downtown [17] - 267:6, 281:18, 300:19, 301:2, 301:3, 301:4, 301:11, 301:12, 301:14, 301:17, 302:13, 302:16, 302:19, 314:9, 314:15, 314:17, 314:21 drafting [1] - 317:14 drainage [2] - 182:17 dramatically [3] - 171:3, 188:16, 188:17 draw [1] - 307:6 drawing [7] - 150:8, 154:1, 162:9,</p>	<p>162:12, 197:12, 253:4, 258:19 drawings [8] - 37:16, 37:24, 38:9, 83:9, 149:22, 150:19, 152:14, 153:16 drawn [2] - 237:20, 295:13 Drive [2] - 181:13, 293:21 drive [3] - 187:22, 217:9, 323:22 driveway [28] - 18:16, 18:17, 18:23, 26:10, 27:2, 29:3, 104:19, 104:20, 105:5, 212:2, 213:13, 213:17, 219:8, 219:16, 220:9, 221:9, 222:6, 222:9, 222:11, 222:20, 226:1, 231:14, 234:23, 234:24, 247:14, 247:16, 253:12, 256:16 driveway's [1] - 256:14 driveways [3] - 27:13, 28:3, 185:12 driving [3] - 172:25, 199:18, 222:6 drove [1] - 187:22 due [4] - 27:4, 65:5, 171:20, 299:23 duplex [1] - 120:22 duPont [2] - 263:13, 300:13 during [3] - 176:2, 221:3, 299:22 Dutch [3] - 151:19, 152:16, 165:3 Duval [2] - 297:22, 298:19 DUVAL [1] - 329:4</p>	<p>echo [1] - 61:17 eclectic [4] - 20:19, 20:25, 22:12, 25:22 economics [1] - 311:25 Ed [1] - 1:8 edge [1] - 209:24 edges [1] - 232:10 effect [1] - 194:2 effective [1] - 102:12 efficiency [7] - 89:12, 90:8, 92:22, 93:3, 93:19, 95:21, 98:6 efficient [4] - 93:6, 93:22, 97:14, 97:18 effort [3] - 53:21, 66:13, 311:20 Ehas [6] - 51:15, 96:17, 96:18, 184:18, 184:19, 326:4 EHAS [16] - 51:19, 51:23, 51:25, 96:18, 96:21, 184:16, 184:19, 185:16, 313:25, 314:7, 315:3, 319:5, 324:12, 326:5, 326:11, 326:17 eight [10] - 19:15, 19:16, 46:16, 80:21, 178:23, 178:25, 194:9, 194:10, 300:18 eight-foot [2] - 19:15, 19:16 either [22] - 3:4, 10:3, 18:24, 40:16, 50:21, 50:22, 66:25, 67:1, 77:2, 94:9, 109:19, 109:23, 142:13, 239:4, 243:3, 243:15, 273:4, 280:12, 282:24, 288:15, 298:20, 320:16 elaborate [1] - 146:13 elderly [1] - 220:6 electrical [2] - 225:13, 226:9 element [3] - 10:4, 46:12, 153:15 elements [5] - 8:18, 13:10, 164:22, 169:9, 296:8 elevation [40] - 10:8, 38:18, 40:11, 40:14, 43:2, 43:6, 43:7, 43:17, 46:4, 47:15, 57:7, 64:7, 64:11,</p>
E				
<p>e-mail [1] - 269:6 e-mailed [1] - 264:20 early [3] - 36:17, 51:11, 214:18 ease [1] - 193:20 easier [1] - 61:2 easily [3] - 107:6, 107:10, 250:13 East [1] - 4:16 east [4] - 116:13, 117:20, 123:19, 296:5 easy [1] - 95:9</p>				

<p>65:23, 84:25, 91:14, 92:20, 103:17, 103:23, 109:5, 130:25, 131:3, 131:11, 131:16, 131:20, 133:1, 139:11, 139:15, 140:12, 144:24, 144:25, 145:3, 146:14, 147:8, 170:13, 170:16, 170:24, 173:18, 173:20, 255:23 elevations [5] - 36:18, 37:18, 43:6, 45:21, 253:3 eligible [2] - 281:5, 281:10 eliminate [2] - 179:1, 190:12 eliminated [1] - 182:15 eliminating [1] - 71:11 Elmar [1] - 11:3 Elrod [1] - 12:1 ELROD [6] - 12:7, 12:11, 12:14, 12:18, 12:20, 15:2 emergency [1] - 282:21 emotions [1] - 236:16 emphasis [2] - 156:6, 156:21 enclose [1] - 100:22 enclosed [18] - 102:9, 102:20, 103:1, 103:5, 104:7, 104:9, 105:4, 211:24, 213:5, 214:17, 215:7, 215:12, 220:16, 221:18, 233:18, 248:15 enclosing [1] - 106:13 enclosure [3] - 212:13, 212:18, 213:11 encompass [2] - 66:19, 168:2 encourage [6] - 10:15, 111:5, 184:4, 197:1, 240:8, 326:18 encroaches [1] - 13:16 encroaching [1] - 17:5 encroachment [1] - 14:21 end [15] - 53:20, 53:23, 83:25, 89:13, 90:8, 90:11, 90:25, 93:5, 117:22, 120:3,</p>	<p>151:21, 151:24, 290:4, 307:8, 313:12 ends [2] - 36:24, 93:23 energy [9] - 89:11, 90:8, 93:2, 93:19, 93:22, 95:21, 97:14, 97:18, 98:6 energy-efficient [2] - 93:22, 97:14 enforcement [11] - 237:4, 239:2, 239:18, 239:21, 240:10, 241:16, 243:1, 243:6, 243:12, 244:15, 244:16 engineering [2] - 182:19, 195:23 enhancing [1] - 200:10 enjoy [1] - 299:10 enlightening [1] - 225:8 enormous [3] - 299:18, 302:18, 302:19 entering [2] - 219:17, 219:21 enters [1] - 36:2 entertain [6] - 3:14, 5:13, 16:19, 23:9, 99:6, 227:13 entire [12] - 44:17, 66:3, 86:13, 168:3, 172:21, 205:14, 234:22, 240:24, 276:13, 291:24, 292:11, 299:3 entirely [1] - 305:19 entirety [2] - 87:7, 266:3 entrance [15] - 49:19, 50:25, 81:22, 107:20, 176:22, 176:25, 222:4, 222:12, 248:11, 248:13, 250:12, 255:9, 255:17, 255:18 entry [9] - 44:13, 213:8, 232:19, 232:22, 234:6, 234:20, 247:5, 247:19, 255:13 Episcopal [1] - 294:22 equally [1] - 126:22 equivalent [1] - 198:2 era [1] - 13:2 ergonomic [1] - 221:21</p>	<p>especially [10] - 50:1, 50:10, 50:12, 52:23, 56:22, 95:8, 98:15, 156:2, 185:5, 270:3 essence [1] - 320:22 essentially [4] - 9:15, 138:19, 168:4, 191:8 estate [1] - 225:7 estimating [3] - 35:11, 46:25, 92:1 estimation [1] - 87:14 evaluate [1] - 238:11 evaluated [2] - 138:14, 142:4 evaluation [1] - 89:24 evening [3] - 18:9, 215:17, 253:24 evenly [1] - 19:12 evenly-spaced [1] - 19:12 eventually [1] - 117:3 evidence [3] - 87:12, 212:14, 267:22 evident [1] - 37:19 ex [10] - 115:21, 122:3, 261:16, 262:5, 263:11, 263:24, 264:11, 264:25, 265:9 ex-parte [10] - 115:21, 122:3, 261:16, 262:5, 263:11, 263:24, 264:11, 264:25, 265:9 exact [2] - 164:12, 311:15 exactly [13] - 29:15, 30:25, 49:11, 83:15, 87:21, 139:10, 172:16, 189:15, 214:18, 246:21, 258:17, 280:11, 285:9 example [4] - 29:14, 101:14, 101:17, 101:23 examples [5] - 14:10, 31:3, 32:10, 85:18, 267:5 except [6] - 138:8, 138:11, 197:10, 225:10, 235:3, 321:4 exception [2] - 122:25, 225:10 exceptional [1] - 323:18 excited [1] - 160:20 excuse [9] - 5:7, 12:3, 115:17, 148:7, 185:7, 215:21,</p>	<p>224:10, 304:24, 313:15 exemplify [1] - 266:19 exist [4] - 34:25, 97:19, 175:2, 223:3 existed [3] - 196:21, 196:24, 222:1 existing [54] - 8:7, 8:19, 9:12, 10:12, 12:25, 13:15, 13:21, 14:22, 18:22, 19:9, 31:5, 47:2, 97:9, 100:22, 104:2, 144:11, 149:12, 149:16, 150:17, 152:14, 153:7, 153:17, 154:17, 154:25, 155:12, 160:17, 161:5, 164:9, 164:19, 164:22, 166:3, 170:12, 171:10, 171:11, 172:14, 174:5, 174:7, 174:22, 175:3, 182:22, 196:24, 197:13, 203:9, 210:3, 211:24, 213:9, 252:2, 256:20, 258:21, 259:17, 295:4, 295:16, 297:4 exiting [4] - 174:2, 219:17, 219:21, 220:8 expand [2] - 18:16, 150:24 expanded [1] - 18:19 expanding [1] - 171:10 expands [1] - 44:17 expansion [4] - 154:6, 156:17, 247:13, 247:15 expect [1] - 326:15 expense [1] - 136:20 experience [2] - 123:7, 225:1 explain [2] - 4:24, 89:6 explained [1] - 243:9 explaining [1] - 47:17 exploring [1] - 251:22 exposed [6] - 101:23, 102:25, 103:21, 259:15, 259:20, 259:22 expressed [1] - 157:20 expression [1] - 65:25 extend [1] - 155:13</p>	<p>extended [1] - 169:19 extending [5] - 149:12, 169:16, 170:1, 171:8, 172:18 extends [1] - 151:6 extension [2] - 234:23, 234:24 extent [2] - 218:10, 277:12 exterior [13] - 17:11, 48:2, 89:20, 91:19, 94:2, 94:5, 95:4, 132:11, 140:2, 145:13, 150:2, 152:2, 164:13 extra [3] - 94:16, 112:9, 197:24 extraordinary [1] - 92:5 extremely [3] - 250:6, 299:13</p> <p style="text-align: center;">F</p> <p>fabric [2] - 156:18, 232:21 facade [1] - 304:10 face [2] - 82:18, 82:19 faces [1] - 297:22 facing [4] - 49:19, 50:25, 255:6, 255:13 fact [21] - 37:8, 52:10, 87:25, 90:13, 91:7, 162:25, 164:7, 171:20, 188:24, 212:11, 220:7, 221:10, 229:7, 233:17, 236:4, 237:9, 240:23, 276:10, 309:12, 312:24 factor [1] - 188:15 factor [3] - 54:17, 221:14, 300:19 Factor [1] - 89:17 fair [4] - 71:13, 111:12, 274:14, 275:4 fairly [6] - 14:17, 86:16, 101:6, 212:12, 255:25, 256:1 fall [3] - 56:17, 266:21 fallback [1] - 161:13 falling [1] - 86:12 familiar [7] - 34:9, 52:11, 145:15, 157:23, 189:7, 251:13, 300:4 families [1] - 39:23</p>
---	---	---	---	---

<p>family [13] - 44:5, 44:17, 81:16, 116:4, 117:23, 157:19, 158:5, 216:19, 216:20, 219:7, 224:15, 255:1, 255:14</p> <p>fancy [1] - 298:10</p> <p>fantastic [2] - 226:16, 260:10</p> <p>far [39] - 16:2, 21:16, 28:12, 28:14, 33:8, 36:15, 38:6, 40:19, 55:4, 56:21, 64:8, 102:11, 116:9, 134:24, 135:1, 137:19, 142:4, 151:18, 152:1, 155:1, 156:13, 172:11, 172:23, 174:5, 174:10, 187:8, 197:5, 197:6, 197:7, 201:9, 231:3, 249:6, 257:3, 259:9, 272:15, 276:24</p> <p>farm [3] - 254:21, 254:24</p> <p>fashion [1] - 277:12</p> <p>fast [6] - 270:14, 282:15, 319:21, 320:2, 320:17, 321:5</p> <p>fast-tracked [1] - 320:2</p> <p>fast-tracked [1] - 319:21</p> <p>favor [15] - 3:21, 6:5, 7:3, 17:18, 33:24, 68:8, 99:15, 115:4, 124:3, 148:21, 175:16, 208:6, 246:7, 275:6, 322:19</p> <p>favorite [1] - 178:11</p> <p>feature [20] - 10:1, 13:11, 46:10, 95:7, 98:17, 101:21, 105:21, 113:4, 150:21, 150:23, 151:8, 151:13, 151:14, 154:3, 154:6, 155:3, 156:6, 156:22, 156:24, 232:9</p> <p>features [13] - 9:12, 43:24, 45:22, 101:7, 101:18, 111:6, 111:25, 151:5, 222:2, 253:1, 297:11, 297:16, 297:19</p> <p>February [1] - 34:20</p> <p>feedback [7] - 51:10,</p>	<p>64:13, 64:16, 65:8, 79:22, 123:9, 123:24</p> <p>feelings [2] - 281:16, 284:22</p> <p>fees [2] - 67:8, 77:8</p> <p>feet [40] - 18:24, 35:12, 36:6, 38:4, 38:5, 39:16, 40:5, 40:21, 40:22, 40:23, 41:2, 41:3, 42:24, 43:1, 43:20, 43:22, 46:16, 52:18, 63:23, 80:21, 102:11, 102:13, 102:21, 114:14, 134:5, 134:15, 135:8, 135:9, 141:25, 142:1, 142:16, 143:4, 143:5, 183:2, 200:5, 206:1, 209:25, 257:2, 258:6, 258:12</p> <p>felt [9] - 9:13, 40:2, 85:7, 87:7, 87:10, 119:4, 151:3, 152:4, 154:21</p> <p>fence [1] - 19:9</p> <p>fenced [2] - 117:6, 117:18</p> <p>fenced-in [1] - 117:18</p> <p>fenestration [1] - 80:8</p> <p>Fetner [1] - 2:15</p> <p>FETNER [242] - 1:19, 2:15, 4:22, 5:1, 5:10, 5:18, 6:15, 6:19, 7:10, 7:14, 7:17, 7:21, 23:10, 24:2, 68:6, 69:1, 71:8, 71:14, 71:16, 72:4, 72:13, 73:20, 73:23, 74:4, 74:13, 74:16, 74:22, 77:4, 77:17, 77:19, 77:21, 77:24, 78:4, 78:7, 78:11, 109:21, 109:24, 110:3, 110:7, 110:10, 110:12, 122:11, 122:14, 122:17, 122:21, 129:7, 129:24, 130:4, 130:11, 130:14, 138:1, 138:4, 138:10, 138:13, 144:19, 144:21, 145:10, 145:18, 145:25, 146:4, 148:7, 148:12, 163:16, 172:2, 172:8, 193:20, 194:5,</p>	<p>198:16, 200:19, 202:24, 203:13, 203:15, 203:17, 203:23, 204:6, 204:11, 204:13, 204:16, 204:19, 204:23, 205:3, 205:6, 205:10, 207:9, 208:16, 208:19, 208:25, 210:20, 210:22, 210:25, 230:14, 230:16, 236:1, 236:8, 237:1, 238:5, 238:7, 238:13, 238:16, 238:21, 239:15, 240:6, 240:17, 241:1, 241:4, 241:11, 241:15, 241:24, 242:2, 242:7, 242:12, 243:24, 244:4, 244:10, 244:13, 244:20, 245:5, 246:17, 246:24, 247:17, 250:25, 254:3, 261:21, 261:25, 262:2, 262:4, 262:9, 262:12, 263:18, 263:22, 264:1, 264:4, 264:9, 264:21, 264:24, 265:7, 265:11, 265:15, 268:14, 268:20, 268:23, 269:2, 269:10, 269:13, 269:19, 270:25, 271:4, 271:12, 271:18, 271:21, 272:2, 272:6, 272:13, 272:16, 272:21, 272:24, 273:3, 273:13, 273:19, 274:2, 274:7, 274:14, 274:20, 274:22, 274:25, 275:4, 275:6, 275:10, 275:22, 275:24, 276:2, 280:22, 281:4, 281:8, 282:5, 282:23, 283:5, 283:9, 283:14, 283:19, 284:6, 284:9, 284:23, 285:11, 286:4, 286:6, 286:11, 287:1, 287:17, 287:20, 288:4,</p>	<p>288:7, 288:12, 288:23, 289:1, 289:8, 291:7, 291:12, 303:6, 303:18, 304:3, 305:24, 306:15, 306:18, 307:2, 307:10, 307:14, 307:19, 308:2, 308:7, 308:12, 310:13, 310:17, 310:21, 315:14, 315:18, 315:23, 316:4, 316:16, 316:22, 316:25, 317:13, 317:24, 318:2, 318:10, 319:3, 319:7, 319:11, 319:19, 320:4, 320:10, 321:24, 322:2, 322:7, 322:15, 324:20, 324:25, 325:3, 325:9, 325:13, 325:22, 326:3</p> <p>few [11] - 9:17, 12:23, 13:13, 101:18, 155:2, 173:16, 192:9, 212:1, 219:6, 327:10</p> <p>fewer [2] - 185:19, 327:8</p> <p>field [2] - 33:9, 154:21</p> <p>fifteen [1] - 115:17</p> <p>fifth [1] - 275:16</p> <p>figure [4] - 185:9, 280:3, 314:24</p> <p>file [3] - 68:11, 282:9, 282:14</p> <p>File [1] - 281:12</p> <p>files [1] - 268:11</p> <p>filing [1] - 64:22</p> <p>fill [4] - 3:10, 12:9, 293:10, 293:13</p> <p>filled [2] - 12:6, 198:10</p> <p>fin [3] - 91:17, 91:18, 105:22</p> <p>fin-type [1] - 91:17</p> <p>final [5] - 129:1, 141:4, 144:13, 145:18, 282:5</p> <p>Finance [1] - 300:8</p> <p>financial [1] - 203:7</p> <p>financially [2] - 180:10, 180:24</p> <p>findings [4] - 193:22, 207:9, 208:17, 210:23</p> <p>fine [28] - 11:16,</p>	<p>14:25, 21:17, 36:5, 39:13, 83:24, 134:1, 135:10, 145:9, 145:10, 150:4, 150:13, 153:13, 153:18, 154:5, 158:23, 161:10, 163:18, 172:14, 181:6, 192:8, 205:16, 205:21, 207:14, 210:20, 231:22, 243:14, 248:7</p> <p>fined [1] - 243:7</p> <p>fines [7] - 237:7, 243:14, 243:16, 243:21, 244:6, 244:7, 244:8</p> <p>finish [3] - 203:23, 211:12, 316:21</p> <p>finished [11] - 36:24, 36:25, 45:19, 123:17, 133:1, 133:7, 133:22, 135:7, 140:5, 140:11, 204:10</p> <p>finishes [1] - 48:2</p> <p>fin [1] - 106:10</p> <p>fire [1] - 321:1</p> <p>fireplace [1] - 259:9</p> <p>first [66] - 5:19, 12:24, 34:21, 35:19, 36:24, 36:25, 40:13, 40:14, 43:17, 44:3, 44:9, 46:16, 50:22, 51:8, 55:3, 57:12, 58:17, 58:25, 59:1, 59:25, 60:16, 61:19, 63:19, 68:14, 68:15, 69:24, 70:2, 70:19, 72:21, 73:7, 73:21, 73:23, 74:23, 76:4, 76:6, 76:11, 76:14, 77:14, 79:12, 80:1, 88:25, 98:14, 125:17, 130:19, 131:5, 136:5, 139:8, 144:23, 147:2, 157:18, 161:23, 167:21, 168:3, 182:10, 196:2, 217:13, 224:20, 239:9, 243:10, 261:20, 265:22, 270:9, 271:4, 273:16, 276:8, 284:3</p> <p>First [2] - 12:20, 18:11</p> <p>first-floor [1] - 40:14</p> <p>fit [8] - 20:24, 26:21, 30:11, 52:8, 52:21,</p>
--	--	---	--	--

<p>70:17, 123:2, 161:12 fits [1] - 187:7 fitting [3] - 37:11, 62:16, 62:19 five [3] - 95:24, 139:22, 275:14 fix [1] - 240:16 fixed [2] - 47:20, 225:17 fixtures [1] - 225:14 flared [1] - 234:24 flat [12] - 267:11, 276:18, 292:7, 295:6, 295:25, 296:1, 296:19, 298:6, 302:22, 307:9, 318:5, 318:24 flesh [1] - 267:23 flexibility [1] - 111:8 floor [51] - 9:23, 36:24, 36:25, 37:19, 40:14, 43:11, 43:17, 44:3, 44:10, 45:6, 45:19, 66:8, 73:22, 76:14, 78:4, 78:14, 78:17, 78:20, 85:21, 89:21, 90:6, 102:23, 123:18, 130:20, 131:6, 133:1, 133:7, 133:23, 135:7, 139:9, 139:12, 139:18, 140:5, 140:11, 144:23, 146:21, 147:23, 149:13, 165:2, 167:21, 168:3, 171:4, 204:3, 212:15, 215:1, 215:2, 258:6, 275:24 Floor [1] - 1:9 floors [2] - 81:23, 218:25 Florida [14] - 1:10, 1:11, 41:22, 121:18, 157:9, 254:15, 261:14, 281:12, 300:8, 301:16, 327:9, 327:10, 329:7, 329:18 FLORIDA [1] - 329:3 flow [1] - 287:6 flush [2] - 131:6, 139:9 flying [1] - 127:13 focus [4] - 9:4, 161:6, 237:15, 300:23 focused [1] - 302:17 folks [4] - 64:25, 125:17, 323:24, 325:10</p>	<p>follow [5] - 138:4, 169:5, 188:19, 265:4, 287:6 follow-up [1] - 265:4 following [4] - 139:5, 144:22, 237:21, 309:15 foot [8] - 18:25, 19:15, 19:16, 40:22, 44:23, 44:24, 47:9, 102:19 footage [7] - 40:20, 103:1, 107:17, 112:9, 171:3, 173:10, 173:13 footprint [1] - 50:8 Forbidden [1] - 82:23 forces [1] - 283:7 foreclosed [1] - 216:25 foregoing [1] - 329:9 foreign [6] - 164:21, 164:25, 165:15, 165:21, 166:11, 167:18 forever [1] - 311:10 forgiven [1] - 258:14 forgiveness [2] - 234:1, 240:9 forgotten [1] - 211:18 form [4] - 33:14, 280:6, 314:10, 324:14 formal [2] - 65:8, 216:15 formats [1] - 30:9 formed [1] - 294:14 formulate [1] - 127:19 forth [2] - 13:23, 255:22 forthcoming [1] - 263:15 fortunately [1] - 217:8 forward [20] - 23:20, 41:17, 53:22, 59:7, 64:4, 69:14, 71:19, 77:2, 115:22, 122:3, 177:13, 200:15, 271:9, 276:5, 286:20, 287:15, 287:23, 288:17, 290:16, 319:22 four [29] - 51:3, 61:5, 90:4, 114:16, 114:17, 114:22, 126:13, 126:14, 139:19, 198:24, 200:9, 267:19, 268:1, 271:16, 273:23, 274:23, 274:24, 277:10,</p>	<p>282:2, 283:17, 283:20, 283:22, 284:21, 285:1, 286:24, 290:1, 298:18 four-inch [1] - 114:22 four-story [1] - 298:18 fourth [9] - 42:9, 67:13, 67:23, 132:13, 267:22, 267:24, 272:18, 273:1, 288:21 foyer [1] - 223:4 frame [5] - 85:1, 116:25, 117:19, 118:3, 268:6 frames [1] - 90:5 Frankensteined [1] - 72:10 frankly [2] - 69:15, 185:5 free [2] - 266:6, 307:8 French [2] - 9:22, 10:5 front [94] - 18:17, 19:8, 36:4, 39:13, 40:13, 43:1, 43:2, 43:7, 45:21, 46:4, 47:16, 48:1, 49:18, 50:21, 50:25, 52:24, 57:6, 64:7, 66:6, 66:14, 70:3, 75:2, 79:16, 81:18, 103:11, 104:21, 105:22, 106:10, 114:23, 118:12, 136:4, 137:16, 139:9, 139:12, 142:3, 142:6, 144:13, 145:20, 146:16, 147:13, 165:19, 172:22, 176:15, 176:22, 176:25, 178:16, 178:22, 179:1, 179:11, 179:22, 180:9, 180:13, 180:22, 182:14, 183:18, 184:24, 187:1, 189:15, 189:18, 190:8, 190:13, 191:9, 194:9, 197:22, 200:25, 201:7, 201:15, 205:14, 206:2, 210:13, 212:2, 212:6, 213:5, 213:6, 213:17, 222:5, 222:12, 222:17, 223:14, 225:11, 228:12,</p>	<p>231:14, 234:22, 235:5, 235:7, 240:24, 248:13, 250:11, 252:17, 277:25, 291:16, 297:11, 298:20 frosted [1] - 228:5 fruition [1] - 290:23 full [18] - 7:17, 50:21, 66:19, 67:11, 84:7, 131:7, 145:1, 147:2, 147:10, 147:19, 209:8, 265:19, 268:7, 268:12, 268:16, 294:18, 315:13, 319:1 full-size [5] - 131:7, 145:1, 147:2, 147:19, 209:8 fun [1] - 160:15 function [4] - 57:9, 82:3, 116:8, 295:9 functional [1] - 87:16 functionality [1] - 223:22 Fund [1] - 263:13 fundamentally [2] - 213:19, 267:4 funded [1] - 263:13 funding [1] - 300:14 fuse [1] - 226:6 future [7] - 15:7, 56:10, 69:8, 185:19, 191:12, 266:11, 327:22</p> <p style="text-align: center;">G</p> <p>gable [4] - 103:22, 151:21, 151:23, 297:24 gabled [1] - 297:22 gain [3] - 89:17, 99:1, 210:3 Gallas [3] - 291:21, 294:15, 295:12 gambrel [7] - 151:20, 152:15, 165:3, 170:24, 171:2, 171:15, 174:11 gambrel's [1] - 171:2 game [1] - 302:19 garage [42] - 8:8, 8:9, 8:17, 8:19, 9:11, 9:12, 9:15, 10:12, 12:25, 13:2, 13:5, 13:15, 13:16, 13:21, 17:4, 38:15, 38:19, 43:19, 43:21, 44:4, 44:24, 47:6, 47:7,</p>	<p>52:19, 65:20, 80:15, 81:3, 81:20, 180:3, 198:12, 199:1, 199:10, 201:10, 252:6, 253:15, 256:21, 256:23, 256:24, 259:19, 260:1 garages [4] - 8:9, 16:11, 102:13, 176:16 garden [1] - 18:19 Gary [1] - 20:5 gas [2] - 94:13, 206:16 general [4] - 98:12, 110:18, 111:8, 122:19 General [2] - 1:19, 2:16 generally [14] - 14:16, 31:18, 85:7, 86:20, 101:2, 101:15, 105:25, 106:13, 116:6, 128:2, 142:12, 215:3, 265:5, 295:15 generic [1] - 134:14 generically [1] - 293:1 gentleman [1] - 31:1 gentrify [1] - 301:3 genuinely [1] - 212:10 get-go [1] - 326:12 giant [2] - 55:1, 231:13 Ginny [6] - 261:2, 261:11, 261:13, 262:25, 292:25, 295:6 ginny [1] - 292:19 GIS [1] - 47:11 given [5] - 69:2, 160:3, 183:13, 273:1, 301:7 glad [3] - 166:19, 257:13, 303:11 glass [7] - 86:12, 87:22, 92:8, 92:9, 92:18, 94:13, 228:5 Gloria [5] - 2:25, 3:1, 3:11, 12:4, 15:6 GLORIA [1] - 1:19 goal [1] - 93:5 golly [2] - 124:23, 205:22 gonna [3] - 200:24, 206:16, 206:23 Google [2] - 213:14, 297:9 gosh [1] - 113:22 gotcha [1] - 81:3 grade [12] - 133:5,</p>
--	---	---	--	--

