

CITY OF JACKSONVILLE
HISTORIC PRESERVATION
COMMISSION

Proceedings held on Wednesday, March 22, 2023,
commencing at 3:00 p.m., at Jacksonville City Hall,
117 West Duval Street, Don Davis Room, Jacksonville,
Florida, before Diane M. Tropia, FPR, a Notary Public in
and for the State of Florida at Large.

PRESENT:

JACK C. DEMETREE, III, Chairman.
ANDRES LOPERA, Vice Chair.
JULIA EPSTEIN, Secretary.
MAX GLOBER, Commission Member.
MICHAEL MONTOYA, Commission Member.

ALSO PRESENT:

ARIMUS WELLS, Planning and Development Dept.
BRITTANY FIGUEROA, Planning and Development.
JERMAINE ANDERSON, Planning and Development.
CARLA LOPERA, Office of General Counsel.
STEPHANIE PEJSA, Planning and Development Dept.

- - -

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

3

1 reporter, and this room is going to be tough to
2 hear.
3 With that, I need -- I'll take a motion to
4 approve our minutes from January 25th and also
5 our minutes from February 22nd.
6 Do we need two sets of motions or just
7 one?
8 MS. LOPERA: (Nods head.)
9 COMMISSIONER LOPERA: Motion to approve
10 the minutes from January 25th and
11 February 22nd, 2023.
12 COMMISSIONER MONTOYA: Second.
13 THE CHAIRMAN: All those in favor?
14 COMMISSION MEMBERS: Aye.
15 THE CHAIRMAN: Those opposed?
16 COMMISSION MEMBERS: (No response.)
17 THE CHAIRMAN: Hearing none, those minutes
18 have been approved.
19 We're going to run right into the consent
20 agenda. We are going to pull COA-23-28828,
21 0 3rd Street East. Number 2 on the consent
22 agenda, that's going to be pulled.
23 So with that, our consent agenda reads
24 COA-23-288- -- excuse me one second --
25 COA-23-28605, 2825 Sydney Street; COA-23-28835,
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

2

1 PROCEEDINGS
2 March 22, 2023 3:00 p.m.
3
4 THE CHAIRMAN: We're going to go ahead and
5 get started with the March 22nd Historic
6 Preservation Commission.
7 We'll start with introductions.
8 MR. ANDERSON: Jermaine Anderson, Historic
9 Preservation.
10 MS. FIGUEROA: Brittany Figueroa, Historic
11 Preservation.
12 MR. WELLS: Arimus Wells, Historic
13 Preservation.
14 MS. LOPERA: Carla Lopera, Office of
15 General Counsel.
16 COMMISSIONER LOPERA: Andres Lopera,
17 commissioner.
18 THE CHAIRMAN: J.C. Demetree, chairman.
19 COMMISSIONER MONTOYA: Mike Montoya,
20 commissioner.
21 COMMISSIONER GLOBER: Max Globber,
22 commissioner.
23 THE CHAIRMAN: We're going to take a break
24 every two hours, if necessary. Please silence
25 your cellphones. Any private conversations
please be had in the hallway. We have a court
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

4

1 2686 Green Street; and COA-23-28846, 2814
2 St. Johns Avenue.
3 Any comments from the Commission for
4 anything on the consent agenda?
5 COMMISSION MEMBERS: (No response.)
6 THE CHAIRMAN: With that, we'll open the
7 public hearing. If anybody is here to speak on
8 any of the COAs, you can come forward now.
9 (Audience member approaches the podium.)
10 THE CHAIRMAN: If you'll state your name
11 and address.
12 AUDIENCE MEMBER: William Leuthold, 2742
13 Herschel Street, Jacksonville, Florida.
14 THE CHAIRMAN: William, she's going to
15 swear you in real quick.
16 THE REPORTER: If you would raise your
17 right hand for me, please.
18 MR. LEUTHOLD: (Complies.)
19 THE REPORTER: Do you affirm that the
20 testimony you are about to give will be the
21 truth, the whole truth, and nothing but the
22 truth?
23 MR. LEUTHOLD: I do.
24 THE REPORTER: Thank you.
25 MR. LEUTHOLD: I'm representing 2814
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

<p style="text-align: right;">5</p> <p>1 St. Johns Avenue.</p> <p>2 THE CHAIRMAN: Okay.</p> <p>3 MR. LEUTHOLD: When I first heard that the</p> <p>4 report had been written, I was told that it</p> <p>5 was -- seemed to be fine, everything was great,</p> <p>6 approved as presented. And then I read report,</p> <p>7 and it wasn't. So it got on the consent</p> <p>8 agenda. Just a couple of things I would like</p> <p>9 to try to get approved that weren't approved by</p> <p>10 the staff.</p> <p>11 THE CHAIRMAN: Okay. So we can go ahead</p> <p>12 and pull that off of consent.</p> <p>13 MR. LEUTHOLD: Thank you.</p> <p>14 THE CHAIRMAN: No problem.</p> <p>15 So our consent agenda now reads: Number 1</p> <p>16 on consent, COA-23-28605, 2825 Sydney Street;</p> <p>17 and Number 3 on your consent agenda,</p> <p>18 COA-23-28835, 2686 Green Street.</p> <p>19 If anybody is here to speak on either of</p> <p>20 those COAs, now would be the time.</p> <p>21 AUDIENCE MEMBERS: (No response.)</p> <p>22 THE CHAIRMAN: All right. With that,</p> <p>23 we'll close the public hearing and we'll</p> <p>24 entertain a motion.</p> <p>25 COMMISSIONER LOPERA: Motion to approve</p> <p style="text-align: center;">Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">7</p> <p>1 As designed, the proposed home consists of</p> <p>2 a hip roof, a covered front porch with four</p> <p>3 columns, three-over-one windows, horizontal lap</p> <p>4 siding, and a stucco finish foundation.</p> <p>5 The Department is recommending approval</p> <p>6 with conditions.</p> <p>7 THE CHAIRMAN: All right. Any questions</p> <p>8 for staff?</p> <p>9 COMMISSIONER MONTOYA: Through the Chair,</p> <p>10 what were the discussions regarding the</p> <p>11 driveway that's adjacent to the alley? Because</p> <p>12 this site does seem to have alley access and</p> <p>13 the driveway is in the very front of the house</p> <p>14 which is not typical --</p> <p>15 (Brief pause in the proceedings.)</p> <p>16 COMMISSIONER MONTOYA: Through the Chair,</p> <p>17 question for staff. The driveway -- the new</p> <p>18 proposed driveway that's directly off of 3rd</p> <p>19 Street -- this site is -- this lot is directly</p> <p>20 adjacent to an alley. That seems a little</p> <p>21 strange. So were there discussions about that?</p> <p>22 Since it does seem to have alley access. I</p> <p>23 know it's a small site, but --</p> <p>24 MR. ANDERSON: There was not much</p> <p>25 discussion about the driveway. For the most</p> <p style="text-align: center;">Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">6</p> <p>1 the revised consent agenda.</p> <p>2 COMMISSIONER MONTOYA: Second.</p> <p>3 THE CHAIRMAN: All those in favor?</p> <p>4 COMMISSION MEMBERS: Aye.</p> <p>5 THE CHAIRMAN: Those opposed?</p> <p>6 COMMISSION MEMBERS: (No response.)</p> <p>7 THE CHAIRMAN: Hearing none, with that,</p> <p>8 the consent agenda has been approved.</p> <p>9 And with that, we're going to jump right</p> <p>10 into the COAs. The first on the docket is</p> <p>11 going to be COA-23-28828, 0 3rd Street East.</p> <p>12 That would be Number 2 on consent that was</p> <p>13 pulled, if you're looking at your agenda.</p> <p>14 (Commissioner Epstein enters the</p> <p>15 proceedings.)</p> <p>16 MR. ANDERSON: COA-23-28828 is for the</p> <p>17 construction of a two-story single-family</p> <p>18 residence within the Springfield Historic</p> <p>19 District.</p> <p>20 The subject site is currently a vacant lot</p> <p>21 that is approximately 63 feet wide and 70 feet</p> <p>22 long. This lot is one of two vacant lots</p> <p>23 within this block. The lots surrounding the</p> <p>24 proposed lot for development are a mixture of</p> <p>25 one- and two-story single-family structures.</p> <p style="text-align: center;">Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">8</p> <p>1 part, they were proposing a parking pad, so</p> <p>2 that's what we pretty much had a problem with.</p> <p>3 Other than that, we didn't necessarily,</p> <p>4 like, remove the driveway.</p> <p>5 THE CHAIRMAN: Any other questions for</p> <p>6 staff at the moment?</p> <p>7 COMMISSION MEMBERS: (No response.)</p> <p>8 THE CHAIRMAN: Okay. We'll go ahead and</p> <p>9 open the public hearing.</p> <p>10 Is the applicant here?</p> <p>11 AUDIENCE MEMBERS: (No response.)</p> <p>12 THE CHAIRMAN: That's tough.</p> <p>13 AUDIENCE MEMBER: (Indicating.)</p> <p>14 THE CHAIRMAN: Okay. Come on up.</p> <p>15 (Audience member approaches the podium.)</p> <p>16 THE CHAIRMAN: If you will state your name</p> <p>17 and address for us.</p> <p>18 AUDIENCE MEMBER: Mitchell Askelson, 1633</p> <p>19 River Breeze Drive.</p> <p>20 THE CHAIRMAN: Mitchell, she's going to</p> <p>21 swear you in.</p> <p>22 THE REPORTER: If you would raise your</p> <p>23 right hand for me, please.</p> <p>24 MR. ASKELSON: (Complies.)</p> <p>25 THE REPORTER: Do you affirm that the</p> <p style="text-align: center;">Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

9

1 testimony you are about to give will be the
2 truth, the whole truth, and nothing but the
3 truth?
4 MR. ASKELSON: I do.
5 THE REPORTER: Thank you.
6 THE CHAIRMAN: Okay. Mitchell, welcome in
7 today.
8 MR. ASKELSON: Thank you.
9 THE CHAIRMAN: Why don't you just run us
10 through the project real quick and we'll --
11 MR. ASKELSON: Yes. We hadn't received
12 any feedback on the parking that I know of.
13 The feedback that we did receive were some
14 comments from SPAR about the windows in the
15 center, above the gable, possibly combining
16 those. We have no problem combining those if
17 that's what they would like to do. And then
18 there were some questions about the transom
19 windows on the left-hand side. I don't know if
20 they can show that on there.
21 So our original plan had them up higher.
22 On the right-hand side, it has the transom
23 windows also. We replaced those with a couple
24 of 2030s, moved one of them to the back, and
25 then kept the other where it was in the closet.

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

10

1 And then on the second -- on the revision
2 to the left-hand side, we moved the transoms
3 down lower to, like, a 42-inch height. We're
4 trying to get more natural light in the kitchen
5 that way. The plan was to, you know, put the
6 shelving above it; kind of put a shelving-type
7 thing.
8 We're open to having the transoms up
9 higher or down lower, take them out, we don't
10 care. We're concerned about being good
11 neighbors in this situation (inaudible).
12 THE CHAIRMAN: Sure. All right.
13 Any questions for our applicant at the
14 moment?
15 COMMISSION MEMBERS: (No response.)
16 THE CHAIRMAN: All right. We'll call you
17 back up.
18 MR. ASKELSON: Thanks.
19 THE CHAIRMAN: Thanks.
20 Is there anybody else here to speak on
21 this COA?
22 (Audience member approaches the podium.)
23 AUDIENCE MEMBER: Hello.
24 William Hoff, 1402 North Laura Street.
25 THE REPORTER: If you would raise your

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

11

1 right hand for me, please.
2 MR. HOFF: (Complies.)
3 THE REPORTER: Do you affirm that the
4 testimony you are about to give will be the
5 truth, the whole truth, and nothing but the
6 truth?
7 MR. HOFF: Yes, ma'am.
8 THE REPORTER: Thank you.
9 MR. HOFF: Hello. So good afternoon.
10 So I'm here speaking on behalf of SPAR.
11 So what you see right there is the original
12 design that we were shown, and as -- so really
13 our only comment was regarding the right side
14 elevation because as -- as was mentioned, that
15 side is parallel to an alleyway. It is always
16 going to be relatively visible. So we just
17 thought that the two transom windows kind of
18 created a walled effect on the most visible
19 side of the house.
20 So our request was just kind of to have
21 more traditional window sizes towards the front
22 of the house, which will be the most visible
23 part on that side.
24 So the HPC staff, they were very kind in
25 communicating that to the applicant. And the

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

12

1 applicant came back with a revised design,
2 which is not up there, which did improve the
3 right side. However, on the left side, the two
4 transom windows that you see above there which
5 are the traditional transom height, those were
6 lowered down to, like, right in the middle of
7 the house, which I am relatively confident to
8 say that that is -- that that's -- has not been
9 done before on a visible side of a house. So
10 we just didn't think that a -- kind of a --
11 waist-level transom windows that were going to
12 be visible would be appropriate.
13 So, you know, that's basically the last
14 communication that we had. So whatever the
15 Commission, or the applicant, is able to do to
16 provide more traditional size windows towards
17 the front of the house, especially on the right
18 side, that would be very much appreciated.
19 Thanks.
20 THE CHAIRMAN: Thank you.
21 Is there anybody else here to speak on
22 this COA?
23 AUDIENCE MEMBERS: (No response.)
24 THE CHAIRMAN: We'll bring the applicant
25 back up.