<p>133:11, 133:17, 133:23, 134:3, 134:15, 134:25, 140:6, 140:11, 140:14, 140:21, 141:2 grant [2] - 187:25, 309:7 Grant [1] - 309:5 granted [1] - 233:19 graphic [1] - 295:17 grass [6] - 190:7, 190:10, 190:15, 191:6, 220:5, 222:13 gravel [4] - 32:25, 179:15, 180:15, 187:9 gray [1] - 111:23 Great [3] - 79:23, 79:24, 81:6 great [27] - 54:22, 59:15, 95:21, 124:17, 127:22, 131:13, 136:7, 137:21, 168:8, 180:7, 197:1, 197:9, 206:21, 218:17, 230:11, 260:12, 260:18, 281:18, 306:13, 312:13, 312:15, 314:22, 315:12, 322:14, 323:4, 323:6, 327:13 greater [2] - 45:17, 202:3 greatly [2] - 56:4, 200:10 green [4] - 80:1, 81:12, 90:13, 179:22 greenscape [1] - 186:25 greenspace [12] - 176:22, 177:1, 197:8, 201:6, 204:21, 209:23, 210:1, 210:2, 210:12, 210:17, 210:18 grew [3] - 217:3, 255:8, 255:16 Griffith [1] - 88:13 GRIFFITH [14] - 88:18, 88:22, 88:24, 89:3, 89:10, 91:21, 92:16, 94:1, 94:5, 94:15, 94:25, 95:19, 95:22, 96:14 ground [3] - 111:4, 197:16, 311:6 groundswell [1] -</p>	<p>283:16 grown [1] - 158:5 grows [1] - 80:4 guess [18] - 24:25, 28:9, 120:15, 125:7, 126:24, 138:19, 151:22, 155:19, 208:19, 242:25, 247:20, 265:2, 270:1, 279:14, 304:5, 309:14, 310:25, 316:17 guessing [1] - 234:20 guests [1] - 222:16 guidance [1] - 69:2 guidelines [5] - 106:1, 177:2, 177:8, 184:2, 212:23 guy [4] - 29:3, 186:15, 187:23, 315:5 guys [38] - 8:2, 49:11, 52:4, 60:1, 60:24, 61:4, 61:14, 74:18, 86:25, 112:15, 116:17, 130:11, 135:15, 136:7, 137:3, 141:15, 157:15, 157:22, 187:11, 202:21, 203:15, 204:1, 205:22, 225:12, 227:16, 231:9, 232:12, 236:3, 262:10, 299:23, 309:14, 311:2, 312:9, 313:11, 315:12, 322:24, 324:1, 328:7 guys' [1] - 311:1</p>	<p>146:15, 177:23, 181:15, 188:3, 216:5, 253:25, 263:1, 283:8, 285:12, 293:22 hand-troweled [1] - 17:10 hand-trowelled [1] - 16:23 handle [4] - 68:16, 198:8, 244:5, 284:25 handled [2] - 236:3, 239:16 Hang [1] - 108:17 happy [8] - 62:6, 62:8, 62:9, 111:9, 127:10, 134:1, 184:9, 296:24 hard [8] - 37:18, 58:19, 79:25, 190:19, 190:20, 214:12, 214:22, 234:3 Hardiboard [1] - 100:25 Hardware [1] - 226:13 hardware [1] - 218:14 hardwood [1] - 218:25 harmless [1] - 195:25 HAYDEN [36] - 40:24, 41:21, 41:25, 42:4, 42:6, 44:8, 44:11, 44:16, 44:20, 45:10, 45:12, 48:16, 58:13, 58:16, 67:3, 77:23, 78:3, 78:6, 78:9, 78:14, 78:24, 79:4, 79:11, 79:14, 79:17, 79:20, 79:24, 80:9, 80:17, 80:20, 81:1, 83:1, 83:8, 83:12, 83:15, 83:22 Hayden [4] - 41:18, 41:21, 58:15, 78:13 hazard [1] - 219:25 head [3] - 145:17, 168:19, 287:4 headed [2] - 185:20, 282:1 hear [14] - 2:10, 8:3, 24:1, 30:1, 58:16, 59:12, 84:1, 98:7, 106:8, 187:12, 220:22, 230:13, 278:18, 289:6 heard [14] - 4:5, 34:21, 71:12, 207:16, 267:17, 277:5, 282:19, 284:18, 285:19, 285:20, 290:14, 291:19,</p>	<p>310:6, 310:7 Hearing [1] - 15:16 hearing [50] - 3:25, 4:11, 5:19, 5:25, 6:9, 6:16, 6:24, 7:6, 7:9, 10:22, 15:17, 17:22, 19:25, 23:8, 30:16, 34:3, 41:15, 58:12, 59:3, 67:25, 68:5, 73:17, 88:4, 97:7, 98:24, 99:19, 102:5, 112:12, 113:15, 115:8, 121:11, 125:17, 125:24, 148:25, 157:3, 164:5, 171:25, 176:2, 176:12, 177:12, 186:21, 200:20, 215:15, 215:20, 227:13, 246:11, 266:18, 276:10, 322:23, 326:7 hearings [1] - 310:5 heart [1] - 63:5 heartburn [1] - 165:14 hearty [1] - 289:17 heat [3] - 89:17, 99:1 heated [1] - 44:14 heavily [1] - 96:25 hedging [1] - 59:7 height [27] - 35:9, 35:13, 35:24, 36:1, 36:11, 36:24, 36:25, 39:18, 39:24, 42:19, 45:19, 46:15, 47:1, 50:8, 56:21, 64:8, 65:16, 78:16, 78:22, 123:18, 132:25, 133:7, 133:8, 134:23, 257:25, 258:5, 297:3 held [4] - 1:7, 67:17, 292:15, 294:9 hello [1] - 294:4 help [14] - 50:20, 50:25, 61:14, 69:2, 96:23, 109:15, 144:7, 187:2, 194:5, 231:9, 234:5, 277:18, 311:21, 323:16 helpful [3] - 51:10, 64:10, 325:2 helping [1] - 17:3 helps [2] - 83:16, 239:1 herring [1] - 28:23 Herschel [6] - 48:21, 176:7, 176:11,</p>	<p>177:21, 195:8, 226:14 Hi [1] - 177:17 hi [3] - 49:6, 110:17, 177:16 hidden [1] - 302:12 hideous [1] - 52:25 hierarchy [1] - 254:22 high [2] - 258:18, 292:15 higher [4] - 57:24, 258:12, 301:9, 327:1 highlighted [1] - 179:18 highlighting [1] - 178:12 highly [1] - 93:22 himself [1] - 5:4 hip [16] - 46:6, 47:23, 166:1, 166:3, 166:9, 166:10, 167:9, 168:16, 171:6, 171:10, 171:20, 171:23, 174:6, 174:7, 174:13 hipped [2] - 152:11, 152:13 hire [2] - 225:20, 225:23 hired [1] - 225:19 hiring [1] - 225:3 HISTORIC [1] - 1:3 Historic [10] - 2:4, 2:17, 2:20, 2:21, 2:24, 18:8, 54:6, 74:6, 138:5, 314:17 historic [45] - 8:20, 9:10, 26:22, 33:3, 36:8, 50:6, 50:9, 50:20, 65:14, 84:13, 96:25, 97:9, 97:10, 97:14, 98:8, 98:9, 98:14, 106:1, 107:12, 111:3, 111:5, 137:13, 149:18, 149:25, 151:13, 152:4, 153:25, 154:4, 154:22, 156:6, 156:18, 158:10, 162:16, 176:15, 184:2, 196:11, 212:21, 217:14, 260:7, 281:2, 281:9, 300:16, 309:7, 313:1 historic-related [1] - 309:7 historical [12] - 56:9, 162:20, 162:21, 164:10, 206:3,</p>
H				
<p>habitable [1] - 256:1 half [11] - 56:24, 56:25, 63:17, 75:10, 78:18, 78:21, 198:3, 218:23, 222:23, 223:2, 250:4 half-inch [1] - 218:23 hallway [2] - 3:7, 43:19 hallways [1] - 44:4 hand [30] - 11:6, 12:13, 13:22, 16:23, 17:10, 20:8, 41:24, 48:24, 51:18, 53:7, 55:16, 88:17, 100:6, 121:20, 145:23, 145:24, 145:25, 146:1, 146:14,</p>				

<p>217:20, 218:12, 222:2, 232:21, 265:23, 277:17, 312:5 historically [4] - 14:3, 158:16, 212:13, 214:17 history [3] - 299:7, 300:25, 311:3 hit [3] - 168:18, 206:16, 220:8 hmmm [1] - 286:2 Hogan [1] - 1:9 hold [5] - 23:22, 72:7, 195:24, 200:19, 203:13 hole [1] - 82:17 holes [1] - 314:11 home [34] - 26:18, 26:19, 26:20, 43:1, 93:6, 101:16, 116:4, 117:24, 137:16, 173:12, 216:23, 216:25, 217:1, 217:13, 217:19, 217:21, 217:23, 218:11, 218:16, 218:20, 219:3, 220:14, 221:17, 221:20, 222:2, 222:13, 222:22, 222:23, 223:5, 223:11, 223:14, 248:6 homeless [2] - 299:17, 300:11 homeowner [5] - 112:9, 233:7, 240:15, 240:23, 242:24 homeowners [2] - 126:25, 173:8 homes [8] - 20:19, 53:20, 97:15, 116:14, 116:15, 217:4, 223:23, 224:13 honest [2] - 82:6, 233:6 honestly [3] - 65:10, 77:5, 250:7 Honesty [1] - 249:10 honor [2] - 327:1, 327:11 hope [4] - 61:7, 61:8, 323:20 hopefully [1] - 184:6 hoping [4] - 178:20, 179:19, 256:4, 318:10</p>	<p>horizontal [6] - 36:14, 44:5, 47:18, 47:25, 48:3, 104:3 horizontally [1] - 39:1 horizontally- oriented [1] - 39:1 horizontals [1] - 36:23 hour [1] - 289:14 hours [1] - 3:12 House [1] - 43:9 house [129] - 8:19, 9:8, 10:1, 10:3, 10:14, 10:17, 13:1, 13:7, 13:21, 18:4, 18:18, 19:8, 21:4, 36:9, 38:19, 47:4, 53:18, 53:25, 54:2, 54:3, 54:4, 57:12, 57:15, 57:23, 80:14, 81:22, 84:9, 84:11, 84:12, 89:12, 89:13, 90:9, 90:24, 91:2, 91:14, 92:7, 92:23, 93:22, 94:17, 95:15, 95:25, 96:8, 96:10, 97:8, 98:17, 101:5, 101:6, 102:20, 105:6, 107:15, 107:19, 108:6, 108:23, 108:25, 109:1, 109:6, 109:11, 116:17, 117:2, 117:5, 117:9, 117:18, 118:2, 118:5, 118:24, 118:25, 119:2, 120:19, 120:20, 120:22, 123:1, 123:2, 123:7, 123:23, 124:1, 134:11, 137:13, 137:18, 140:4, 150:12, 151:4, 151:8, 151:13, 151:14, 151:17, 151:19, 152:3, 152:8, 152:13, 153:7, 155:6, 158:2, 158:6, 158:9, 159:8, 160:6, 164:22, 165:15, 165:16, 165:19, 166:10, 171:23, 184:24, 213:6, 213:18, 214:19, 218:1, 223:1, 223:20, 225:6, 231:14, 232:21, 232:22, 234:6, 241:23, 241:25, 242:3,</p>	<p>248:14, 248:25, 250:8, 253:8, 254:20, 256:9, 257:7, 258:21 housekeeping [1] - 260:25 houses [16] - 35:13, 40:16, 40:20, 41:1, 54:10, 57:4, 66:4, 66:7, 76:15, 95:24, 101:22, 152:24, 152:25, 172:25, 173:2 Housing [1] - 300:8 housing [7] - 43:21, 295:1, 300:20, 301:2, 302:17, 302:18, 313:7 huge [1] - 323:16 human [1] - 82:2 hundred [4] - 165:24, 169:18, 300:10, 312:4 Hunter [4] - 41:21, 57:12, 79:21, 128:14 hurdle [1] - 211:5 hurt [1] - 109:7 hurting [1] - 258:7 husband [1] - 179:21 hyphen [1] - 253:7</p> <p style="text-align: center;">I</p> <p>I-10 [1] - 311:8 idea [13] - 109:10, 113:3, 127:21, 127:22, 168:8, 171:17, 171:18, 180:8, 299:25, 300:13, 304:22, 305:9, 306:13 ideal [1] - 136:9 ideally [1] - 311:4 identical [1] - 37:3, 45:22, 53:25, 54:1, 54:11, 54:17, 77:11, 78:2, 92:21, 214:2, 214:7 identified [1] - 275:16 Ill [1] - 1:14 IM [1] - 141:19 images [1] - 48:7 IMG [1] - 141:19 immediate [1] - 35:10 immediately [1] - 116:18 impact [3] - 54:25, 103:6, 182:17 impacts [1] - 37:10 implicate [1] - 277:16</p>	<p>importance [1] - 257:17 important [5] - 50:1, 96:25, 107:17, 107:18, 326:11 impossible [1] - 311:16 impractical [1] - 108:24 improve [4] - 21:2, 21:3, 90:8, 250:2 improvement [1] - 197:1 improvements [2] - 21:2, 183:17 improves [2] - 188:16, 188:17 inappropriate [1] - 252:4 Inaudible [5] - 73:5, 77:23, 81:14, 296:12, 321:13 inaudible [17] - 57:19, 81:13, 81:16, 81:17, 87:25, 105:4, 133:22, 155:2, 155:3, 187:3, 210:14, 254:1, 305:16, 308:8, 316:2, 316:18, 324:10 inaudible [12] - 58:2, 73:2, 91:19, 91:22, 120:11, 134:21, 144:11, 273:20, 295:20, 314:8, 324:13, 328:18 incentives [1] - 309:2 inch [8] - 90:17, 90:19, 114:13, 114:22, 202:1, 202:2, 182:23, 218:24 inches [15] - 45:20, 114:16, 114:17, 133:23, 134:17, 134:19, 135:7, 140:5, 140:11, 140:14, 140:21, 141:2, 182:24, 183:5, 258:12 inclined [2] - 189:2, 276:12 include [8] - 52:18, 85:14, 92:4, 101:16, 168:1, 168:11, 193:22, 249:24 included [5] - 9:9, 9:21, 19:7, 74:8, 221:19 includes [1] - 41:5</p>	<p>including [1] - 289:21 income [2] - 292:14, 292:17 incompatible [3] - 35:14, 49:23, 164:9 incorporate [2] - 13:9, 98:12 incorporated [2] - 14:6, 49:15 incorporating [1] - 13:9 increase [1] - 92:22 increases [1] - 47:8 indeed [1] - 263:16 indicated [1] - 47:6 indicates [1] - 215:3 indicating [5] - 88:6, 146:18, 147:13, 155:3, 176:23 indicating [6] - 85:19, 101:5, 103:18, 117:4, 213:7, 299:1 indication [1] - 36:15 indigenous [1] - 266:25 individual [1] - 281:10 indulge [1] - 275:12 inefficient [1] - 221:21 infilled [1] - 103:21 inflexible [1] - 187:17 influences [1] - 60:5 inform [1] - 265:2 informal [1] - 216:17 information [1] - 12:22, 18:1, 18:2, 89:4, 89:16, 98:2, 142:24, 152:23, 153:3, 153:25, 167:1 informed [1] - 262:17 Ingleside [4] - 211:19, 211:22, 216:3, 246:13 initial [4] - 49:16, 55:3, 61:15, 171:19 initiated [1] - 176:9 innocently [1] - 212:10 innovative [1] - 82:1 input [5] - 76:16, 129:19, 182:5, 187:19, 328:10 insert [1] - 139:19 inside [1] - 15:23, 16:8, 86:9, 90:23, 91:2, 91:4, 247:22, 248:2, 257:1, 302:9, 308:1 insist [1] - 290:15 inspectors [1] - 229:1 install [2] - 206:18,</p>
--	--	--	---	---

<p>235:4 installed [5] - 32:15, 32:21, 33:16, 212:6, 229:5 instead [5] - 25:21, 63:15, 169:16, 170:21, 192:6 Institute [2] - 294:7, 294:11 institution [1] - 320:24 institutional [1] - 192:11 insulate [1] - 257:7 insulated [1] - 92:23 insulation [2] - 92:25, 99:3 insurance [1] - 320:25 intact [1] - 267:4 integral [1] - 292:3 integrated [1] - 295:10 integrity [2] - 13:7, 301:1 intend [1] - 295:2 intended [1] - 108:9 intense [1] - 268:13 intent [5] - 90:7, 160:25, 223:19, 233:21 intentional [1] - 43:3 interest [1] - 64:23 interested [6] - 276:10, 276:25, 278:24, 301:17, 309:3, 321:4 interesting [2] - 29:22, 85:22 interfere [2] - 3:8, 13:6 interim [1] - 282:11 Interior [2] - 184:3, 236:21 interior [9] - 8:25, 14:12, 95:5, 95:6, 95:10, 217:2, 219:3, 308:6, 309:1 Interior's [1] - 49:24 interject [1] - 320:14 international [1] - 291:21 interpret [1] - 95:17 interrupting [1] - 203:20 intersection [1] - 50:13 introduced [1] - 45:24 introduces [1] - 152:6 introducing [1] - 165:25 introductions [2] - 2:7, 2:12 invalid [3] - 288:3,</p>	<p>288:4, 288:5 invested [1] - 51:9 invited [1] - 162:8 involve [2] - 243:12, 243:14 involved [1] - 236:17 involvement [1] - 67:10 involves [1] - 268:12 ish [3] - 111:11, 114:7, 143:15 issue [26] - 14:21, 33:12, 35:14, 38:2, 38:14, 42:20, 68:18, 76:13, 77:8, 104:24, 110:22, 116:8, 123:6, 131:18, 142:3, 156:19, 163:8, 182:16, 182:21, 219:13, 219:16, 220:7, 221:9, 231:5, 232:12, 303:17 issued [3] - 183:21, 184:7, 196:1 issues [12] - 8:24, 34:23, 35:8, 82:18, 124:13, 156:12, 182:7, 183:23, 191:1, 196:11, 299:22, 305:21 item [23] - 3:9, 5:5, 5:9, 6:21, 11:24, 15:14, 18:6, 18:11, 19:6, 23:5, 48:18, 65:19, 96:22, 99:23, 113:12, 125:18, 125:21, 125:25, 164:2, 181:10, 211:18, 227:10, 251:14 Item [18] - 4:19, 6:11, 7:7, 7:8, 18:9, 34:5, 84:2, 99:21, 115:16, 115:23, 149:2, 175:24, 176:6, 211:9, 211:19, 247:6, 247:8, 260:23 items [5] - 4:2, 4:5, 4:8, 5:22, 260:25 Items [3] - 5:13, 5:17, 6:10 itself [11] - 39:19, 49:22, 50:4, 50:23, 86:5, 116:7, 170:19, 209:11, 209:13, 217:23, 317:1</p>	<p style="text-align: center;">J</p> <p>JACK [1] - 1:14 JACKSONVILLE [1] - 1:2 Jacksonville [15] - 1:10, 2:4, 11:4, 41:22, 48:21, 121:18, 157:9, 216:3, 217:25, 254:15, 261:14, 300:19, 302:13, 307:5, 327:12 Jacksonville's [1] - 300:16 jaggers [1] - 47:18 jam [1] - 82:16 January [1] - 73:18 jarring [1] - 14:13 Jax [1] - 294:13 Jean [2] - 99:22, 100:21 Jessie [1] - 263:13 JHPC [1] - 97:8 job [5] - 38:25, 54:7, 89:20, 95:16, 260:13 jobs [1] - 301:11 Joel [4] - 267:23, 268:10, 269:20, 273:5 Joel's [2] - 265:20, 266:17 JOHN [1] - 1:15 john [1] - 126:4 John [15] - 2:23, 11:3, 59:13, 70:14, 120:17, 126:18, 146:12, 146:20, 157:8, 174:8, 199:13, 230:19, 234:18, 292:8, 298:7 John's [4] - 128:9, 136:2, 294:22, 303:15 Johns [6] - 88:14, 152:23, 157:24, 158:3, 163:5, 173:1 join [1] - 292:11 joined [1] - 41:13 joists [1] - 155:18 judgment [1] - 163:8 judicata [5] - 68:18, 71:12, 72:24, 77:16, 77:25 judicial [1] - 262:2 June [5] - 269:16, 269:21, 269:24, 306:19, 329:15 Junior [1] - 12:2 jurisdiction [2] -</p>	<p>201:24, 244:11</p> <p style="text-align: center;">K</p> <p>K-through-8 [2] - 301:18, 301:25 Kay [5] - 51:15, 61:18, 96:18, 184:19, 326:3 keep [18] - 42:20, 45:10, 45:11, 72:2, 91:13, 161:4, 172:14, 173:8, 173:11, 182:14, 191:23, 201:13, 201:14, 204:21, 223:12, 233:8, 320:25, 326:7 keeper [1] - 15:6 keeping [9] - 9:7, 10:17, 38:25, 80:14, 102:15, 136:8, 149:21, 218:1, 257:19 kick [1] - 280:18 kids [1] - 302:1 killing [2] - 83:4, 230:17 kind [138] - 9:23, 9:24, 16:25, 17:6, 23:22, 25:23, 29:22, 32:12, 33:7, 35:25, 36:17, 37:10, 37:11, 37:17, 37:23, 38:4, 38:13, 38:17, 40:12, 42:10, 45:1, 47:18, 52:4, 56:7, 56:9, 59:22, 59:24, 60:2, 60:4, 60:5, 60:6, 60:12, 60:15, 60:18, 60:19, 60:21, 60:23, 60:24, 61:7, 61:10, 61:12, 61:17, 62:9, 62:10, 62:15, 62:17, 62:23, 64:3, 64:9, 67:9, 75:17, 75:22, 78:20, 95:7, 97:1, 101:11, 101:21, 108:23, 111:3, 111:10, 111:23, 113:3, 114:3, 114:10, 114:12, 122:19, 123:20, 124:17, 125:3, 125:5, 125:10, 129:3, 131:19, 132:2, 134:9, 136:10, 139:19, 139:20, 139:22, 151:22, 155:20, 158:8, 158:12, 158:15,</p>	<p>158:18, 160:4, 160:11, 160:24, 161:1, 161:5, 161:14, 162:6, 162:11, 162:12, 162:15, 166:2, 167:24, 167:25, 168:2, 168:9, 168:12, 169:23, 169:25, 170:3, 171:11, 171:18, 181:3, 181:23, 183:12, 187:1, 187:2, 191:1, 200:15, 206:14, 207:23, 212:22, 219:9, 222:19, 231:18, 232:8, 232:15, 234:10, 240:3, 240:10, 247:11, 249:20, 252:13, 253:3, 255:8, 261:19, 270:12, 292:18, 303:12 kindly [1] - 100:1 kinds [1] - 328:7 King [1] - 189:9 Kings [1] - 41:21 kitchen [3] - 81:25, 131:17, 226:4 knock [4] - 60:22, 70:7, 306:9, 306:12 knowing [4] - 97:10, 217:12, 221:25, 249:7 knowledge [2] - 192:11, 192:18 knows [1] - 4:22</p> <p style="text-align: center;">L</p> <p>L-shape [4] - 310:11, 310:19, 317:18, 319:1 L-shaped [3] - 295:8, 295:13, 295:24 labeled [1] - 148:1 lack [4] - 65:24, 188:11, 188:22 land [4] - 278:5, 280:19, 288:16, 300:4 Land [5] - 272:7, 283:1, 288:14, 294:7, 294:11 landmark [66] - 266:16, 268:8, 268:10, 268:12, 268:16, 268:18,</p>
---	--	---	--	--

<p>270:5, 270:11, 270:16, 270:20, 270:24, 271:1, 271:8, 271:10, 274:19, 279:19, 282:1, 282:19, 283:8, 284:25, 285:2, 285:9, 286:8, 287:14, 287:22, 288:1, 288:9, 288:13, 288:16, 288:20, 290:2, 290:16, 303:13, 303:16, 303:25, 304:7, 304:17, 304:18, 304:19, 305:10, 305:13, 305:25, 306:12, 307:4, 307:5, 307:6, 307:7, 308:4, 309:13, 310:13, 315:3, 315:8, 315:13, 316:11, 317:1, 317:3, 317:21, 317:23, 318:7, 318:25, 319:13, 319:16, 320:8, 320:10, 326:24 landmarked [5] - 280:6, 280:20, 305:19, 315:6, 317:19 landmarking [7] - 275:7, 282:23, 290:23, 306:3, 315:10, 316:8, 319:22 landmarks [1] - 327:3 landscape [3] - 80:2, 104:21, 178:10 landscaping [2] - 81:12, 190:12 Lane [1] - 55:14 language [4] - 139:20, 139:23, 144:8, 303:8 lap [5] - 44:5, 100:24, 103:22, 104:1, 104:3 large [9] - 35:23, 45:5, 47:7, 47:11, 173:2, 206:22, 252:10, 296:18, 298:8 Large [1] - 1:11 largely [3] - 165:17, 169:8, 209:6 larger [14] - 13:5, 27:5, 38:9, 38:21, 39:20, 43:23, 50:9, 57:13, 57:17, 170:1, 178:18, 221:7,</p>	<p>252:9, 255:16 last [59] - 3:15, 3:18, 4:1, 10:11, 22:13, 26:9, 26:11, 34:11, 35:5, 35:7, 37:15, 38:23, 39:2, 46:11, 49:8, 63:1, 63:13, 122:7, 122:8, 122:9, 122:10, 132:16, 140:7, 141:3, 141:4, 163:3, 176:12, 176:18, 179:8, 180:1, 181:23, 183:11, 187:10, 190:24, 206:19, 217:9, 224:22, 225:15, 244:8, 263:14, 264:3, 265:1, 265:18, 266:18, 267:2, 267:17, 267:20, 269:3, 275:13, 277:5, 281:17, 285:18, 291:15, 294:12, 301:14, 320:21 late [10] - 205:13, 205:19, 206:3, 206:24, 254:16, 254:17, 275:13, 276:9, 289:14, 323:25 latest [1] - 38:8 laundromat [1] - 183:20 laundry [3] - 107:19, 192:25, 199:5 lawn [1] - 43:18 lawyer's [1] - 111:21 layout [1] - 28:13 lead [2] - 188:19, 294:14 leaded [2] - 92:10, 92:11 leading [1] - 18:17 lean [1] - 60:16 leaning [1] - 56:5 learned [1] - 97:16 learning [3] - 216:16, 217:16, 218:6 least [12] - 35:12, 64:3, 78:19, 87:8, 91:17, 140:5, 154:22, 156:10, 190:12, 213:16, 260:2, 277:10 leave [8] - 12:10, 28:10, 90:22, 102:24, 103:2, 186:15, 310:18,</p>	<p>310:19 leaving [1] - 147:19 Lechlade [4] - 4:3, 251:3, 255:7, 255:19 left [30] - 14:14, 102:10, 117:15, 131:3, 131:12, 139:11, 139:16, 142:20, 144:25, 145:4, 146:14, 146:15, 147:7, 147:8, 170:15, 170:18, 180:18, 188:3, 218:1, 224:1, 232:10, 253:13, 255:12, 280:10, 295:14, 296:10, 297:20, 312:18, 324:7 left-hand [2] - 146:14, 188:3 legal [2] - 303:20, 316:5 legally [2] - 111:18, 280:10 legislation [2] - 320:2, 320:6 lend [2] - 39:19, 50:23 lends [1] - 209:11 length [4] - 44:17, 66:3, 66:19, 151:3 lengths [1] - 218:17 less [12] - 14:2, 14:13, 18:25, 22:22, 33:12, 46:16, 102:11, 102:16, 103:6, 142:2, 143:5, 258:6 lessen [1] - 43:6 letter [1] - 327:14 letting [3] - 20:15, 186:6 lev [1] - 236:22 level [8] - 8:23, 85:21, 86:12, 87:15, 124:13, 297:15, 304:19, 327:7 lies [1] - 295:3 lieu [1] - 165:6 lifestyle [1] - 158:9 light [12] - 9:19, 218:5, 227:19, 227:20, 227:23, 227:24, 228:2, 228:6, 232:7, 232:17, 268:10, 312:24 lighted [1] - 132:10 lighting [1] - 178:11 lights [1] - 232:5 likely [1] - 243:7 limb [1] - 290:4</p>	<p>limit [3] - 15:7, 128:10, 176:24 limitation [2] - 78:24, 199:2 limitations [1] - 268:6 limited [9] - 33:8, 177:4, 198:16, 198:17, 198:18, 199:5, 208:21, 209:4, 212:22 limiting [1] - 32:20 limits [1] - 295:17 line [11] - 13:19, 21:19, 24:10, 36:10, 63:23, 117:25, 197:13, 197:17, 219:11, 295:22, 296:14 LISA [1] - 1:18 Lisa [6] - 32:9, 94:24, 97:25, 197:3, 287:4, 313:24 listed [4] - 110:21, 111:22, 141:20, 327:2 listened [1] - 303:11 listing [1] - 281:10 lit [1] - 173:2 live [6] - 20:17, 22:11, 52:1, 158:8, 301:11, 301:13 liveable [1] - 249:25 lived [2] - 157:19, 221:16 living [10] - 81:15, 81:19, 81:24, 100:23, 206:17, 221:20, 254:23, 302:7, 302:8 LLC [1] - 84:8 loan [1] - 300:6 local [4] - 304:17, 309:1, 317:1, 317:3 locate [1] - 176:20 located [2] - 8:12, 155:7 location [11] - 17:2, 34:15, 48:1, 142:4, 157:23, 157:25, 162:9, 212:7, 232:22, 247:5, 255:24 locations [2] - 122:20, 255:22 logic [2] - 278:2, 278:18 logical [2] - 169:15, 174:13 long-stretch [1] - 55:1 longstanding [2] -</p>	<p>31:22, 32:1 look [71] - 25:24, 26:25, 27:3, 33:17, 47:14, 52:3, 52:22, 54:10, 57:14, 59:20, 66:11, 78:18, 81:17, 89:25, 90:16, 91:14, 92:20, 92:21, 98:13, 102:23, 103:17, 108:5, 133:1, 137:16, 138:15, 138:16, 138:24, 143:20, 143:21, 143:22, 144:3, 154:1, 154:18, 158:24, 165:21, 172:16, 179:16, 180:1, 186:16, 194:20, 194:23, 197:15, 206:23, 231:20, 233:21, 236:5, 236:8, 236:18, 236:22, 238:1, 238:22, 239:23, 239:24, 244:14, 248:10, 248:22, 248:23, 253:9, 258:10, 258:13, 258:23, 264:7, 291:25, 297:23, 309:1, 309:7, 311:11, 316:18, 327:24, 328:5 looked [10] - 13:2, 49:17, 79:12, 171:1, 172:17, 192:16, 223:10, 223:12, 264:18, 297:9 looking [35] - 32:23, 33:2, 42:8, 49:25, 53:22, 68:9, 70:4, 74:23, 79:19, 92:20, 92:22, 93:20, 96:4, 115:23, 123:8, 132:24, 135:6, 142:16, 143:24, 147:8, 150:16, 154:25, 155:5, 178:5, 180:21, 209:21, 233:5, 251:10, 267:8, 269:5, 270:23, 271:25, 296:5, 298:21, 303:18 looks [19] - 19:14, 43:12, 54:2, 62:21, 73:1, 79:9, 80:5, 86:15, 136:18, 143:4, 147:25, 148:4, 166:11,</p>
---	--	---	---	--

<p>174:10, 178:17, 219:3, 228:14, 239:22 Lopera [2] - 2:19, 122:23 LOPERA [287] - 1:16, 2:19, 7:2, 15:20, 16:3, 16:9, 16:12, 16:15, 17:12, 25:25, 26:4, 26:8, 28:12, 28:17, 28:22, 30:22, 31:9, 33:18, 39:10, 40:19, 40:25, 41:5, 41:8, 63:8, 70:14, 75:23, 76:2, 76:8, 76:10, 76:19, 79:13, 79:15, 93:11, 94:3, 94:7, 94:18, 94:21, 96:15, 107:1, 112:6, 113:17, 113:22, 113:24, 114:12, 114:17, 114:20, 118:8, 118:15, 119:11, 119:13, 119:17, 119:21, 119:24, 120:6, 120:9, 120:12, 120:16, 125:12, 125:15, 126:1, 126:4, 127:3, 127:22, 131:2, 133:11, 133:16, 134:22, 136:16, 137:7, 137:24, 138:8, 138:11, 140:10, 141:18, 141:22, 141:25, 142:5, 142:8, 142:11, 143:14, 144:5, 145:24, 146:6, 146:15, 146:19, 146:24, 147:22, 148:1, 148:18, 152:21, 153:8, 153:19, 153:23, 154:8, 154:14, 155:10, 155:15, 156:8, 156:14, 157:1, 166:6, 166:14, 166:21, 166:25, 167:11, 167:15, 170:6, 170:8, 170:11, 170:15, 170:23, 172:6, 172:9, 172:11, 173:22, 173:24, 174:21, 175:1, 175:7, 175:10, 175:19, 179:25, 189:13, 189:25,</p>	<p>190:2, 190:16, 190:18, 191:17, 191:20, 193:3, 193:6, 193:16, 194:4, 194:7, 194:12, 194:15, 194:18, 194:25, 198:14, 199:13, 199:17, 199:24, 200:12, 200:14, 200:17, 200:22, 201:14, 201:19, 202:1, 202:5, 202:22, 203:1, 203:12, 203:14, 203:16, 204:9, 204:12, 204:15, 204:18, 204:22, 205:2, 206:5, 206:10, 206:18, 207:3, 207:14, 208:9, 208:23, 213:24, 214:4, 214:9, 214:14, 214:21, 214:24, 215:5, 215:8, 215:13, 224:10, 224:18, 225:17, 225:21, 225:25, 226:2, 226:7, 226:10, 226:15, 227:4, 227:15, 227:19, 228:4, 228:7, 229:19, 230:2, 230:7, 230:18, 231:3, 231:20, 232:1, 232:3, 233:7, 233:11, 234:13, 234:18, 235:3, 235:10, 235:14, 235:16, 235:20, 236:25, 237:18, 237:23, 237:25, 238:12, 238:15, 239:10, 240:14, 240:22, 241:3, 241:8, 241:22, 241:25, 242:6, 242:13, 242:18, 242:22, 243:13, 244:3, 244:9, 244:12, 244:19, 246:4, 247:21, 248:4, 248:7, 249:9, 249:22, 251:4, 251:6, 261:15, 264:10, 264:14, 264:23, 285:7, 287:3, 287:9, 287:11, 288:3,</p>	<p>288:5, 288:10, 288:18, 289:7, 289:10, 303:10, 304:20, 304:23, 305:8, 305:15, 307:3, 307:11, 307:16, 313:15, 313:19, 313:22, 313:24, 314:4, 316:14, 316:20, 317:11, 317:22, 318:4, 318:14, 318:18, 318:21, 319:8, 320:11, 320:13, 321:10, 321:21, 322:1, 322:5, 322:8, 322:11, 322:14, 323:9, 323:14, 323:17, 325:20 losing [2] - 109:8, 156:17 loss [1] - 99:1 love [9] - 56:17, 56:18, 59:14, 127:21, 157:22, 232:24, 256:5, 258:17, 278:17 lovely [2] - 170:25, 226:24 low [4] - 89:16, 91:19, 135:4, 294:25 low-rise [1] - 294:25 lower [3] - 85:3, 86:13, 260:3 lowered [2] - 167:25, 168:1 Ls [1] - 298:5 LURA [3] - 300:3, 300:9, 311:16 Lytle [4] - 311:7, 312:2, 314:10, 314:11</p>	<p>260:4 maintain [2] - 103:3, 109:3 maintaining [1] - 303:24 major [3] - 209:19, 223:13, 232:20 majority [4] - 84:16, 85:1, 98:8, 225:19 man [4] - 63:2, 124:25, 208:2, 235:13 manage [1] - 188:2 Mandarin [1] - 27:3 maneuver [1] - 183:4 manner [3] - 132:15, 139:25, 145:14 manufacturer's [1] - 213:25 manufacturers [1] - 93:15 map [3] - 47:11, 58:2, 294:17 Map [1] - 213:15 March [2] - 35:4, 49:13 mark [1] - 64:9 market [6] - 218:4, 225:7, 292:17, 294:25, 295:11, 302:18 Market [1] - 4:13 market-rate [3] - 294:25, 295:11, 302:18 marry [1] - 320:2 Marsh [4] - 178:7, 191:9, 199:22, 205:22 masked [1] - 298:17 mass [6] - 57:17, 66:6, 70:17, 128:12, 165:18, 302:15 massing [22] - 36:11, 38:8, 38:17, 38:21, 39:21, 40:10, 43:2, 43:7, 43:20, 45:25, 46:4, 47:9, 49:25, 50:7, 56:19, 62:2, 62:3, 62:5, 64:5, 65:17, 119:3, 151:24 massive [2] - 52:21, 66:11 massively [1] - 52:3 Master [1] - 281:12 master [4] - 169:21, 169:24, 265:25, 291:23 match [18] - 10:3, 10:13, 10:16, 14:22, 18:3, 36:23, 76:14, 104:3, 123:16,</p>	<p>123:17, 134:15, 174:2, 174:19, 174:22, 201:16, 231:7, 282:20 matched [1] - 9:19 matches [2] - 8:17, 8:22 matching [9] - 9:16, 78:22, 152:7, 173:18, 173:19, 174:7, 213:20, 235:4, 247:7 matchy [2] - 54:11, 54:13 material [4] - 100:25, 150:9, 150:10, 164:13 materials [10] - 8:18, 8:22, 9:15, 18:2, 43:25, 152:1, 152:2, 155:22, 162:17, 266:25 matrix [1] - 202:9 Matrix [5] - 202:24, 202:25, 203:2, 203:4, 204:20 matter [9] - 33:15, 134:24, 220:7, 221:10, 284:16, 303:20, 304:6, 304:15, 317:6 matters [3] - 77:6, 77:9, 195:12 mature [1] - 52:12 max [3] - 140:16, 140:19, 140:25 maximum [3] - 38:4, 134:23, 140:18 mayor's [1] - 311:18 mean [119] - 21:22, 24:5, 24:6, 27:5, 31:17, 39:23, 47:19, 51:4, 59:16, 60:17, 61:3, 61:8, 62:5, 62:14, 62:16, 65:3, 65:24, 66:22, 72:6, 75:18, 75:20, 76:21, 78:17, 79:8, 79:25, 80:2, 80:11, 80:12, 80:20, 82:10, 82:13, 82:19, 82:20, 95:13, 104:5, 106:15, 108:11, 111:12, 111:24, 112:19, 112:24, 113:3, 124:8, 124:19, 125:2, 127:1, 127:10, 127:14, 131:14, 131:21, 132:1, 132:17,</p>
M				
<p>ma'am [4] - 130:17, 203:12, 204:12, 272:13 magically [1] - 252:1 mail [1] - 269:6 mailed [1] - 264:20 main [18] - 8:18, 9:4, 9:20, 10:1, 14:18, 117:1, 132:18, 132:23, 161:6, 170:4, 210:5, 210:13, 253:8, 253:10, 258:20, 259:21, 259:22,</p>				

<p>134:1, 136:22, 137:1, 137:2, 138:13, 140:10, 142:23, 143:1, 148:10, 148:14, 156:20, 159:5, 162:3, 162:21, 164:11, 164:12, 165:17, 165:23, 166:2, 167:18, 179:20, 180:11, 180:12, 183:6, 189:9, 190:21, 191:5, 191:6, 191:12, 191:16, 192:24, 193:2, 193:14, 194:21, 195:12, 198:13, 199:8, 200:10, 206:1, 206:15, 207:24, 210:5, 232:19, 233:5, 233:14, 233:16, 234:4, 235:1, 240:3, 245:16, 245:18, 257:23, 258:4, 260:4, 260:10, 279:24, 280:7, 284:15, 290:5, 304:10, 304:16, 305:14, 305:15, 310:22, 310:23, 315:11, 317:10 means [4] - 133:6, 191:15, 249:14, 316:9 meant [2] - 58:25, 105:13 measure [2] - 168:4, 197:14 measurement [1] - 144:3 mec [1] - 243:25 mechanism [1] - 317:8 mechanisms [2] - 239:25, 244:1 meet [23] - 8:14, 64:21, 65:15, 65:20, 130:20, 173:11, 236:19, 236:21, 237:16, 239:12, 240:11, 241:2, 266:13, 271:16, 271:19, 274:23, 284:21, 284:25, 285:1, 286:24, 318:3, 323:21, 325:10 meeting [50] - 2:3, 3:8,</p>	<p>3:15, 3:18, 4:1, 18:14, 26:9, 26:11, 49:8, 49:13, 63:1, 63:14, 75:12, 76:17, 132:16, 176:18, 180:1, 181:23, 182:6, 183:11, 190:24, 206:20, 242:25, 267:2, 267:18, 267:20, 269:3, 269:16, 269:21, 269:24, 270:9, 270:11, 273:8, 275:13, 282:17, 285:13, 285:16, 285:18, 286:1, 286:14, 287:14, 287:22, 291:16, 306:19, 316:10, 325:10, 325:14, 325:15, 325:18, 328:21 meetings [2] - 34:11, 49:21 meets [11] - 66:4, 134:25, 142:8, 274:5, 274:10, 275:14, 277:10, 280:20, 286:18, 317:25 member [14] - 10:25, 11:25, 20:2, 48:19, 51:14, 53:3, 55:12, 88:8, 99:25, 121:13, 177:14, 215:18, 253:23, 261:1 Member [3] - 1:15, 1:15, 1:16 MEMBER [23] - 11:3, 12:1, 20:5, 48:20, 51:15, 53:4, 55:13, 88:6, 88:9, 88:13, 100:3, 121:16, 154:12, 177:15, 177:20, 203:11, 215:17, 215:19, 215:24, 253:24, 254:9, 254:13, 261:2 members [1] - 292:20 MEMBERS [56] - 3:22, 3:24, 4:9, 5:23, 6:6, 6:8, 6:22, 7:4, 7:6, 10:20, 15:15, 16:18, 17:15, 17:19, 17:21, 19:24, 23:1, 23:6, 33:25, 34:2, 41:11, 48:12, 58:10, 83:19, 88:3, 98:22, 99:16, 99:18, 102:3, 104:13, 113:13,</p>	<p>115:5, 115:7, 121:9, 125:22, 148:20, 148:22, 148:24, 153:10, 163:12, 163:15, 164:3, 175:15, 177:10, 184:14, 185:24, 227:8, 227:11, 229:24, 245:14, 246:8, 246:10, 253:20, 260:19, 322:20, 322:22 mentality [1] - 56:3 mention [5] - 15:4, 87:22, 105:1, 214:14, 287:13 mentioned [11] - 9:6, 40:9, 76:12, 166:20, 173:17, 174:12, 179:8, 193:4, 195:1, 199:14, 295:7 mentioning [2] - 147:4, 180:6 mess [2] - 311:10, 321:4 messy [1] - 130:7 met [12] - 12:20, 98:1, 157:18, 176:18, 195:15, 195:22, 241:6, 265:22, 269:12, 269:13, 273:25, 275:11 metal [6] - 46:9, 175:3, 248:20, 248:21, 249:20, 255:21 Meteor [1] - 254:14 method [2] - 137:9, 266:24 mic [2] - 216:13, 220:21 Michael [1] - 309:21 microphone [4] - 30:2, 53:14, 216:1, 220:20 microphones [1] - 8:3 mid [2] - 38:20, 110:21 mid-century [1] - 110:21 middle [10] - 47:19, 66:2, 94:13, 111:4, 112:8, 116:13, 118:2, 147:3, 292:11, 307:5 might [28] - 31:12, 37:12, 40:3, 40:6, 51:10, 55:5, 71:19, 71:22, 79:9, 117:25, 120:21, 123:21, 124:2, 124:3, 127:8, 133:2, 134:11,</p>	<p>135:12, 142:17, 177:6, 181:22, 192:10, 231:23, 232:11, 264:11, 277:2, 277:18, 327:9 mildew [1] - 87:8 Millers [2] - 256:12, 256:13 Millers' [2] - 256:9, 256:15 mimic [2] - 9:25, 260:2 mind [3] - 52:6, 238:3, 286:17 minded [1] - 312:12 mindful [1] - 98:11 minds [1] - 306:9 mindset [1] - 217:20 minimal [2] - 101:4, 107:19 minimum [8] - 102:14, 134:25, 135:8, 140:13, 140:17, 140:21, 142:8, 142:13 minivan [1] - 221:7 minor [3] - 128:8, 235:8, 258:4 minute [3] - 15:5, 118:12, 224:22 minutes [6] - 3:16, 3:18, 4:1, 15:8, 115:17, 211:14 mirror [1] - 48:7 miss [2] - 127:9, 129:3 missed [2] - 165:10, 168:25 missing [1] - 85:5 mission [2] - 311:1, 313:7 mistake [1] - 65:21 misunderstanding [1] - 262:23 mix [1] - 56:7 mixed [5] - 30:24, 31:2, 116:10, 292:14, 292:17 mixed-income [2] - 292:14, 292:17 models [1] - 258:10 modern [12] - 13:24, 52:7, 52:8, 54:12, 55:3, 55:4, 100:24, 158:8, 212:17, 215:11, 223:21, 248:25 modernize [1] - 46:13 modification [4] - 212:21, 220:10, 228:24, 229:6 modifications [6] -</p>	<p>212:14, 221:24, 223:11, 226:4, 248:16, 249:1 modified [2] - 26:21, 250:13 modifying [2] - 167:5, 180:2 molding [3] - 218:18, 223:7, 297:24 Monday [2] - 264:15, 265:14 money [3] - 187:15, 298:9, 300:6 mono [3] - 63:14, 63:17, 65:20 mono-slope [3] - 63:14, 63:17, 65:20 monolithic [1] - 101:12 month [7] - 34:11, 34:13, 35:7, 64:14, 180:1, 286:17, 325:15 month's [4] - 3:15, 3:18, 4:1, 176:12 months [3] - 51:4, 61:5, 300:18 Monticello [1] - 261:14 moot [2] - 276:24, 290:17 Morales [1] - 97:17 most [14] - 16:13, 27:13, 34:24, 40:15, 41:1, 56:20, 66:15, 91:3, 98:5, 102:13, 136:11, 136:23, 178:8, 185:3 mother [1] - 220:8 motion [85] - 3:15, 3:17, 3:20, 5:13, 5:16, 6:1, 6:3, 6:13, 6:25, 16:19, 16:21, 17:8, 17:16, 17:18, 23:9, 30:17, 33:20, 33:23, 70:10, 75:21, 99:6, 99:7, 99:11, 99:12, 99:14, 107:8, 112:10, 113:16, 113:18, 114:21, 115:2, 127:6, 127:17, 127:19, 129:16, 129:21, 130:14, 135:15, 135:22, 139:4, 141:7, 144:18, 147:7, 148:16, 172:7, 173:16, 175:22, 193:22, 200:15, 200:18,</p>
--	---	--	---	---