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

<p style="text-align: right;">13</p> <p>1 (Mr. Askelson approaches the podium.) 2 THE CHAIRMAN: It sounds to me like you 3 were pretty -- 4 MR. ASKELSON: What kind of revision is he 5 looking for? 6 MR. ANDERSON: (Inaudible.) 7 MR. ASKELSON: The right side? 8 They had no problem with it, up or down 9 or however you would (inaudible) -- 10 THE CHAIRMAN: It sounds like you're 11 pretty flexible -- 12 MR. ASKELSON: Very flexible. 13 THE CHAIRMAN: -- as far as windows go? 14 Okay. Any questions for the applicant at 15 the moment? 16 COMMISSION MEMBERS: (No response.) 17 THE CHAIRMAN: We'll call you back up if 18 we need you. 19 MR. ASKELSON: Thank you. 20 THE CHAIRMAN: Thanks. 21 Is there anybody else here to speak on the 22 COA? 23 AUDIENCE MEMBERS: (No response.) 24 THE CHAIRMAN: With that, I'll close the 25 public hearing and we will entertain a motion. Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">15</p> <p>1 lowered. We would just rather see them raised, 2 restored back to where they originally were. 3 THE CHAIRMAN: Okay. I think that's 4 enough for us, so if anyone wants to make a 5 motion on -- 6 COMMISSIONER MONTROYA: Before we do that, 7 through the Chair, I would like to just have a 8 discussion about the pad and its relationship 9 to the alley. Just -- I would like to hear 10 some -- I'm not trying to drag on the meeting, 11 but just a brief discussion about that because 12 it does seem a bit out of character to me. 13 And I understand the function of it and 14 the size of the site, but I would also say, 15 when you look at the site plan -- I think in 16 the Municode we're between a 10-foot minimum 17 setback on the front and a 15-foot maximum; is 18 that right? I think so. 19 And when you look at the street, it's 20 pretty up and down. There's not, like, a line 21 on this block. I looked at the block, it's 22 pretty irregular. But on the site plan, one 23 corner is a bit over. The left corner is a bit 24 over the 15, but set back. 25 I'm just wondering if there's an Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">14</p> <p>1 COMMISSIONER LOPERA: Motion to approve 2 COA-23-28828 with staff conditions. 3 COMMISSIONER MONTROYA: Second. 4 THE CHAIRMAN: All right. Who wants to 5 take a stab at doing the conditions for these 6 windows? It sounds like they are pretty open 7 to do whatever we think looks best. 8 COMMISSIONER LOPERA: So what we're -- 9 through the Chair, what we're seeing here -- to 10 the staff, is there an updated version of this 11 or is this what we're looking at? 12 MR. WELLS: Through the Chair to 13 Commissioner Lopera, what you have before you 14 on the screen, or in the book itself, those are 15 the original plans. Since the publishing of 16 the staff report, the applicant provided 17 updated plans. Those are hard copies in front 18 of you. Because the original plans were dated 19 October 7th, the new plans are dated 20 March 16th -- 21 Overall, we don't have any objection 22 because those plans were made, again, in 23 reference to SPAR's comments. The only 24 objection that we do have is in regards to the 25 left stylization where those transoms were Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">16</p> <p>1 opportunity for that pad to be popped out and 2 in the back of the house and just move the 3 house slightly forward, so that the front of 4 the house dresses -- addresses the street 5 typically the way Springfield houses do. 6 There isn't usually a driveway off the 7 street into a Springfield house, especially 8 when you have alley access. It's sought after, 9 right? 10 I just want the opinion of the Commission 11 and the staff about that. 12 THE CHAIRMAN: Sure. 13 MR. WELLS: Through the Chair to 14 Commissioner Montoya, we don't have any 15 objections to the driveway being accessed off 16 of the alleyway. 17 Our main position, again, was just about 18 the parking pad and just -- essentially, in our 19 analysis, we just stated that we would rather 20 see that being morphed into a driveway from 21 3rd Street. 22 But, again, we don't have any objections. 23 It makes sense based on what you're stating and 24 we'll be happy to support that. 25 THE CHAIRMAN: I mean, I see where you're Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">17</p> <p>1 coming from for sure. I'm trying understand if 2 the lot can support it.</p> <p>3 COMMISSIONER MONTTOYA: Maybe not. Maybe 4 this is a question for the applicant.</p> <p>5 THE CHAIRMAN: Sure. 6 And you can come on back up. 7 (Mr. Askelson approaches the podium.)</p> <p>8 MR. ASKELSON: So, typically, when we do 9 these, we have them pull the house's porch or 10 whatever the historical setback or the average 11 is for the area. My main concern is that if 12 we're trying to put the drive behind the house 13 in that alley or something, that we run into a 14 zoning issue or something where we couldn't 15 have the house that far forward. There's not a 16 whole bunch of room to park in front of it. If 17 you remember, we were trying to get parking 18 kind of off the road there. It's kind of the 19 situation where we don't want to put it in 20 front the house either because that looks 21 rough, too. Trying to do what we could, as 22 best we could, so ...</p> <p>23 COMMISSIONER MONTTOYA: How deep is the 24 drive from the back side of the sidewalk?</p> <p>25 MR. ASKELSON: I don't have --</p> <p style="text-align: right;">Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">19</p> <p>1 Specifically, Condition Number 11, "The 2 driveway on the property shall extend half the 3 front plane of the structure," which does not 4 occur on this site plan. So the site plan is 5 not what you would be approving. You would be 6 approving something different.</p> <p>7 Also, it can only be 10 feet -- no longer 8 than 10 feet with a 12-foot flare at the curb, 9 which again, the site plan indicates a 10 12-foot-long drive with a flare, so just to be 11 clear about what conditions you're approving.</p> <p>12 COMMISSIONER LOPERA: So through the 13 Chair, it looks like, if we're going to approve 14 the site plan, we need to strike Conditions 11 15 and 12.</p> <p>16 THE CHAIRMAN: We'll get the applicant 17 back up here real quick. 18 (Audience member approaches the podium.)</p> <p>19 THE CHAIRMAN: You said you're okay with 20 all the conditions laid out?</p> <p>21 MR. ASKELSON: Uh-huh.</p> <p>22 THE CHAIRMAN: Obviously, that would 23 change the site plan.</p> <p>24 MR. ASKELSON: Yeah. We can adjust the 25 site plan as far as they will let us.</p> <p style="text-align: right;">Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">18</p> <p>1 COMMISSIONER MONTTOYA: That's an issue in 2 the neighborhood, too. A lot of people are 3 parking over the sidewalk and blocking -- you 4 know, there's not an inordinate amount of 5 people in wheelchairs, but there are a lot of 6 elderly people in the neighborhood too. And so 7 this seems to support a potential for that to 8 happen, depending on how deep this pad is.</p> <p>9 So I would suggest that -- it looks like 10 you have a bit more space, but it -- you're 11 right, it might not be enough to have a pad 12 back there, but I would just, for the record, 13 say it's worth considering this gentleman's 14 position.</p> <p>15 THE CHAIRMAN: I would agree. 16 All right. Thank you.</p> <p>17 MR. ASKELSON: Thank you.</p> <p>18 THE CHAIRMAN: So with that, we have a 19 motion --</p> <p>20 MS. LOPERA: Mr. Chair, if I may?</p> <p>21 THE CHAIRMAN: Please, yes.</p> <p>22 MS. LOPERA: So just to point out that the 23 picture site plan does not match the driveway 24 conditions that are in the motion. I don't 25 know if you're aware of that, but ...</p> <p style="text-align: right;">Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">20</p> <p>1 THE CHAIRMAN: All right.</p> <p>2 MR. ASKELSON: We could probably make 3 renditions --</p> <p>4 THE CHAIRMAN: Okay. Thanks.</p> <p>5 COMMISSIONER MONTTOYA: So maybe perhaps 6 the motion just needs to address that the 7 driveway situation should be worked out 8 administratively with staff.</p> <p>9 THE CHAIRMAN: I think with all the 10 conditions, they (inaudible).</p> <p>11 I think we need a motion for --</p> <p>12 COMMISSIONER LOPERA: Through the Chair, 13 Condition 11 says that the driveway should 14 extend past the front plane of the structure, 15 and it currently does not.</p> <p>16 THE CHAIRMAN: Right. So I think --</p> <p>17 COMMISSIONER LOPERA: And it cannot 18 because there's no room for that to happen. If 19 it does extend, now we're looking at a driveway 20 that would bend around the porch to the right 21 side of the house.</p> <p>22 THE CHAIRMAN: Okay. So we can strike 23 that condition, then.</p> <p>24 MS. LOPERA: Well, through the Chair, just 25 to point out, Condition Number 2 indicates,</p> <p style="text-align: right;">Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">21</p> <p>1 "Site plan design of the single-family 2 residence shall be substantially shown on the 3 site plan dated December 1st, 2022, or as 4 otherwise approved by the Historic Preservation 5 section," so that would give them lead to 6 approve an amended site plan that complies with 7 any other conditions you approve. 8 THE CHAIRMAN: Okay. So where do we stand 9 at the moment? If we want to change windows, 10 then we need to do that, but then -- if you 11 would like to strike Condition 11, I think 12 that's fine. 13 COMMISSIONER LOPERA: I would -- through 14 the Chair, I would be -- this is not exactly a 15 driveway, this is more of a parking pad. So as 16 far as the -- and I would look at a parking pad 17 different from a driveway because a driveway 18 has a designation whereas a parking pad does 19 not. It's basically just a pad, which means 20 that I would allow a wider parking pad than I 21 normally would, considering that that's just a 22 parking spot. 23 So I do agree with what's shown on the 24 site plan, to give them a little bit of room 25 there, to allow them to have a 12-foot-wide Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">23</p> <p>1 printout. 2 MR. WELLS: Yes, we are in support of that 3 on the right side. 4 THE CHAIRMAN: We're moving these, then, 5 back up? 6 COMMISSIONER LOPERA: Yes. On the left 7 side, move those up. Right side, do this. And 8 then, revise those conditions. 9 (Reporter clarification.) 10 THE CHAIRMAN: All right. So we have a 11 motion on the table. And -- 12 COMMISSIONER LOPERA: Okay. Motion to 13 amend my previous motion to -- on the left-side 14 elevation, to restore the transom windows to 15 their original proposed location, based on the 16 October 2022 drawings. 17 Amendment number 2, on the right-side 18 elevation, the applicant shall use the windows 19 indicated on the March 2023 drawing. 20 Motion number -- amendment number 3 is to 21 strike Condition 11. 22 And amendment number 4, to allow the 23 driveway to be 12 feet wide with a flare of 24 14 feet allowed at the curb. 25 MS. LOPERA: Just to clarify, the front Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">22</p> <p>1 parking pad with up to a 14-foot -- with the 2 natural 2-foot flare on each side. So a 3 12-foot-wide parking pad flares out to a 4 maximum of 16 feet at the curb-cut. And that 5 would be it, so I would -- 6 THE CHAIRMAN: Sixteen or 14? 7 COMMISSIONER LOPERA: Sixteen. It would 8 be 2 feet on each side or -- do we allow a 9 1-foot or 2-foot flare? 10 (Inaudible discussion.) 11 COMMISSIONER LOPERA: A 1-foot. 12 So 14. So flares out to 14. 13 And then strike Condition 11. And then 14 change Condition 12 to a 12-foot-wide -- to 15 flare to 14 feet. 16 THE CHAIRMAN: All right. 17 COMMISSIONER LOPERA: And also, through 18 the Chair, looking at the new revised 19 right-side elevation, between the transom and 20 the bigger -- which I believe is what SPAR had 21 recommended. 22 To staff, are you guys okay with the size 23 of the windows now on the right side? 24 MR. WELLS: On the right side? 25 COMMISSIONER LOPERA: Based on the Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">24</p> <p>1 elevation, are you using the December site 2 or -- excuse me, the October site plan or the 3 March site plan? 4 THE CHAIRMAN: March, I believe. 5 COMMISSIONER LOPERA: I was okay with the 6 windows proposed in lieu of the -- those double 7 windows, those -- the staff -- 8 MS. LOPERA: Is that the March site plan 9 or the October -- 10 COMMISSIONER LOPERA: This is going to be 11 the October site plan. 12 THE CHAIRMAN: Okay. 13 COMMISSIONER GLOBER: Second. 14 THE CHAIRMAN: All those in favor? 15 COMMISSION MEMBERS: Aye. 16 THE CHAIRMAN: Those opposed? 17 COMMISSION MEMBERS: (No response.) 18 THE CHAIRMAN: We'll take a vote on the 19 motion as amended. 20 All those in favor? 21 COMMISSION MEMBERS: Aye. 22 THE CHAIRMAN: Those opposed? 23 COMMISSION MEMBERS: (No response.) 24 THE CHAIRMAN: Hearing none, you have 25 approved COA-23-28828. Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">25</p> <p>1 With that, we're going to move on to 2 COA-23-28846, 2814 St. Johns Avenue. 3 MR. WELLS: So COA-23-28846, located at 4 2814 St. Johns Avenue, seeks to demolish an 5 existing noncontributing garage and construct a 6 new two-story garage in its place, as well as 7 make alterations to the main contributing 8 structure. 9 This property is a corner lot and it's 10 surrounded by other two-story structures in a 11 variety of architectural styles from the early 12 to mid 1900s. The main structure has an 13 original metal shingle roof and complements the 14 decorative Queen Anne-style architecture. The 15 main structure's rear porch has two historic 16 doors, the transoms, and two historic doors 17 that are requested to be fully rearranged on 18 the first floor and the removal of a rear porch 19 stair. 20 Additionally, the structure has a 21 front-facing second floor door that will be 22 replaced with a new (inaudible) window. 23 Staff has done its analysis on the 24 proposed scope of work, and we find overall, as 25 conditioned, it will be consistent with the</p> <p style="text-align: right;">Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">27</p> <p>1 arrangement on the back porch of the house. 2 The house on the corner, it's on the 3 back -- typically, in these projects, the rear 4 is -- can be altered more readily. But since 5 this one is a little bit visible, I think they 6 had some conditions that were -- but the 7 conditions aren't working with the new floor 8 plan we want to have with the house. 9 We would like to move the kitchen from one 10 side to the other as viewed from the back, and 11 we want to -- a mudroom so we can get into the 12 house without going directly through the 13 kitchen. So we wanted to move the door into 14 that new mudroom and actually wanted to take an 15 existing door with a transom on it and move it 16 to that location. 17 But then in the kitchen -- we don't want a 18 door off the porch in the kitchen because it 19 affects the usability of the -- the kitchen and 20 the flow of work within the kitchen. 21 THE CHAIRMAN: Sure. 22 MR. LEUTHOLD: They didn't have a floor 23 plan because it's not required in the 24 submittal, so they didn't see what we were 25 trying to do there.</p> <p style="text-align: right;">Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">26</p> <p>1 design guidelines as well as the code criteria. 2 As such, we don't have any objections, but, 3 again, we just conditioned it accordingly, and 4 we forward to you a recommendation for approval 5 with the -- with conditions. 6 THE CHAIRMAN: Okay. Questions for staff? 7 COMMISSION MEMBERS: (No response.) 8 THE CHAIRMAN: All right. We'll open the 9 public hearing. 10 Is the applicant here? 11 MR. LEUTHOLD: (Indicating.) 12 THE CHAIRMAN: Come on up. 13 (Mr. Leuthold approaches the podium.) 14 THE CHAIRMAN: If you'll just state your 15 name and address. 16 MR. LEUTHOLD: William Leuthold, 2742 17 Herschel Street, Jacksonville. 18 THE CHAIRMAN: William, she already swore 19 you in earlier, so we're good. 20 Why don't you walk us through the 21 conditions that you are -- 22 MR. LEUTHOLD: The conditions -- 23 THE CHAIRMAN: -- would like to change. 24 MR. LEUTHOLD: -- that I would like to see 25 amended is the condition of the window and door</p> <p style="text-align: right;">Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">28</p> <p>1 But if you look at that back elevation -- 2 there it is on the top there. That's the 3 proposed one on the top. There's also an 4 existing elevation. 5 I drew some -- I brought a couple of 6 drawings, if you'd like to see, that include 7 the floor plan, if it will help. 8 (Tenders documents.) 9 And if you look at the floor plans -- see, 10 there's an existing kitchen here where -- 11 they've allowed us to remove that door 12 (indicating), and this one we want to -- we 13 want to move the door to where that window is 14 and then come into this mudroom and then into 15 the kitchen. 16 And this kitchen that will align with this 17 dining room adjacent to it -- which makes a 18 more modern architectural pattern, but the -- 19 I'll go back to where I was. 20 THE CHAIRMAN: Okay. 21 MR. LEUTHOLD: We would like to reuse one 22 of the transom doors or the door into the 23 mudroom and then replace the other windows on 24 that wall with windows that are the same 25 sizing, same pattern, same trim, everything</p> <p style="text-align: right;">Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">29</p> <p>1 about them is the same -- same head height. 2 And as viewed from the -- from the street, 3 you wouldn't see much difference. I mean, I 4 brought this (indicating). And what you can 5 see from the street -- you kind of see the top 6 of those things. It will look almost exactly 7 like that when it's done, the way we're 8 proposing it. So we would just like you to 9 consider to allow us to do it the way we 10 presented it. 11 The other thing I had was -- we're 12 replacing the door up on the -- that opens up 13 to the roof of the front porch. The door isn't 14 used, it leaks, it -- it's unsafe, so we would 15 like to put a window there. 16 The condition was to put the multi-lite 17 pattern in the upper sash. The other windows 18 that continue around the house from that 19 location don't have the multi-lite pattern. 20 That multi-lite pattern has about 30 lites in 21 it and they cost about \$30 apiece when you get 22 them from the window company, so we're looking 23 at about a \$3,000 up-charge to -- you know, at 24 least a \$1,000 up-charge to do that, and we'd 25 rather not, but we're willing to consider</p> <p style="text-align: right;">Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">31</p> <p>1 you desire to have the door, and then the rear 2 steps off the porch. Is there something 3 significant about the location of the steps off 4 of the porch? Like, could the -- and was that 5 a discussion with staff, about the -- the door 6 being acceptable if the steps align with it, 7 or, like, what -- how does that work? 8 MR. LEUTHOLD: Well, the steps are already 9 there. We don't really want to replace those. 10 COMMISSIONER MONTOYA: Okay. Never mind. 11 Got it. 12 MR. LEUTHOLD: And walking on that porch 13 is (inaudible) to go to that back door. 14 COMMISSIONER MONTOYA: Understood. Okay. 15 THE CHAIRMAN: Any other questions at the 16 moment? 17 COMMISSION MEMBERS: (No response.) 18 THE CHAIRMAN: All right. We'll call you 19 back up if we need you. 20 MR. LEUTHOLD: I hope you will consider 21 it. It's really important. 22 THE CHAIRMAN: Thank you. 23 Is anybody else here to speak on this COA? 24 AUDIENCE MEMBERS: (No response.) 25 THE CHAIRMAN: All right. With that, I'll</p> <p style="text-align: right;">Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">30</p> <p>1 the -- 2 The existing door doesn't have a pattern 3 like that at all, so we would -- we're actually 4 introducing something that wasn't there 5 originally. 6 THE CHAIRMAN: Okay. Questions for our 7 applicant at the moment? 8 COMMISSIONER MONTOYA: Through -- 9 COMMISSIONER LOPERA: Yeah. Through the 10 Chair, where is the door that opens up onto the 11 roof that you're -- 12 MR. LEUTHOLD: It's in -- I didn't 13 (inaudible) that. It's up -- you have to go to 14 the front elevation. Stop there. Stop. 15 It's on the upper drawing there. It's on 16 the upper right. 17 COMMISSIONER LOPERA: Okay. 18 MR. LEUTHOLD: It faces St. Johns Avenue, 19 but it's -- it's around the corner, about 20 15 feet from the front plane of the -- of the 21 house. 22 THE CHAIRMAN: All right. Any other -- 23 you've got some questions, I think. 24 COMMISSIONER MONTOYA: Yeah. Just a 25 question about the rear porch with the -- where</p> <p style="text-align: right;">Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">32</p> <p>1 close the public hearing and I'll entertain a 2 motion. 3 COMMISSIONER LOPERA: Motion to approve 4 COA-23-28846 with staff conditions. 5 COMMISSIONER MONTOYA: Second. 6 THE CHAIRMAN: All right. Conversation? 7 COMMISSIONER EPSTEIN: Through the Chair, 8 I personally don't have any issues with what's 9 being proposed to alter the conditions that 10 were made by staff. I think that they're 11 using, you know, doors that are already on 12 site, similar material, similar look and 13 everything. I think it's a -- I think it's 14 fine. 15 THE CHAIRMAN: All right. I would tend to 16 agree. 17 Okay. Does anybody want to take a stab at 18 a motion? I don't know exactly what we need to 19 edit here. 20 COMMISSIONER EPSTEIN: Would we just be 21 approving the elevation as -- like, striking 22 the condition? I'm sorry. Would we just be 23 striking the condition for changing the door 24 and window arrangement and saying that we 25 approve the back elevation?</p> <p style="text-align: right;">Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">33</p> <p>1 THE CHAIRMAN: I believe so.</p> <p>2 MS. LOPERA: Through the Chair to</p> <p>3 Commissioner Epstein, if you could go to the</p> <p>4 numbered conditions and tell me specifically</p> <p>5 which ones you wanted to change, that would be</p> <p>6 helpful.</p> <p>7 COMMISSIONER EPSTEIN: All right. I</p> <p>8 believe Condition 15 should be just stricken</p> <p>9 from the conditions.</p> <p>10 COMMISSIONER GLOBER: Twelve?</p> <p>11 COMMISSIONER EPSTEIN: Yeah, Number 12</p> <p>12 also.</p> <p>13 And Number 13, where it speaks about the</p> <p>14 diamond pattern, because that was --</p> <p>15 COMMISSIONER MONTROYA: Yeah; 12, 13, and</p> <p>16 15.</p> <p>17 COMMISSIONER EPSTEIN: Yeah, 12 -- so I</p> <p>18 think we need to strike 12, 13 and 15.</p> <p>19 MS. LOPERA: Did you make a motion to</p> <p>20 amend?</p> <p>21 COMMISSIONER EPSTEIN: Yes. I make a</p> <p>22 motion to amend the current conditions --</p> <p>23 approve all, but to amend 12, 13 and 15 from</p> <p>24 the conditions currently laid out.</p> <p>25 COMMISSIONER GLOBER: Second.</p> <p style="text-align: right;">Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">35</p> <p>1 designated as local landmark site 13 --</p> <p>2 LS-13-03.</p> <p>3 In terms of the relocation, the applicant</p> <p>4 seeks to permit for the relocation of one of</p> <p>5 the three landmarked shotgun homes to another</p> <p>6 landmark site, which is still within the</p> <p>7 boundaries of the LaVilla neighborhood.</p> <p>8 The proposed relocation site was</p> <p>9 designated back in 2013 as the birth site of</p> <p>10 the Johnson brothers, James Weldon and J.</p> <p>11 Rosamond Johnson. Although currently</p> <p>12 undeveloped, the attached renderings and set of</p> <p>13 plans depict the creation of a new park that</p> <p>14 would be titled Lift Ev'ry Voice and Sing Park.</p> <p>15 The park will celebrate the life and</p> <p>16 achievement of the Johnson brothers and their</p> <p>17 contributions to Jacksonville, as well as honor</p> <p>18 the history of LaVilla and its contribution to</p> <p>19 downtown Jacksonville and the city overall.</p> <p>20 The three shotgun homes were originally</p> <p>21 located at 612, 614, and 616 North Lee Street,</p> <p>22 which is currently a parking lot that's owned</p> <p>23 by the Community First Credit Union.</p> <p>24 After facing threats of demolition in the</p> <p>25 1990s, the shotgun homes were relocated to its</p> <p style="text-align: right;">Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">34</p> <p>1 THE CHAIRMAN: All those in favor?</p> <p>2 COMMISSION MEMBERS: Aye.</p> <p>3 THE CHAIRMAN: Those opposed?</p> <p>4 COMMISSION MEMBERS: (No response.)</p> <p>5 THE CHAIRMAN: We will take a vote on the</p> <p>6 motion as amended.</p> <p>7 All those in favor?</p> <p>8 COMMISSION MEMBERS: Aye.</p> <p>9 THE CHAIRMAN: Those opposed?</p> <p>10 COMMISSION MEMBERS: (No response.)</p> <p>11 THE CHAIRMAN: Hearing none, you have</p> <p>12 approved COA-23-28846.</p> <p>13 With that, we're going to move right along</p> <p>14 to Section G.</p> <p>15 MR. LEUTHOLD: Thank you.</p> <p>16 THE CHAIRMAN: You're welcome.</p> <p>17 Section G, Certificates of</p> <p>18 Appropriateness. First on the docket is</p> <p>19 COA-23-28854, 0 Jefferson Street North to 176</p> <p>20 Lee Street North.</p> <p>21 MR. WELLS: Okay. Once again, this is</p> <p>22 COA-23-28854. This is for a relocation from</p> <p>23 0 Jefferson Street, which is currently locally</p> <p>24 designated as a local landmark, LM-13-01, to</p> <p>25 176 Lee Street North, which is currently</p> <p style="text-align: right;">Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">36</p> <p>1 present location on Jefferson Street in 2002.</p> <p>2 Several years later, they -- these shotgun</p> <p>3 homes were landmarked, and they were found to</p> <p>4 meet two of the seven designation criteria and</p> <p>5 embody the (inaudible) Victorian-style</p> <p>6 architecture that was popular between 1870 and</p> <p>7 1910.</p> <p>8 Once relocated, the shotgun home will have</p> <p>9 tempered glass panels installed along portions</p> <p>10 of its elevations and a stage with a concrete</p> <p>11 ramp near the shotgun home.</p> <p>12 According to the applicant, the intended</p> <p>13 use of the shotgun home will be for art and as</p> <p>14 a backdrop to the other activities at the park.</p> <p>15 We did initially have some concerns and --</p> <p>16 which is why we wanted to bring it to the</p> <p>17 Commission in terms of this section of the</p> <p>18 agenda, in terms of just relocating one of the</p> <p>19 shotgun homes, because, once again, when it was</p> <p>20 designated in 2013, the three shotgun homes</p> <p>21 were essentially titled -- or now analyzed to</p> <p>22 have a group value as a grouping and,</p> <p>23 therefore, any proposal for rehabilitation</p> <p>24 should consider them as a group in order to</p> <p>25 establish the same physical relationship that's</p> <p style="text-align: right;">Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">37</p> <p>1 important to the history and the style of these</p> <p>2 buildings.</p> <p>3 However, based on our analysis, too, we</p> <p>4 recognize that the structures were -- in terms</p> <p>5 of a setting and site, it was previously</p> <p>6 disturbed after being relocated once before.</p> <p>7 And we also recognize that this relocated</p> <p>8 shotgun home would still be within the</p> <p>9 boundaries of LaVilla and, therefore, it could</p> <p>10 still emphasize its importance in architectural</p> <p>11 style.</p> <p>12 Based on our analysis, too, we do find</p> <p>13 that, because of this relocation, additional</p> <p>14 measures should be taken to provide some</p> <p>15 context and history in terms of that relocation</p> <p>16 and to make sure that that shotgun house has no</p> <p>17 relationship to the birth site of the James --</p> <p>18 or Johnson brothers.</p> <p>19 But, again, as conditioned, we are</p> <p>20 supportive of this and we forward to you a</p> <p>21 recommendation for approval with conditions.</p> <p>22 THE CHAIRMAN: All right. Questions for</p> <p>23 staff?</p> <p>24 COMMISSIONER MONTOYA: Yeah. Through the</p> <p>25 Chair, were there -- were there any discussions</p> <p style="text-align: center;">Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">39</p> <p>1 (Audience member approaches the podium.)</p> <p>2 THE CHAIRMAN: State your name and</p> <p>3 address.</p> <p>4 AUDIENCE MEMBER: My name is JillENZ.</p> <p>5 I'm with the Parks and Rec Department, and</p> <p>6 we've been working on this project for four</p> <p>7 years or so.</p> <p>8 THE CHAIRMAN: Jill, she's going to swear</p> <p>9 you in real quick.</p> <p>10 THE REPORTER: If you would raise your</p> <p>11 right hand for me, please.</p> <p>12 MS. ENZ: (Complies.)</p> <p>13 THE REPORTER: Do you affirm that the</p> <p>14 testimony you are about to give will be the</p> <p>15 truth, the whole truth, and nothing but the</p> <p>16 truth?</p> <p>17 MS. ENZ: Yes.</p> <p>18 THE REPORTER: Thank you.</p> <p>19 MS. ENZ: So I just -- I guess I wanted to</p> <p>20 offer just some background.</p> <p>21 So the entire site was looked at as a</p> <p>22 whole within LaVilla. So we -- the design</p> <p>23 consultant looked at the Sanborn maps and tried</p> <p>24 to reinterpret kind of what had been at the</p> <p>25 site previously, because I know there was some</p> <p style="text-align: center;">Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">38</p> <p>1 about keeping the three together or was that</p> <p>2 strictly a cost issue? Not that it -- it seems</p> <p>3 like it would readily fit on this site, but I</p> <p>4 just wondered about that.</p> <p>5 MR. WELLS: Through the Chair to</p> <p>6 Commissioner Montoya, the conversations were</p> <p>7 had -- and this -- this conception of the park</p> <p>8 itself extends several years back, and when</p> <p>9 the -- because when the conversations were</p> <p>10 originally had, that was brought up.</p> <p>11 I know there's a feasibility piece, and</p> <p>12 more so just about preserving -- you know,</p> <p>13 having greenspace for the actual use of a park,</p> <p>14 so just -- that's evolved into just one</p> <p>15 structure.</p> <p>16 COMMISSIONER MONTOYA: Okay.</p> <p>17 THE CHAIRMAN: Any other questions for</p> <p>18 staff?</p> <p>19 COMMISSION MEMBERS: (No response.)</p> <p>20 THE CHAIRMAN: All right. With that,</p> <p>21 we'll open the public hearing.</p> <p>22 Is there anybody here to speak on this</p> <p>23 COA? Is the applicant here?</p> <p>24 AUDIENCE MEMBER: (Indicating.)</p> <p>25 THE CHAIRMAN: Come on up.</p> <p style="text-align: center;">Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">40</p> <p>1 earlier conceptions, about 10, 15 years ago</p> <p>2 about trying to, like, recreate the Johnson</p> <p>3 brothers house in some form, but that would</p> <p>4 conflict with the right-of-way that currently</p> <p>5 exists on Lee Street.</p> <p>6 So the idea is to have the original home</p> <p>7 of the Johnson brothers kind of -- it's an</p> <p>8 overlay, and so the outside ribbon of curbing</p> <p>9 and pavement for the entry feature is the</p> <p>10 original Johnson brothers house, like,</p> <p>11 location. And then there's going to be a</p> <p>12 sculpture of the Johnson brothers at their</p> <p>13 original home site.</p> <p>14 The shotgun house would be moved here. It</p> <p>15 is at least in close proximity to the original</p> <p>16 location on Lee Street, and it's -- it's really</p> <p>17 about trying to create more of a southern</p> <p>18 (inaudible) and kind of introduce the</p> <p>19 architecture back to the public.</p> <p>20 We have been working with the LaVilla</p> <p>21 heritage corridor group that's been meeting</p> <p>22 with the Downtown Investment Authority and had</p> <p>23 some meetings with them on how to interpret the</p> <p>24 shotgun house and the site appropriately for</p> <p>25 the neighborhood.</p> <p style="text-align: center;">Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">41</p> <p>1 THE CHAIRMAN: All right. Questions at 2 the moment? 3 COMMISSION MEMBERS: (No response.) 4 THE CHAIRMAN: All right. We'll call you 5 back up. 6 MS. ENZ: Okay. 7 THE CHAIRMAN: Thank you. 8 Is there anybody else here to speak on 9 this COA? 10 AUDIENCE MEMBERS: (No response.) 11 THE CHAIRMAN: Seeing none, I'll close the 12 public hearing and I'll entertain a motion. 13 COMMISSIONER LOPERA: Motion to approve 14 COA-23-28854. 15 COMMISSIONER MONTTOYA: Second. 16 THE CHAIRMAN: Conversation? 17 COMMISSIONER LOPERA: With staff 18 conditions. 19 MS. LOPERA: It's already been seconded. 20 So if you want to amend the motion to include 21 the conditions, you can -- 22 COMMISSIONER LOPERA. Yes. Motion to 23 amend my motion to include the staff 24 conditions. 25 COMMISSIONER GLOBER: Second. Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">43</p> <p>1 yeah, I'm -- I'm very excited about this. 2 THE CHAIRMAN: All right. With that, I'll 3 take a vote. 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-23-28854 -- 10 MS. LOPERA: As amended. 11 THE CHAIRMAN: -- as amended. 12 And we will move right along. 13 COA-23-28795, 3022 St. Johns Avenue. 14 MR. WELLS: All right. This is 15 COA-23-28795, located at 3022 St. Johns Avenue. 16 This is for the installation of a 6-foot-tall 17 wrought-iron fence at a contributing property. 18 Currently, the structure embodies an 19 international style of architecture that's 20 unique to the surrounding area. 21 Once again, the scope of work includes -- 22 or encompasses installing a 6-foot fence along 23 the property line on St. Johns Avenue and the 24 northeast property line to the back of the lot. 25 This 6-foot fence would sit directly behind a Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">42</p> <p>1 THE CHAIRMAN: All those in favor? 2 COMMISSION MEMBERS: Aye. 3 THE CHAIRMAN: Now we can have discussion? 4 MS. LOPERA: Yes. 5 THE CHAIRMAN: So any thoughts yet? 6 COMMISSIONER MONTTOYA: Through the Chair, 7 you know, I think this is a great -- this is a 8 great plan. You know, I do wonder, as an 9 after- -- after this, the future of the other 10 two remaining structures, you know, just what 11 happens to them. 12 MR. WELLS: I can answer that. 13 Yeah, so back in October, a COA was 14 obtained to rehabilitate those two structures 15 for uses, nonresidential. 16 COMMISSIONER MONTTOYA: Cool. 17 THE CHAIRMAN: All right. Any other 18 thoughts? 19 COMMISSIONER EPSTEIN: I just would like 20 to say I'm very excited about this park, so -- 21 I think, you know, using one of these shotgun 22 homes -- and, obviously, being able to have 23 some sort of signage to identify that it's not 24 their original homestead is very smart because 25 I think a lot of people would think that, but, Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">44</p> <p>1 currently existing knee wall that's located at 2 the sidewalk. The knee wall has been 3 administratively approved for (inaudible) by 4 staff in a separate COA. 5 Just based on our analysis, we -- we are 6 not in objection to a fence overall, but we do 7 feel like, in terms of the surrounding area, 8 this would be inconsistent, and so we have 9 conditioned that a 4-foot fence -- or a 4-foot 10 fence be installed instead. 11 We just find, again, that the 6-foot fence 12 is -- will alter the existing pattern of 4-foot 13 fences along the block, and we also recognize 14 that there's also alternatives. So instead of 15 doing a 4-foot fence, they could also add 16 vegetation or landscaping for screening 17 because, according to the applicant, the intent 18 behind the 6-foot fence is for security 19 reasons. 20 Again, we are in support of a fence, just 21 more so a 4-foot, and we just conditioned that 22 accordingly. We forward to you a 23 recommendation for approval with conditions. 24 THE CHAIRMAN: All right. Questions for 25 staff? Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">45</p> <p>1 COMMISSION MEMBERS: (No response.)</p> <p>2 THE CHAIRMAN: We'll open the public</p> <p>3 hearing.</p> <p>4 Is the applicant here?</p> <p>5 AUDIENCE MEMBER: Yes.</p> <p>6 THE CHAIRMAN: You can come on up.</p> <p>7 (Audience member approaches the podium.)</p> <p>8 THE CHAIRMAN: If you'll state your name</p> <p>9 and address.</p> <p>10 AUDIENCE MEMBER: Charles Sessa, 3022</p> <p>11 St. Johns Avenue.</p> <p>12 THE CHAIRMAN: Charles, she's going to</p> <p>13 swear you in.</p> <p>14 THE REPORTER: If you would raise your</p> <p>15 right hand for me, please.</p> <p>16 MR. SESSA: (Complies.)</p> <p>17 THE REPORTER: Do you affirm that the</p> <p>18 testimony you are about to give will be the</p> <p>19 truth, the whole truth, and nothing but the</p> <p>20 truth?</p> <p>21 MR. SESSA: I do.</p> <p>22 THE REPORTER: Thank you.</p> <p>23 MR. SESSA: I sent a PowerPoint in. There</p> <p>24 you go.</p> <p>25 So I guess just real quick, the knee wall</p> <p style="text-align: center;">Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">47</p> <p>1 so I know that the -- the 6-foot fence is</p> <p>2 allowed down the sides and for the backyard but</p> <p>3 not the front. But in my case, the -- my front</p> <p>4 yard is the backyard.</p> <p>5 That's just showing the height of the knee</p> <p>6 wall, 30 inches (indicating). That's showing</p> <p>7 that it's 48 inches directly behind the wall,</p> <p>8 so it drops down.</p> <p>9 And then I kind of just showed -- even if</p> <p>10 I put a 5-foot fence from St. Johns, after that</p> <p>11 drop-off it's a 3-and-a-half-foot fence.</p> <p>12 Six feet, 4-and-a-half, to kind of show</p> <p>13 you the -- the higher fences along St. Johns on</p> <p>14 the other side of what will be a repaired</p> <p>15 historical knee wall.</p> <p>16 This house across the street had, like, a</p> <p>17 2-foot brick wall with a 3-foot-and-change</p> <p>18 black iron fence, so they were over 5 feet.</p> <p>19 This house (indicating), if you look to</p> <p>20 the right, that's an ivy fence. The height of</p> <p>21 that is 6 feet. That is their backyard too,</p> <p>22 which runs along St. Johns.</p> <p>23 If you look to the right here, this fence</p> <p>24 is 6 foot, 3 inches. That is a wooden fence</p> <p>25 along St. Johns Avenue. And this was the</p> <p style="text-align: center;">Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">46</p> <p>1 is 30 inches high. So I -- I already tried to</p> <p>2 get that removed with the City under a</p> <p>3 different COA. That was rejected. I have a</p> <p>4 bid to repair that wall -- it's crumbling from</p> <p>5 the prior owner -- for \$10,000. So I'm going</p> <p>6 to fix that to keep the historical feel in the</p> <p>7 front of my property.</p> <p>8 And then directly behind that wall is an</p> <p>9 18-inch drop-off. So if I put the 4-foot</p> <p>10 fence, it's really a two-and-a-half [sic]</p> <p>11 fence, kind of for privacy and security</p> <p>12 purposes, from St. Johns Avenue, which I can</p> <p>13 show you in -- in the following photos.</p> <p>14 And then I just did a quick walk from my</p> <p>15 house to downtown Avondale and I identified</p> <p>16 four homes that had 6- to 7-foot fences along</p> <p>17 St. Johns, so -- I just wanted to see what</p> <p>18 those folks were doing in this situation.</p> <p>19 You can go -- so that's the front of my</p> <p>20 house from across the street (indicating). I</p> <p>21 guess you can -- you can kind of see half of</p> <p>22 the front door, behind that knee wall. That</p> <p>23 kind of shows the drop-off from the sidewalk.</p> <p>24 That's the backyard (indicating). I don't</p> <p>25 have a backyard. My front yard is my backyard,</p> <p style="text-align: center;">Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">48</p> <p>1 tallest. This was almost 7 feet tall. That's</p> <p>2 a 3-foot brick knee wall with a 4-foot wooden</p> <p>3 fence above it. And I measured about 7 feet,</p> <p>4 and that's -- I guess that's the backyard to</p> <p>5 the side of their property, so it looks like</p> <p>6 some accommodations were made for some folks</p> <p>7 whose backyard really wasn't behind their home,</p> <p>8 similar to my condition.</p> <p>9 That's all.</p> <p>10 THE CHAIRMAN: All right. Questions for</p> <p>11 our applicant at the moment?</p> <p>12 COMMISSIONER MONTTOYA: So through the</p> <p>13 Chair, just to clarify, for the record -- so</p> <p>14 from the street, there's a 30-inch -- from the</p> <p>15 sidewalk side of the street, there's a 30-inch</p> <p>16 knee wall?</p> <p>17 MR. SESSA: Correct.</p> <p>18 COMMISSIONER MONTTOYA: But when you step</p> <p>19 on the other side of the knee wall, your yard</p> <p>20 is 18 inches below the top of that knee wall?</p> <p>21 MR. SESSA: Exactly.</p> <p>22 COMMISSIONER MONTTOYA: And the -- and so</p> <p>23 the fence that you're proposing -- the fence</p> <p>24 you desire would be 6 feet from the sidewalk</p> <p>25 tall [sic]?</p> <p style="text-align: center;">Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