<p>200:23, 203:20, 203:23, 204:3, 204:9, 204:14, 205:8, 205:13, 208:5, 208:6, 208:13, 210:7, 227:13, 229:15, 229:18, 229:22, 230:9, 230:25, 237:20, 238:4, 242:17, 244:22, 245:1, 245:4, 245:10, 246:7, 314:5, 316:15, 318:15, 318:19, 318:22, 321:22, 321:25, 322:18, 322:19 motivation [2] - 240:15, 240:17 mouse [1] - 220:24 move [23] - 10:4, 13:17, 18:9, 34:5, 59:7, 64:3, 95:8, 99:21, 103:9, 112:16, 115:22, 122:2, 131:15, 131:16, 176:6, 200:15, 222:4, 232:21, 249:16, 250:24, 260:23, 271:9, 276:5 moved [7] - 47:20, 107:5, 217:6, 232:19, 234:7, 247:19, 255:15 movement [1] - 98:10 moving [10] - 23:20, 69:14, 84:2, 117:23, 118:19, 149:2, 221:3, 234:14, 234:19, 290:16 MR [396] - 2:10, 2:13, 11:7, 11:11, 11:16, 11:20, 12:7, 12:11, 12:14, 12:18, 12:20, 15:2, 18:13, 19:17, 19:19, 19:22, 20:9, 20:13, 20:15, 21:9, 21:12, 21:16, 21:25, 22:3, 22:6, 22:23, 23:3, 23:21, 24:5, 24:14, 24:17, 24:19, 24:20, 24:21, 24:22, 24:24, 24:25, 25:3, 25:4, 25:6, 25:7, 25:9, 25:11, 25:13, 25:14, 25:19, 26:2, 26:7, 26:13, 26:18, 27:7, 27:10, 27:14,</p>	<p>27:18, 27:22, 27:25, 28:5, 28:9, 28:25, 29:4, 29:8, 29:11, 29:12, 29:19, 30:4, 30:8, 31:7, 32:2, 40:24, 41:21, 41:25, 42:4, 42:6, 44:8, 44:11, 44:16, 44:20, 45:10, 45:12, 48:16, 55:17, 55:22, 55:24, 58:13, 58:16, 67:3, 67:4, 67:21, 73:13, 73:16, 73:21, 74:1, 74:21, 77:23, 78:3, 78:6, 78:9, 78:14, 78:24, 79:4, 79:11, 79:14, 79:17, 79:20, 79:24, 80:9, 80:17, 80:20, 81:1, 81:4, 81:8, 82:12, 82:15, 83:1, 83:8, 83:12, 83:15, 83:22, 83:24, 84:4, 85:17, 87:3, 87:18, 87:21, 88:18, 88:22, 88:24, 88:25, 89:3, 89:10, 91:21, 92:15, 92:16, 94:1, 94:5, 94:15, 94:25, 95:19, 95:22, 96:14, 100:7, 100:11, 100:13, 100:15, 100:17, 100:19, 102:7, 103:7, 103:9, 103:12, 103:19, 103:20, 104:1, 104:8, 104:16, 104:18, 104:25, 105:4, 105:8, 105:12, 105:24, 106:5, 106:12, 106:18, 106:23, 108:19, 108:22, 109:14, 112:18, 115:13, 116:1, 118:11, 118:17, 119:12, 119:16, 119:19, 119:23, 120:4, 120:8, 120:11, 120:14, 120:21, 120:25, 121:5, 121:21, 121:25, 122:7, 122:23, 124:7, 127:25, 128:2, 128:7, 128:19, 129:5, 135:21, 135:25, 136:13, 136:18, 136:25, 137:12, 141:6, 141:17, 141:21, 142:2, 142:7,</p>	<p>142:10, 142:12, 142:21, 143:2, 143:12, 145:9, 145:17, 146:9, 146:12, 146:18, 147:1, 147:12, 147:15, 147:17, 148:5, 148:9, 157:8, 157:13, 157:15, 159:2, 159:3, 163:3, 163:13, 163:18, 163:20, 163:24, 164:17, 166:4, 166:19, 166:24, 167:8, 167:14, 167:16, 169:11, 169:17, 170:7, 170:10, 171:1, 176:1, 176:10, 181:12, 181:16, 181:20, 181:22, 184:9, 195:17, 195:21, 196:4, 196:7, 196:9, 197:12, 198:4, 198:13, 198:24, 199:11, 200:1, 201:21, 202:8, 202:15, 202:20, 203:6, 204:5, 204:8, 211:21, 213:4, 214:2, 214:7, 214:11, 214:16, 214:22, 214:25, 215:6, 215:9, 216:2, 216:6, 216:10, 216:12, 216:14, 216:19, 219:20, 220:19, 220:23, 221:2, 221:5, 224:4, 224:7, 224:9, 224:12, 224:25, 225:19, 225:23, 226:1, 226:3, 226:8, 226:12, 226:18, 226:21, 227:3, 227:5, 227:18, 228:1, 228:5, 228:10, 228:14, 228:17, 228:18, 228:22, 228:24, 229:10, 233:10, 233:12, 234:8, 234:17, 243:8, 243:15, 243:18, 243:21, 247:23, 248:1, 248:5, 248:8, 249:10, 249:19, 249:23, 250:2, 250:17, 250:20, 256:12, 257:12,</p>	<p>257:16, 258:5, 258:20, 258:25, 259:3, 259:5, 259:8, 259:12, 259:16, 259:18, 260:14, 260:16, 260:21, 265:18, 266:1, 267:20, 268:2, 268:5, 273:12, 292:25, 293:6, 293:11, 293:15, 293:20, 293:23, 294:2, 294:4, 294:10, 295:19, 295:21, 296:1, 296:13, 297:2, 297:5, 297:13, 308:14, 308:19, 308:21, 309:17, 309:21, 310:1, 310:3, 310:15, 310:18, 310:23, 313:18, 316:20, 319:17, 322:24, 323:1, 323:4, 323:8, 323:19, 323:23, 323:25, 325:12, 326:22, 326:25, 327:14, 327:19, 327:22, 328:18 MS [532] - 2:15, 3:1, 4:22, 5:1, 5:10, 5:18, 6:15, 6:19, 7:10, 7:14, 7:17, 7:21, 8:6, 11:1, 11:5, 11:8, 11:12, 12:3, 12:6, 12:9, 12:12, 12:15, 12:19, 16:1, 16:4, 17:24, 20:3, 20:7, 20:10, 20:14, 23:10, 24:2, 29:24, 30:2, 32:10, 34:6, 36:4, 39:13, 40:1, 41:4, 41:7, 41:19, 41:23, 42:1, 42:5, 48:23, 48:25, 49:1, 49:4, 49:5, 49:6, 51:17, 51:19, 51:20, 51:23, 51:24, 51:25, 53:6, 53:8, 53:9, 53:12, 53:13, 53:16, 53:17, 53:18, 55:15, 55:18, 55:23, 68:6, 69:1, 71:8, 71:14, 71:16, 72:4, 72:13, 73:2, 73:5, 73:7, 73:20, 73:23, 74:4, 74:13, 74:16, 74:22, 77:4, 77:17, 77:19, 77:21, 77:24, 78:4, 78:7, 78:11, 88:11, 88:16,</p>	<p>88:19, 88:23, 89:8, 95:2, 96:18, 96:20, 96:21, 97:24, 100:1, 100:5, 100:8, 100:12, 109:21, 109:24, 110:3, 110:7, 110:10, 110:12, 110:17, 111:12, 111:14, 111:18, 111:21, 112:23, 113:1, 113:7, 121:14, 121:19, 121:22, 122:1, 122:11, 122:14, 122:17, 122:21, 129:7, 129:24, 130:4, 130:11, 130:14, 132:23, 133:6, 133:15, 133:19, 134:7, 134:21, 135:5, 138:1, 138:4, 138:10, 138:13, 140:17, 140:20, 143:19, 144:19, 144:21, 145:10, 145:18, 145:25, 146:4, 146:23, 148:7, 148:12, 149:9, 153:2, 153:11, 153:21, 153:24, 154:20, 155:14, 156:5, 156:9, 156:15, 157:6, 157:10, 157:14, 163:16, 172:2, 172:8, 174:17, 174:25, 175:2, 175:6, 177:18, 177:22, 177:24, 177:25, 178:3, 178:4, 178:5, 180:4, 181:2, 181:5, 181:8, 181:14, 181:17, 181:21, 184:16, 184:19, 185:15, 185:16, 186:2, 189:20, 189:22, 190:1, 190:3, 190:17, 193:20, 194:5, 194:10, 194:14, 194:17, 194:19, 195:2, 195:15, 196:2, 196:5, 196:8, 197:4, 197:9, 197:20, 198:10, 198:15, 198:16, 198:19, 198:23, 199:7, 199:12, 199:22, 200:19,</p>
--	---	--	--	--

<p>202:24, 203:13, 203:15, 203:17, 203:23, 204:6, 204:11, 204:13, 204:16, 204:19, 204:23, 205:3, 205:6, 205:10, 207:9, 208:16, 208:19, 208:25, 209:10, 209:16, 209:19, 210:10, 210:16, 210:20, 210:22, 210:25, 215:21, 215:25, 216:4, 216:7, 216:11, 220:18, 220:20, 220:24, 221:4, 230:14, 230:16, 236:1, 236:8, 237:1, 238:5, 238:7, 238:13, 238:16, 238:21, 239:15, 240:6, 240:17, 241:1, 241:4, 241:11, 241:15, 241:24, 242:2, 242:7, 242:12, 243:24, 244:4, 244:10, 244:13, 244:20, 245:5, 246:17, 246:24, 247:17, 250:23, 250:25, 251:10, 251:17, 251:19, 253:18, 254:2, 254:3, 254:4, 254:10, 261:6, 261:9, 261:13, 261:21, 261:25, 262:1, 262:2, 262:4, 262:9, 262:12, 262:16, 262:20, 262:23, 262:24, 262:25, 263:2, 263:3, 263:6, 263:7, 263:18, 263:22, 264:1, 264:4, 264:9, 264:21, 264:24, 265:7, 265:11, 265:15, 265:25, 268:14, 268:20, 268:23, 269:2, 269:9, 269:10, 269:12, 269:13, 269:19, 270:25, 271:4, 271:12, 271:18, 271:21, 272:2, 272:6, 272:11, 272:13, 272:14, 272:16, 272:17, 272:21,</p>	<p>272:22, 272:24, 272:25, 273:3, 273:13, 273:15, 273:19, 273:20, 274:2, 274:7, 274:12, 274:14, 274:15, 274:20, 274:22, 274:25, 275:2, 275:4, 275:5, 275:6, 275:10, 275:22, 275:24, 276:2, 276:7, 277:20, 278:2, 278:7, 278:13, 278:17, 279:4, 279:8, 279:16, 279:21, 280:11, 280:22, 281:4, 281:6, 281:8, 281:23, 282:5, 282:22, 282:23, 283:2, 283:5, 283:6, 283:9, 283:11, 283:14, 283:15, 283:19, 284:6, 284:9, 284:23, 285:11, 286:4, 286:6, 286:11, 287:1, 287:5, 287:17, 287:20, 288:4, 288:7, 288:12, 288:23, 289:1, 289:8, 289:13, 289:16, 289:20, 290:8, 290:11, 291:2, 291:4, 291:7, 291:10, 291:12, 291:14, 291:19, 292:22, 293:1, 293:7, 293:9, 293:10, 293:13, 293:18, 293:22, 293:24, 294:3, 295:25, 297:18, 298:4, 303:6, 303:18, 304:2, 304:3, 304:24, 305:3, 305:7, 305:24, 306:15, 306:18, 307:2, 307:10, 307:14, 307:19, 307:22, 308:2, 308:4, 308:7, 308:10, 308:12, 308:18, 308:20, 308:22, 308:25, 309:4, 309:6, 309:9, 309:12, 309:20, 309:23, 310:2, 310:13, 310:17,</p>	<p>310:21, 313:25, 314:1, 314:7, 315:3, 315:14, 315:18, 315:22, 315:23, 316:1, 316:4, 316:16, 316:22, 316:25, 317:13, 317:24, 318:2, 318:10, 319:3, 319:5, 319:7, 319:11, 319:18, 319:19, 319:24, 320:1, 320:4, 320:10, 320:12, 320:14, 321:8, 321:11, 321:16, 321:24, 322:2, 322:7, 322:15, 322:25, 323:2, 323:6, 323:20, 324:10, 324:12, 324:20, 324:25, 325:3, 325:9, 325:13, 325:22, 326:3, 326:5, 326:11, 326:17, 326:23, 327:1, 327:6 mud [4] - 169:13, 179:16, 187:9, 189:1 muddied [1] - 233:17 muddy [1] - 220:4 mullions [1] - 213:25 multifamily [4] - 186:10, 187:6, 192:3, 209:6 multiple [4] - 48:1, 66:20, 76:13, 326:13 muntings [7] - 132:11, 132:12, 140:2, 140:3, 145:13, 150:2, 231:8 must [4] - 170:2, 275:21, 315:3, 318:25 Myrick [3] - 261:2, 261:13, 264:14 MYRICK [80] - 261:6, 261:9, 261:13, 262:20, 262:24, 263:2, 263:6, 265:25, 269:9, 269:12, 272:11, 272:14, 272:17, 272:22, 272:25, 273:15, 273:20, 274:12, 274:15, 275:2, 275:5, 276:7, 277:20, 278:2, 278:7, 278:13, 278:17, 279:4,</p>	<p>279:8, 279:16, 279:21, 280:11, 281:6, 281:23, 282:22, 283:2, 283:6, 283:11, 283:15, 289:13, 289:16, 289:20, 290:8, 290:11, 291:2, 291:4, 291:10, 291:14, 291:19, 292:22, 293:1, 293:7, 293:9, 293:18, 295:25, 297:18, 298:4, 304:2, 307:22, 308:4, 308:10, 308:18, 308:20, 308:22, 309:4, 309:9, 309:12, 316:1, 319:18, 319:24, 320:1, 320:12, 320:14, 321:8, 321:11, 321:16, 322:25, 323:2, 323:6, 323:20 N name [14] - 11:2, 15:10, 20:4, 41:20, 88:11, 100:2, 121:14, 157:6, 177:19, 215:22, 254:11, 254:13, 293:18, 298:2 name's [1] - 121:16 narrow [4] - 101:10, 194:1, 207:6, 219:8 nation [1] - 275:19 National [8] - 263:12, 281:11, 304:14, 314:16, 315:23, 326:24, 327:2, 327:6 national [8] - 281:9, 291:20, 304:19, 315:19, 315:22, 317:4, 317:5, 327:7 nature [2] - 138:15, 217:21 Navy [4] - 216:20, 217:5, 226:25, 249:11 nay [2] - 208:12, 280:19 near [1] - 228:11 nearby [2] - 14:10, 142:14 neat [1] - 85:23 necessarily [11] - 36:19, 45:3, 78:16,</p>	<p>110:19, 128:15, 143:17, 236:12, 268:7, 306:18, 317:6, 328:9 necessary [1] - 87:24 Neck [1] - 100:4 need [59] - 12:4, 12:8, 12:9, 57:10, 61:24, 62:9, 77:1, 78:16, 81:21, 83:5, 84:18, 85:10, 85:25, 86:1, 94:15, 97:11, 107:16, 107:20, 122:3, 122:15, 144:17, 148:8, 173:14, 177:15, 183:1, 194:5, 194:22, 204:2, 210:22, 211:4, 211:6, 217:1, 225:1, 236:17, 245:16, 245:19, 253:25, 254:10, 254:11, 262:18, 268:14, 269:22, 274:24, 275:9, 275:10, 275:24, 277:21, 282:24, 286:13, 287:22, 304:13, 309:18, 310:15, 315:6, 322:5, 322:15, 324:14 needed [4] - 85:9, 162:23, 212:8, 221:16 needs [7] - 98:10, 128:12, 161:9, 169:7, 261:7, 277:1, 316:20 negative [2] - 240:20, 258:3 neglected [4] - 15:4, 255:25, 274:16, 314:11 negotiation [1] - 246:16 neighbor [1] - 256:13 neighbor's [3] - 54:1, 219:16, 219:22 neighborhood [27] - 13:8, 13:25, 20:18, 20:24, 21:3, 22:9, 22:11, 25:23, 26:21, 26:25, 30:12, 31:18, 50:24, 51:25, 56:4, 57:11, 58:4, 58:6, 79:2, 123:8, 138:17, 138:19, 186:9, 217:23, 226:24, 227:21</p>
---	---	---	--	---

<p>neighboring [4] - 34:8, 35:13, 42:13, 46:7</p> <p>neighbors [2] - 5:11, 27:17</p> <p>neophyte [1] - 29:1</p> <p>nervous [2] - 127:5, 127:9</p> <p>net [1] - 210:3</p> <p>never [13] - 63:10, 162:12, 183:15, 196:16, 209:3, 217:14, 241:22, 242:1, 254:19, 254:20, 311:12, 312:20, 312:22</p> <p>new [46] - 8:8, 8:17, 9:5, 17:5, 37:3, 42:22, 46:24, 47:1, 48:5, 53:19, 53:22, 54:6, 56:8, 63:10, 64:20, 67:16, 67:24, 68:11, 69:7, 74:11, 83:9, 84:9, 96:1, 98:11, 116:3, 119:8, 123:10, 128:22, 130:5, 155:13, 160:18, 162:20, 172:11, 219:7, 236:2, 237:20, 242:3, 244:25, 252:21, 269:4, 269:9, 269:10, 270:3, 296:25</p> <p>newer [1] - 215:4</p> <p>newspaper [1] - 301:7</p> <p>Newton [3] - 181:11, 181:12, 195:20</p> <p>NEWTON [20] - 181:12, 181:16, 181:20, 181:22, 184:9, 195:17, 195:21, 196:4, 196:7, 196:9, 197:12, 198:4, 198:13, 198:24, 199:11, 200:1, 201:21, 203:6, 204:5, 204:8</p> <p>next [45] - 34:7, 46:18, 47:4, 47:10, 52:12, 54:1, 67:25, 69:12, 75:12, 76:17, 117:24, 120:19, 121:2, 123:17, 126:6, 126:10, 126:17, 133:5, 133:9, 134:16, 135:12, 143:15, 143:21, 143:22,</p>	<p>146:16, 159:25, 232:23, 234:10, 243:11, 260:24, 266:14, 270:11, 282:16, 285:16, 286:1, 286:14, 286:17, 287:14, 287:22, 294:22, 311:7, 316:10, 325:10, 325:15</p> <p>next-door [3] - 47:10, 54:1, 133:5</p> <p>nice [10] - 22:15, 114:9, 136:18, 190:13, 223:15, 258:24, 294:5, 297:24, 327:11</p> <p>nicely [1] - 30:11</p> <p>Nick [6] - 292:22, 293:5, 293:7, 293:9, 293:20, 294:5</p> <p>night [1] - 217:10</p> <p>nine [1] - 178:21</p> <p>Nobody [1] - 313:25</p> <p>nobody [2] - 97:12</p> <p>nominate [1] - 325:3</p> <p>nominated [1] - 326:1</p> <p>Nominating [2] - 324:15, 325:5</p> <p>nominating [1] - 326:2</p> <p>nomination [1] - 268:16</p> <p>nominations [1] - 325:16</p> <p>non [1] - 41:6</p> <p>non-air [1] - 41:6</p> <p>nonconforming [1] - 196:19</p> <p>noncontributing [17] - 101:3, 101:13, 105:25, 106:17, 107:12, 110:22, 111:7, 111:22, 116:19, 117:16, 117:20, 120:25, 133:13, 143:4, 143:15, 143:16, 143:20</p> <p>noncontributing-ish [1] - 143:15</p> <p>none [24] - 3:25, 4:10, 5:24, 6:9, 6:23, 7:6, 15:16, 17:22, 18:7, 23:7, 34:3, 91:18, 96:1, 98:23, 99:19, 108:12, 115:8, 148:25, 164:4, 223:6, 227:12, 246:11, 274:10, 322:23</p>	<p>none-fin [1] - 91:18</p> <p>nonprofit [2] - 294:14, 301:14</p> <p>nonstructural [3] - 107:6, 107:10, 114:22</p> <p>normal [1] - 150:1</p> <p>normally [6] - 27:8, 38:22, 127:23, 132:25, 150:8, 270:13</p> <p>Normal [2] - 326:21</p> <p>North [4] - 1:8, 4:14, 55:14, 301:16</p> <p>north [3] - 120:4, 123:3, 302:4</p> <p>Northeast [1] - 327:10</p> <p>northwest [2] - 117:23, 118:18</p> <p>Notary [1] - 1:10</p> <p>notched [2] - 296:2</p> <p>note [2] - 85:20, 90:3</p> <p>noted [3] - 35:18, 265:23, 291:20</p> <p>notes [2] - 131:5, 329:11</p> <p>nothing [27] - 11:10, 12:17, 12:21, 20:12, 42:3, 49:3, 51:22, 53:11, 55:20, 88:21, 100:10, 107:23, 108:1, 121:24, 157:12, 163:23, 178:2, 181:19, 188:25, 216:9, 232:24, 255:2, 255:3, 263:5, 294:1, 309:25, 311:24</p> <p>notice [6] - 71:6, 92:13, 183:10, 183:12, 203:10, 223:6</p> <p>noticed [3] - 74:10, 152:22, 325:18</p> <p>notification [8] - 30:7, 45:8, 91:20, 104:4, 163:2, 183:22, 184:8, 219:18</p> <p>notified [1] - 176:2</p> <p>noting [1] - 266:4</p> <p>nuance [2] - 116:9, 238:9</p> <p>Number [25] - 4:19, 4:20, 5:3, 5:6, 6:11, 7:7, 7:8, 17:10, 18:6, 34:5, 79:6, 84:3, 99:21, 115:16, 115:23, 149:2, 175:24, 176:6, 247:6, 247:8, 284:5,</p>	<p>284:7, 284:12, 284:14</p> <p>number [21] - 13:15, 32:21, 34:23, 54:8, 70:10, 70:13, 75:7, 115:9, 117:7, 139:7, 139:8, 139:11, 139:14, 139:19, 139:22, 140:4, 146:12, 158:19, 231:13, 231:15, 301:19</p> <p>Numbers [1] - 99:13</p> <p>numerous [1] - 249:1</p> <p>nutshell [1] - 296:21</p> <p style="text-align: center;">O</p> <p>o'clock [1] - 99:24</p> <p>oak [3] - 52:12, 255:8, 255:16</p> <p>Oak [3] - 4:14, 4:15, 157:8</p> <p>Oats [1] - 293:20</p> <p>object [3] - 274:1, 274:19, 320:19</p> <p>objection [3] - 153:14, 154:7, 155:20</p> <p>objectives [1] - 42:17</p> <p>obligated [1] - 237:13</p> <p>obstructions [1] - 222:8</p> <p>obtain [1] - 277:18</p> <p>obviously [7] - 42:19, 85:25, 117:15, 135:25, 212:17, 272:20, 275:7</p> <p>occasions [2] - 65:6, 65:9</p> <p>occupied [2] - 302:6, 302:7</p> <p>occupy [1] - 169:23</p> <p>OF [4] - 1:2, 329:1, 329:3, 329:4</p> <p>off-grade [1] - 133:17</p> <p>offer [4] - 11:19, 48:14, 96:13, 104:15</p> <p>office [7] - 43:18, 43:22, 44:3, 44:23, 52:19, 223:2, 311:18</p> <p>Office [2] - 1:19, 2:15</p> <p>offset [1] - 67:9</p> <p>Ognjen [1] - 55:13</p> <p>Old [1] - 41:21</p> <p>old [10] - 54:18, 56:8, 96:2, 188:1, 219:12, 223:3, 259:1, 260:6, 260:24</p> <p>Olde [1] - 29:8</p> <p>older [1] - 257:18</p>	<p>on-street [1] - 176:14</p> <p>once [11] - 7:23, 58:4, 129:19, 131:19, 188:2, 223:4, 225:6, 270:4, 286:19, 308:4</p> <p>one [209] - 5:11, 7:11, 8:7, 8:19, 9:1, 9:11, 12:9, 13:15, 16:25, 17:5, 20:17, 20:20, 25:25, 29:6, 30:20, 37:21, 37:22, 38:23, 40:1, 40:17, 43:8, 44:24, 47:23, 49:17, 50:17, 50:18, 50:23, 52:23, 53:19, 56:24, 57:17, 57:19, 58:13, 58:20, 58:25, 59:1, 60:16, 61:19, 62:9, 63:23, 66:22, 67:17, 68:14, 68:15, 68:24, 69:13, 69:17, 70:4, 75:12, 76:4, 77:8, 77:14, 79:12, 80:1, 84:14, 85:5, 86:15, 87:5, 87:11, 87:23, 90:14, 94:10, 95:25, 96:21, 97:5, 101:22, 104:16, 104:18, 104:22, 106:8, 112:2, 112:13, 116:23, 117:1, 117:24, 118:1, 119:5, 119:14, 119:25, 120:2, 121:4, 122:25, 123:1, 123:14, 123:16, 123:18, 123:19, 123:20, 124:2, 126:10, 126:14, 128:12, 132:13, 132:23, 135:21, 136:3, 136:11, 136:23, 139:7, 139:8, 140:7, 141:3, 143:23, 144:1, 144:10, 146:18, 146:20, 147:12, 147:19, 151:6, 153:11, 154:14, 158:19, 158:24, 159:6, 159:9, 159:16, 159:22, 167:12, 171:4, 172:23, 180:22, 182:10, 182:13, 183:10, 186:4, 186:7, 186:18, 187:10, 187:17, 187:21, 191:23, 194:3, 194:7, 194:13,</p>
---	---	--	---	--

<p>194:15, 194:17, 196:5, 196:11, 197:10, 197:14, 197:24, 198:4, 200:8, 207:7, 211:18, 212:3, 217:22, 219:17, 219:24, 221:12, 222:3, 222:10, 223:1, 224:1, 224:23, 225:5, 228:10, 228:11, 228:12, 229:13, 230:15, 230:16, 231:13, 231:15, 232:9, 232:10, 232:22, 234:3, 234:7, 234:9, 239:1, 242:18, 242:22, 242:23, 255:5, 255:15, 255:17, 258:16, 260:5, 265:2, 267:4, 268:5, 270:1, 270:2, 270:11, 272:18, 275:16, 278:4, 278:11, 283:6, 285:13, 295:10, 295:23, 298:24, 298:25, 299:23, 307:22, 312:3, 314:3, 327:9 one's [2] - 190:19, 285:17 one-over-one [2] - 47:23, 84:14 one-stories [1] - 126:14 one-story [10] - 8:7, 8:19, 16:25, 40:17, 116:23, 120:2, 121:4, 122:25, 123:20, 143:23 onerous [1] - 299:13 ones [5] - 86:24, 203:9, 206:22, 214:1, 219:12 OOA [5] - 65:6, 68:23, 211:10, 251:2, 254:8 OOAs [1] - 254:2 Oops [1] - 258:23 open [40] - 4:11, 5:18, 6:15, 7:8, 10:21, 19:25, 40:18, 41:14, 43:5, 44:10, 58:23, 59:9, 85:5, 86:11, 87:23, 88:4, 102:4, 121:3, 121:10, 123:25, 125:16, 157:2, 169:18,</p>	<p>176:24, 177:11, 180:19, 184:16, 210:2, 215:14, 220:17, 222:7, 248:12, 249:19, 262:10, 271:23, 278:22, 295:8, 298:23, 312:12, 315:17 open-air [1] - 44:10 open-minded [1] - 312:12 opened [1] - 109:24 opening [6] - 107:25, 125:1, 132:9, 139:25, 213:8, 232:16 openings [1] - 133:2 opens [3] - 192:12, 292:10, 299:2 Opinion [3] - 51:7, 251:11, 251:23 opinion [18] - 38:9, 45:21, 50:19, 54:16, 55:8, 62:1, 65:21, 139:3, 183:25, 187:18, 249:3, 254:5, 283:17, 303:20, 304:15, 305:11, 311:14, 312:7 opinions [1] - 281:16 oppor [1] - 241:12 opportunities [2] - 165:10, 168:25 opportunity [12] - 56:14, 124:17, 241:9, 241:14, 241:15, 252:10, 254:16, 272:3, 279:5, 300:22, 328:5, 328:11 opposed [19] - 3:23, 6:7, 7:5, 13:12, 17:20, 19:4, 34:1, 52:7, 59:4, 99:17, 103:11, 109:18, 109:23, 115:6, 148:23, 162:20, 175:20, 208:11, 322:21 opposite [2] - 116:22, 210:11 opposition [1] - 299:19 option [7] - 27:16, 56:1, 95:10, 108:12, 194:14, 195:1, 243:10 options [2] - 251:20,</p>	<p>251:22 order [9] - 2:4, 40:7, 115:19, 199:24, 207:11, 317:14, 317:17, 320:4 Order [1] - 203:19 orders [2] - 129:9, 324:5 ordinance [1] - 196:18 organized [1] - 189:1 orient [1] - 116:17 orientation [3] - 28:18, 81:18, 206:11 oriented [8] - 39:1, 124:25, 130:24, 131:4, 132:8, 139:24, 145:12, 252:17 original [51] - 13:1, 18:20, 18:25, 19:15, 96:24, 98:14, 107:4, 111:5, 149:22, 150:21, 151:8, 151:13, 153:16, 154:17, 154:21, 155:25, 160:6, 160:13, 160:25, 165:15, 166:9, 166:10, 166:13, 167:2, 167:9, 167:15, 169:4, 170:21, 171:6, 173:6, 173:12, 212:20, 213:11, 218:19, 222:21, 223:7, 223:19, 233:8, 233:19, 233:20, 247:5, 248:22, 250:8, 254:25, 255:14, 267:9, 267:10, 267:12, 276:14, 276:19, 276:22 originally [13] - 18:15, 19:7, 105:9, 108:9, 131:15, 209:7, 213:13, 218:22, 223:10, 223:12, 229:1, 248:10, 267:12 originals [1] - 172:17 ornate [2] - 91:3, 156:3 otherwise [2] - 150:4, 280:6 ourselves [2] - 125:6, 288:19 outcome [1] - 240:20 outline [1] - 34:24 outlines [1] - 202:12</p>	<p>outrageous [1] - 30:13 outside [21] - 14:7, 16:5, 16:7, 16:11, 16:14, 60:4, 86:18, 90:6, 90:24, 93:2, 93:18, 94:8, 94:16, 94:23, 96:8, 96:9, 228:9, 239:16, 244:10, 251:20 overall [12] - 8:21, 9:13, 10:2, 34:16, 35:8, 36:11, 36:22, 38:1, 38:7, 50:5, 124:14, 281:15 overcomplicate [1] - 132:21 overhang [3] - 81:12, 137:17, 259:24 Overlay [1] - 184:21 overlay [6] - 43:16, 142:13, 143:9, 184:25, 185:2, 232:2 overlooked [2] - 275:19, 275:20 overview [1] - 34:12 own [6] - 221:8, 249:3, 290:3, 290:4, 317:23, 318:7 owned [1] - 254:25 owner [17] - 11:16, 18:1, 194:8, 242:3, 242:4, 262:21, 274:17, 274:25, 275:6, 288:22, 288:24, 302:6, 316:8, 317:23, 318:7, 318:25, 319:15 owners [3] - 158:15, 170:5, 254:25</p>	<p>302:14 pairs [1] - 212:3 palate [1] - 33:8 pane [1] - 94:10 panel [3] - 294:8, 294:12, 294:20 panels [1] - 255:21 panes [5] - 84:21, 92:6, 92:11, 92:17, 94:11 paper [1] - 92:9 paper-thin [1] - 92:9 paralegal [1] - 301:10 paralle [7] - 185:16, 190:23, 191:2, 205:16, 206:4, 206:6, 207:19 parcel [3] - 34:16, 52:11, 52:13 Pardon [1] - 100:14 pardon [2] - 266:21, 291:3 parents [2] - 220:6, 301:24 Pariani [1] - 12:21 Park [4] - 189:8, 189:9, 255:13, 255:14 park [21] - 107:25, 134:9, 179:3, 180:16, 180:20, 189:16, 192:19, 192:23, 193:5, 193:10, 195:13, 198:21, 199:2, 205:17, 206:4, 206:6, 207:1, 207:17, 207:18, 222:17, 255:6 parked [7] - 179:10, 183:3, 187:23, 193:12, 219:23, 222:15, 302:10 parking [64] - 176:14, 176:24, 178:15, 179:1, 179:15, 180:3, 180:5, 180:9, 180:12, 182:11, 182:14, 182:18, 182:22, 182:25, 183:17, 184:22, 185:17, 186:11, 187:5, 188:7, 188:13, 188:15, 188:23, 189:10, 190:11, 190:23, 191:1, 191:2, 191:8, 191:11, 191:13, 192:4, 192:16, 193:24, 194:23,</p>
P				
<p>p.m [3] - 1:8, 2:1, 328:23 Pablo [1] - 121:17 packet [1] - 153:25 packs [1] - 84:10 page [4] - 23:25, 24:8, 141:18, 291:13 paid [1] - 300:17 pain [2] - 93:13, 95:14 paint [7] - 45:23, 48:8, 86:2, 86:4, 87:19, 155:2, 218:15 painted [5] - 84:20, 87:20, 155:19, 155:22, 218:16 pair [3] - 10:5, 213:20,</p>				

<p>195:21, 196:21, 196:24, 197:13, 197:19, 197:23, 197:25, 198:6, 198:7, 198:9, 198:11, 198:17, 199:8, 199:10, 200:3, 205:13, 205:16, 205:17, 206:1, 206:4, 207:19, 207:23, 208:21, 209:4, 209:6, 210:2, 210:13, 294:19 Parks [1] - 304:14 part [32] - 9:8, 10:2, 15:18, 24:12, 24:13, 104:6, 104:8, 106:12, 160:18, 163:17, 167:11, 178:9, 178:11, 189:5, 210:5, 232:20, 233:18, 234:25, 247:19, 267:12, 289:24, 292:3, 293:4, 295:8, 295:25, 296:17, 307:9, 313:13, 315:25, 317:9, 318:8, 318:24 parte [10] - 115:21, 122:3, 261:16, 262:5, 263:11, 263:24, 264:11, 264:25, 265:9 partial [20] - 264:19, 266:10, 269:7, 277:3, 277:23, 279:16, 280:13, 280:17, 280:23, 303:6, 303:7, 303:22, 304:7, 309:15, 316:6, 317:9, 318:23, 319:12, 320:5 partially [1] - 253:5 particular [9] - 50:15, 50:19, 50:23, 52:11, 101:22, 122:14, 134:8, 207:7, 266:19 particularly [4] - 85:1, 101:7, 267:5, 312:23 partition [2] - 112:8, 114:23 partners [1] - 313:10 Partners [1] - 291:22 parts [2] - 149:10, 316:5 pass [3] - 89:9, 159:18, 208:1</p>	<p>passed [1] - 255:1 passthrough [2] - 80:4, 81:2 past [3] - 93:14, 137:19, 158:14 pasture [1] - 255:2 path [2] - 222:11, 250:11 pathway [1] - 222:8 pattern [2] - 26:16, 232:17 patterns [1] - 9:20 pause [1] - 251:8 paved [1] - 176:15 paver [10] - 19:3, 20:21, 22:6, 22:21, 24:16, 24:23, 25:4, 27:8, 29:14, 33:3 pavers [35] - 18:23, 20:22, 20:23, 21:24, 22:14, 23:14, 23:20, 23:22, 26:12, 29:7, 30:24, 31:2, 31:3, 32:11, 32:13, 138:9, 138:12, 179:6, 187:8, 187:12, 187:14, 192:5, 197:23, 200:25, 201:2, 201:3, 201:7, 201:13, 201:14, 201:15, 202:2, 203:3, 204:19, 204:24 paving [2] - 61:9, 176:20 pay [1] - 57:8 paying [1] - 32:13 peak [1] - 42:25 Pearl [1] - 4:4 peeled [2] - 256:7, 256:19 peeling [1] - 86:4 Peking [1] - 82:23 pending [1] - 225:15 Pensacola [1] - 217:9 people [32] - 27:13, 32:8, 54:4, 56:2, 56:12, 59:25, 61:9, 61:23, 62:4, 93:21, 97:6, 123:8, 178:15, 179:3, 180:4, 185:1, 185:3, 191:12, 205:17, 207:1, 207:16, 207:17, 222:12, 233:25, 283:15, 301:13, 301:16, 302:8, 313:17, 325:4, 325:5, 326:12 per [6] - 163:6,</p>	<p>194:15, 194:17, 204:22, 204:23, 220:16 percent [16] - 57:8, 87:15, 98:25, 165:25, 169:18, 200:2, 292:15, 299:16, 299:17, 300:10, 300:11, 302:6, 311:23, 312:5, 312:6 Perfect [1] - 74:1 perfect [2] - 184:12, 312:4 perfectly [1] - 279:22 perhaps [7] - 31:12, 63:12, 63:15, 63:16, 76:11, 170:24, 174:16 perimeter [1] - 86:13 period [6] - 15:5, 160:10, 212:19, 251:7, 266:24, 299:23 permanent [1] - 185:20 permission [6] - 126:2, 152:22, 258:9, 279:18, 291:1, 309:14 permit [4] - 128:4, 183:21, 224:24, 225:2 permits [2] - 225:9, 240:19 permitting [1] - 182:20 perpetuity [1] - 196:15 person [4] - 178:16, 204:16, 275:17, 314:16 personal [3] - 12:22, 61:8, 284:22 personally [5] - 59:3, 65:10, 66:24, 92:6, 314:23 persons [1] - 275:17 perspective [3] - 67:24, 258:11, 296:6 Peyman [2] - 254:13, 256:10 phase [1] - 57:19 phone [6] - 263:24, 264:1, 264:15, 265:1, 273:23, 320:22 phones [1] - 3:4 photo [5] - 26:9, 154:17, 155:4, 204:22, 204:23</p>	<p>Photo [1] - 141:19 photograph [2] - 30:6, 201:5 photos [2] - 31:7, 31:11 Photoshopped [1] - 178:19 pick [5] - 62:10, 205:20, 301:6, 325:6, 325:7 picked [1] - 165:5 pickets [4] - 132:4, 132:6, 139:20, 139:21 Pickets [1] - 132:5 picture [15] - 22:16, 46:3, 53:18, 57:1, 101:9, 176:21, 178:19, 178:20, 179:9, 179:10, 191:4, 194:20, 219:9, 219:10, 297:8 pictures [8] - 36:19, 84:5, 117:14, 118:20, 213:4, 213:15, 214:13, 218:9 piece [1] - 305:12 pieces [2] - 85:4, 320:2 pier [1] - 255:22 piers [2] - 19:12, 255:24 Pillar [2] - 84:8, 88:13 pillars [1] - 101:12 pilot [1] - 217:5 pinpointed [1] - 194:3 pit [1] - 189:1 pitch [1] - 260:3 pivotal [1] - 57:21 place [18] - 13:6, 81:11, 90:23, 102:12, 107:25, 112:7, 114:25, 150:6, 186:10, 187:6, 187:7, 189:9, 200:24, 215:10, 233:20, 237:5, 310:11, 310:20 Place [1] - 297:17 placed [1] - 43:15 placement [1] - 9:14 places [1] - 168:7 plain [1] - 54:4 plan [20] - 37:20, 91:13, 102:23, 141:20, 154:4, 184:5, 209:22, 238:3, 252:7, 253:11, 256:8,</p>	<p>263:15, 280:14, 290:22, 291:15, 291:24, 294:6, 295:12, 314:20 plane [9] - 18:18, 19:8, 39:4, 66:9, 66:12, 145:12, 162:16, 162:22, 234:9 planned [1] - 218:21 planned [1] - 267:13 planner [1] - 154:20 planning [4] - 22:22, 226:23, 257:4, 289:25 Planning [6] - 1:18, 1:18, 1:19, 2:14, 3:1, 328:3 plans [16] - 35:4, 35:5, 39:2, 127:24, 129:1, 137:14, 141:4, 145:18, 160:7, 160:13, 226:25, 237:20, 238:22, 251:25, 267:9, 285:21 plaster [3] - 91:4, 93:1, 257:5 plate [1] - 258:5 playing [1] - 109:19 pleased [1] - 257:22 pleasing [1] - 55:7 plenty [1] - 126:12 plumbing [1] - 225:13 Plus [1] - 57:14 plus [3] - 27:15, 57:14, 197:25 plywood [2] - 104:10 pocket [1] - 191:24 podium [33] - 10:25, 11:25, 20:2, 24:4, 41:18, 48:19, 51:14, 53:3, 55:12, 58:15, 78:13, 88:8, 96:17, 97:23, 99:25, 110:16, 121:13, 157:5, 166:15, 166:16, 177:14, 181:11, 184:18, 186:1, 195:20, 215:18, 228:23, 247:25, 253:23, 261:1, 293:8, 309:11, 326:4 point [45] - 9:1, 33:5, 33:16, 38:18, 51:2, 51:5, 52:5, 56:20, 57:21, 67:12, 67:21, 77:6, 80:12, 84:5, 98:3, 98:16, 107:14, 112:2, 116:9,</p>
--	--	--	--	--

<p>116:11, 116:21, 118:23, 119:6, 123:14, 128:16, 137:23, 154:19, 163:4, 187:25, 191:14, 198:4, 206:14, 213:18, 255:5, 255:15, 255:20, 256:22, 257:14, 274:15, 276:24, 280:11, 282:14, 290:17, 307:22, 327:22</p> <p>pointed [4] - 22:10, 122:23, 123:5, 299:8</p> <p>pointer [2] - 159:1, 220:25</p> <p>points [1] - 303:15</p> <p>pole [2] - 219:14, 220:8</p> <p>policy [1] - 249:10</p> <p>Ponte [1] - 100:4</p> <p>poorly [1] - 249:4</p> <p>Popoli [2] - 2:13, 273:15</p> <p>POPOLI [126] - 1:18, 2:10, 2:13, 18:13, 19:17, 19:19, 19:22, 24:20, 24:22, 24:25, 25:4, 25:7, 25:13, 26:7, 26:13, 29:8, 29:11, 67:4, 67:21, 73:13, 73:16, 73:21, 74:1, 74:21, 83:24, 84:4, 85:17, 87:3, 87:18, 87:21, 92:15, 100:13, 100:15, 100:17, 100:19, 103:7, 103:9, 103:19, 104:25, 105:4, 105:8, 105:12, 105:24, 106:12, 106:18, 106:23, 109:14, 112:18, 116:1, 118:11, 118:17, 119:12, 119:16, 119:19, 119:23, 120:4, 120:8, 120:11, 120:14, 120:21, 120:25, 121:5, 124:7, 127:25, 128:2, 128:7, 128:19, 129:5, 141:6, 141:17, 141:21, 142:2, 142:7, 142:10, 142:12, 142:21, 143:2, 143:12, 146:9,</p>	<p>146:12, 146:18, 147:12, 147:15, 159:2, 176:1, 176:10, 202:8, 202:15, 202:20, 211:21, 213:4, 214:2, 214:7, 214:11, 214:16, 214:22, 214:25, 215:6, 215:9, 227:18, 228:1, 228:5, 228:10, 228:14, 228:17, 243:8, 243:15, 243:18, 243:21, 265:18, 266:1, 267:20, 268:2, 268:5, 273:12, 308:14, 308:19, 308:21, 323:23, 325:12, 326:22, 326:25, 327:14, 327:19, 327:22, 328:18</p> <p>porch [27] - 40:14, 40:17, 45:7, 50:21, 66:13, 76:12, 130:25, 146:17, 204:25, 211:24, 212:6, 212:12, 212:18, 214:15, 214:16, 215:7, 215:11, 220:16, 221:19, 233:18, 248:6, 248:12, 248:14, 248:15, 249:19, 249:20, 249:25</p> <p>porches [4] - 48:4, 66:6, 76:14, 259:20</p> <p>porte [23] - 149:12, 150:16, 150:17, 153:12, 153:17, 153:22, 154:18, 154:25, 155:7, 155:12, 155:16, 159:17, 160:5, 160:8, 161:16, 165:6, 168:11, 169:12, 169:15, 172:12, 173:19, 174:2</p> <p>portion [24] - 9:2, 43:14, 150:12, 152:12, 167:5, 167:12, 267:7, 276:11, 276:18, 280:8, 286:19, 292:10, 295:22, 296:1, 296:8, 296:10, 296:20,</p>	<p>298:14, 312:21, 314:25, 315:1, 315:10, 318:6, 318:24</p> <p>portions [2] - 150:14, 202:12</p> <p>position [6] - 13:3, 128:20, 278:14, 284:24, 290:15, 303:19</p> <p>positioning [1] - 272:20</p> <p>positive [1] - 211:4</p> <p>possibility [4] - 168:14, 285:23, 286:23, 286:24</p> <p>possible [9] - 60:13, 62:20, 62:22, 78:21, 92:8, 221:25, 248:22, 249:15, 311:3</p> <p>possibly [2] - 31:4, 214:18</p> <p>Post [3] - 175:25, 185:9, 185:12</p> <p>post [1] - 30:8</p> <p>postage [1] - 54:16</p> <p>posts [1] - 169:5</p> <p>posture [2] - 273:22, 281:24</p> <p>potential [11] - 33:2, 90:15, 121:3, 126:7, 126:9, 240:15, 246:15, 249:7, 277:16, 283:20, 327:24</p> <p>potentially [8] - 91:9, 117:17, 129:3, 165:20, 239:24, 252:12, 266:15, 288:19</p> <p>poured [3] - 212:16, 213:17, 215:2</p> <p>power [1] - 82:21</p> <p>PowerPoint [9] - 263:16, 263:25, 264:7, 264:20, 278:19, 278:25, 289:18, 292:5, 292:21</p> <p>PowerPoints [1] - 265:9</p> <p>practicality [1] - 223:22</p> <p>pre-2012 [1] - 233:22</p> <p>precedence [6] - 31:22, 32:1, 95:24, 139:1, 159:24, 160:21</p> <p>precedent [19] - 33:4,</p>	<p>65:22, 69:14, 117:2, 137:20, 137:23, 138:2, 138:20, 138:21, 154:4, 184:20, 185:13, 186:4, 193:21, 196:23, 201:1, 201:2, 209:11</p> <p>precursory [1] - 273:7</p> <p>predicated [1] - 182:4</p> <p>predicting [1] - 209:24</p> <p>predominantly [1] - 116:23</p> <p>prefer [5] - 179:21, 190:15, 202:21, 262:10, 277:23</p> <p>preferable [2] - 67:25, 187:9</p> <p>preferred [1] - 95:12</p> <p>prepared [3] - 15:10, 197:10, 285:6</p> <p>prescribing [1] - 135:9</p> <p>present [3] - 149:6, 271:22, 276:3</p> <p>PRESENT [2] - 1:13, 1:17</p> <p>presentation [18] - 7:18, 7:19, 42:7, 42:10, 212:24, 216:16, 221:3, 262:6, 263:9, 265:3, 276:6, 277:4, 279:3, 291:2, 291:4, 291:8, 303:12, 323:15</p> <p>presented [2] - 156:11, 267:21</p> <p>presenting [3] - 323:10, 323:11, 323:14</p> <p>preservation [8] - 98:9, 98:13, 111:1, 156:22, 266:2, 300:24, 312:5, 321:3</p> <p>Preservation [5] - 2:5, 48:22, 54:7, 74:6, 138:5</p> <p>PRESERVATION [1] - 1:3</p> <p>preserve [10] - 105:21, 106:10, 218:11, 218:18, 222:1, 280:10, 311:3, 311:5, 311:22, 313:3</p> <p>preserved [2] - 277:2, 299:6</p> <p>preserves [3] - 299:9, 299:14, 303:8</p> <p>preserving [1] - 217:20</p>	<p>presume [1] - 11:13</p> <p>prettier [1] - 179:21</p> <p>pretty [15] - 29:19, 29:21, 38:25, 39:17, 40:2, 123:2, 151:18, 177:2, 179:17, 183:9, 268:12, 281:17, 297:3, 304:17</p> <p>prevent [2] - 69:3, 107:23</p> <p>previous [5] - 158:15, 210:4, 225:1, 249:24, 273:24</p> <p>previously [2] - 18:14, 149:17</p> <p>price [1] - 92:2</p> <p>primary [1] - 294:24</p> <p>principles [2] - 62:15, 62:18</p> <p>probe [1] - 87:6</p> <p>probed [3] - 86:16, 86:25, 87:1</p> <p>problem [15] - 14:8, 32:21, 39:11, 39:12, 63:20, 64:1, 82:8, 163:7, 164:7, 188:9, 208:3, 303:2, 314:23</p> <p>problems [2] - 11:14, 79:10</p> <p>procedural [2] - 271:21, 276:4</p> <p>procedure [2] - 182:2, 271:25</p> <p>procedures [1] - 328:6</p> <p>proceed [3] - 171:12, 256:23, 270:24</p> <p>proceeded [2] - 183:16, 309:13</p> <p>Proceedings [1] - 1:7</p> <p>proceedings [3] - 36:3, 328:22, 329:9</p> <p>process [22] - 51:2, 51:5, 51:8, 68:12, 87:24, 125:5, 162:13, 182:2, 182:20, 216:15, 217:12, 217:15, 218:5, 225:8, 237:17, 249:13, 251:24, 266:5, 268:9, 268:16, 272:4, 328:3</p> <p>produce [4] - 282:12, 285:25, 286:1, 307:1</p> <p>producing [1] - 323:18</p> <p>product [4] - 18:1, 93:15, 212:17, 297:6</p> <p>Professional [2] -</p>
---	--	---	---	--

<p>329:7, 329:18 profile [3] - 132:11, 140:2, 145:13 progressed [1] - 248:17 prohibit [1] - 108:2 prohibition [1] - 198:9 project [30] - 34:10, 34:25, 42:18, 50:3, 51:9, 65:11, 65:13, 66:3, 66:25, 76:23, 77:1, 110:15, 110:19, 122:13, 164:7, 209:7, 226:22, 256:4, 265:6, 277:19, 278:4, 278:8, 281:15, 281:18, 292:14, 292:18, 295:2, 296:22, 302:5, 312:16 projections [1] - 38:11 projects [4] - 59:17, 66:11, 66:15, 98:6 promise [1] - 91:24 promote [1] - 294:25 properties [8] - 30:23, 34:8, 38:3, 42:13, 46:8, 123:10, 141:14, 209:17 Properties [1] - 18:7 property [27] - 8:12, 13:16, 17:5, 32:3, 36:9, 46:1, 46:18, 63:23, 74:7, 107:5, 116:16, 120:1, 123:18, 159:22, 183:14, 185:4, 188:17, 193:25, 274:17, 285:21, 295:3, 299:13, 299:14, 299:16, 300:5, 300:6, 300:10 proportion [1] - 65:16 proportions [1] - 9:7 proposal [6] - 9:9, 19:1, 19:10, 19:15, 100:24, 150:23 propose [5] - 13:17, 177:4, 295:7, 296:9, 296:23 proposed [32] - 9:6, 14:4, 18:15, 19:5, 29:7, 35:9, 35:11, 35:22, 36:5, 36:18, 38:5, 50:16, 74:20, 102:19, 104:2, 112:18, 119:25, 120:9, 149:19, 151:23, 152:6,</p>	<p>152:11, 175:4, 175:6, 176:19, 192:16, 252:2, 255:23, 256:6, 256:21, 256:23, 267:7 proposing [10] - 10:13, 13:9, 66:9, 120:19, 154:2, 155:11, 197:6, 264:17, 298:13, 303:24 proposition [1] - 206:5 prospective [1] - 253:4 protects [1] - 187:2 protocol [1] - 249:12 proud [2] - 257:1, 313:12 proven [1] - 90:13 provide [11] - 14:15, 24:16, 76:16, 81:12, 93:19, 104:21, 129:19, 207:23, 210:4, 222:11, 239:11 provided [5] - 37:15, 87:12, 116:5, 118:20, 203:4 providing [3] - 63:9, 200:9, 313:6 proximity [1] - 144:2 public [40] - 4:11, 4:22, 5:18, 5:25, 6:16, 6:24, 7:8, 10:21, 15:17, 19:25, 23:8, 30:16, 41:14, 58:12, 59:3, 75:2, 88:4, 98:24, 102:5, 109:25, 112:12, 113:14, 121:10, 125:16, 125:24, 157:2, 163:17, 164:5, 171:25, 177:11, 186:20, 200:20, 215:14, 227:13, 271:24, 307:19, 324:7, 324:8, 324:10, 328:10 Public [1] - 1:11 public's [1] - 74:9 pull [6] - 4:19, 4:20, 53:14, 114:3, 130:19, 189:23 pulled [4] - 5:3, 5:6, 7:11, 37:20 pulling [1] - 4:23 punchy [1] - 246:5</p>	<p>puppy [1] - 63:2 purchased [7] - 216:23, 216:24, 218:16, 220:13, 222:22, 248:5, 248:18 purely [1] - 108:8 purity [1] - 60:3 purpose [5] - 96:6, 136:17, 156:15, 223:19, 254:22 purposes [1] - 222:10 pursue [1] - 309:5 pursuing [1] - 309:3 push [1] - 75:14 pushback [1] - 162:13 pushed [1] - 40:18 pushing [1] - 109:16 put [39] - 3:4, 13:5, 17:1, 22:14, 27:2, 42:6, 42:9, 57:2, 89:15, 90:4, 102:12, 107:2, 128:25, 131:10, 132:19, 141:12, 146:7, 156:21, 156:22, 171:21, 180:15, 185:2, 192:5, 203:9, 207:18, 215:2, 218:3, 229:2, 229:8, 243:3, 247:4, 248:24, 250:4, 273:21, 298:11, 301:24, 314:2, 318:8 puts [1] - 300:5 putting [11] - 16:5, 90:11, 156:21, 182:13, 187:8, 201:22, 203:7, 284:23, 300:15, 301:17</p>	<p>163:11, 163:25, 177:9, 179:23, 184:10, 184:13, 204:1, 213:3, 213:22, 224:17, 234:16, 253:19, 257:8, 276:4, 296:24 quick [11] - 58:14, 78:9, 105:16, 108:21, 112:14, 113:20, 124:7, 146:10, 158:18, 178:19, 213:4 quickly [2] - 14:17, 182:11 quite [8] - 35:22, 38:6, 46:20, 65:9, 69:15, 93:2, 155:2, 173:2 quiz [1] - 132:15 quotes [1] - 90:1</p>	<p>125:9, 135:11, 278:10 rattling [1] - 130:3 Ray [4] - 178:17, 181:12, 194:21, 195:15 Ray's [1] - 226:13 re [1] - 154:23 reach [1] - 239:2 reached [2] - 87:15, 129:20 read [3] - 21:7, 50:18, 89:1 reading [2] - 155:10, 303:12 ready [6] - 200:14, 265:16, 269:23, 273:10, 285:15, 286:13 real [11] - 10:10, 36:15, 50:13, 52:14, 69:2, 112:14, 113:20, 158:18, 171:14, 206:17, 225:7 realigned [1] - 85:11 realistically [1] - 180:8 reality [1] - 311:6 realize [5] - 186:3, 216:15, 242:24, 290:7, 290:10 realized [1] - 236:1 realizing [1] - 32:17 really [103] - 14:10, 32:13, 37:9, 44:20, 45:1, 45:2, 47:8, 50:1, 50:11, 50:17, 51:4, 51:8, 52:3, 52:25, 55:2, 55:3, 57:13, 58:19, 61:13, 74:13, 78:1, 79:12, 82:7, 83:4, 84:16, 84:23, 85:9, 85:22, 86:10, 86:14, 86:18, 87:6, 87:11, 87:24, 92:18, 95:9, 101:20, 101:23, 102:15, 103:2, 109:7, 110:22, 116:8, 117:9, 117:12, 119:3, 119:6, 123:1, 123:11, 127:7, 129:24, 138:1, 141:7, 151:3, 154:2, 159:10, 160:20, 165:13, 169:2, 170:4, 171:15, 178:8, 179:7, 183:1, 183:9, 186:6, 186:17, 187:21,</p>
R				
<p>Rachel [1] - 177:20 rafter [3] - 259:15, 259:20, 259:22 rafters [3] - 101:24, 156:4, 174:4 rail [2] - 160:14, 160:16 railing [8] - 131:25, 132:2, 132:3, 139:21, 145:6, 153:14, 153:22, 154:5 rain [1] - 179:16 raining [1] - 220:3 raise [17] - 11:5, 12:12, 20:7, 41:23, 48:23, 51:17, 53:6, 55:15, 88:16, 100:5, 121:19, 177:22, 181:14, 216:4, 253:25, 263:1, 293:22 raised [5] - 65:19, 104:24, 132:11, 140:2, 231:7 range [4] - 38:4, 135:10, 202:15, 219:24 RAP [4] - 64:25, 97:6, 97:24, 110:24 RAP's [1] - 185:7 rate [4] - 292:17, 294:25, 295:11, 302:18 rates [1] - 301:8 rather [7] - 35:23, 37:11, 119:7, 119:9,</p>				
Q				
<p>quality [4] - 14:22, 223:8, 301:18, 301:25 quarter [2] - 90:17, 218:24 quasi [1] - 262:2 quasi-judicial [1] - 262:2 questions [34] - 7:25, 10:19, 11:21, 16:17, 19:23, 21:6, 22:25, 39:9, 41:9, 48:10, 86:22, 88:2, 93:9, 102:2, 104:11, 121:7, 124:5, 152:20, 163:10,</p>				