49

1 MR. SESSA: No. Six feet -- it would be
2 on the -- behind the knee wall, on my side of
3 the property.
4 COMMISSIONER MONTTOYA: But -- so 6 feet
5 tall from the --
6 (Simultaneous speaking.)
7 MR. SESSA: Four and a half from
8 (inaudible) --
9 COMMISSIONER MONTTOYA: -- from the yard?
10 MR. SESSA: It would be 4-and-a-half feet
11 from the sidewalk.
12 COMMISSIONER MONTTOYA: Okay.
13 MR. SESSA: And it's for, you know,
14 privacy and then, you know, the -- my front
15 yard is the backyard. So when pedestrians walk
16 down, you kind of look down into the yard. So
17 a 4-foot fence would really be 2-and-a-half
18 feet.
19 THE CHAIRMAN: Any other questions at the
20 moment?
21 COMMISSION MEMBERS: (No response.)
22 THE CHAIRMAN: All. Right we'll call you
23 back up.
24 Thank you.
25 MR. SESSA: Thank you.
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

50

1 THE CHAIRMAN: Is anybody else here to
2 speak on this COA?
3 (Ms. Schifanella approaches the podium.)
4 MS. SCHIFANELLA: Angela Schifanella,
5 Riverside Avondale Preservation, 1352 Avondale
6 Avenue, Jacksonville, Florida.
7 I just --
8 THE CHAIRMAN: Angela, she's going to
9 swear you in.
10 THE REPORTER: If you would raise your
11 right hand for me, please.
12 MS. SCHIFANELLA: (Complies.)
13 THE REPORTER: Do you affirm that the
14 testimony you are about to give will be the
15 truth, the whole truth, and nothing but the
16 truth?
17 MS. SCHIFANELLA: I do.
18 THE REPORTER: Thank you.
19 MS. SCHIFANELLA: I'm actually going to
20 direct this question to Mr. Wells because we
21 had another issue with a fence in the district
22 a while ago, and it's my understanding, the way
23 the zoning code is written, that the height of
24 the fence is measured from the owner's side of
25 the property line.
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

51

1 So that kind of tells me he would be
2 measuring his 4-foot fence from the -- the
3 18-inch -- so he would be -- whatever it is.
4 How many inches is that? It's, like,
5 22 inches, plus the 4 feet from the sidewalk
6 side.
7 So I just was going to throw that out
8 there. I could verify that with Zoning, but
9 that's my memory. That might help the
10 applicant in this case.
11 Thank you.
12 (Commissioner Montoya confers with the
13 Chairman.)
14 THE CHAIRMAN: Is anybody else here to
15 speak on this COA?
16 AUDIENCE MEMBERS: (No response.)
17 THE CHAIRMAN: With that, we'll close the
18 public hearing and I'll entertain a motion.
19 COMMISSIONER LOPERA: Motion to approve
20 COA-23-28795 with staff conditions.
21 COMMISSIONER MONTTOYA: Second.
22 THE CHAIRMAN: Okay. Now --
23 COMMISSIONER MONTTOYA: So through the
24 Chair, just for staff and the commissioners,
25 for discussion, as we understand, it's
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

52

1 30 inches from the top of the knee wall to the
2 street, to the sidewalk side of the property,
3 and it's 18 inches down from the top of the
4 knee wall to the owner's yard.
5 A 4-foot fence, if it was placed on the
6 property, would extend over the knee wall
7 30 inches, and that would effectively give the
8 owner -- which a 48-inch-tall fence is
9 allowable, right? That would effectively give
10 the owner a 60-inch fence from the top of the
11 fence to the sidewalk, just for -- so that
12 we're all on the same page.
13 COMMISSIONER LOPERA: Through the Chair, I
14 think the applicant has presented some
15 compelling evidence regarding the neighboring
16 properties having fences above their knee wall.
17 And with the additional challenging aspect
18 of this particular applicant whose yard, within
19 his property, is at 18 inches above the
20 sidewalk, I believe that there's room for us to
21 be able to work with a slightly higher fence
22 than we would normally approve, which --
23 I'm okay with him going up to what the
24 applicant has requested at 6 feet tall from the
25 street side, to match at least what some of the
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