<p>188:3, 188:23, 188:25, 194:1, 197:11, 209:10, 210:22, 236:18, 237:15, 246:17, 246:19, 255:21, 256:17, 257:23, 260:15, 263:21, 266:11, 266:12, 267:1, 271:5, 271:15, 281:21, 283:19, 284:16, 300:1, 307:20, 313:3, 313:9, 313:10, 317:8, 324:2, 324:7 realm [2] - 285:23, 286:24 Realtors [1] - 123:9 reap [1] - 61:10 reappear [1] - 239:13 rear [39] - 10:8, 84:25, 131:10, 131:12, 131:22, 131:23, 139:15, 139:16, 145:3, 145:4, 149:11, 154:9, 154:11, 164:8, 165:16, 167:16, 168:11, 168:20, 168:22, 170:12, 170:18, 170:24, 171:7, 171:14, 173:18, 173:20, 174:2, 174:6, 176:17, 183:8, 183:19, 191:11, 193:25, 198:6, 198:9, 198:17, 201:10, 208:22 reason [14] - 15:22, 22:10, 98:5, 106:9, 139:2, 162:3, 169:18, 185:2, 189:12, 219:5, 220:11, 272:19, 286:19, 287:25 reasoning [2] - 16:4, 170:1 reasons [9] - 20:17, 39:8, 221:13, 221:23, 222:10, 270:1, 270:2, 282:2, 290:1 rebar [3] - 212:16, 215:3, 248:6 rebuild [1] - 155:13 rebuilding [4] - 149:11, 155:20, 155:25, 156:16</p>	<p>rebuilt [1] - 240:24 rebuild [3] - 154:18, 155:21, 172:16 rec [1] - 306:11 receipt [1] - 265:5 receive [2] - 182:6, 187:13 received [5] - 35:6, 183:15, 265:3, 266:18, 300:7 recently [3] - 50:16, 117:7, 212:8 recess [4] - 38:17, 103:2, 115:18, 211:15 recessed [5] - 125:1, 132:9, 139:24, 145:12, 232:15 recessing [1] - 43:11 recognition [1] - 111:1 recommend [15] - 7:14, 39:14, 51:5, 63:4, 68:10, 177:3, 177:6, 213:1, 245:23, 245:25, 270:16, 270:23, 271:3, 306:5, 306:6 recommendation [31] - 10:7, 34:22, 35:2, 39:7, 75:6, 75:19, 125:8, 132:25, 153:5, 182:10, 207:12, 269:22, 272:9, 273:17, 273:25, 282:13, 282:15, 282:24, 284:1, 285:6, 285:15, 287:21, 287:23, 288:1, 288:13, 288:16, 294:13, 294:24, 303:19, 304:15, 319:16 recommendations [9] - 63:13, 67:6, 86:20, 89:2, 99:9, 207:4, 235:17, 246:15, 328:14 recommended [2] - 206:12, 206:19 recommending [14] - 19:1, 19:3, 19:11, 36:21, 68:2, 80:12, 86:25, 119:10, 130:6, 150:15, 152:17, 152:19, 177:7, 306:21 reconsider [1] - 302:21</p>	<p>reconstructed [1] - 154:23 reconstruction [1] - 156:23 record [23] - 11:2, 15:3, 17:25, 20:4, 41:12, 41:20, 49:10, 78:7, 88:12, 100:2, 111:20, 121:15, 157:7, 163:17, 177:19, 211:6, 215:23, 254:12, 274:13, 275:3, 291:7, 294:9, 329:10 recording [1] - 3:8 records [1] - 212:17 rectangle [3] - 25:17, 25:19, 27:21 rectangular [9] - 26:6, 28:4, 31:2, 31:14, 31:23, 66:18, 201:18, 201:20, 202:4 recurve [2] - 5:4, 149:5 redesign [2] - 72:18, 128:14 reduce [8] - 43:1, 45:25, 102:25, 103:5, 171:3, 179:5, 258:8, 300:9 reduced [1] - 19:18 reducing [2] - 49:16, 78:20 reduction [1] - 176:20 reference [2] - 82:22, 82:24 referenced [2] - 33:6, 295:6 referring [2] - 114:13, 202:12 reflect [1] - 138:18 refuse [1] - 287:14 refute [1] - 276:15 regard [5] - 161:18, 182:16, 182:21, 183:24, 198:5 regarding [2] - 9:17, 89:16 regardless [2] - 89:5, 281:15 regards [2] - 161:17, 168:5 Register [5] - 281:11, 314:17, 326:24, 327:3, 327:7 Registry [2] - 315:22, 315:23 reglazing [1] - 86:1 regular [2] - 27:5, 328:1</p>	<p>regularly [1] - 19:12 regulation [1] - 249:13 regulations [3] - 32:24, 188:12, 231:25 rejuvenate [1] - 313:4 related [3] - 10:11, 156:17, 309:7 relationship [2] - 45:12, 298:25 relief [12] - 66:1, 66:21, 66:22, 80:16, 80:19, 80:21, 81:11, 114:4, 114:12, 114:13, 114:22, 178:10 relocated [2] - 212:5, 213:6 relying [1] - 317:4 remain [3] - 112:7, 114:25, 196:20 remainder [1] - 303:25 remaining [3] - 316:12, 319:1, 319:13 remark [1] - 308:23 remember [7] - 26:10, 161:21, 161:22, 161:25, 162:2, 172:1, 172:4 remind [1] - 115:20 reminding [1] - 122:4 remotely [1] - 231:7 removal [1] - 78:17 remove [10] - 13:5, 16:25, 104:20, 150:23, 180:14, 196:16, 203:8, 257:5, 298:14, 311:16 removed [8] - 85:11, 107:6, 107:11, 212:3, 215:2, 232:11, 233:8, 248:23 removing [6] - 78:4, 78:14, 136:7, 156:15, 173:25, 234:23 rendering [1] - 119:1 rendition [1] - 46:14 renovating [1] - 217:4 renovation [5] - 211:23, 215:11, 256:3, 257:4, 258:22 renovations [1] - 212:25 renting [1] - 218:2 repaint [1] - 84:22 repair [5] - 84:19,</p>	<p>85:19, 90:2, 93:7, 156:6 repairable [1] - 87:14 repaired [2] - 88:1, 93:17 repairing [1] - 158:13 repairs [1] - 219:2 repeat [5] - 144:18, 144:19, 153:20, 160:6, 322:5 replace [4] - 84:9, 92:1, 98:7, 257:6 replaced [7] - 89:11, 92:17, 149:17, 212:15, 213:8, 213:10, 218:13 replacement [12] - 84:7, 85:8, 90:20, 91:11, 97:4, 99:13, 99:20, 149:14, 149:15, 156:7, 158:20, 267:3 replacing [4] - 19:9, 90:19, 98:19, 187:14 replicate [3] - 167:22, 168:10, 234:21 replicating [1] - 9:10 replication [1] - 156:23 report [40] - 9:5, 42:16, 47:7, 89:1, 100:13, 100:15, 105:1, 115:25, 116:1, 127:13, 149:8, 157:17, 161:24, 182:5, 261:20, 261:22, 262:1, 262:4, 262:15, 263:8, 263:12, 265:21, 269:21, 270:10, 273:5, 273:9, 273:10, 282:12, 283:25, 285:25, 286:1, 286:13, 286:16, 287:21, 305:21, 307:1, 308:23, 319:20, 329:9 REPORTER [7] - 8:2, 24:1, 224:5, 224:8, 230:13, 261:11, 329:1 Reporter [2] - 329:8, 329:18 reports [1] - 128:11 representing [2] - 97:6, 262:17 repurposed [1] - 299:20</p>
---	--	---	--	--

<p>repurposing [1] - 292:5</p> <p>request [14] - 9:8, 18:21, 67:1, 67:3, 84:7, 89:6, 90:4, 91:25, 96:11, 100:20, 100:22, 116:3, 246:12, 285:12</p> <p>requested [7] - 21:19, 21:22, 24:10, 84:8, 89:10, 242:8</p> <p>requesting [2] - 22:7, 238:13</p> <p>requests [1] - 317:16</p> <p>require [4] - 9:9, 25:1, 127:19, 187:14</p> <p>required [4] - 183:12, 200:3, 200:7, 328:10</p> <p>requirement [3] - 74:14, 280:24, 317:4</p> <p>requires [4] - 8:10, 29:23, 128:3, 143:19</p> <p>requiring [1] - 33:13</p> <p>res [5] - 68:17, 71:12, 72:24, 77:16, 77:25</p> <p>research [2] - 254:20, 268:13</p> <p>reservation [2] - 257:25, 281:20</p> <p>reside [1] - 12:2</p> <p>residence [4] - 9:21, 254:20, 254:25, 257:18</p> <p>residential [1] - 302:16</p> <p>resistance [1] - 161:4</p> <p>resolution [4] - 22:19, 23:16, 243:11, 304:6</p> <p>resolve [1] - 23:24</p> <p>resolved [1] - 240:1</p> <p>resource [1] - 110:23</p> <p>respect [8] - 27:4, 56:4, 57:9, 65:5, 160:11, 172:21, 236:12, 249:12</p> <p>respectful [1] - 34:19</p> <p>response [45] - 3:24, 4:9, 5:23, 6:8, 6:22, 10:20, 15:15, 16:18, 17:15, 17:21, 19:24, 23:1, 23:6, 34:2, 41:11, 48:12, 58:10, 83:19, 88:3, 98:22, 99:18, 102:3, 104:13, 113:13, 115:7, 121:9, 125:22, 148:20, 148:24, 153:10, 163:12, 163:15,</p>	<p>164:3, 175:15, 177:10, 184:14, 185:24, 227:8, 227:11, 229:24, 245:14, 246:10, 253:20, 260:19, 322:22</p> <p>rest [17] - 66:7, 67:7, 85:8, 109:10, 146:21, 231:8, 279:25, 292:12, 293:4, 295:9, 298:25, 299:10, 299:15, 312:25, 313:4, 315:4</p> <p>restart [2] - 68:12, 224:11</p> <p>restoration [1] - 266:2</p> <p>restore [4] - 107:11, 107:13, 250:7, 255:18</p> <p>restored [2] - 248:21, 253:1</p> <p>restoring [2] - 98:14, 98:19</p> <p>restriction [2] - 299:12, 300:5</p> <p>resubmit [3] - 67:17, 68:5, 68:11</p> <p>result [4] - 57:3, 188:14, 222:25, 249:2</p> <p>retained [2] - 223:14, 223:18</p> <p>retaining [1] - 111:5</p> <p>retains [1] - 113:4</p> <p>retired [1] - 302:8</p> <p>retreat [1] - 149:6</p> <p>return [4] - 115:16, 210:1, 217:25, 218:3</p> <p>returned [1] - 264:15</p> <p>reuse [1] - 182:21</p> <p>reusing [2] - 9:10, 9:15</p> <p>REV [1] - 309:5</p> <p>reveal [3] - 90:17, 90:19, 91:23</p> <p>reversal [1] - 243:9</p> <p>reverse [2] - 236:24, 252:3</p> <p>reversible [1] - 112:3</p> <p>reversing [2] - 235:2, 250:5</p> <p>review [23] - 8:11, 24:6, 64:24, 65:13, 67:10, 75:9, 75:10, 79:15, 125:5, 127:20, 128:4, 263:17, 264:8, 266:5, 266:17,</p>	<p>267:8, 268:8, 268:9, 273:7, 280:24, 281:1</p> <p>reviewed [9] - 12:22, 79:13, 84:15, 95:6, 97:25, 129:2, 140:8, 141:5, 282:24</p> <p>reviewing [3] - 35:6, 188:21, 192:15</p> <p>reviews [3] - 67:11, 268:7, 268:9</p> <p>revised [3] - 21:7, 184:5, 276:10</p> <p>revisions [1] - 35:4</p> <p>revisiting [1] - 251:20</p> <p>revitalization [2] - 278:8, 294:15</p> <p>Revival [2] - 266:20, 267:5</p> <p>rewire [1] - 257:7</p> <p>rework [1] - 150:11</p> <p>reworking [1] - 149:13</p> <p>rhythm [1] - 133:2</p> <p>ribbons [2] - 33:1, 36:14</p> <p>Rica [1] - 122:9</p> <p>ridge [2] - 257:25, 258:17</p> <p>right-hand [4] - 145:23, 145:24, 145:25, 146:1</p> <p>right-of-way [8] - 143:3, 155:5, 187:5, 191:14, 192:5, 192:17, 195:14, 195:22</p> <p>rights [1] - 279:22</p> <p>Ringhaver [2] - 177:20, 186:1</p> <p>RINGHAVER [32] - 177:24, 178:3, 178:5, 180:4, 181:2, 181:5, 181:8, 185:15, 186:2, 189:20, 189:22, 190:1, 190:3, 190:17, 194:10, 194:14, 194:17, 194:19, 195:2, 195:15, 196:2, 196:5, 196:8, 197:9, 197:20, 198:10, 198:15, 198:19, 198:23, 199:7, 199:12, 199:22</p> <p>Ringhavers [1] - 182:1</p> <p>rise [2] - 294:25, 301:9</p> <p>Riverplace [1] - 309:22</p> <p>Riverside [5] - 30:24, 48:22, 153:1,</p>	<p>184:21, 185:5</p> <p>Road [5] - 11:4, 41:22, 100:4, 255:19, 261:14</p> <p>road [3] - 57:16, 184:22, 192:9</p> <p>Robert [1] - 12:1</p> <p>Robert's [1] - 203:18</p> <p>rodent [2] - 85:4, 86:9</p> <p>role [1] - 240:10</p> <p>rolling [1] - 305:23</p> <p>rollout [1] - 263:12</p> <p>roof [51] - 10:12, 10:14, 37:17, 37:20, 40:23, 40:24, 41:2, 41:3, 42:25, 46:5, 46:6, 47:1, 47:23, 63:14, 63:17, 65:18, 76:5, 93:4, 99:2, 101:8, 133:7, 134:23, 150:18, 151:20, 152:11, 152:13, 154:25, 165:1, 166:9, 166:11, 171:15, 174:4, 253:8, 253:9, 259:21, 259:22, 260:3, 260:4, 267:11, 276:19, 292:7, 295:6, 295:25, 296:1, 296:13, 296:20, 298:6, 302:22, 304:9, 307:9, 314:12</p> <p>roofing [4] - 10:12, 150:7, 150:10, 156:4</p> <p>Room [1] - 1:9</p> <p>room [17] - 81:15, 81:16, 81:19, 81:24, 103:13, 109:2, 112:4, 169:14, 192:19, 192:23, 197:24, 199:5, 206:17, 254:23</p> <p>rooms [1] - 81:24</p> <p>rope [1] - 218:14</p> <p>ropes [1] - 84:19</p> <p>rose [1] - 8:23</p> <p>rot [1] - 14:16</p> <p>rotated [1] - 255:6</p> <p>rotted [1] - 86:10</p> <p>rotted-out [1] - 86:10</p> <p>rotten [6] - 85:3, 86:14, 86:17, 87:13, 90:4, 257:6</p> <p>rough [1] - 218:20</p> <p>roughly [1] - 209:23</p> <p>round [1] - 82:17</p> <p>rounded [1] - 232:10</p> <p>row [3] - 28:14, 56:15</p>	<p>rule [2] - 98:4, 98:12</p> <p>ruled [1] - 23:19</p> <p>Rules [2] - 67:6, 203:18</p> <p>rules [6] - 95:18, 97:11, 195:7, 231:24, 326:9</p> <p>run [3] - 42:9, 311:12, 328:6</p> <p>rundown [1] - 14:17</p> <p>running [4] - 28:20, 110:20, 115:11, 243:21</p> <p>runs [1] - 268:19</p> <p>Ryan [1] - 2:17</p> <p>RYAN [1] - 1:15</p>
S				
			<p>sale [1] - 218:4</p> <p>sample [1] - 24:16</p> <p>samples [1] - 22:7</p> <p>sash [7] - 84:10, 85:3, 85:4, 86:10, 86:13, 90:20, 91:10</p> <p>sat [1] - 81:10</p> <p>save [13] - 90:11, 156:21, 257:14, 271:5, 271:8, 271:15, 280:5, 284:4, 284:15, 285:24, 286:22, 298:9, 314:20</p> <p>saved [1] - 277:11</p> <p>saving [3] - 54:24, 266:8, 266:14</p> <p>savings [1] - 168:4</p> <p>saw [3] - 21:18, 50:2, 292:5</p> <p>Saxelbye [4] - 178:8, 191:9, 199:23, 205:22</p> <p>scale [16] - 14:19, 16:24, 36:20, 38:2, 47:4, 49:25, 50:8, 52:3, 65:17, 116:8, 116:9, 119:4, 151:4, 163:4, 163:7</p> <p>scaled [1] - 304:10</p> <p>school [3] - 301:18, 301:25, 311:7</p> <p>schoolteacher [1] - 217:3</p> <p>scope [3] - 257:4, 257:12, 266:12</p> <p>scraped [1] - 218:15</p> <p>screen [12] - 37:25, 86:19, 94:10, 143:24, 144:1, 152:10, 209:22,</p>	

<p>221:1, 252:1, 252:21, 289:22, 296:11 screened [1] - 204:25 screened-in [1] - 204:25 screening [2] - 101:18, 201:9 screens [1] - 91:13 Sea [1] - 293:20 second [75] - 3:19, 3:20, 6:1, 6:2, 6:4, 7:2, 9:23, 17:12, 17:17, 33:22, 33:23, 37:19, 40:15, 40:18, 45:6, 50:22, 66:8, 69:24, 74:24, 76:14, 89:21, 90:6, 99:10, 99:12, 99:14, 114:19, 115:1, 115:3, 126:24, 130:20, 133:9, 136:5, 139:9, 139:12, 139:18, 144:23, 146:21, 147:6, 147:23, 148:17, 148:18, 149:13, 165:2, 171:4, 175:12, 182:13, 196:12, 203:24, 205:5, 205:7, 205:9, 208:6, 229:23, 230:2, 230:3, 230:5, 230:7, 230:10, 230:22, 231:1, 244:23, 245:5, 245:9, 245:11, 258:6, 274:15, 289:24, 292:23, 296:4, 314:4, 322:15, 322:16, 322:18 seconds [1] - 204:17 secret [1] - 302:13 Secretary [4] - 1:14, 49:23, 184:3, 236:21 secretary [2] - 301:10, 324:16 section [5] - 104:20, 292:7, 292:11, 295:6, 302:22 see [117] - 13:24, 16:6, 31:3, 31:4, 31:12, 37:18, 37:23, 38:22, 43:3, 43:10, 43:13, 44:22, 45:2, 46:19, 47:10, 47:17, 48:6, 48:13, 56:13, 56:14, 56:25, 63:25, 79:25, 82:5, 85:24, 86:5,</p>	<p>86:10, 86:18, 96:12, 101:9, 102:8, 103:23, 104:14, 106:15, 118:4, 118:19, 119:9, 124:10, 132:18, 136:4, 155:19, 163:21, 165:18, 165:19, 167:3, 169:23, 171:24, 179:22, 194:24, 209:9, 211:9, 214:13, 214:15, 218:10, 219:1, 219:9, 219:14, 219:22, 220:6, 220:11, 220:16, 221:6, 222:7, 222:14, 222:25, 223:7, 223:15, 223:24, 223:25, 224:1, 224:13, 228:12, 231:17, 236:10, 239:19, 241:18, 241:22, 242:2, 246:18, 247:5, 247:7, 247:10, 250:10, 255:21, 255:23, 256:15, 256:25, 258:3, 258:19, 259:21, 276:20, 277:11, 280:7, 289:22, 291:11, 292:20, 294:5, 294:18, 295:5, 295:13, 295:14, 296:7, 296:11, 296:13, 297:14, 297:15, 298:15, 298:16, 298:19, 299:2, 301:7, 304:14, 311:19, 312:20, 312:22 seeing [20] - 4:10, 5:24, 6:23, 23:7, 31:10, 32:20, 71:21, 98:23, 102:10, 150:18, 154:15, 154:24, 164:4, 169:9, 217:10, 227:12, 234:6, 252:20, 253:10, 278:25 seem [1] - 70:6 sees [1] - 161:12 self [1] - 320:17 self-designate [1] - 320:17 send [3] - 238:17,</p>	<p>263:16, 264:7 sending [1] - 238:21 sense [10] - 61:18, 71:23, 85:15, 95:1, 126:17, 144:3, 203:21, 252:24, 286:2, 291:8 sensing [1] - 277:9 sensitive [2] - 158:10, 311:1 sent [2] - 263:25, 269:6 separate [2] - 9:3, 38:20 separately [3] - 4:20, 4:21, 5:3 separates [1] - 197:13 separation [1] - 45:17 series [1] - 169:5 serves [1] - 222:9 service [2] - 216:20, 224:19 servicing [1] - 254:21 servicing [1] - 255:2 session [2] - 115:20, 211:17 sessions [1] - 310:6 set [13] - 37:15, 39:2, 42:25, 45:15, 66:8, 69:13, 117:2, 149:21, 160:7, 196:23, 206:15, 292:15, 327:23 setback [22] - 35:16, 35:17, 36:5, 36:7, 36:12, 39:11, 39:12, 39:14, 39:15, 39:18, 39:20, 45:13, 45:14, 45:16, 46:2, 50:8, 63:21, 66:2, 142:6, 144:10, 144:13, 145:20 Setback [1] - 36:4 setbacks [7] - 66:5, 141:8, 141:13, 141:14, 141:19, 141:24 sets [1] - 65:21 setting [4] - 43:5, 184:20, 186:4, 193:21 settle [1] - 299:22 settled [1] - 261:7 settlement [5] - 237:5, 239:2, 241:21, 243:25 seven [1] - 274:10 several [3] - 4:2, 192:9, 297:19 SG [1] - 89:16</p>	<p>shaded [1] - 44:21 shaking [1] - 287:4 shame [3] - 52:14, 59:23, 61:1 shape [25] - 19:4, 21:23, 26:16, 27:23, 38:22, 46:5, 84:17, 85:25, 87:4, 165:1, 201:20, 202:4, 224:2, 228:6, 277:12, 280:5, 295:5, 296:14, 310:11, 310:19, 314:10, 316:12, 317:18, 319:1, 319:14 shaped [4] - 25:2, 295:8, 295:13, 295:24 shapes [2] - 47:24, 65:18 share [1] - 49:9 shared [2] - 320:21 Shawn [1] - 88:13 sheathings [1] - 257:6 sheets [1] - 255:11 SHEPPARD [62] - 1:18, 8:6, 16:1, 16:4, 17:24, 32:10, 34:6, 36:4, 39:13, 40:1, 41:4, 41:7, 73:2, 73:5, 73:7, 95:2, 112:23, 113:1, 113:7, 132:23, 133:6, 133:15, 133:19, 134:7, 134:21, 135:5, 140:17, 140:20, 143:19, 146:23, 149:9, 153:2, 153:11, 153:21, 153:24, 154:20, 155:14, 156:5, 156:9, 156:15, 174:17, 174:25, 175:2, 175:6, 197:4, 209:10, 209:16, 209:19, 210:10, 210:16, 251:10, 251:17, 251:19, 253:18, 287:5, 308:25, 309:6, 315:22, 324:10, 326:23, 327:1, 327:6 Shields [3] - 297:17, 297:21, 298:17 shingle [2] - 10:13, 10:16 shingles [2] - 150:7, 159:4</p>	<p>shops [1] - 157:25 short [4] - 188:14, 189:10, 207:8, 324:5 shorten [1] - 291:14 shortened [1] - 7:22 shorter [2] - 28:19, 161:9 shot [1] - 128:25 show [12] - 8:16, 29:13, 91:17, 197:15, 216:24, 220:25, 252:1, 253:11, 256:8, 295:19, 312:9, 327:14 showcase [2] - 178:6, 179:2 showed [1] - 53:19 shower [4] - 146:23, 147:10, 147:19, 147:23 showing [6] - 30:5, 46:3, 46:22, 46:23, 144:1, 209:22 shown [7] - 103:14, 141:20, 153:16, 155:18, 201:5, 214:1, 302:3 shows [9] - 30:9, 35:19, 37:20, 149:21, 154:3, 155:4, 197:12, 256:25, 298:25 shut [3] - 84:20, 87:20, 218:16 shutters [1] - 296:15 sic [4] - 100:20, 174:3, 277:3, 312:6 sicj [2] - 251:6, 314:22 side [76] - 14:14, 18:17, 18:24, 36:7, 37:6, 38:18, 39:17, 40:10, 42:21, 45:7, 45:16, 46:2, 46:23, 47:15, 56:23, 57:7, 79:22, 81:16, 81:18, 93:3, 93:4, 103:15, 105:5, 109:1, 109:4, 109:5, 116:22, 120:1, 120:4, 120:6, 120:7, 120:14, 122:24, 123:4, 130:24, 144:24, 144:25, 145:23, 145:24, 145:25, 146:1, 146:4, 147:7, 151:21, 155:5, 155:6, 180:18, 180:21, 188:3, 198:11, 212:5,</p>
---	--	---	--	--

<p>213:8, 214:3, 214:6, 220:1, 223:1, 224:2, 232:14, 234:19, 237:4, 248:24, 252:18, 252:19, 296:10, 297:8, 297:12, 297:16, 297:20, 297:21, 298:11, 302:4, 302:5</p> <p>sidelights [5] - 214:10, 214:12, 227:22, 227:25, 228:2</p> <p>sides [9] - 57:6, 85:2, 87:9, 142:2, 150:6, 165:20, 168:21, 183:3, 210:12</p> <p>sidewalk [4] - 52:13, 184:23, 185:14</p> <p>siding [10] - 47:18, 48:1, 48:3, 100:24, 103:20, 104:2, 104:3, 104:10, 150:9, 235:11</p> <p>Siding [1] - 234:22</p> <p>Sifikis [1] - 121:17</p> <p>SIFAKIS [16] - 121:21, 121:25, 122:7, 122:23, 135:21, 135:25, 136:13, 136:18, 136:25, 137:12, 145:9, 145:17, 147:1, 147:17, 148:5, 148:9</p> <p>sight [1] - 83:25</p> <p>sign [3] - 169:5, 196:17, 307:5</p> <p>significance [3] - 160:10, 265:23, 327:7</p> <p>significant [5] - 8:23, 106:14, 141:9, 211:5, 212:19</p> <p>significantly [3] - 74:20, 119:5, 275:17</p> <p>silent [1] - 3:5</p> <p>Silva [4] - 215:24, 216:2, 228:23, 247:25</p> <p>SILVA [45] - 216:2, 216:6, 216:10, 216:12, 216:14, 216:19, 219:20, 220:19, 220:23, 221:2, 221:5, 224:4, 224:7, 224:9, 224:12, 224:25, 225:19, 225:23, 226:1, 226:3, 226:8, 226:12, 226:18,</p>	<p>226:21, 227:3, 227:5, 228:18, 228:22, 228:24, 229:10, 233:10, 233:12, 234:8, 234:17, 247:23, 248:1, 248:5, 248:8, 249:10, 249:19, 249:23, 250:2, 250:17, 250:20, 250:23</p> <p>similar [13] - 22:14, 40:6, 42:22, 47:14, 48:7, 52:23, 54:19, 56:16, 78:1, 103:22, 173:5, 224:1, 229:3</p> <p>similarities [1] - 223:25</p> <p>simple [5] - 54:10, 155:16, 172:15, 183:10, 264:6</p> <p>simplicity [2] - 155:23, 156:1</p> <p>simplistic [1] - 10:5</p> <p>simply [1] - 248:19</p> <p>simultaneous [4] - 73:3, 289:12, 324:3, 325:25</p> <p>Simultaneous [40] - 31:20, 69:22, 70:1, 73:6, 73:12, 73:24, 76:3, 80:25, 81:7, 94:20, 105:2, 108:7, 111:17, 113:25, 114:5, 114:15, 115:10, 235:22, 241:13, 245:21, 246:25, 269:1, 273:18, 275:1, 279:6, 279:12, 305:17, 307:15, 308:9, 308:17, 314:6, 316:3, 316:19, 318:13, 319:4, 320:9, 321:12, 323:13, 324:9, 328:17</p> <p>simultaneously [1] - 219:7</p> <p>sincerely [1] - 290:6</p> <p>sing [1] - 169:2</p> <p>singing [1] - 169:3</p> <p>single [16] - 39:23, 44:5, 44:17, 116:4, 116:14, 116:24, 117:23, 120:14, 164:6, 174:1, 186:8, 186:10, 214:12, 236:19, 327:4</p> <p>single-car [1] - 174:1</p>	<p>single-families [1] - 39:23</p> <p>single-family [4] - 44:5, 44:17, 116:4, 117:23</p> <p>single-story [2] - 116:14, 116:24</p> <p>sink [2] - 316:24, 316:25</p> <p>sit [2] - 204:2, 277:2</p> <p>site [18] - 8:21, 8:24, 35:15, 37:20, 84:15, 141:20, 184:5, 192:19, 192:23, 193:24, 209:22, 252:7, 253:11, 256:8, 266:11, 292:1, 292:2, 294:21</p> <p>Site [1] - 281:12</p> <p>sites [1] - 327:4</p> <p>sits [2] - 278:5, 294:22</p> <p>sitting [2] - 187:16, 310:4</p> <p>situation [12] - 26:5, 130:15, 134:8, 186:17, 207:7, 225:16, 237:11, 282:7, 310:24, 311:15, 312:3, 313:6</p> <p>situations [2] - 69:3, 312:10</p> <p>six [6] - 80:21, 114:13, 114:14, 140:4, 202:1, 300:18</p> <p>Six [1] - 19:21</p> <p>six-inch [2] - 114:13, 202:1</p> <p>size [27] - 25:12, 26:14, 29:16, 33:7, 35:21, 38:7, 47:24, 55:6, 65:17, 76:13, 103:5, 131:7, 145:1, 146:20, 147:2, 147:10, 147:19, 151:18, 152:18, 152:24, 153:13, 161:11, 172:24, 173:5, 200:4, 209:8, 214:1</p> <p>sizes [3] - 32:14, 32:22, 202:13</p> <p>skills [1] - 199:18</p> <p>skipped [1] - 284:12</p> <p>slab [6] - 133:5, 133:11, 134:3, 247:22, 248:2, 248:6</p> <p>slam [2] - 60:9, 112:17</p> <p>slat [1] - 249:20</p> <p>slide [3] - 35:19, 36:17, 216:24</p>	<p>slight [3] - 37:14, 37:17, 263:24</p> <p>slightly [3] - 46:21, 170:1, 267:11</p> <p>slope [4] - 63:14, 63:17, 65:20, 253:9</p> <p>slow [2] - 224:3, 316:16</p> <p>small [21] - 36:12, 39:18, 47:20, 60:12, 67:8, 85:21, 101:18, 102:13, 102:16, 117:10, 120:2, 147:9, 147:20, 149:19, 152:12, 173:6, 178:22, 186:7, 199:14, 209:7, 228:10</p> <p>smaller [7] - 35:25, 40:4, 50:10, 158:2, 158:4, 187:23, 190:5</p> <p>society [1] - 312:6</p> <p>soft [1] - 124:17</p> <p>soften [1] - 54:25</p> <p>solar [1] - 89:17</p> <p>solely [1] - 308:7</p> <p>solid [4] - 40:15, 66:12, 87:2, 165:7</p> <p>solution [1] - 177:4</p> <p>someone [12] - 5:8, 48:14, 96:13, 98:7, 104:14, 163:21, 203:24, 205:3, 205:5, 229:15, 249:23, 304:13</p> <p>sometime [1] - 215:6</p> <p>sometimes [5] - 16:6, 16:7, 237:7, 312:12, 312:14</p> <p>somewhat [1] - 75:7</p> <p>somewhere [2] - 49:14, 109:13</p> <p>Sondra [14] - 2:15, 129:6, 144:17, 193:16, 207:5, 230:13, 235:25, 250:24, 266:5, 284:18, 287:12, 303:16, 316:20, 320:11</p> <p>SONDRA [1] - 1:19</p> <p>soon [1] - 69:16</p> <p>Sorry [3] - 24:2, 24:5, 44:6</p> <p>sorry [48] - 2:10, 7:10, 19:17, 30:4, 32:3, 62:18, 62:24, 77:7, 83:23, 88:10, 100:18, 103:17, 106:8, 119:11,</p>	<p>120:11, 120:17, 123:19, 125:15, 136:24, 138:10, 148:7, 159:20, 160:2, 160:3, 161:17, 170:8, 184:17, 203:14, 203:16, 216:2, 220:23, 221:2, 224:4, 228:22, 234:14, 247:12, 251:7, 259:20, 261:6, 261:9, 261:11, 270:17, 287:5, 315:21, 316:21, 320:13, 326:5</p> <p>sort [4] - 49:17, 55:25, 81:1, 285:4</p> <p>Sort [1] - 26:8</p> <p>sound [4] - 84:17, 86:5, 87:7, 87:10</p> <p>sounds [1] - 251:13</p> <p>South [1] - 41:22</p> <p>south [4] - 89:13, 123:1, 123:19, 153:1</p> <p>space [30] - 10:10, 40:7, 43:22, 43:23, 44:14, 44:24, 66:21, 80:15, 81:19, 100:23, 109:9, 121:3, 169:23, 182:23, 182:25, 193:8, 200:9, 209:9, 220:2, 220:17, 221:17, 221:20, 221:22, 222:5, 222:24, 223:22, 249:25, 250:4, 255:20</p> <p>spaced [2] - 19:12, 126:22</p> <p>spaces [9] - 45:13, 124:10, 180:3, 197:19, 198:25, 200:7, 200:11, 205:18, 206:4</p> <p>speaker [2] - 3:10, 7:23</p> <p>speaking [49] - 31:20, 69:22, 70:1, 73:3, 73:6, 73:12, 73:24, 76:3, 80:25, 81:7, 94:20, 105:2, 108:7, 111:17, 113:25, 114:5, 114:15, 115:10, 211:2, 228:25, 235:20, 235:22, 241:13, 245:21, 246:25,</p>
---	---	--	---	---

<p>269:1, 273:18, 275:1, 279:6, 279:12, 288:25, 289:12, 305:17, 307:15, 308:9, 308:17, 313:19, 314:6, 316:3, 316:19, 318:13, 319:4, 320:9, 321:12, 323:13, 324:3, 324:9, 325:25, 328:17 speaks [4] - 262:6, 262:7, 288:22, 312:11 spearheaded [1] - 314:16 specific [6] - 18:5, 110:19, 146:8, 188:22, 193:23, 202:12 specifically [2] - 301:21, 302:17 spend [2] - 93:7, 124:8 spent [1] - 56:20 spinning [1] - 64:18 split [3] - 116:13, 117:8, 257:11 spoken [1] - 15:25 spot [4] - 194:15, 194:17, 197:23, 197:25 spots [7] - 178:21, 178:22, 179:14, 194:8, 194:9, 194:10, 198:3 spreading [1] - 125:5 spring [1] - 294:12 Springfield [2] - 22:13, 29:14 square [33] - 19:5, 22:1, 24:20, 26:5, 26:11, 30:24, 31:2, 31:13, 38:4, 38:5, 40:19, 40:21, 40:22, 40:23, 41:2, 41:3, 43:20, 43:22, 47:9, 52:18, 66:18, 82:17, 102:19, 102:21, 102:25, 107:16, 112:9, 171:3, 173:9, 173:13, 200:5 squirrels [1] - 54:22 St [7] - 88:14, 152:23, 157:24, 158:3, 163:5, 173:1, 294:22 stacking [1] - 151:7 Staff [2] - 31:15, 100:15</p>	<p>staff [102] - 7:16, 7:17, 10:19, 15:21, 19:1, 19:23, 21:8, 21:14, 22:16, 22:18, 23:16, 24:15, 26:1, 31:11, 33:20, 36:16, 39:9, 41:10, 42:15, 47:7, 64:25, 68:20, 74:19, 76:12, 84:15, 86:23, 89:1, 94:22, 99:8, 100:13, 102:2, 104:24, 112:14, 115:25, 116:7, 121:8, 127:7, 127:13, 129:2, 129:12, 129:19, 137:25, 140:8, 141:5, 145:19, 149:8, 152:20, 157:16, 161:15, 161:24, 162:8, 176:18, 177:3, 177:9, 182:5, 183:24, 184:7, 201:3, 201:6, 201:16, 201:22, 201:25, 202:16, 203:5, 207:5, 213:3, 213:23, 227:16, 242:19, 242:23, 253:19, 257:23, 261:20, 261:21, 262:1, 262:4, 262:15, 263:8, 267:25, 270:10, 270:23, 271:9, 272:18, 272:25, 273:16, 274:4, 274:8, 276:17, 282:11, 283:25, 286:9, 286:13, 286:16, 287:18, 288:21, 289:21, 306:6, 306:25, 308:23, 319:20 staff's [4] - 34:21, 38:9, 67:9, 127:19 staff-approved [1] - 201:6 stagger [1] - 45:17 staggering [1] - 301:20 stagers [1] - 44:24 stairs [5] - 15:22, 16:11, 16:14, 81:23, 247:18 stairwell [2] - 14:7, 14:11 stamps [1] - 54:16 stand [5] - 54:12,</p>	<p>152:9, 243:5, 273:16, 273:24 standard [18] - 26:14, 31:17, 128:5, 128:22, 129:7, 129:8, 132:1, 132:7, 139:20, 139:22, 142:9, 145:6, 145:8, 145:11, 145:15, 182:25, 200:1, 202:6 Standards [1] - 49:24 standards [11] - 50:5, 65:20, 95:17, 112:3, 184:4, 236:20, 236:21, 240:12, 241:2, 241:6, 315:19 standing [2] - 127:5, 298:20 standpoint [8] - 35:16, 38:8, 38:21, 39:22, 64:6, 89:12, 258:15, 313:2 stands [1] - 296:22 Star [1] - 55:14 staring [1] - 144:15 stars [1] - 311:17 start [18] - 2:7, 2:8, 23:23, 51:1, 92:10, 130:2, 159:16, 215:22, 216:24, 230:18, 246:20, 246:21, 247:2, 276:9, 298:22, 307:7, 313:16, 317:20 started [14] - 32:11, 33:1, 73:18, 96:4, 135:5, 162:9, 162:11, 218:5, 218:6, 220:13, 225:7, 226:21, 257:3, 306:20 starts [6] - 32:22, 117:22, 258:6, 305:22, 321:1, 321:2 STATE [1] - 329:3 State [3] - 1:11, 300:5, 311:15 state [13] - 11:1, 15:9, 18:2, 20:3, 41:19, 88:11, 100:1, 157:6, 177:18, 215:22, 254:11, 275:19, 277:25 statements [2] - 49:12, 62:14 states [1] - 139:23 statistically [1] - 98:25 stay [5] - 158:6, 190:13, 196:14,</p>	<p>220:20, 310:11 staying [4] - 54:18, 226:24, 254:17, 323:25 steel [1] - 180:7 stenographic [1] - 329:11 stenographically [1] - 329:9 step [5] - 166:15, 177:5, 196:5, 243:11, 266:14 stepped [1] - 267:11 stepping [1] - 220:4 steps [2] - 212:3, 248:14 sticking [2] - 39:6, 62:17 still [39] - 27:14, 27:18, 27:19, 34:25, 39:6, 47:12, 50:7, 52:8, 58:23, 64:16, 79:6, 80:5, 89:6, 123:22, 138:13, 164:24, 165:4, 168:24, 177:2, 177:7, 179:17, 180:8, 180:16, 194:9, 194:22, 196:3, 198:5, 206:6, 210:12, 210:16, 211:5, 223:15, 238:9, 260:11, 280:18, 284:11, 303:24 Stockton [18] - 36:7, 36:8, 39:15, 39:17, 40:11, 42:21, 45:15, 46:2, 48:6, 52:2, 54:23, 56:22, 57:15, 63:21, 64:10, 65:23, 79:22, 82:9 stone [1] - 255:1 Stone [3] - 255:1, 255:13, 255:14 stones [1] - 296:19 stonework [2] - 296:15, 296:16 stoop [3] - 220:11, 221:6, 221:12 stop [4] - 130:11, 270:5, 272:4, 285:24 stops [1] - 298:6 storage [2] - 102:24, 103:13 stories [12] - 35:9, 49:17, 73:11, 78:19, 119:19, 126:12, 126:13, 126:14, 297:1, 297:2,</p>	<p>302:11, 319:2 storm [8] - 93:16, 93:17, 94:18, 94:22, 95:5, 95:11, 97:15, 107:2 story [81] - 8:7, 8:9, 8:19, 16:11, 16:25, 17:1, 40:15, 40:17, 40:18, 50:14, 50:22, 55:6, 63:16, 63:17, 63:19, 66:3, 66:6, 66:12, 70:22, 70:25, 73:8, 76:5, 76:9, 76:12, 77:14, 77:15, 78:18, 78:21, 84:12, 116:4, 116:14, 116:15, 116:18, 116:20, 116:23, 116:24, 117:9, 117:16, 118:5, 118:9, 118:20, 118:25, 119:5, 119:15, 119:22, 119:25, 120:2, 120:14, 120:19, 120:20, 120:23, 121:4, 122:25, 123:4, 123:20, 124:21, 126:5, 126:10, 126:16, 126:17, 128:13, 133:9, 136:5, 143:21, 143:22, 143:23, 147:2, 148:6, 149:11, 151:17, 161:18, 167:12, 253:6, 256:21, 297:5, 298:18, 318:24 strange [1] - 120:1 street [50] - 39:23, 43:10, 43:13, 49:19, 50:25, 53:23, 54:3, 57:24, 58:1, 91:14, 116:20, 116:22, 117:11, 118:3, 118:13, 118:18, 120:5, 120:7, 120:13, 122:25, 126:13, 126:14, 142:17, 142:19, 142:25, 144:15, 145:21, 146:1, 146:5, 157:24, 171:16, 172:22, 176:14, 179:5, 186:5, 186:19, 187:4, 188:7, 188:14, 189:24, 209:13, 209:17, 222:18, 222:20,</p>
--	--	--	---	---

<p>252:18, 252:23, 253:13, 297:15, 298:16 Street [37] - 1:9, 4:3, 4:4, 4:5, 4:13, 4:14, 4:15, 4:16, 4:17, 18:12, 20:6, 36:7, 36:8, 39:15, 39:17, 40:11, 48:21, 53:5, 53:20, 57:15, 57:20, 64:11, 82:9, 84:3, 84:6, 99:22, 100:21, 157:9, 175:25, 176:7, 176:11, 177:21, 185:12, 254:14, 255:7, 302:4 street-facing [2] - 49:19, 50:25 street-level [1] - 297:15 streets [3] - 33:6, 185:11, 256:17 stretch [2] - 55:1, 82:6 strict [2] - 69:1, 74:14 strip [3] - 84:22, 104:21, 190:10 stripped [1] - 218:12 strips [1] - 213:14 strollers [1] - 220:6 strong [1] - 162:6 strongly [3] - 136:11, 136:23, 275:15 structural [2] - 112:2, 225:3 structurally [2] - 137:8, 156:12 structure [76] - 13:1, 13:5, 14:20, 26:22, 35:22, 35:23, 36:11, 38:20, 44:2, 45:15, 47:2, 47:11, 47:13, 50:14, 63:15, 97:2, 101:2, 101:3, 101:14, 106:2, 106:17, 107:13, 116:6, 116:19, 116:21, 117:10, 117:16, 117:20, 118:1, 118:7, 119:8, 120:10, 120:24, 128:17, 133:13, 136:15, 136:20, 143:3, 143:4, 143:25, 144:11, 144:14, 145:21, 146:2, 149:16, 152:5, 154:9, 154:22, 155:17, 155:23, 160:17, 164:10, 164:20,</p>	<p>167:1, 167:6, 167:10, 167:13, 173:6, 173:9, 176:15, 210:13, 211:23, 212:20, 233:19, 252:2, 252:5, 256:20, 257:1, 257:14, 257:17, 259:25, 260:5, 281:7, 281:8, 307:25 structures [24] - 13:25, 14:22, 35:10, 36:18, 39:25, 50:11, 54:12, 106:15, 110:21, 111:2, 116:24, 117:11, 119:15, 126:5, 135:6, 142:15, 153:4, 172:15, 173:5, 209:5, 209:6, 213:12, 298:8, 314:21 struggle [1] - 188:5 struggling [2] - 303:9, 320:25 stucco [16] - 13:20, 13:22, 13:24, 14:1, 14:5, 16:23, 17:11, 18:3, 19:8, 44:2, 45:3, 47:25, 48:2, 150:12, 171:21, 171:22 studies [1] - 300:14 Studios [1] - 326:21 study [3] - 266:23, 300:17, 301:15 stuff [4] - 122:20, 258:2, 265:10, 298:10 style [32] - 19:3, 20:19, 20:25, 22:12, 24:8, 26:19, 27:2, 27:19, 29:15, 29:20, 50:2, 50:18, 50:24, 54:2, 54:4, 54:18, 101:10, 101:15, 101:16, 106:14, 106:22, 126:21, 149:24, 150:1, 151:19, 152:3, 164:15, 165:3, 187:15, 266:20, 266:23, 295:15 stylistic [1] - 169:9 stylistically [2] - 164:8, 165:15 sub [1] - 264:17 subcom [1] - 198:7 subcompact [4] -</p>	<p>183:7, 198:7, 198:8, 200:1 subdivided [3] - 252:12, 252:20, 252:22 subject [1] - 196:25 submission [2] - 65:1, 68:3 submit [4] - 31:8, 31:11, 31:12, 83:8 submittal [3] - 37:16, 67:16, 83:13 submittals [2] - 67:22, 122:19 submitted [12] - 21:18, 34:20, 49:7, 71:2, 77:12, 145:19, 149:22, 150:20, 154:1, 204:23, 269:5, 269:23 submitting [4] - 64:23, 65:7, 269:7, 316:11 substance [4] - 122:11, 263:19, 264:4, 264:22 substantial [6] - 68:4, 78:5, 117:12, 128:13, 151:18, 256:3 substantially [7] - 67:18, 68:9, 69:12, 71:17, 84:25, 86:8, 133:8 substantiated [1] - 87:12 successful [3] - 60:11, 191:2, 278:23 successfully [3] - 60:12, 62:23, 300:7 sudden [1] - 169:22 suggest [1] - 286:9 suggested [2] - 292:4, 292:9 suggestion [5] - 46:11, 74:25, 129:15, 168:12, 316:5 suggestions [4] - 58:23, 83:18, 132:20, 194:6 suggestive [1] - 255:23 suitability [1] - 266:1 Suite [2] - 41:22, 309:22 super [2] - 54:11, 206:2 supplied [2] - 12:23, 276:17 support [12] - 65:10,</p>	<p>66:24, 77:2, 101:8, 109:17, 151:5, 189:12, 212:16, 212:23, 215:3, 315:8, 320:15 supported [1] - 9:3 supports [2] - 26:23, 150:1 supposed [5] - 162:15, 162:18, 186:13, 236:5, 244:13 supposedly [1] - 183:13 surface [1] - 294:19 surprised [4] - 161:24, 181:24, 182:7, 193:18 surprising [1] - 193:19 surprisingly [1] - 87:4 surrounded [1] - 295:22 surrounding [3] - 163:5, 212:4, 213:11 survey [2] - 84:24, 110:23 surveyed [1] - 101:16 surveys [1] - 301:22 SUV [6] - 187:23, 190:5, 193:11, 193:12, 199:14, 221:7 swear [5] - 12:4, 254:2, 261:22, 293:16, 293:19 sworn [5] - 15:10, 96:20, 254:10, 262:18, 309:18 symmetrical [1] - 213:21 symmetry [1] - 223:8 sympathetic [5] - 127:11, 139:1, 190:25, 191:11, 205:25 sympathize [1] - 31:23 system [1] - 156:4</p>	<p>tear [1] - 155:12 tearing [2] - 14:19, 161:1 technical [3] - 294:8, 294:12, 294:20 technically [2] - 111:6, 243:15 technologies [1] - 98:11 ten [2] - 202:2, 213:16 ten-inch [1] - 202:2 tenant [1] - 194:16 tenants [4] - 176:14, 180:8, 180:16, 180:20 term [4] - 81:5, 173:9, 298:3, 300:4 termed [1] - 292:13 termination [1] - 169:15 terminology [1] - 292:14 terms [7] - 16:24, 17:2, 159:24, 161:1, 165:1, 168:14, 188:22 Terrace [1] - 121:17 terrible [1] - 290:12 testimony [18] - 11:9, 12:16, 20:11, 42:2, 49:2, 51:21, 53:10, 55:19, 88:20, 100:9, 121:23, 157:11, 178:1, 181:18, 216:8, 263:4, 293:25, 309:24 texture [1] - 18:3 that'd [2] - 136:6, 235:8 THE [526] - 2:3, 2:11, 2:21, 2:25, 3:3, 3:20, 3:23, 3:25, 4:10, 4:25, 5:2, 5:11, 5:20, 5:24, 6:3, 6:7, 6:9, 6:17, 6:20, 6:23, 7:3, 7:5, 7:13, 7:16, 7:20, 8:1, 8:2, 10:18, 10:21, 11:13, 11:18, 11:22, 12:4, 12:8, 14:25, 15:3, 15:16, 16:16, 16:19, 17:14, 17:16, 17:20, 17:22, 18:6, 19:14, 19:18, 19:21, 19:23, 19:25, 21:7, 21:10, 21:13, 21:21, 22:1, 22:5, 22:21, 22:24, 23:2, 23:4, 23:7, 24:1, 24:12, 24:15, 24:18, 25:10, 25:17, 26:3,</p>
T				
<p>T-111 [1] - 103:24 table [1] - 297:25 tails [1] - 259:15 taller [1] - 253:7 task [1] - 60:12 tax [3] - 277:17, 308:16, 315:24 teacher [1] - 301:9 team [1] - 313:9</p>				