<p style="text-align: right;">53</p> <p>1 neighboring properties have, which, if you do 2 some quick math, that would be basically adding 3 another 54 inches on his side of the total -- 4 total height of the fence. And that 54 inches 5 would be in keeping with the standard 48 inches 6 that we would approve because, normally, we 7 would have the street side and the neighbor's 8 property at the same elevation, but this is 9 different because the applicant's property sits 10 18 inches above the street grade. So I would 11 be okay with going, you know, maybe 6 -- 6 to 12 even -- yeah, 6 feet total height from the 13 street side.</p> <p>14 And in addition to that, I was looking at 15 Condition 2. This is more of a question for 16 staff, but it -- (inaudible) says fences may 17 include -- posts are no more than one foot over 18 the height of the fence?</p> <p>19 MR. WELLS: Yeah. So through the Chair to 20 Commissioner Lopera, that's just a standard 21 condition that we have that -- in regards to 22 just the caps on the posts and --</p> <p>23 COMMISSIONER LOPERA: Okay. It seems very 24 tall compared to where the fence would normally 25 be.</p> <p style="text-align: right;">Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">55</p> <p>1 COMMISSIONER LOPERA: It's below? 2 THE CHAIRMAN: Yeah. 3 COMMISSIONER LOPERA: Okay. Then -- 4 COMMISSIONER MONTOYA: The yard is -- 5 COMMISSIONER LOPERA: The yard is below -- 6 THE CHAIRMAN: Eighteen inches below, 7 yeah. 8 COMMISSIONER LOPERA: So -- 9 (Simultaneous speaking.) 10 COMMISSIONER MONTOYA: (Inaudible) the 11 street? 12 MS. LOPERA: So it's 54 inches above the 13 street level -- 14 COMMISSIONER LOPERA: So it's -- 15 MS. LOPERA: -- if you (inaudible). 16 COMMISSIONER LOPERA: But it -- looking at 17 it from the street side -- 18 THE CHAIRMAN: So -- 19 COMMISSIONER LOPERA: But through the 20 Chair, looking at it from the street side, it 21 would match what other neighbors (inaudible) 22 already have. So if we just ignore the 23 difference in grade on the -- inside of his 24 property -- because I'm always looking at 25 things from the street side, which is</p> <p style="text-align: right;">Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">54</p> <p>1 MR. WELLS: It's more so written in the 2 context for a wood fence, I believe, but -- 3 this is a wrought-iron fence, so, obviously -- 4 so we're fine with striking that as well.</p> <p>5 COMMISSIONER LOPERA: Okay. Well, then I 6 would -- yeah, so my conditions would be to 7 allow the applicant to have the full 6-foot 8 height -- of total fence height from -- as 9 measured from the street side, and also 10 striking Condition 2, to allow him to put 11 whatever wrought-iron fence posts -- I would 12 agree with that design.</p> <p>13 THE CHAIRMAN: I'm confused a little bit. 14 You keep saying "from the street side," so 15 are you --</p> <p>16 COMMISSIONER LOPERA: So from the 17 street -- let's say we're going to use the 18 street as grade. That's, like, level.</p> <p>19 THE CHAIRMAN: Yeah, but -- but this is 20 the street (indicating). 21 COMMISSIONER LOPERA: Right. But the 22 neighbor's -- the applicant's grade is 23 18 inches above the street. 24 THE CHAIRMAN: No, it's lower. It's 25 below.</p> <p style="text-align: right;">Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">56</p> <p>1 (inaudible) -- 2 (Simultaneous speaking.) 3 COMMISSIONER LOPERA: Whether -- you know, 4 whatever his fence height is from the inside 5 doesn't really matter to me. What's important 6 is what's visible from the street side, so I'm 7 okay with giving him maybe the full 6-foot 8 fence from -- as measured from the street 9 elevation, which is what is visible. 10 MS. LOPERA: That's not what he asked for. 11 THE CHAIRMAN: Yeah. No, you're giving 12 him too much. 13 COMMISSIONER LOPERA: It says here, 14 6-foot-tall wrought-iron fence. 15 THE CHAIRMAN: Yes. From his yard -- 16 COMMISSIONER EPSTEIN: From his yard, 17 which is -- 18 THE CHAIRMAN: -- which is sub 18. 19 COMMISSIONER LOPERA: Right. 20 THE CHAIRMAN: So we would be giving him a 21 4-and-a-half-foot fence from the street side, 22 if you will, because it would be 72 minus 18 23 inches. 24 COMMISSIONER LOPERA: Right. 25 THE CHAIRMAN: So I'm okay with the 6-foot</p> <p style="text-align: right;">Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p>57</p> <p>1 fence in the yard as to what he's proposing 2 because, again, street side, it's going to look 3 like a 4-and-a-half-foot fence as opposed to a 4 6-foot fence. 5 COMMISSIONER LOPERA: Right. 6 THE CHAIRMAN: So what other condition did 7 you want to strike with -- I missed the -- 8 COMMISSIONER LOPERA: Just Condition 9 Number 2. 10 THE CHAIRMAN: Okay. 11 COMMISSIONER EPSTEIN: Through the Chair, 12 I believe they were asking for a 6-foot fence. 13 So I think we can just strike Condition 1 and 14 Condition 2, and that's -- that's how it goes. 15 COMMISSIONER LOPERA: Okay. 16 THE CHAIRMAN: Yeah. 17 COMMISSIONER LOPERA: That would be 18 simpler. 19 THE CHAIRMAN: Because the site plan is 20 already at 6 feet. 21 COMMISSIONER EPSTEIN: Yeah. 22 THE CHAIRMAN: All right. Who wants to 23 motion? 24 COMMISSIONER LOPERA: I motion to amend my 25 motion to strike Conditions 1 and 2. Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p>59</p> <p>1 Avenue. 2 Additionally, the scope of work includes 3 the installation of a utility meter on the 4 right side elevation of the structure. The 5 majority of the lots along this block are one- 6 and two-story, single-family structures. 7 Staff is recommending approval with 8 conditions. 9 THE CHAIRMAN: Questions for staff? 10 COMMISSION MEMBERS: (No response.) 11 THE CHAIRMAN: Solar, visible, standard. 12 No questions for staff. We'll open the 13 public hearing. 14 Is the applicant here? 15 AUDIENCE MEMBER: Yes. 16 THE CHAIRMAN: Come on up. 17 (Audience member approaches the podium.) 18 THE CHAIRMAN: If you'll state your name 19 and address. 20 AUDIENCE MEMBER: Jamie Jamieson, 1221 21 Peralta Court. 22 (Reporter clarification.) 23 MS. JAMIESON: Peralta Court, 24 P-e-r-a-l-t-a. 25 THE REPORTER: Thank you. Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p>58</p> <p>1 COMMISSIONER GLOBER: Second. 2 THE CHAIRMAN: All those in favor? 3 COMMISSION MEMBERS: Aye. 4 THE CHAIRMAN: Those opposed? 5 COMMISSION MEMBERS: (No response.) 6 THE CHAIRMAN: Hearing none, we'll take a 7 vote on the motion as amended. 8 All those in favor? 9 COMMISSION MEMBERS: Aye. 10 THE CHAIRMAN: Those opposed? 11 COMMISSION MEMBERS: (No response.) 12 THE CHAIRMAN: Hearing none, you have 13 approved COA-23-28795 as amended. 14 And we'll move right along. COA-23-28691, 15 1629 Challen Avenue. 16 MS. FIGUEROA: COA-23-28691 is for the 17 installation of roof-mounted solar panels on a 18 contributing single-family structure within the 19 Riverside Avondale Historic District. 20 The subject property is an interior lot 21 that contains a one-story, bungalow-style 22 residential building with a black composite 23 asphalt shingle roof. The applicant seeks to 24 install street-visible solar panels on the 25 front portion of the structure facing Challen Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p>60</p> <p>1 MS. JAMIESON: That's my own personal -- 2 THE CHAIRMAN: Perfect. She's going to 3 swear you in. 4 THE REPORTER: If you would raise your 5 right hand for me, please. 6 MS. JAMIESON: (Complies.) 7 THE REPORTER: Do you affirm that the 8 testimony you are about to give will be the 9 truth, the whole truth, and nothing but the 10 truth? 11 MS. JAMIESON: Yes. 12 THE REPORTER: Thank you. 13 THE CHAIRMAN: Walk us through it. 14 MS. JAMIESON: I -- I just wanted to bring 15 you -- I printed out for you guys -- they said 16 I could pass it around. 17 We have all the panels on the front, 18 facing the street view because that's where the 19 most production is going to be for it. So I 20 went ahead and put in some designs as well, 21 too. If we were to put them on rear facing, 22 it's obviously a lot less production. I even 23 went ahead and maxed out the roof on the back 24 as well too, just to show we could add four 25 more panels, but it would still only bring them Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">61</p> <p>1 to about a 45 percent offset of their 2 (inaudible). 3 So that's -- that's all I have for that. 4 THE CHAIRMAN: All right. 5 MS. JAMIESON: Do I just go sit down now? 6 THE CHAIRMAN: Yeah. We'll call you back 7 up if we have questions. We'll call you back 8 if we need you. 9 MS. JAMIESON: Awesome. 10 THE CHAIRMAN: Thank you. 11 Is there anybody else here to speak on 12 this COA? 13 AUDIENCE MEMBERS: (No response.) 14 THE CHAIRMAN: With that, we'll close the 15 public hearing and I'll entertain a motion. 16 COMMISSIONER LOPERA: Motion to approve 17 COA-23-28691 with staff conditions. 18 COMMISSIONER MONTOYA: Second. 19 THE CHAIRMAN: All right. So I have a 20 pretty good idea where Commissioner Lopera 21 stands on solar. 22 COMMISSIONER LOPERA: Oh, yeah? 23 THE CHAIRMAN: This is an interesting one, 24 though, because it is all quite visible. I 25 mean, I -- it's a situation where I find it</p> <p style="text-align: right;">Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">63</p> <p>1 within the plane of the roof to install the 2 solar panels. So that's why I would 3 permanently strike that condition from any, you 4 know, future HPC staff conditions. 5 And besides that, I'm okay with the rest 6 of it. 7 THE CHAIRMAN: Okay. All those in favor? 8 COMMISSION MEMBERS: Aye. 9 COMMISSIONER LOPERA: Motion to amend -- 10 (Simultaneous speaking.) 11 MS. LOPERA: Yeah, he has to -- 12 COMMISSIONER LOPERA: -- my amendment to 13 strike Condition Number 7. 14 COMMISSIONER GLOBER: Second. 15 THE CHAIRMAN: All those in favor? 16 COMMISSION MEMBERS: Aye. 17 MS. LOPERA: If you could take a motion on 18 the -- 19 MR. WELLS: I'm going to clarify 20 something, too, so -- 21 Through the Chair, for Condition 8, I just 22 want to make sure because the -- currently, as 23 it reads -- 24 (Simultaneous speaking.) 25 COMMISSIONER LOPERA: Oh, okay.</p> <p style="text-align: right;">Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">62</p> <p>1 hard to say no, so ... 2 COMMISSIONER EPSTEIN: I think I brought 3 this up in our meeting we had about the solar 4 panels. I don't have an issue with them. I 5 mean, it's a new technology that -- you know, 6 there's obviously umpteen new technologies that 7 are applied to these houses, and I'm -- 8 I don't see any reason as long as they're, 9 you know, kind of matching with the color of 10 the roof and there's not any of the equipment 11 that you can see in the front and they're, you 12 know, kind of kept with the roof pitch, that we 13 let them have them on the front of the house. 14 THE CHAIRMAN: I agree. 15 Okay. So Commissioner Lopera, any 16 thoughts? 17 COMMISSIONER LOPERA: Yes. Through the 18 Chair, I am planning to strike Condition Number 19 7, and that's regarding the flush-mounting and 20 flat-mounting because, regarding solar panels, 21 they have to be installed with some sort of 22 angled connection to the roof system. So 23 something that's flush-mounted -- you will 24 never have flush-mounted with the plane of the 25 roof because that would be cutting a hole</p> <p style="text-align: right;">Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">64</p> <p>1 THE CHAIRMAN: So Condition 8 is a problem 2 at the moment, if we are allowing them to do 3 the front of the roof, because that includes 4 solar panels that are not going to be street 5 visible. These are clearly street visible. 6 COMMISSIONER MONTOYA: Right. Our 7 discussion has alluded to striking 8. 8 THE CHAIRMAN: Well, I think -- 9 COMMISSIONER EPSTEIN: I think you 10 should -- 11 THE CHAIRMAN: Strike the -- 12 (Simultaneous speaking.) 13 COMMISSIONER EPSTEIN: (Inaudible) just to 14 the solar panels -- 15 THE CHAIRMAN: Just the solar panels. 16 COMMISSIONER EPSTEIN: -- because you 17 don't want any of the equipment shown, just the 18 solar panels. 19 THE CHAIRMAN: So where do we stand as the 20 motions go? 21 MS. LOPERA: Through the Chair to the 22 Commission, so you have amended the motion on 23 the table right now, which you have approved. 24 You can amend that again to strike or otherwise 25 modify another condition, if you so choose.</p> <p style="text-align: right;">Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">65</p> <p>1 Take a voice vote on that and then move it as 2 twice amended. 3 THE CHAIRMAN: Okay. So we need to do 4 that. 5 COMMISSIONER LOPERA: So I motion to amend 6 Condition Number 8, striking solar panels. 7 COMMISSIONER GLOBER: Second. 8 THE CHAIRMAN: All those in favor? 9 COMMISSION MEMBERS: Aye. 10 THE CHAIRMAN: Those opposed? 11 COMMISSION MEMBERS: (No response.) 12 THE CHAIRMAN: And we'll take a motion on 13 the amendment. 14 MS. LOPERA: Get a second and then -- 15 THE CHAIRMAN: Do we have a second? 16 COMMISSIONER GLOBER: Second. 17 THE CHAIRMAN: All those in favor? 18 COMMISSION MEMBERS: Aye. 19 THE CHAIRMAN: Those opposed? 20 COMMISSION MEMBERS: (No response.) 21 THE CHAIRMAN: Hearing none, you have 22 approved COA-23-28691 as amended. 23 With that, we'll move on to Section H, 24 Certificates of Appropriateness, work initiated 25 or completed without a COA. That's Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">67</p> <p>1 Rather than doing a denial, we did find 2 that the cornice or parapets -- we use them 3 interchangeably here, but ultimately, up top, 4 that is appropriate for painting, as well as 5 the clay tiles at the bottom, along the 6 foundation are also appropriate. As such, we 7 have conditioned -- or recommended approval 8 with conditions, that the paint be removed from 9 the brick and the decorative tiles, but they 10 could keep it, again, on the cornice, the 11 parapets, and the clay tiles. 12 So we forward to you a recommendation for 13 approval with conditions. 14 THE CHAIRMAN: All right. Questions for 15 staff? 16 COMMISSIONER LOPERA: Yeah. Through the 17 Chair, the clay tiles that you're referring to, 18 it looks like that's -- those are just clay 19 tiles directly below the windows? 20 MR. WELLS: Through the Chair to 21 Commissioner Lopera, that is correct, along the 22 front elevation. 23 COMMISSIONER LOPERA: And then is the -- 24 are the columns that are shown there, as in the 25 corner, and then -- there's three columns Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">66</p> <p>1 COA-23-28825, 2695 Post Street. 2 MR. WELLS: COA-23-28825, located at 2695 3 Post Street, seeks to -- it's, again, 4 after-the-fact painting of unpainted masonry. 5 Character-defining features of this highly 6 visible, masonry, vernacular structure include 7 its brown brick exterior, flat roof, cornice 8 parapet, fixed storefront windows, encasement 9 windows with nine lites and decorative tiles on 10 the street-visible elevations. 11 According to the applicant, the white 12 paint was applied for aesthetic purposes. As 13 such, painting the structure's brick and 14 decorative tiles would cause the most notable 15 character-defining features to be fully 16 concealed. 17 Staff conducted a site visit on 18 March 14th -- and there's a typo there, but 19 that should be 2023 -- to inspect the condition 20 of the brick and its character-defining 21 features. They found that the brick, in terms 22 of its mortar and -- is in good -- great 23 condition. Therefore, painting of this healthy 24 brick structure is inconsistent with our design 25 guidelines as well as our code criteria. Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">68</p> <p>1 shown. Are those -- those are clay just at the 2 bottom 2 feet or so? 3 THE CHAIRMAN: I'm confused. 4 MR. WELLS: Which -- 5 COMMISSIONER LOPERA: See that column at 6 the corner there of that -- look at the top 7 photo there. There's one, two and three major 8 columns. 9 MR. WELLS: Right here, okay. 10 COMMISSIONER LOPERA: Is the clay part 11 just that? 12 MR. WELLS: Yeah, just this (indicating). 13 COMMISSIONER LOPERA: Okay. 14 MR. WELLS: And then up here (indicating). 15 COMMISSIONER LOPERA: So all of the brick 16 above that, that -- 17 MS. LOPERA: (Inaudible.) 18 COMMISSIONER LOPERA: Yeah. Then through 19 the Chair, so on the right, is that a -- more 20 clay? 21 COMMISSIONER EPSTEIN: It looks like 22 concrete. 23 MR. WELLS: Yeah, that might be concrete, 24 which we're fine with as well for painting. Up 25 here (indicating), where the -- Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">69</p> <p>1 (Simultaneous speaking.)</p> <p>2 MR. WELLS: Yeah. It's right here where</p> <p>3 my cursor is at.</p> <p>4 COMMISSIONER LOPERA: Okay. So we're</p> <p>5 looking at only being able to paint the clay</p> <p>6 below the windows?</p> <p>7 MR. WELLS: Uh-huh.</p> <p>8 THE CHAIRMAN: And then the clay at the</p> <p>9 bottom of the columns?</p> <p>10 MR. WELLS: Correct.</p> <p>11 COMMISSIONER LOPERA: Or the clay or the</p> <p>12 concrete at the bottom of the columns?</p> <p>13 MR. WELLS: (Nods head.)</p> <p>14 COMMISSIONER LOPERA: Okay.</p> <p>15 MR. WELLS: And then, of course, up top,</p> <p>16 so --</p> <p>17 COMMISSIONER LOPERA: Right. Okay.</p> <p>18 Cornices on the parapet.</p> <p>19 COMMISSIONER EPSTEIN: Through the Chair,</p> <p>20 I had -- was wondering if you could speak a</p> <p>21 little bit more as to why you're allowing them</p> <p>22 to paint that precast at the top --</p> <p>23 THE CHAIRMAN: I agree.</p> <p>24 COMMISSIONER EPSTEIN: -- because it's</p> <p>25 still -- it's a precast masonry. I just would</p> <p style="text-align: right;">Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">71</p> <p>1 right hand for me, please.</p> <p>2 MR. DE PADUA: (Complies.)</p> <p>3 THE REPORTER: Do you affirm that the</p> <p>4 testimony you are about to give will be the</p> <p>5 truth, the whole truth, and nothing but the</p> <p>6 truth?</p> <p>7 MR. DE PADUA: Yes, I do.</p> <p>8 THE REPORTER: Thank you.</p> <p>9 MR. DE PADUA: All right. So I'm the guy</p> <p>10 that painted the building white. So a little</p> <p>11 bit of why I did it. It wasn't an ill</p> <p>12 intention whatsoever. I own about 40 units in</p> <p>13 the Riverside, Avondale, San Marco area, so I</p> <p>14 do believe in the preservation of the</p> <p>15 buildings.</p> <p>16 My honest mistake was -- so I'm going</p> <p>17 through the acquisition currently with the</p> <p>18 owner currently, but we're going through the</p> <p>19 underwriting and everything. And he owns</p> <p>20 Volstead and a couple other bars, but I -- it</p> <p>21 was an honest mistake.</p> <p>22 I own a building -- eight-unit apartment</p> <p>23 building on Riverside Avenue, across the street</p> <p>24 from Publix, which is a beautiful white</p> <p>25 building, if you've ever seen it. So I,</p> <p style="text-align: right;">Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">70</p> <p>1 like to hear the staff's opinion on that.</p> <p>2 MR. WELLS: Through the Chair to</p> <p>3 Commissioner Epstein, we did go back and forth</p> <p>4 on this one, but -- even though we found it to</p> <p>5 be a character-defining feature, we did</p> <p>6 recognize that -- even though it's precast, we</p> <p>7 found that it wouldn't be -- it wouldn't</p> <p>8 visibly detract. That's our position, that it</p> <p>9 wouldn't be overall detracting if they painted</p> <p>10 it.</p> <p>11 THE CHAIRMAN: All right. Any other</p> <p>12 questions for staff at the moment?</p> <p>13 COMMISSION MEMBERS: (No response.)</p> <p>14 THE CHAIRMAN: All right. We'll open the</p> <p>15 public hearing.</p> <p>16 Is the applicant here?</p> <p>17 (Audience member approaches the podium.)</p> <p>18 THE CHAIRMAN: If you will state your name</p> <p>19 and address.</p> <p>20 AUDIENCE MEMBER: Raymond De Padua, 6705</p> <p>21 Pottsborg Creek Trail, Jacksonville, Florida</p> <p>22 32216.</p> <p>23 THE CHAIRMAN: Raymond, she's going to</p> <p>24 swear you in.</p> <p>25 THE REPORTER: If you would raise your</p> <p style="text-align: right;">Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">72</p> <p>1 unfortunately, assumed that I would be able to</p> <p>2 paint a commercial building white.</p> <p>3 Again, I thought -- I'm -- I usually buy</p> <p>4 turnkey, and I typically don't do renovations,</p> <p>5 so I've never been through this process. So I</p> <p>6 was under the assumption that commercial and</p> <p>7 residential were different, and I was clearly</p> <p>8 wrong.</p> <p>9 So I would love to be able to make this</p> <p>10 building beautiful again. And, hopefully, it</p> <p>11 doesn't turn out whitewash, like some of my</p> <p>12 previous friends have -- had happen to them in</p> <p>13 the past with historical buildings, after they</p> <p>14 tried to take off the paint, because then it</p> <p>15 would, essentially, look worse than the</p> <p>16 condition it is in.</p> <p>17 So my request would be -- obviously, I</p> <p>18 have to attempt to strip the white paint.</p> <p>19 However, that decorative tile is going to be</p> <p>20 very challenging to duplicate, if we are not</p> <p>21 able to strip it properly.</p> <p>22 If it does turn out whitewashed, like</p> <p>23 where I can't get all of the -- the white paint</p> <p>24 out of the crevices, I don't know if there's a</p> <p>25 possibility to revisit this or do another COA,</p> <p style="text-align: right;">Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">73</p> <p>1 but -- that's my only concern. I'm fine 2 completely with, you know, attempting it. I 3 just don't want the building to look crappy. 4 Also, in that corner, you know, if -- if 5 you have been in that area recently, there 6 isn't any fresh paint in the area. So, you 7 know, I was trying to kind of give a fresh look 8 to the King Street and Post Street area because 9 most of them are a little dated, to say the 10 least. Like, the Chinese restaurant, as well 11 as -- you know, Park Place has -- you know, 12 they've been there forever, but they are 13 relatively dated as far as aesthetics. 14 The Garage looks great, but, you know, 15 when you look at a place like Five Points, 16 there is a little bit of -- and I know they're 17 not as old as buildings -- there is a little 18 bit of fresh looks coming to the area, which 19 that area thrives substantially more than King 20 and Post Street. 21 But I guess that's all I've got to say to 22 you guys. I know I'm wrong, but -- it sucks, 23 so ... 24 THE CHAIRMAN: All right. Any questions 25 for our applicant at the moment? Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">75</p> <p>1 residential structures had it around some of 2 the entryways, and I think it's worthy of the 3 debate with your commission about whether it's 4 appropriate to paint it or not. 5 My opinion would be no. This may be a 6 unique case because of its condition, but 7 typically, you know, those materials are a 8 hundred years old and they look great and to -- 9 to preserve them, I think, is important too. 10 Thank you. 11 THE CHAIRMAN: Thank you. 12 Is there anybody else here to speak on 13 this COA? 14 AUDIENCE MEMBERS: (No response.) 15 THE CHAIRMAN: With that, we'll close the 16 public hearing and I'll entertain a motion. 17 COMMISSIONER LOPERA: Motion to approve 18 COA-23-28825 with staff conditions. 19 COMMISSIONER MONTOYA: Second. 20 THE CHAIRMAN: Okay. Not a whole lot we 21 can do here, I don't think, unless anybody has 22 any other thoughts. 23 COMMISSIONER EPSTEIN: I would just like 24 to say, I -- it sounds like you guys went back 25 and forth on it, but just somebody who works on Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">74</p> <p>1 COMMISSION MEMBERS: (No response.) 2 THE CHAIRMAN: We'll call you back up if 3 we need you. 4 MR. DE PADUA: All right. 5 THE CHAIRMAN: Does anybody -- 6 MS. SCHIFANELLA: (Indicating.) 7 THE CHAIRMAN: Yep. Come on up. 8 (Ms. Schifanella approaches the podium.) 9 MS. SCHIFANELLA: Thank you. 10 Angela Schifanella, Riverside Avondale 11 Preservation. 12 I wanted to make a side comment. We were 13 at the matrix -- I attended the matrix workshop 14 last time, and it's very -- this is an example 15 of why we want to get any painting of any 16 masonry building in the district before the 17 Commission because that confusion over, well, 18 he did it, I did it, you know -- and that's 19 really unfortunate for this applicant. 20 Obviously, he did it, you know, unintentionally 21 here. 22 The other thing I would like to just 23 follow up on is the painting of the cast stone 24 detailing. There is quite a lot of cast stone 25 in the district. Some of these beautiful Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">76</p> <p>1 preservation projects, I've never painted 2 precast concrete, decorative -- so it kind of 3 scares me that you're letting them do that 4 because then somebody could come, like, ten 5 years from now and be like, "I'm going to paint 6 it; it's already painted," and paint it, like, 7 hot pink or something. And that scares me a 8 lot. 9 I agree that, you know, everything should 10 be done to try and take this paint off of the 11 tile and the brick, but I would also add that 12 cornice parapet as well. 13 COMMISSIONER MONTOYA: Through the Chair, 14 question for staff. The comment from the 15 applicant -- and also, for the record, I really 16 appreciate the applicant's candor with us, and 17 recognizing the need to take care of historic 18 structures. 19 But question for staff. His comment -- 20 the applicant's comment about, if it goes awry, 21 being able to revisit, is -- what -- like, you 22 know -- 23 MR. WELLS: I'm going to defer to OGC over 24 here for that. 25 MS. LOPERA: Through the Chair to the Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

77

1 Commission and Commissioner Montoya, so should
2 you choose to -- I think the current motion is
3 to approve with conditions, which would require
4 the applicant to remove paint from at least the
5 brick and tiles and possibly the parapets as
6 well.
7 But if you choose to go that route, the
8 applicant is given, normally, six months to
9 comply. If the applicant fails to do so, we
10 move into enforcement mode, daily fines up to
11 \$500, and that does date back to the date of
12 the violation.
13 Staff does work with applicants and
14 provide guidance in terms of what products are
15 recommended to use to achieve the compliance
16 with the final order.
17 COMMISSIONER MONTOKYA: Okay.
18 THE CHAIRMAN: So what happens if they
19 can't remove the paint?
20 MS. LOPERA: If they can't remove the
21 paint, we move into enforcement, which we
22 can -- we can settle. There's normally
23 settlement negotiations, and it's a monetary
24 fee.
25 THE CHAIRMAN: Okay.
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

78

1 COMMISSIONER LOPERA: Through the Chair,
2 I'm agreeing with Commissioner Epstein
3 regarding the original precast concrete
4 because, if you look at historic structures,
5 like, in Europe, their precast concrete is not
6 painted or modified in any way. And if it is,
7 it's some sort of clear coat to preserve the
8 original color.
9 So I would like to see an additional
10 motion to remove the paint from all of the
11 parapet cornices -- all the cornices at the
12 parapet.
13 THE CHAIRMAN: Who motioned?
14 COMMISSIONER LOPERA: I did.
15 So I'm going to amend my motion to add an
16 additional condition that the applicant remove
17 all the paint from the cornices on the parapet.
18 COMMISSIONER EPSTEIN: Second.
19 THE CHAIRMAN: All those in favor?
20 COMMISSION MEMBERS: Aye.
21 THE CHAIRMAN: Those opposed?
22 COMMISSIONER GLOBER: Through the Chair,
23 it looks like we might need to modify Condition
24 Number 1 to remove, "paint shall only be
25 applied to the cornice, parapets, and clay."
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

79

1 So I would encourage Commissioner Lopera to add
2 that to his modification.
3 COMMISSIONER LOPERA: Then I will make a
4 new amendment to amend --
5 COMMISSIONER EPSTEIN: Sorry, I don't mean
6 to interrupt, but I think it's important, too,
7 that we specify that the clay tile is only in
8 between the storefront windows, and the base of
9 the columns are concrete. And that currently
10 is not called out in any condition right now
11 either. It's assumed that that's clay tile,
12 but it does appear to be concrete.
13 COMMISSIONER LOPERA: Okay. Well, I will
14 continue with my amendment unless anyone else
15 would like to speak.
16 COMMISSIONER EPSTEIN: Sorry.
17 COMMISSIONER LOPERA: That's okay.
18 So I'm going to amend Condition Number 1
19 to read that painting shall only be applied to
20 the clay tiles near the foundation and shall
21 include the concrete at the base of the
22 columns.
23 COMMISSIONER GLOBER: Second.
24 THE CHAIRMAN: All those in favor?
25 COMMISSION MEMBERS: Aye.
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

80

1 THE CHAIRMAN: Those opposed?
2 COMMISSION MEMBERS: (No response.)
3 THE CHAIRMAN: All right.
4 (Simultaneous speaking.)
5 MS. LOPERA: So through the Chair to the
6 Commission, there have been two amendments to
7 the original motion. The appropriate motion
8 now would be to move to approve as twice
9 amended, if you want to make that motion now.
10 COMMISSIONER LOPERA: Motion to approve as
11 twice amended.
12 COMMISSIONER MONTOKYA: Second.
13 THE CHAIRMAN: All those in favor?
14 COMMISSION MEMBERS: Aye.
15 THE CHAIRMAN: Those opposed?
16 COMMISSION MEMBERS: (No response.)
17 THE CHAIRMAN: Hearing none, you have
18 approved COA-23-28825.
19 With that, moving along to Section J,
20 minor mods, MMA-23-28852, 1616 Pearl Street
21 North.
22 MR. WELLS: I apologize. The (inaudible)
23 for this one is not linked, so we have to
24 scroll past (inaudible).
25 This is Minor Mod 23-28852, located at
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

<p style="text-align: right;">81</p> <p>1 1616 Pearl Street North. This is, again, a 2 minor modification to previously approved 3 COA-22-27654. 4 The modification is to change the 5 previously approved window design of 6 two-over-two with exterior muntins to a window 7 product that has a two-over-one design with 8 interior muntins. As proposed by the owner, 9 the scope of work includes applying exterior 10 muntins to the already installed two-over-one 11 window. 12 Within the approval of the previous COA, 13 the conditions stated that all new windows 14 shall have a two-over-two design. As 15 documented through the Florida Master Site 16 File, the two-over-two window design is 17 historic and original to the structure. 18 The design guidelines for historic 19 districts state that replacement windows should 20 match the original sash, paint, size, 21 configuration, glazing, muntin detail, and 22 profile. The proposed windows do not match the 23 original design, according to the 24 documentation. 25 We do -- we also did some analysis in Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">83</p> <p>1 that correct? 2 MR. WELLS: Correct. 3 And we just wanted to have a discussion 4 about that, too, from the Commission because 5 that necessarily hasn't been the standard 6 practice in the past, and so we were 7 uncomfortable recommending approval. 8 THE CHAIRMAN: Any other questions for 9 staff at the moment? 10 COMMISSION MEMBERS: (No response.) 11 THE CHAIRMAN: We'll open the public 12 hearing. 13 Is the applicant here? 14 AUDIENCE MEMBER: (Indicating.) 15 THE CHAIRMAN: Come on up. 16 (Audience member approaches the podium.) 17 THE CHAIRMAN: State your name and 18 address. 19 AUDIENCE MEMBER: Reed Fitzpatrick, 1100 20 Kings Road, Jacksonville, Florida. 21 THE CHAIRMAN: Reed, she's going to swear 22 you in. 23 THE REPORTER: If you would raise your 24 right hand for me, please. 25 MR. FITZPATRICK: (Complies.) Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">82</p> <p>1 terms of adhesive muntins on the already 2 installed two-over-one windows. We just found 3 that -- at the time of this publishing of our 4 report, that it would ruin the functionality of 5 the windows. We also found that it just would 6 ruin the long-term maintenance of it and just 7 create more issues in the long run. 8 At the time, again, of this publishing, we 9 recommended denial. We still stand by that, 10 but after the publishing of our report, the 11 applicant has provided some additional evidence 12 and -- to demonstrate that they would be 13 operable in terms of the windows if they 14 supplied adhesive muntins to the window 15 pattern. That image is before you on your desk 16 right now. And they also provided a video, 17 which I can play later, but we still recommend 18 approval -- not approval, I'm sorry, recommend 19 denial. 20 THE CHAIRMAN: All right. Questions for 21 staff? 22 COMMISSIONER EPSTEIN: You're recommending 23 denial even though these are surface -- 24 exterior surface applied muntins that show that 25 they still -- the window still functions; is Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">84</p> <p>1 THE REPORTER: Do you affirm that the 2 testimony you are about to give will be the 3 truth, the whole truth, and nothing but the 4 truth? 5 MR. FITZPATRICK: I swear. 6 THE REPORTER: Thank you. 7 MR. FITZPATRICK: So we're here 8 today about 1616 North Pearl Street. I 9 represent Harness Homes Group as project 10 manager. 11 The proposed product we're -- or the 12 product we're trying to propose to fix the -- 13 in order to preserve the historic design of the 14 windows is right here (indicating). This is an 15 exterior adhesive muntin. And I have a video 16 that we took of one of these being installed on 17 Pearl Street. It clearly shows that the window 18 is still functional and that they will not void 19 the warranty as these are manufactured by the 20 same manufacturer, Renaissance, that we bought 21 the windows from. 22 (Video presentation.) 23 MR. FITZPATRICK: So as you can see in 24 that video, they are still fully operable, 25 functionality is not affected. Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">85</p> <p>1 So this was recommended to us by the 2 Historic Preservation Committee [sic], these 3 adhesive muntins, so then -- therefore, we went 4 and purchased these, and then we're told that 5 it might be denied. So we're here today to try 6 to resolve this. 7 Looking to renovate this home fully and 8 get it back up to -- up to par, in liveable 9 condition, but when -- I'm trying to make it 10 make sense financially as well, so ... 11 THE CHAIRMAN: All right. Questions for 12 our applicant? 13 COMMISSIONER LOPERA: Through the Chair, 14 did you-all apply those muntins to the top sash 15 as well? 16 MR. FITZPATRICK: No, sir. The top sash 17 has the muntins manufactured on there already 18 by Renaissance, and then these are adhesive 19 muntins for the bottom sash. And they will go 20 on the exterior side. 21 COMMISSIONER LOPERA: Right. But the top 22 sash was also supposed to be exterior muntins, 23 and those look like interior muntins on this 24 photo. 25 MR. FITZPATRICK: They're interior Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">87</p> <p>1 MR. FITZPATRICK: If you saw in the 2 video -- 3 COMMISSIONER LOPERA: -- if these 4 (inaudible) were applied? 5 MR. FITZPATRICK: -- we cut the -- cut 6 indentions on the exterior for the muntins to 7 fit; therefore, they would open without 8 interference. But if we need to get exterior 9 muntins to put on the top sash as well, we can 10 do that, and it would not affect the 11 operability, but it will have muntins on the 12 interior and exterior. 13 So, like I said, we -- these are 14 custom-made windows from Renaissance. There's 15 36 of them, so we're doing the best we can with 16 what we got, but we want to make sure that we, 17 you know, fulfill our requirements and make 18 sure that it's preserved historically. 19 THE CHAIRMAN: All right. Any other 20 questions for our applicant at the moment? 21 COMMISSION MEMBERS: (No response.) 22 THE CHAIRMAN: We'll call you back up. 23 MR. FITZPATRICK: Okay. 24 THE CHAIRMAN: Thanks. 25 Is there anybody else here to speak on Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">86</p> <p>1 muntins. 2 Okay. So our contractor that we -- we 3 hired a general contractor to do this job. And 4 in the time that she was hired, they ordered 5 the windows for us, and their contractor 6 license was confiscated; therefore, we've had 7 to hire another contractor to come and install 8 these windows that we already purchased. 9 So that's what -- that's where we're at. 10 We had them manufactured already like that, so 11 we're trying to do the best we can with what we 12 have in order to still preserve the historic 13 design and make sure everything is operable. 14 COMMISSIONER LOPERA: Yes. And thank you 15 for appearing before us here today. 16 So regarding the muntins, they're -- I 17 don't have a copy of the original COA, but it 18 would be common practice for us to approve 19 windows with exterior muntins on a regular 20 basis. So with that adhesive product, it would 21 have to be applied to both sashes. Would the 22 windows -- do you know if the window would 23 still operable if these -- 24 MR. FITZPATRICK: It would. 25 COMMISSIONER LOPERA: -- sashes were -- Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">88</p> <p>1 this COA? 2 (Mr. Hoff approaches the podium.) 3 MR. HOFF: Hello. William Hoff, 1402 4 North Laura Street. 5 Hello again. I'm here representing SPAR. 6 So I just want to say that we do agree 7 with the staff's position. 8 We are familiar with this product and, you 9 know, it's -- it's not -- it's not as authentic 10 as following the COA. 11 So we're very, very appreciative of the 12 applicant renovating the house, but we also, 13 you know, feel that people need to follow the 14 COAs as well. 15 So thank you. 16 THE CHAIRMAN: Thank you. 17 Is there anybody else here to speak on 18 this COA? 19 AUDIENCE MEMBERS: (No response.) 20 THE CHAIRMAN: With that, we'll close the 21 public hearing and I'll entertain a motion. 22 COMMISSIONER LOPERA: Actually, I have a 23 question for staff. Through the Chair, is the 24 material of the windows consistent with what we 25 would approve? Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">89</p> <p>1 MR. WELLS: Through the Chair to 2 Commissioner Lopera, I believe so. I'm 3 looking -- I'm trying to look at the final 4 order from the previous COA, but we gave them 5 some options here in terms of window products, 6 and so -- wood, wood clad, cellular PVC, and 7 vinyl, and I believe these windows are vinyl. 8 MR. FITZPATRICK: That's correct. 9 MS. LOPERA: Through the Chair, it's 10 Page 382 of the book, and it has the conditions 11 from the previous final order. 12 COMMISSIONER LOPERA: Thank you. 13 THE CHAIRMAN: So I do have a question for 14 the applicant real quick. 15 So what happened with the COA initially? 16 And how did we end up with these windows? 17 MR. FITZPATRICK: These windows -- so the 18 COA was approved initially, and we ordered 19 those windows -- well, the last contractor we 20 hired ordered those windows and evidently made 21 a, you know, crucial financial mistake, but 22 they -- those were the ones we picked up -- our 23 new contractor picked up from Renaissance. And 24 we had no idea they were not correct until 25 after they were installed and somebody came by Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">91</p> <p>1 I'm all for everybody following the rules, 2 but when you have somebody who you hired, who 3 you think is representing you well and then 4 they, you know, aren't representing you well 5 and they end up -- you know, I don't know if 6 "shyster" is the right word, but -- it's 7 tricky. 8 THE CHAIRMAN: It's tough. I mean, I -- 9 you know, obviously, you want the original COA 10 to be followed. But with that being said, I 11 mean, I don't think you'll be able to tell it 12 has two muntins on the top if you -- if you 13 install the top muntin as well because how 14 would you know? 15 COMMISSIONER EPSTEIN: It's a bit of a 16 bandage, but -- 17 THE CHAIRMAN: It is. 18 COMMISSIONER EPSTEIN: -- it seems like a 19 little bit more than a flesh wound here has 20 occurred to them, so ... 21 COMMISSIONER MONTOYA: Through the Chair, 22 I would just like to say thank you to staff for 23 having us vote on this one. 24 MR. WELLS: Of course. Any time. 25 COMMISSIONER MONTOYA: I agree with Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">90</p> <p>1 and said something. So -- 2 THE CHAIRMAN: Okay. So -- 3 MR. FITZPATRICK: And we went to the 4 Historic Preservation Committee [sic], and they 5 said we have allowed these exterior adhesive 6 muntins in the past in similar situations, 7 so -- 8 THE CHAIRMAN: Gotcha. 9 MR. FITZPATRICK: -- we then went and 10 purchased those, and here we are today. 11 THE CHAIRMAN: Okay. We'll call you back 12 up. Thanks. 13 I have no motion on the table at the 14 moment, by the way. 15 COMMISSIONER LOPERA: Motion to approve -- 16 actually, motion to deny MMA-23-28852 per 17 staff's report and conditions. 18 COMMISSIONER GLOBER: Second. 19 THE CHAIRMAN: All right. Thoughts? 20 COMMISSIONER EPSTEIN: This is a little 21 tricky because it does seem like they had the 22 intention of following the COA, and the 23 contractor that is now not a contractor 24 anymore, not with them anymore, and everything, 25 ordered the wrong material, and -- Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">92</p> <p>1 Commissioner Epstein, but I also -- just as the 2 last project that we looked at, the last 3 application we looked at, you know, I -- not 4 that it's a valid comparison necessarily, but 5 when I get pulled over for speeding, even 6 though I didn't intend to speed, I was still 7 speeding, you know? I've never gotten out of a 8 ticket before. This is a lot more muddy, I 9 understand. There's a lot more at stake than 10 three points on a license, right? 11 But I just -- you know, it's a question 12 for all of us because it -- what precedent gets 13 set? I know we say these aren't 14 precedent-setting. That's why we have this 15 process, so that we can hear people, 16 applicant's state their case or their 17 situation, and we can render an opinion on 18 that, but I think we have to -- we have to 19 speak to that a little bit, right? 20 And I'm not saying these things to push in 21 one direction or the other, but I think we have 22 to -- I think we have to speak to that and not 23 just approve or deny. 24 THE CHAIRMAN: I very much agree with 25 that. I mean, I think it's good to acknowledge Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">93</p> <p>1 it. I do try to make our decisions based on a 2 case-by-case basis. 3 COMMISSIONER MONTTOYA: Right. 4 THE CHAIRMAN: With that being said, I do 5 think it's, you know, good to acknowledge it 6 because I don't -- I don't enjoy seeing, you 7 know, a COA that we've already rendered come 8 back and, okay, now we have to do something 9 else, which is unfortunate. 10 But, yeah, for me it's kind of a 11 case-by-case basis, and this is about as close 12 as it could be without being correct, which -- 13 you know, from this situation, I think I'm okay 14 with, but I -- again, I completely understand, 15 you know, where you're coming from. 16 COMMISSIONER EPSTEIN: Through the Chair, 17 it would kind of be not exactly like getting 18 pulled over for speeding. It's kind of like 19 you're in the car with your friend and your 20 friend is speeding and you get pulled over and 21 you get a ticket too because you didn't stop 22 your friend from speeding. 23 COMMISSIONER MONTTOYA: Absolutely, but is 24 that our -- is this within our purview to make 25 those -- render those kinds of (inaudible)? Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">95</p> <p>1 the windows have been installed. 2 THE CHAIRMAN: Yeah, so I guess it's 3 really a question for -- yeah, how are we 4 supposed to look at it? Because I know how 5 we're supposed to look at, you know, Section H, 6 but in my -- 7 MS. LOPERA: So through the Chair to the 8 Commission, before you is a minor modification 9 requesting two-over-one with interior muntins 10 on the top sash, which modifies your previously 11 issued final order saying it had to be 12 two-over-two with exterior raised muntins. 13 If you choose to deny the minor 14 modification, the final -- the previous final 15 order would stand and they would be required to 16 comply. 17 I think it would be prudent to opine as to 18 whether you think these after-the-fact exterior 19 raised muntins are acceptable and if adding one 20 to the top over the interior muntin is 21 acceptable. I think that would be prudent. 22 THE CHAIRMAN: Well, because -- yeah, my 23 question is, if we deny, it's not like a -- 24 it's not treated the same way as Section H 25 given that -- because it would just go to, Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">94</p> <p>1 And I guess it is, so -- 2 COMMISSIONER LOPERA: Through the Chair, 3 this could -- you know, my motion on the 4 table -- the motion on the table is for denial, 5 and we could deny and also provide staff with, 6 you know, some efforts, such as, you know, the 7 muntins -- but I believe that, you know, we -- 8 we need to, like, stick with the denial in this 9 case because it was an original COA that was 10 clearly approved and signed off, and -- and 11 it's not our responsibility to make sure that 12 the contractor follows the rules on that. 13 In this case, you know, through various 14 things that happened, whether it's the 15 contractor losing his licensure, that's nothing 16 to do with us. Our position here is to accept 17 whether this was installed per the original 18 COA. It was not. And we can just provide 19 staff with some recommendations, such as these 20 raised muntins. 21 THE CHAIRMAN: I think you're looking at 22 this more like it's in Section H, where it's 23 work initiated without a COA as opposed to a 24 minor mod. 25 COMMISSIONER LOPERA: Well, the work is -- Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">96</p> <p>1 okay, the last COA is it, and that's -- 2 MS. LOPERA: They -- yeah, the applicant 3 would need to comply with -- 4 (Simultaneous speaking.) 5 THE CHAIRMAN: Yeah, there is no going to 6 staff to see if the muntins work at that point, 7 correct? 8 MS. LOPERA: To see if -- could you 9 clarify that statement? 10 THE CHAIRMAN: So on the work completed 11 without a COA, we're supposed to look at it 12 like nothing has been done, and then we render 13 our decision from there. And if, say, the 14 paint doesn't work, then they get with staff 15 for some sort of solution. 16 In this case, that wouldn't happen, 17 correct? They would just have to figure out 18 the windows and we'd -- because why would staff 19 reach out at that point is I guess what I'm 20 asking. 21 MS. LOPERA: Yeah. To the Chair, so -- 22 and I guess I could defer to staff on part of 23 that. They perhaps wouldn't reach out, but the 24 applicant has the option -- I mean, however 25 they want to comply with that final order. Do Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

97

1 they want to rip all the windows out and order
2 new windows? That would be compliance.
3 THE CHAIRMAN: Right.
4 MS. LOPERA: If they want to try to apply
5 an after-the-fact product, they could reach out
6 to staff and say, does this exterior raised
7 muntin conform to the requirements of this
8 final order?
9 THE CHAIRMAN: Okay. So I'm guessing --
10 that's what I'm asking, I guess, if that's --
11 if that's viable here as well, because I would
12 have looked at this as we denied this, then
13 it's immediately -- you've got to get new
14 windows and that's that, because I don't -- I
15 feel like staff wouldn't be able to override
16 that at that point.
17 MS. LOPERA: Well, if you read the
18 condition -- Condition 6 just says, "All
19 windows shall have exterior raised muntins."
20 It doesn't say -- it doesn't specify that the
21 window was manufactured with them, that they
22 were after the fact. It doesn't specify. So
23 to me, in my interpretation of this condition
24 is that after-the-fact muntins would -- but
25 I'll defer to staff.