27:4, 27:8, 27:11, 27:15, 27:20, 27:24, 28:2, 28:7, 28:11, 28:16, 28:20, 28:23, 29:3, 29:18, 30:1, 30:15, 30:20, 31:15, 32:4, 32:9, 33:23, 34:1, 34:3, 39:9, 41:9, 41:12, 45:9, 45:11, 48:10, 48:13, 48:17, 51:13, 53:2, 55:10, 58:8, 58:11, 58:14, 59:2, 63:6, 64:19, 67:20, 68:1, 68:25, 69:15, 69:19, 70:2, 70:8, 70:12, 70:18, 70:24, 71:1, 71:5, 71:15, 72:17, 72:22, 73:15, 73:25, 74:2, 74:12, 74:15, 76:1, 76:4, 76:18, 76:21, 76:25, 78:10, 78:12, 79:1, 79:18, 80:11, 80:18, 80:23, 82:10, 82:13, 82:16, 83:6, 83:10, 83:13, 83:17, 83:20, 83:23, 84:1, 85:16, 86:22, 88:2, 88:4, 88:7, 89:7, 93:9, 95:12, 96:12, 96:16, 97:21, 98:20, 98:23, 99:11, 99:17, 99:19, 100:14, 100:16, 100:18, 102:2, 102:4, 103:8, 103:18, 104:11, 104:14, 104:17, 104:23, 105:3, 105:7, 105:10, 105:13, 105:18, 105:20, 106:19, 106:21, 107:22, 108:5, 108:8, 108:11, 108:14, 108:16, 108:21, 109:10, 109:18, 110:1, 110:5, 110:8, 110:11, 110:14, 111:13, 112:5, 112:11, 112:20, 112:22, 113:11, 113:14, 114:1, 114:8, 115:2, 115:6, 115:8, 115:11, 115:14, 115:19, 121:7, 121:10, 122:22, 124:5, 125:14, 125:16, 125:23, 126:3, 127:18, 127:23,	128:1, 128:6, 128:18, 130:9, 131:22, 132:4, 133:22, 134:19, 135:18, 135:24, 136:14, 136:19, 137:5, 138:3, 138:7, 138:24, 140:16, 140:19, 140:25, 143:7, 143:11, 143:16, 144:10, 144:17, 144:20, 145:23, 146:3, 146:11, 148:13, 148:16, 148:19, 148:21, 148:23, 148:25, 149:7, 152:20, 153:9, 154:13, 156:25, 157:2, 163:11, 163:14, 163:19, 163:21, 164:1, 164:4, 164:18, 166:8, 166:17, 168:24, 169:12, 170:14, 170:17, 170:25, 171:24, 172:3, 172:10, 173:21, 173:23, 174:19, 174:24, 175:4, 175:9, 175:13, 175:16, 175:20, 176:4, 177:9, 177:11, 177:17, 179:23, 181:1, 181:4, 181:6, 181:9, 184:11, 184:15, 185:23, 185:25, 186:20, 187:20, 189:21, 190:20, 192:14, 192:22, 193:2, 193:5, 193:7, 193:12, 195:18, 197:3, 198:18, 199:16, 199:21, 200:13, 200:16, 200:21, 201:18, 202:6, 202:14, 202:19, 202:25, 203:22, 205:5, 205:8, 205:11, 205:24, 207:1, 208:5, 208:10, 208:13, 208:18, 209:2, 209:4, 209:15, 209:18, 210:8, 210:15, 210:19, 210:21, 210:24, 211:8, 211:16, 213:3,	213:22, 215:14, 216:13, 216:18, 219:19, 220:21, 224:3, 224:5, 224:8, 224:16, 227:2, 227:6, 227:9, 227:12, 228:16, 228:20, 229:14, 229:22, 230:6, 230:9, 230:12, 230:13, 230:15, 230:25, 231:24, 232:2, 234:15, 235:15, 235:25, 236:7, 237:22, 237:24, 238:6, 241:14, 242:11, 242:15, 244:24, 245:2, 245:8, 245:10, 245:15, 245:18, 245:22, 246:1, 246:5, 246:9, 246:11, 247:3, 247:13, 249:18, 250:1, 250:16, 250:18, 250:21, 250:24, 251:1, 251:5, 251:7, 251:9, 251:16, 251:18, 253:17, 253:19, 253:21, 254:7, 256:10, 257:21, 260:8, 260:11, 260:18, 260:20, 260:22, 261:4, 261:7, 261:11, 261:17, 261:24, 262:3, 262:8, 262:11, 262:14, 262:19, 263:10, 263:21, 264:12, 265:16, 267:14, 267:24, 268:4, 270:15, 270:19, 270:22, 271:11, 271:13, 271:20, 272:1, 272:5, 272:10, 273:2, 274:21, 274:24, 275:9, 275:23, 276:1, 277:7, 278:1, 278:6, 278:12, 278:15, 278:24, 279:13, 279:19, 280:1, 280:3, 280:15, 281:1, 287:2, 287:8, 287:10, 287:19, 288:25, 289:4, 289:15, 289:19, 290:7, 290:10,	290:21, 291:3, 291:6, 291:18, 292:19, 293:12, 293:17, 296:25, 297:3, 298:3, 303:1, 303:7, 305:2, 305:5, 307:12, 307:17, 308:3, 308:13, 313:20, 313:23, 315:2, 316:24, 317:25, 318:11, 318:16, 319:25, 320:8, 321:7, 321:14, 321:20, 321:22, 322:4, 322:9, 322:12, 322:17, 322:21, 322:23, 323:11, 323:24, 324:4, 324:14, 324:21, 325:7, 325:23, 326:10, 326:16, 326:19, 327:5, 327:13, 327:16, 327:21, 328:15, 328:19 theoretically [1] - 164:11 therefore [1] - 196:15 they've [2] - 158:5, 297:25 thick [2] - 101:24, 307:21 thin [2] - 92:9, 92:18 thinking [6] - 129:18, 189:6, 190:4, 195:4, 238:8, 240:13 third [6] - 43:11, 69:25, 74:24, 76:5, 92:2, 258:22 thirty [1] - 134:19 thorough [1] - 89:20 thoughts [1] - 64:2 thousand [2] - 90:12, 102:21 three [45] - 15:5, 15:7, 35:9, 37:24, 55:6, 63:16, 67:11, 67:22, 69:23, 70:22, 71:11, 73:8, 74:8, 79:19, 89:25, 90:17, 90:19, 92:11, 126:5, 132:12, 139:14, 151:2, 218:24, 221:15, 236:2, 265:21, 267:18, 267:21, 273:25, 274:4, 279:25, 297:1, 297:2, 297:5, 298:18, 299:8,	302:11, 318:24, 319:2, 324:4, 325:4, 325:6, 325:8 three-and-a-quarter- inch [1] - 90:17 three-dimensional [1] - 37:24 three-inch [1] - 90:19 three-minute [1] - 15:5 three-quarter [1] - 218:24 three-story [7] - 55:6, 63:16, 70:22, 73:8, 297:5, 298:18, 318:24 throughout [1] - 248:17 throw [1] - 32:7 throwing [1] - 60:5 thrown [2] - 75:18, 233:11 thumb [1] - 323:22 ticking [1] - 270:6 tight [3] - 180:17, 180:18, 193:14 tighter [1] - 96:5 tile [1] - 10:14 timer [8] - 15:6, 163:2, 184:8, 219:18, 224:11, 313:16, 313:25, 314:3 Timer [4] - 30:7, 45:8, 91:20, 104:4 timing [1] - 184:11 tinker [1] - 68:13 today [27] - 8:11, 23:19, 31:25, 35:6, 42:8, 65:5, 70:6, 75:14, 123:23, 124:2, 136:1, 137:12, 191:20, 241:9, 241:23, 268:18, 269:20, 270:23, 283:23, 285:3, 286:13, 287:13, 287:16, 287:17, 292:14, 296:23, 306:23 today's [2] - 90:13, 155:22 together [8] - 42:6, 42:9, 60:10, 89:15, 115:12, 233:4, 257:7, 264:13 token [3] - 66:13, 76:21, 107:22 tonight [13] - 4:5, 176:3, 273:21, 277:1, 277:5, 279:8,
---	---	---	---	---

<p>280:14, 281:25, 282:6, 283:13, 286:8, 302:20, 306:11 took [9] - 46:10, 95:13, 178:14, 193:13, 215:10, 218:8, 219:1, 233:20, 313:13 top [16] - 10:4, 85:2, 87:9, 153:15, 153:22, 154:19, 160:14, 160:16, 170:3, 223:25, 227:19, 228:2, 252:21, 258:18, 296:15, 297:25 topics [1] - 129:17 topography [1] - 134:10 torn [2] - 187:21, 188:20 Torti [5] - 291:21, 292:8, 294:15, 295:12, 298:7 total [5] - 78:17, 149:14, 149:15, 158:19, 311:8 totally [12] - 56:6, 64:15, 65:11, 77:3, 95:14, 98:9, 107:11, 107:13, 130:13, 164:9, 164:21, 170:21 tough [2] - 232:6, 233:15 toughy [1] - 232:6 toward [3] - 56:5, 139:12, 255:7 towards [7] - 154:9, 186:24, 189:17, 189:18, 243:11, 321:6 Towne [1] - 29:8 townhomes [1] - 302:5 track [1] - 320:2 tracked [2] - 282:15, 319:21 trade [1] - 148:5 tradeoff [2] - 222:3, 250:14 traditional [19] - 13:22, 19:4, 20:22, 26:16, 26:19, 37:7, 39:1, 46:6, 46:12, 56:5, 58:21, 60:8, 60:19, 62:18, 101:4, 132:14, 139:25, 145:14, 215:1</p>	<p>traditionally [3] - 25:1, 28:2, 151:5 trailer [1] - 221:11 training [1] - 217:8 transcript [1] - 329:10 transom [1] - 9:23 transoms [3] - 214:5, 214:10, 233:9 transportation [1] - 185:7 travel [1] - 142:25 treat [1] - 305:10 treated [2] - 106:1, 111:10 tree [1] - 255:8 treeline [1] - 54:23 trees [4] - 52:12, 54:20, 54:24, 197:21 tremendous [1] - 203:7 tricky [1] - 284:23 tried [14] - 8:25, 32:19, 89:22, 93:13, 167:19, 168:15, 223:11, 229:2, 249:24, 250:2, 299:21 triggers [1] - 268:16 trim [1] - 231:7 trimmed [3] - 132:14, 139:25, 145:13 trip [2] - 46:11, 224:20 tripping [1] - 219:25 Tropia [3] - 1:10, 329:7, 329:18 troublesome [1] - 164:16 trowel [1] - 13:23 troweled [1] - 17:10 trowelled [1] - 16:23 trucks [1] - 221:7 true [9] - 120:20, 142:13, 143:1, 161:21, 192:25, 274:7, 274:20, 306:18, 329:10 truly [1] - 179:2 Trust [1] - 263:12 truth [56] - 11:9, 11:10, 12:16, 12:17, 20:11, 20:12, 42:2, 42:3, 49:2, 49:3, 51:21, 51:22, 53:10, 53:11, 55:20, 55:21, 88:20, 88:21, 100:9, 100:10, 121:23, 121:24, 157:11, 157:12, 178:1, 178:2, 181:18, 181:19, 216:8,</p>	<p>216:9, 254:1, 263:4, 263:5, 293:25, 294:1, 309:24, 309:25 try [10] - 63:18, 126:8, 126:10, 130:8, 156:20, 218:11, 230:14, 241:20, 288:21 trying [44] - 29:5, 56:1, 56:11, 59:18, 60:9, 60:22, 62:7, 62:8, 82:16, 87:23, 92:7, 105:20, 119:7, 131:5, 134:15, 135:6, 135:11, 155:19, 167:23, 167:24, 168:6, 203:19, 209:1, 221:10, 236:24, 249:14, 259:5, 259:6, 259:25, 278:3, 279:10, 280:3, 287:6, 299:22, 307:18, 308:15, 311:1, 311:2, 311:4, 312:8, 318:16, 321:5, 325:1 tucked [1] - 256:18 tune [2] - 170:20, 173:4 turn [6] - 3:4, 102:6, 183:6, 189:17, 253:14, 275:24 turning [1] - 209:9 turns [1] - 179:16 twice [2] - 37:6, 49:9 two [128] - 3:12, 8:9, 16:11, 17:1, 18:24, 39:16, 40:5, 40:17, 42:22, 43:24, 44:23, 45:15, 45:17, 46:24, 48:5, 49:16, 49:17, 50:14, 52:1, 54:11, 57:19, 60:9, 63:17, 63:23, 65:6, 66:3, 66:6, 66:12, 73:10, 76:9, 76:12, 77:13, 77:14, 77:15, 78:18, 78:19, 78:21, 81:14, 84:12, 85:7, 86:7, 90:5, 92:6, 93:24, 94:11, 99:13, 99:20, 105:22, 116:4, 116:15, 116:18, 116:20, 117:9, 117:16, 118:5, 118:9, 118:19, 118:25, 119:15, 119:19, 119:22,</p>	<p>119:25, 120:19, 120:20, 120:23, 123:4, 124:21, 126:5, 126:10, 126:12, 126:13, 126:16, 126:17, 128:11, 139:11, 143:21, 143:22, 146:12, 148:5, 149:11, 150:14, 151:7, 151:17, 158:14, 159:13, 159:15, 159:20, 159:21, 159:22, 160:22, 160:23, 161:8, 161:13, 161:18, 167:12, 169:14, 170:5, 172:13, 172:18, 176:14, 185:10, 196:11, 197:18, 198:3, 198:19, 213:14, 213:24, 222:9, 222:10, 222:23, 252:12, 253:6, 256:21, 275:9, 275:10, 282:15, 283:3, 299:21, 300:2, 316:9, 317:25, 318:3 Two [2] - 70:25, 81:15 two-and-a-half [4] - 63:17, 78:18, 78:21, 198:3 two-bath [1] - 222:23 two-car [7] - 159:20, 159:21, 160:22, 161:8, 170:5, 172:13, 172:18 two-foot [1] - 44:23 two-stories [2] - 126:12, 126:13 two-story [41] - 8:9, 16:11, 17:1, 40:17, 50:14, 66:3, 66:6, 66:12, 76:9, 76:12, 77:14, 77:15, 84:12, 116:4, 116:15, 116:18, 116:20, 117:9, 117:16, 118:5, 118:9, 118:25, 119:15, 119:22, 119:25, 120:19, 120:20, 120:23, 123:4, 126:5, 126:10, 126:16, 126:17, 143:21, 149:11, 151:17, 161:18, 167:12, 253:6,</p>	<p>256:21 Two-story [1] - 70:25 type [9] - 37:1, 91:17, 91:18, 101:22, 129:11, 150:3, 150:9, 174:4, 237:11 types [2] - 239:19, 317:16 typical [4] - 106:21, 133:14, 133:17, 237:17 typically [4] - 26:13, 129:8, 141:15, 285:11</p> <tr> <td colspan="5" style="text-align: center;">U</td> </tr> <p>U-Factor [1] - 89:17 U-shape [1] - 295:5 ultimately [1] - 266:6 unable [1] - 98:2 unanimous [1] - 300:7 uncle [1] - 148:11 Under [1] - 40:24 under [7] - 34:19, 40:22, 41:2, 41:3, 266:21, 302:10 underground [1] - 182:11 underneath [3] - 44:20, 131:11, 147:3 understandably [1] - 178:15 understood [3] - 133:10, 233:23, 288:10 unfortunate [1] - 57:5 unfortunately [9] - 89:4, 93:14, 165:12, 188:5, 188:8, 213:1, 214:23, 226:23, 250:5 unh [2] - 122:16 unh-unh [1] - 122:16 uniform [8] - 25:12, 26:14, 27:18, 27:21, 27:23, 28:14, 29:17, 30:14 unique [8] - 101:6, 101:23, 111:25, 179:11, 186:8, 186:16, 208:20, 208:23 unit [2] - 82:17, 87:5 units [4] - 178:23, 178:25, 200:4, 295:11 University [1] - 301:15 unless [4] - 11:20, 225:2, 279:4, 283:15</p>	U				
U									

<p>unsolicited [1] - 71:25 unsound [1] - 156:12 untraditional [1] - 38:11 unusual [1] - 209:11 up [104] - 7:23, 13:25, 15:9, 18:17, 23:14, 24:3, 26:10, 27:11, 34:13, 36:23, 38:17, 40:12, 46:11, 46:19, 47:11, 47:18, 53:14, 58:4, 58:14, 64:20, 67:5, 72:14, 72:18, 77:25, 78:11, 88:7, 93:23, 95:4, 96:22, 106:6, 107:25, 108:21, 109:25, 113:2, 118:5, 118:19, 130:20, 132:24, 143:23, 149:21, 150:5, 150:18, 154:3, 154:25, 165:5, 166:3, 166:15, 173:2, 176:24, 177:16, 183:18, 185:25, 189:23, 191:9, 193:8, 193:14, 195:19, 197:18, 197:24, 200:25, 201:23, 204:2, 205:20, 206:1, 206:17, 207:19, 208:25, 209:16, 211:12, 213:17, 217:3, 220:15, 228:20, 253:22, 257:13, 260:24, 264:18, 265:4, 270:9, 271:23, 277:13, 277:25, 282:20, 289:22, 292:10, 292:25, 293:7, 295:8, 295:13, 296:4, 296:13, 298:23, 299:2, 301:6, 319:7, 319:10, 320:3, 320:25, 321:23, 321:24, 325:15, 326:6, 327:23 upheld [1] - 97:7 upper [2] - 86:12, 150:12 upstair [1] - 81:15 upstairs [4] - 85:20, 92:24, 223:17, 229:1 upwards [1] - 93:7 Urban [2] - 294:7,</p>	<p>294:11 user [3] - 90:8, 90:25, 93:6 utilizing [1] - 50:21</p> <hr/> <p style="text-align: center;">V</p> <hr/> <p>vacant [4] - 34:16, 117:17, 123:13, 294:18 valuable [1] - 266:23 value [4] - 217:21, 218:12, 223:18, 313:1 values [1] - 185:4 vandalized [1] - 311:9 variance [1] - 211:4 variation [4] - 32:18, 32:22, 37:17, 39:3 varied [1] - 26:15 vary [1] - 37:7 Vedra [1] - 100:4 vegetation [4] - 43:17, 44:25, 80:2, 80:4 vehicle [3] - 206:7, 206:10, 222:15 vehicles [3] - 219:17, 219:21, 221:7 vernacular [3] - 116:25, 117:19, 120:2 version [1] - 7:22 versus [8] - 134:15, 143:20, 150:10, 152:7, 156:7, 252:23, 260:1 vertical [1] - 232:16 vertically [6] - 124:25, 130:24, 131:1, 132:8, 139:24, 145:12 vertically-oriented [1] - 124:25 via [1] - 249:3 viability [1] - 277:19 viable [1] - 292:5 vice [1] - 324:16 Viere [2] - 4:16, 4:17 view [6] - 43:11, 43:13, 168:21, 295:4, 296:5, 297:15 viewing [1] - 74:9 vinyl [1] - 95:25 violation [4] - 233:1, 233:16, 243:19, 244:2 violations [1] - 240:16 virtually [2] - 66:1, 92:9 visibility [4] - 10:10,</p>	<p>154:11, 155:8, 176:25 visible [3] - 40:11, 171:16, 256:17 vision [1] - 294:19 visitors [1] - 222:16 visual [4] - 187:3, 258:15, 292:21, 299:5 visually [1] - 32:22 visuals [1] - 8:15 vocabulary [1] - 152:16 Vojnovic [1] - 55:13 VOJNOVIC [7] - 55:17, 55:22, 55:24, 81:4, 81:8, 82:12, 82:15 volunteer [3] - 324:18, 324:19, 325:21 vote [40] - 5:5, 6:11, 31:25, 58:24, 63:2, 67:2, 68:3, 68:7, 69:16, 69:18, 72:15, 75:12, 75:20, 79:6, 208:17, 210:23, 229:12, 229:14, 229:20, 229:25, 230:20, 231:10, 232:25, 234:4, 234:12, 243:4, 244:18, 246:1, 246:2, 246:19, 254:6, 262:7, 268:20, 279:23, 286:16, 287:23, 307:1, 307:11, 318:5 voted [6] - 4:19, 4:21, 70:6, 76:20, 269:23, 286:15 voting [4] - 205:21, 285:9, 286:7, 286:12</p> <hr/> <p style="text-align: center;">W</p> <hr/> <p>wait [11] - 112:11, 118:12, 225:11, 261:4, 261:5, 272:8, 316:20 waiting [1] - 324:12 walk [7] - 54:20, 117:14, 189:17, 190:1, 190:14, 222:12, 223:4 walking [1] - 190:7 walkway [8] - 18:16, 179:4, 189:14, 189:18, 190:15, 201:6, 204:21, 212:2 Wall [3] - 79:23, 79:24,</p>	<p>81:6 wall [22] - 19:8, 23:23, 39:3, 44:13, 44:25, 55:1, 65:25, 80:2, 80:3, 80:5, 81:6, 82:22, 82:25, 89:14, 93:3, 103:10, 109:16, 112:16, 114:4, 114:23, 126:23, 248:11 walls [7] - 93:1, 105:22, 107:2, 107:9, 131:13, 165:3, 257:5 wants [4] - 37:5, 68:16, 98:7, 127:12 warranted [1] - 85:8 Washington [1] - 291:22 waste [1] - 221:22 water [3] - 255:8, 255:16, 297:25 water's [1] - 233:17 ways [4] - 78:15, 97:13, 134:13, 244:4 weave [3] - 167:24, 168:15 website [1] - 264:18 Wednesday [1] - 1:7 week [10] - 22:13, 122:5, 122:7, 122:8, 122:9, 263:14, 264:3, 265:1 weigh [1] - 125:17 weights [2] - 218:14, 226:11 weird [2] - 111:4, 111:23 welcome [2] - 53:17, 242:12 Wells [1] - 11:3 WELLS [4] - 11:7, 11:11, 11:16, 11:20 west [4] - 116:15, 116:18, 118:14, 297:21 whatsoever [2] - 299:20, 321:3 wheels [1] - 64:18 whereas [1] - 27:25 white [3] - 179:10, 223:16, 315:1 WHITNEY [14] - 293:6, 293:11, 293:15, 293:20, 293:23, 294:2, 294:4, 294:10, 295:21, 296:1, 296:13, 297:2, 297:5, 297:13 Whitney [4] - 293:8,</p>	<p>293:9, 293:20, 294:5 whole [34] - 11:10, 12:17, 20:12, 42:3, 49:3, 51:22, 53:11, 55:20, 75:8, 75:9, 80:22, 81:10, 83:4, 88:21, 100:10, 121:24, 151:12, 157:12, 178:2, 181:19, 216:9, 240:7, 263:5, 277:1, 283:12, 290:25, 291:17, 292:3, 294:1, 300:13, 306:10, 306:13, 309:25, 312:18 wide [6] - 25:5, 180:19, 193:7, 194:21, 197:6, 197:7 widen [1] - 194:22 widened [3] - 194:23, 212:1, 213:18 widening [1] - 250:10 widens [1] - 222:19 wider [7] - 46:20, 150:25, 194:24, 195:3, 198:1, 205:15, 222:11 width [15] - 19:2, 21:17, 21:23, 35:25, 38:1, 39:25, 40:1, 40:3, 40:6, 40:8, 56:22, 64:8, 151:1, 201:16, 222:21 wife [2] - 217:2, 220:8 willing [2] - 22:17, 24:6 Willow [13] - 115:24, 116:2, 116:12, 117:22, 118:9, 118:16, 118:24, 119:14, 119:17, 119:18, 134:6, 134:9, 146:7 win [7] - 210:6, 279:8, 279:14, 312:5, 312:6, 312:7, 313:14 wind [1] - 206:16 window [75] - 10:2, 39:2, 84:7, 84:24, 86:5, 87:5, 88:9, 89:25, 90:4, 90:16, 90:21, 91:16, 91:17, 91:18, 93:16, 93:17, 93:18, 94:4, 94:8, 94:11, 94:16, 97:4, 122:20, 131:8, 131:9, 131:10, 131:12, 131:16, 132:7, 132:12,</p>
---	--	--	---	--

<p>139:12, 139:13, 139:14, 139:16, 139:17, 139:22, 145:1, 145:3, 145:5, 145:11, 146:13, 146:16, 146:20, 147:2, 147:9, 147:11, 147:18, 147:19, 149:14, 149:15, 150:1, 152:7, 158:19, 212:3, 213:7, 218:13, 222:3, 223:14, 223:16, 224:1, 228:9, 229:5, 229:9, 231:3, 232:8, 232:9, 232:13, 233:8, 234:20, 234:22, 235:4, 247:7, 248:20</p> <p>windowpane [1] - 229:2</p> <p>Windows [1] - 84:24</p> <p>windows [93] - 9:18, 9:20, 9:24, 10:7, 38:12, 38:23, 39:4, 43:14, 47:24, 54:9, 57:5, 65:16, 80:10, 81:23, 84:9, 84:13, 84:15, 84:16, 85:5, 85:8, 85:11, 85:18, 85:22, 85:24, 86:7, 87:1, 89:11, 89:13, 89:15, 89:21, 90:2, 90:10, 90:18, 91:5, 91:6, 92:1, 92:3, 92:11, 93:8, 93:13, 93:23, 93:24, 94:19, 94:22, 96:1, 96:24, 97:14, 97:15, 98:8, 98:14, 98:18, 99:2, 99:13, 99:20, 101:1, 107:3, 107:5, 109:4, 109:8, 124:11, 125:1, 126:22, 130:23, 139:8, 139:23, 146:21, 148:6, 149:16, 149:18, 156:21, 165:4, 174:17, 174:21, 174:23, 212:4, 213:9, 213:20, 213:25, 214:10, 218:15, 223:17, 225:18, 226:10, 226:11, 231:8, 248:21, 249:20, 267:3, 296:16, 321:2</p> <p>wing [3] - 303:23, 304:8, 317:6</p>	<p>wish [9] - 3:9, 15:4, 58:5, 61:1, 62:24, 113:4, 181:2, 191:3</p> <p>withdrawn [3] - 251:21, 269:3, 285:19</p> <p>withdrew [1] - 269:6</p> <p>wondering [3] - 63:11, 113:6, 303:21</p> <p>wood [25] - 14:16, 84:17, 85:1, 87:2, 87:7, 89:22, 90:16, 90:17, 90:22, 93:17, 93:18, 93:23, 94:3, 104:1, 116:25, 117:19, 118:3, 132:3, 156:3, 168:9, 215:1, 218:20, 228:14, 228:18</p> <p>Woodmere [1] - 181:12</p> <p>woods [1] - 257:6</p> <p>woodwork [2] - 91:9, 226:9</p> <p>woodworking [1] - 91:4</p> <p>word [1] - 188:11</p> <p>workforce [5] - 292:16, 300:11, 300:20, 301:2, 302:17</p> <p>works [1] - 283:10</p> <p>workshop [3] - 203:19, 327:23, 328:8</p> <p>worried [1] - 135:2</p> <p>worry [3] - 193:21, 244:14, 244:16</p> <p>worse [1] - 52:5</p> <p>worth [4] - 79:10, 257:19, 266:4, 266:14</p> <p>worthy [1] - 266:8</p> <p>wrap [2] - 312:17, 312:19</p> <p>writing [1] - 128:11</p>	<p>167:4, 188:10, 192:9, 212:1, 212:15, 213:16, 216:21, 220:13, 256:1, 257:18, 299:17, 299:18, 300:10, 300:11, 328:2, 328:4</p> <p>yellow [1] - 3:10</p> <p>Yellow [1] - 55:14</p> <p>yourself [4] - 28:24, 136:21, 225:18, 320:18</p> <p>yourselves [1] - 75:1</p> <p>YWCA [5] - 295:4, 295:16, 299:16, 313:7, 314:9</p>
Z		
	<p>zero [2] - 312:7, 313:1</p> <p>Zero [1] - 116:2</p> <p>Zoning [4] - 184:21, 272:7, 283:1, 288:14</p> <p>zoning [15] - 63:24, 142:10, 143:8, 143:18, 143:19, 184:25, 188:11, 196:2, 196:6, 196:10, 196:12, 196:13, 196:19, 211:2</p>	
Y		
	<p>y'all [7] - 13:3, 26:5, 61:2, 61:7, 61:11, 203:20, 219:14</p> <p>y'all's [1] - 163:8</p> <p>yard [2] - 117:5, 117:18</p> <p>year [5] - 47:2, 67:17, 90:12, 97:5, 239:14</p> <p>years [21] - 56:8, 63:11, 158:4, 159:23, 160:23,</p>	