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

98

1 (Simultaneous speaking.)
2 COMMISSIONER EPSTEIN: That's what I was
3 thinking.
4 THE CHAIRMAN: Well, then I don't know why
5 we would deny this if we're -- if that's the
6 way we're going to go down the --
7 MS. LOPERA: Well, if you approve this,
8 you're approving two-over-one with the only
9 interior muntin on the top. That's the minor
10 modification before you.
11 THE CHAIRMAN: So could I -- we can't
12 modify the modification, if you will?
13 MS. LOPERA: That's what they have asked
14 for. They've asked for a minor modification to
15 a previously issued final order.
16 COMMISSIONER MONTOYA: Because they're
17 going from two-over-one to two-over-two.
18 THE CHAIRMAN: That's right.
19 COMMISSIONER LOPERA: And through the
20 Chair, that's why I motioned to deny that.
21 THE CHAIRMAN: And I understand that's why
22 you motioned to deny it. My question is, can
23 we approve it with the intent of allowing --
24 and I still want the exterior muntin because
25 that's still something I would want, so --

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

99

1 COMMISSIONER EPSTEIN: Bu we just want to
2 keep two-over-two --
3 THE CHAIRMAN: Correct.
4 COMMISSIONER EPSTEIN: -- with the
5 exterior muntin.
6 MS. LOPERA: Which is your previously
7 issued final order, so then you deny this minor
8 modification. Your previous final order
9 stands, and the applicant is required to comply
10 with a two-over-two window design pattern that
11 shall be wood, wood clad, cellular PVC or
12 vinyl, and all windows that are exterior raised
13 (inaudible) --
14 COMMISSIONER MONTOYA: Then the only
15 question is, is the exterior applied muntin
16 acceptable.
17 MR. WELLS: And that -- looking at the
18 original COA, I don't think that was the
19 intent. I know it's written separately as all
20 windows shall have exterior raised muntins, but
21 typically we want them to be manufactured with
22 the window itself rather than being adhesive.
23 That's where we stand on that, so --
24 COMMISSIONER MONTOYA: And so I would
25 suggest that if we -- if we allow the exterior

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

100

1 muntins to be applied to achieve the
2 two-over-two, which is what the COA originally
3 approved, that we stipulate this is not
4 precedent-setting, that this is -- we are
5 hearing the situation of the applicant and
6 circumstances of the project -- that's --
7 that's the only way I would accept that because
8 I -- otherwise, I -- it's a two-over- -- it's
9 supposed to be a two-over-two, two of the
10 standards of the district.
11 COMMISSIONER LOPERA: I think -- through
12 the Chair, there's a good point of being made
13 that it doesn't specify -- the original order
14 does not specify that it be manufactured, and
15 I -- I understand that staff is reading it that
16 way, but I don't personally -- I, personally,
17 agree with that because, for all we know, at
18 the manufacturing facility they're applying the
19 muntins after the windows have been done and
20 it's something that's done, really, maybe even
21 in a different shop, you know, with some sort
22 of plastic muntin. I don't know, so I'm --
23 You know, in all -- my opinion is that I
24 believe that that -- the adhesive applied would
25 comply with the original motion, with the

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

<p style="text-align: right;">101</p> <p>1 originally accepted COA, so that's why I'm --</p> <p>2 yeah, so ...</p> <p>3 COMMISSIONER MONTROYA: Two-over-two?</p> <p>4 THE CHAIRMAN: So --</p> <p>5 COMMISSIONER LOPERA: Two-over-two.</p> <p>6 THE CHAIRMAN: So for counsel, at this</p> <p>7 point -- because if we deny it, it takes it out</p> <p>8 of our hands?</p> <p>9 MS. LOPERA: Correct.</p> <p>10 THE CHAIRMAN: Correct. Okay. So that's</p> <p>11 why I'm leaning more towards an approval.</p> <p>12 MS. LOPERA: Well, to the chair --</p> <p>13 (Simultaneous speaking.)</p> <p>14 THE CHAIRMAN: (Inaudible.)</p> <p>15 MS. LOPERA: -- let me ask you, what do</p> <p>16 you mean, takes you out of -- takes it out of</p> <p>17 your hands?</p> <p>18 THE CHAIRMAN: Well, then it goes to the</p> <p>19 staff's hands, correct?</p> <p>20 MS. LOPERA: So -- incorrect.</p> <p>21 THE CHAIRMAN: Okay. Well, tell me how.</p> <p>22 MS. LOPERA: Okay. Through the Chair --</p> <p>23 through the Commission and to the Chair, the</p> <p>24 final order just stands. The applicant is</p> <p>25 required to comply. If the applicant is in</p> <p style="text-align: right;">Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">103</p> <p>1 guess, be clear of -- if we deny it, they don't</p> <p>2 need to come back and ask for anything. They</p> <p>3 can just do it.</p> <p>4 COMMISSIONER MONTROYA: Yeah.</p> <p>5 THE CHAIRMAN: Okay. Well, then, we have</p> <p>6 a motion on the table for denial. I have a</p> <p>7 second.</p> <p>8 All those in favor?</p> <p>9 COMMISSION MEMBERS: Aye.</p> <p>10 THE CHAIRMAN: Those opposed?</p> <p>11 COMMISSION MEMBERS: (No response.)</p> <p>12 THE CHAIRMAN: Hearing none, you denied</p> <p>13 MMA-23-28852.</p> <p>14 And with that, we'll move on.</p> <p>15 MR. FITZPATRICK: Good with the muntins?</p> <p>16 THE CHAIRMAN: Yes. Good with the</p> <p>17 muntins.</p> <p>18 MR. FITZPATRICK: Do you want exterior</p> <p>19 muntins for the top sash and the bottom sash?</p> <p>20 COMMISSIONER EPSTEIN: Yeah, that's</p> <p>21 two-over-two.</p> <p>22 THE CHAIRMAN: Yep.</p> <p>23 MR. FITZPATRICK: Okay. Just</p> <p>24 double-checking.</p> <p>25 Thank you.</p> <p style="text-align: right;">Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">102</p> <p>1 noncompliance, I can move to enforcement</p> <p>2 legally. I'm telling you, though, the way this</p> <p>3 is written, I would not call it noncompliance</p> <p>4 to have after-the-fact muntins applied. I</p> <p>5 couldn't -- I couldn't stand on that legally.</p> <p>6 THE CHAIRMAN: Okay. So -- okay. So we</p> <p>7 can -- so this was all pointless is what you're</p> <p>8 telling me?</p> <p>9 MS. LOPERA: Well, the applicant asked for</p> <p>10 a minor modification --</p> <p>11 THE CHAIRMAN: Well --</p> <p>12 MS. LOPERA: -- for two-over-one, and</p> <p>13 it's --</p> <p>14 (Simultaneous speaking.)</p> <p>15 THE CHAIRMAN: I understand. (Inaudible.)</p> <p>16 MS. LOPERA: -- up to you whether you want</p> <p>17 to approve that or if you want to deny it and</p> <p>18 stick with the previous final order.</p> <p>19 COMMISSIONER MONTROYA: Those are our</p> <p>20 options.</p> <p>21 THE CHAIRMAN: Okay.</p> <p>22 COMMISSIONER MONTROYA: Two-over-two with</p> <p>23 applied muntins or two-over-one, which is not</p> <p>24 part of the original COA.</p> <p>25 THE CHAIRMAN: Yeah, I just wanted to, I</p> <p style="text-align: right;">Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">104</p> <p>1 THE CHAIRMAN: You got it.</p> <p>2 We've got public comment. Anybody</p> <p>3 commenting?</p> <p>4 MR. HOFF: (Indicating.)</p> <p>5 THE CHAIRMAN: You can come on up.</p> <p>6 (Mr. Hoff approaches the podium.)</p> <p>7 MR. HOFF: Hello, everybody.</p> <p>8 I wanted to take this opportunity -- I</p> <p>9 don't really know -- well, this is the best</p> <p>10 venue, I think, for this, at this time, that we</p> <p>11 know about.</p> <p>12 So I wanted to discuss 1217 Walnut Street,</p> <p>13 which is a historic home within the Springfield</p> <p>14 Historic District, which apparently was</p> <p>15 mistakenly left off the contributing structures</p> <p>16 list that the City has. And the owner has</p> <p>17 sought, I believe -- received administrative</p> <p>18 approval for a demolition. As of a few days</p> <p>19 ago, that demolition permit was in review.</p> <p>20 There's a fair amount of confusion as to</p> <p>21 how this may have happened, and we haven't had</p> <p>22 a chance to talk with Historic Preservation</p> <p>23 staff at length about this. I did talk with</p> <p>24 Ms. Chambers just very briefly last week, and</p> <p>25 she confirmed that it is on the current</p> <p style="text-align: right;">Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">105</p> <p>1 noncontributing list.</p> <p>2 So we had a discussion about this at the</p> <p>3 SPAR board meeting a couple of nights ago. We</p> <p>4 looked in our historic records, which I believe</p> <p>5 are shared with the City, and we found the</p> <p>6 property on the contributing list, but under a</p> <p>7 different address, so -- it is listed under</p> <p>8 1225 Walnut Street, and there's a photo and the</p> <p>9 whole write-up. We brought all of that here.</p> <p>10 And it is the same property as what's listed as</p> <p>11 1217 Walnut today. So somewhere along the way,</p> <p>12 the address changed.</p> <p>13 We went through the Sanborn maps and can</p> <p>14 kind of tell you around when that may have</p> <p>15 been, but in 1985, when the historic survey was</p> <p>16 done, the address was 1225, and it was listed</p> <p>17 as a contributing structure. Somewhere in</p> <p>18 between then, the address changed, but not the</p> <p>19 actually property, so --</p> <p>20 I wanted to bring this up. I don't know</p> <p>21 what there is to do. We are meeting with the</p> <p>22 owner next week to kind of see what his</p> <p>23 thoughts are, why he wants to demolish it.</p> <p>24 This is, I think, just one of a handful</p> <p>25 left of Dutch Colonials. And, of note, there</p> <p style="text-align: right;">Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">107</p> <p>1 File that says 1221. So at this point in time,</p> <p>2 we just don't -- we're still in the</p> <p>3 fact-gathering stage. So, again, it's too</p> <p>4 premature to determine that.</p> <p>5 In terms of -- I just want to clarify</p> <p>6 something for the record too. But in terms of</p> <p>7 the demolition permit, it's still under review.</p> <p>8 It has not been approved. So nothing has been</p> <p>9 issued. Staff is aware of that as well.</p> <p>10 And in terms of options, because it is</p> <p>11 noncontributing currently and it has been</p> <p>12 designated as that in terms of the list that we</p> <p>13 use to interpret that, the only option that you</p> <p>14 have as a commission is Section 307.104 of the</p> <p>15 Ordinance Code that allows you-all to initiate</p> <p>16 a potential landmark designation of the</p> <p>17 property, and that will allow us to do</p> <p>18 additional research to determine its historic</p> <p>19 significance and deliver a report in the form</p> <p>20 of a landmark, in -- in a sense preserve it.</p> <p>21 So that would be our best option at this</p> <p>22 point in time.</p> <p>23 COMMISSIONER MONTTOYA: Question for</p> <p>24 staff -- through the Chair, question to staff.</p> <p>25 That process for a particular building in the</p> <p style="text-align: right;">Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">106</p> <p>1 is a contributing structure that looks exactly</p> <p>2 like it right next door, so -- I don't know</p> <p>3 what happened, but we're trying to figure this</p> <p>4 out.</p> <p>5 So just wanted to bring this up, see if</p> <p>6 there's any guidance, input. And I have lots</p> <p>7 of items here if people want to look at them.</p> <p>8 Thanks.</p> <p>9 THE CHAIRMAN: Thank you.</p> <p>10 That would be a question for staff in my</p> <p>11 (inaudible). What do you think happened to it?</p> <p>12 MR. WELLS: Well, through the Chair, this</p> <p>13 property -- I mean, yeah, it's -- we've been</p> <p>14 having a lot of conversations about this</p> <p>15 particular property in the past 48 hours, and</p> <p>16 right now it's just too premature to determine</p> <p>17 definitively whether or not this is an</p> <p>18 oversight or if it's -- should have been placed</p> <p>19 in a noncontributing list versus a contributing</p> <p>20 list.</p> <p>21 There are several addresses attached to</p> <p>22 this particular property. The Sanborn maps</p> <p>23 does show that it was originally 1217, but,</p> <p>24 again, the Florida Master Site File shows 1225</p> <p>25 Walnut. There's another Florida Master Site</p> <p style="text-align: right;">Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">108</p> <p>1 district that is -- and I've seen this house.</p> <p>2 It is -- I mean, he's absolutely correct. It</p> <p>3 has a twin next door.</p> <p>4 That doesn't necessarily separate it from</p> <p>5 the -- I'm just trying to understand the --</p> <p>6 that's sort of special -- that's a special</p> <p>7 activity for one of a number of historic homes</p> <p>8 within the historic district. Is that a -- is</p> <p>9 that a -- is that an okay thing to do in terms</p> <p>10 of just trying to flesh out the historic value</p> <p>11 and potential contributing nature of the</p> <p>12 property?</p> <p>13 Do you understand what I'm saying? Like,</p> <p>14 I'm not sure I would -- because what you're</p> <p>15 telling us is we could suggest and make a</p> <p>16 motion to do that and initiate movement by</p> <p>17 staff to start investigating the property.</p> <p>18 MR. WELLS: Yeah.</p> <p>19 COMMISSIONER MONTTOYA: But I would say</p> <p>20 that the home isn't -- it is as valuable as any</p> <p>21 other contributing structure, in my opinion,</p> <p>22 but I'm not sure it's more valuable than any</p> <p>23 other contributing -- you know what I mean?</p> <p>24 MR. WELLS: Yeah.</p> <p>25 COMMISSIONER MONTTOYA: Like, it doesn't</p> <p style="text-align: right;">Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

<p style="text-align: right;">109</p> <p>1 hit seven out of seven to be on the National 2 Register necessarily. Speculation. 3 But do you understand? Like, is that -- 4 if we were to recommend that, is it out of -- 5 is that out of character for the Commission, 6 for a property of this nature, or is that 7 simply up to us to make the recommendation? 8 MR. WELLS: Through the Chair to 9 Commissioner Montoya, that's simply up to you. 10 Again, we'll do our analysis. And if the owner 11 is in objection, we'll have to deliver a report 12 that finds that it meets four of the -- out of 13 the seven criteria. So it's up to you all. 14 COMMISSIONER LOPERA: Through the Chair, 15 we can always give it a shot. If it meets 16 four, great. If not, then there's nothing we 17 can do. 18 THE CHAIRMAN: Yeah. 19 COMMISSIONER MONTOYA: Through the Chair, 20 I would suggest we follow that. 21 THE CHAIRMAN: Yeah, it can't hurt to do 22 research. 23 COMMISSIONER MONTOYA: There's no reason 24 not to. I mean, you can -- 25 MR. WELLS: (Inaudible.) Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">111</p> <p>1 COMMISSIONER MONTOYA: Well, apparently we 2 don't know what the address really is. 3 THE CHAIRMAN: Well, you can do a -- 4 (Simultaneous speaking.) 5 COMMISSIONER MONTOYA: 1217 Walnut. 6 THE CHAIRMAN: 1217 -- 7 COMMISSIONER MONTOYA: 1217 Walnut Street. 8 THE CHAIRMAN: We had a second. 9 All those in favor? 10 COMMISSION MEMBERS: Aye. 11 THE CHAIRMAN: Those opposed? 12 COMMISSION MEMBERS: (No response.) 13 THE CHAIRMAN: Hearing none, we'll move 14 down that road. 15 COMMISSIONER MONTOYA: Just for staff 16 and -- well, staff already knows, but just for 17 the Commission to know, as part of the -- as 18 part of the faculty at the University of 19 Florida, I have previously gotten the Historic 20 Preservation faculty a couple of faculty 21 members with staff. They've written a matching 22 grant that is number 18 in the ranking by the 23 State. It's being voted on now. And this 24 grant is specifically to do a survey of 25 Springfield so that we can look at the Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">110</p> <p>1 COMMISSIONER MONTOYA: You want to do even 2 more work than you're already overloaded with, 3 right? 4 MR. WELLS: Yeah. I mean, in part -- 5 mainly, this is the only avenue we can pursue 6 it because we don't have a mechanism in place 7 to change a noncontributing structure to -- or 8 to place it on the contributing structures 9 list, so -- 10 COMMISSIONER MONTOYA: Understood. 11 MR. WELLS: It's a lengthy process. 12 THE CHAIRMAN: So is that a motion that 13 needs to be filed? 14 MS. LOPERA: If there's a consensus that 15 you would like to nominate this property for 16 landmarking status, that's fine. 17 THE CHAIRMAN: Yeah. All right. Well, 18 let's go down that road and just see where we 19 get. 20 COMMISSIONER MONTOYA: I'll take the heat. 21 I make a motion that we investigate this 22 property as a landmark. 23 COMMISSIONER EPSTEIN: Second. 24 COMMISSIONER LOPERA: Should we add an 25 address? Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">112</p> <p>1 contributing structures and noncontributing 2 structures and see if we're missing anything, 3 so -- 4 COMMISSIONER LOPERA: I was going to ask 5 staff to do that. 6 COMMISSIONER MONTOYA: Right. 7 So I would -- for the record, it would be 8 great -- I'm going to send you some -- staff 9 some information for us to get the word out for 10 people to contact our legislators who will be 11 voting on it. If it's voted through, it will 12 be instated July 1st, and so we'll -- they're 13 planning to start working on it in the fall. 14 THE CHAIRMAN: All right. Do we have any 15 more public comment? 16 AUDIENCE MEMBER: (Indicating.) 17 THE CHAIRMAN: You can come on up. 18 (Audience member approaches the podium.) 19 THE CHAIRMAN: If you'll state your name 20 and address. 21 AUDIENCE MEMBER: Tom Steele, 8715 Belle 22 Rive Boulevard. 23 THE CHAIRMAN: I don't think we need to 24 swear in for public comment, do I? 25 MS. LOPERA: No. Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

113

1 THE CHAIRMAN: Okay. You're good.
2 MR. STEELE: I'm here on behalf COA-23-99
3 [sic] (inaudible).
4 My company sent me down here. We received
5 an email stating that (inaudible). It's
6 regarding installation of solar panels on a
7 house. We received an email stating that they
8 could be silver framed and not past the
9 midpoint forward of the house, but we installed
10 solar panels on a house five blocks down, 19
11 panels, which 10 of those are towards the
12 front. They're not gray -- or they're not
13 silver framed, and we're just asking for -- for
14 the COA to be approved so we can get the
15 install done for the customer.
16 THE CHAIRMAN: So is this --
17 MR. STEELE: They're on the south-facing
18 house -- south facing of the house. I do have
19 a design here if --
20 THE CHAIRMAN: Well, is this COA for next
21 month?
22 MR. STEELE: What's that?
23 THE CHAIRMAN: Is this COA -- was this on
24 our agenda today, or was this next month?
25 MR. STEELE: I don't know. My company
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

114

1 asked me to put this together and come down
2 here.
3 THE CHAIRMAN: What's the address?
4 MR. STEELE: It's 1210 Walnut Street.
5 THE CHAIRMAN: Well, we are not --
6 MR. STEELE: Yeah, I haven't seen it on
7 there, so --
8 THE CHAIRMAN: We're not on it today,
9 so --
10 Have you got any -- have you seen it
11 (inaudible) --
12 MR. WELLS: That address doesn't ring a
13 bell, but I'll leave my business card if you
14 want, or we can exchange contact info, and we
15 can --
16 MR. STEELE: Sure.
17 MR. WELLS: -- figure out what's going on
18 with the property and the COA and go from
19 there.
20 MR. STEELE: All right. Yeah, because
21 like I said, we got a COA to install five
22 blocks down.
23 THE CHAIRMAN: Well, I'm sure you can
24 probably get a COA this time, but you're just
25 not on the agenda today, so --
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

115

1 MR. STEELE: Gotcha.
2 Thank you, guys.
3 THE CHAIRMAN: Thank you.
4 Is there anyone else here for public
5 comment?
6 AUDIENCE MEMBERS: (No response.)
7 THE CHAIRMAN: I guess that's it for
8 public comment.
9 All right. New business, staff info, what
10 have we got?
11 MR. WELLS: The (inaudible) matrix
12 workshop. So the original plan was to knock
13 this out today --
14 THE CHAIRMAN: Maybe next month.
15 MR. WELLS: -- maybe next month.
16 But I did -- I mean, because I have all
17 the -- I mean, now that I have you all right
18 now, I want to get some potential dates in
19 terms of a potential workshop.
20 Initially, I was thinking of Wednesday,
21 April 5th, at 3 p.m. or Wednesday April 12th at
22 3 p.m. We just have two other items to knock
23 out in terms of the proposed matrix, but I just
24 wanted to see what everybody's availability
25 was.
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

116

1 COMMISSIONER LOPERA: What dates were
2 those?
3 MR. WELLS: So it's Wednesdays. So it's
4 April 5th or April 12th.
5 THE CHAIRMAN: I'm good -- I think I'm
6 good on the 5th.
7 COMMISSIONER MONTOYA: What time would
8 that be?
9 MR. WELLS: That would be 3:00 to 5:00.
10 We'll do a hard stop at 5:00.
11 THE CHAIRMAN: I can do the 5th.
12 COMMISSIONER EPSTEIN: I'd prefer the 5th
13 just because --
14 COMMISSIONER LOPERA: I can do the 5th.
15 THE CHAIRMAN: I think it's going to be on
16 the 5th.
17 MR. WELLS: All right. That works for me.
18 COMMISSIONER LOPERA: Where would that
19 workshop be held? Here, this room?
20 MR. WELLS: Yes, it will be here.
21 THE CHAIRMAN: Okay.
22 MR. WELLS: All right. And the last thing
23 is just the Public Works improvement projects.
24 That's just a placeholder. There's nothing new
25 going on right now, but I'll explain it more in
Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

117

1 detail once we get actual improvement projects,
2 hopefully, next month.

3 THE CHAIRMAN: All right. Well, unless
4 anyone has anything else, we are adjourned.

5 (The foregoing proceedings were adjourned
6 at 5:07 p.m.)

7 - - -
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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

118

1 CERTIFICATE OF REPORTER
2

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

7 I, Diane M. Tropia, Florida Professional
8 Reporter, certify that I was authorized to and did
9 stenographically report the foregoing proceedings and
10 that the transcript is a true and complete record of my
11 stenographic notes.
12
13
14

15 DATED this 1st day of April 2023.
16
17

18 _____
19 Diane M. Tropia
20 Florida Professional Reporter
21
22
23
24
25

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

\$	16th [1] - 14:20 176 [2] - 34:19, 34:25 18 [8] - 48:20, 52:3, 52:19, 53:10, 54:23, 56:18, 56:22, 111:22 18-inch [2] - 46:9, 51:3 1870 [1] - 36:6 19 [1] - 113:10 1900s [1] - 25:12 1910 [1] - 36:7 1985 [1] - 105:15 1990s [1] - 35:25 1st [3] - 21:3, 112:12, 118:15	43:15, 45:10 307.104 [1] - 107:14 32216 [1] - 70:22 36 [1] - 87:15 382 [1] - 89:10 3:00 [3] - 1:7, 2:1, 116:9 3rd [4] - 3:21, 6:11, 7:18, 16:21	7	8:17, 20:6, 26:15, 39:3, 45:9, 59:19, 70:19, 83:18, 105:7, 105:12, 105:16, 105:18, 110:25, 111:2, 112:20, 114:3, 114:12 addresses [2] - 16:4, 106:21 adhesive [9] - 82:1, 82:14, 84:15, 85:3, 85:18, 86:20, 90:5, 99:22, 100:24 adjacent [3] - 7:11, 7:20, 28:17 adjourned [2] - 117:4, 117:5 adjust [1] - 19:24 administrative [1] - 104:17 administratively [2] - 20:8, 44:3 aesthetic [1] - 66:12 aesthetics [1] - 73:13 affect [1] - 87:10 affected [1] - 84:25 affects [1] - 27:19 affirm [9] - 4:19, 8:25, 11:3, 39:13, 45:17, 50:13, 60:7, 71:3, 84:1 after-the-fact [5] - 66:4, 95:18, 97:5, 97:24, 102:4 afternoon [1] - 11:9 agenda [13] - 3:20, 3:22, 3:23, 4:4, 5:8, 5:15, 5:17, 6:1, 6:8, 6:13, 36:18, 113:24, 114:25 ago [4] - 40:1, 50:22, 104:19, 105:3 agree [11] - 18:15, 21:23, 32:16, 54:12, 62:14, 69:23, 76:9, 88:6, 91:25, 92:24, 100:17 agreeing [1] - 78:2 ahead [5] - 2:3, 5:11, 8:8, 60:20, 60:23 align [2] - 28:16, 31:6 alley [7] - 7:11, 7:12, 7:20, 7:22, 15:9, 16:8, 17:13 alleyway [2] - 11:15, 16:16 allow [9] - 21:20, 21:25, 22:8, 23:22, 29:9, 54:7, 54:10, 99:25, 107:17	
0	0 [4] - 3:21, 6:11, 34:19, 34:23	4	8		
1	1 [5] - 5:15, 57:13, 57:25, 78:24, 79:18 1-foot [2] - 22:9, 22:11 10 [4] - 19:7, 19:8, 40:1, 113:11 10-foot [1] - 15:16 11 [6] - 19:1, 19:14, 20:13, 21:11, 22:13, 23:21 1100 [1] - 83:19 117 [1] - 1:8 12 [8] - 19:15, 22:14, 23:23, 33:11, 33:15, 33:17, 33:18, 33:23 12-foot [1] - 19:8 12-foot-long [1] - 19:10 12-foot-wide [3] - 21:25, 22:3, 22:14 1210 [1] - 114:4 1217 [6] - 104:12, 105:11, 106:23, 111:5, 111:6, 111:7 1221 [2] - 59:20, 107:1 1225 [3] - 105:8, 105:16, 106:24 12th [2] - 115:21, 116:4 13 [5] - 33:13, 33:15, 33:18, 33:23, 35:1 1352 [1] - 50:5 14 [5] - 22:6, 22:12, 22:15, 23:24 14-foot [1] - 22:1 1402 [2] - 10:24, 88:3 14th [1] - 66:18 15 [7] - 15:24, 30:20, 33:8, 33:16, 33:18, 33:23, 40:1 15-foot [1] - 15:17 16 [1] - 22:4 1616 [3] - 80:20, 81:1, 84:8 1629 [1] - 58:15 1633 [1] - 8:18	2	4-and-a-half [2] - 47:12, 49:10 4-and-a-half-foot [2] - 56:21, 57:3 4-foot [10] - 44:9, 44:12, 44:15, 44:21, 46:9, 48:2, 49:17, 51:2, 52:5 40 [1] - 71:12 42-inch [1] - 10:3 45 [1] - 61:1 48 [3] - 47:7, 53:5, 106:15 48-inch-tall [1] - 52:8	A	
		5	able [10] - 12:15, 42:22, 52:21, 69:5, 72:1, 72:9, 72:21, 76:21, 91:11, 97:15 absolutely [2] - 93:23, 108:2 accept [2] - 94:16, 100:7 acceptable [4] - 31:6, 95:19, 95:21, 99:16 accepted [1] - 101:1 access [3] - 7:12, 7:22, 16:8 accessed [1] - 16:15 accommodations [1] - 48:6 according [4] - 36:12, 44:17, 66:11, 81:23 accordingly [2] - 26:3, 44:22 achieve [2] - 77:15, 100:1 achievement [1] - 35:16 acknowledge [2] - 92:25, 93:5 acquisition [1] - 71:17 activities [1] - 36:14 activity [1] - 108:7 actual [2] - 38:13, 117:1 add [6] - 44:15, 60:24, 76:11, 78:15, 79:1, 110:24 adding [2] - 53:2, 95:19 addition [1] - 53:14 additional [6] - 37:13, 52:17, 78:9, 78:16, 82:11, 107:18 additionally [2] - 25:20, 59:2 address [18] - 4:11,		
		6			
	3	6 [11] - 46:16, 47:21, 47:24, 48:24, 49:4, 52:24, 53:11, 53:12, 57:20, 97:18 6-foot [10] - 43:22, 43:25, 44:11, 44:18, 47:1, 54:7, 56:7, 56:25, 57:4, 57:12 6-foot-tall [2] - 43:16, 56:14 60-inch [1] - 52:10 612 [1] - 35:21 614 [1] - 35:21 616 [1] - 35:21 63 [1] - 6:21 6705 [1] - 70:20			

allowable [1] - 52:9
allowed [4] - 23:24, 28:11, 47:2, 90:5
allowing [3] - 64:2, 69:21, 98:23
allows [1] - 107:15
alluded [1] - 64:7
almost [2] - 29:6, 48:1
ALSO [1] - 1:16
alter [2] - 32:9, 44:12
alterations [1] - 25:7
altered [1] - 27:4
alternatives [1] - 44:14
amend [13] - 23:13, 33:20, 33:22, 33:23, 41:20, 41:23, 57:24, 63:9, 64:24, 65:5, 78:15, 79:4, 79:18
amended [13] - 21:6, 24:19, 26:25, 34:6, 43:10, 43:11, 58:7, 58:13, 64:22, 65:2, 65:22, 80:9, 80:11
amendment [7] - 23:17, 23:20, 23:22, 63:12, 65:13, 79:4, 79:14
amendments [1] - 80:6
amount [2] - 18:4, 104:20
analysis [7] - 16:19, 25:23, 37:3, 37:12, 44:5, 81:25, 109:10
analyzed [1] - 36:21
ANDERSON [5] - 1:18, 2:7, 6:16, 7:24, 13:6
Anderson [1] - 2:7
ANDRES [1] - 1:13
Andres [1] - 2:15
Angela [3] - 50:4, 50:8, 74:10
angled [1] - 62:22
Anne [1] - 25:14
Anne-style [1] - 25:14
answer [1] - 42:12
apartment [1] - 71:22
apiece [1] - 29:21
apologize [1] - 80:22
appear [1] - 79:12
appearing [1] - 86:15
applicant [48] - 8:10, 10:13, 11:25, 12:1, 12:15, 12:24, 13:14, 14:16, 17:4, 19:16, 23:18, 26:10, 30:7, 35:3, 36:12, 38:23, 44:17, 45:4, 48:11, 51:10, 52:14, 52:18,

52:24, 54:7, 58:23, 59:14, 66:11, 70:16, 73:25, 74:19, 76:15, 77:4, 77:8, 77:9, 78:16, 82:11, 83:13, 85:12, 87:20, 88:12, 89:14, 96:2, 96:24, 99:9, 100:5, 101:24, 101:25, 102:9
applicant's [5] - 53:9, 54:22, 76:16, 76:20, 92:16
applicants [1] - 77:13
application [1] - 92:3
applied [12] - 62:7, 66:12, 78:25, 79:19, 82:24, 86:21, 87:4, 99:15, 100:1, 100:24, 102:4, 102:23
apply [2] - 85:14, 97:4
applying [2] - 81:9, 100:18
appreciate [1] - 76:16
appreciated [1] - 12:18
appreciative [1] - 88:11
approaches [17] - 4:9, 8:15, 10:22, 13:1, 17:7, 19:18, 26:13, 39:1, 45:7, 50:3, 59:17, 70:17, 74:8, 83:16, 88:2, 104:6, 112:18
appropriate [5] - 12:12, 67:4, 67:6, 75:4, 80:7
appropriately [1] - 40:24
Appropriateness [2] - 34:18, 65:24
approval [13] - 7:5, 26:4, 37:21, 44:23, 59:7, 67:7, 67:13, 81:12, 82:18, 83:7, 101:11, 104:18
approve [26] - 3:4, 3:9, 5:25, 14:1, 19:13, 21:6, 21:7, 32:3, 32:25, 33:23, 41:13, 51:19, 52:22, 53:6, 61:16, 75:17, 77:3, 80:8, 80:10, 86:18, 88:25, 90:15, 92:23, 98:7, 98:23, 102:17
approved [21] - 3:18, 5:6, 5:9, 6:8, 21:4, 24:25, 34:12, 43:9, 44:3, 58:13, 64:23,

65:22, 80:18, 81:2, 81:5, 89:18, 94:10, 100:3, 107:8, 113:14
approving [5] - 19:5, 19:6, 19:11, 32:21, 98:8
April [5] - 115:21, 116:4, 118:15
architectural [3] - 25:11, 28:18, 37:10
architecture [4] - 25:14, 36:6, 40:19, 43:19
area [9] - 17:11, 43:20, 44:7, 71:13, 73:5, 73:6, 73:8, 73:18, 73:19
ARIMUS [1] - 1:17
Arimus [1] - 2:11
arrangement [2] - 27:1, 32:24
art [1] - 36:13
Askelson [3] - 8:18, 13:1, 17:7
ASKELSON [15] - 8:24, 9:4, 9:8, 9:11, 10:18, 13:4, 13:7, 13:12, 13:19, 17:8, 17:25, 18:17, 19:21, 19:24, 20:2
aspect [1] - 52:17
asphalt [1] - 58:23
assumed [2] - 72:1, 79:11
assumption [1] - 72:6
attached [2] - 35:12, 106:21
attempt [1] - 72:18
attempting [1] - 73:2
attended [1] - 74:13
Audience [10] - 4:9, 8:15, 10:22, 19:18, 39:1, 45:7, 59:17, 70:17, 83:16, 112:18
AUDIENCE [26] - 4:12, 5:21, 8:11, 8:13, 8:18, 10:23, 12:23, 13:23, 31:24, 38:24, 39:4, 41:10, 45:5, 45:10, 51:16, 59:15, 59:20, 61:13, 70:20, 75:14, 83:14, 83:19, 88:19, 112:16, 112:21, 115:6
authentic [1] - 88:9
Authority [1] - 40:22
authorized [1] - 118:8
availability [1] - 115:24
avenue [1] - 110:5

Avenue [15] - 4:2, 5:1, 25:2, 25:4, 30:18, 43:13, 43:15, 43:23, 45:11, 46:12, 47:25, 50:6, 58:15, 59:1, 71:23
average [1] - 17:10
Avondale [6] - 46:15, 50:5, 58:19, 71:13, 74:10
aware [2] - 18:25, 107:9
awesome [1] - 61:9
awry [1] - 76:20
aye [16] - 24:21, 34:2, 34:8, 42:2, 43:5, 58:3, 58:9, 63:8, 63:16, 65:9, 65:18, 78:20, 79:25, 80:14, 103:9, 111:10
Aye [3] - 3:14, 6:4, 24:15

B

backdrop [1] - 36:14
background [1] - 39:20
backyard [9] - 46:24, 46:25, 47:2, 47:4, 47:21, 48:4, 48:7, 49:15
bandage [1] - 91:16
bars [1] - 71:20
base [2] - 79:8, 79:21
based [7] - 16:23, 22:25, 23:15, 37:3, 37:12, 44:5, 93:1
basis [3] - 86:20, 93:2, 93:11
beautiful [3] - 71:24, 72:10, 74:25
behalf [2] - 11:10, 113:2
behind [8] - 17:12, 43:25, 44:18, 46:8, 46:22, 47:7, 48:7, 49:2
bell [1] - 114:13
Belle [1] - 112:21
below [7] - 48:20, 54:25, 55:1, 55:5, 55:6, 67:19, 69:6
bend [1] - 20:20
best [6] - 14:7, 17:22, 86:11, 87:15, 104:9, 107:21
between [5] - 15:16, 22:19, 36:6, 79:8, 105:18

bid [1] - 46:4
bigger [1] - 22:20
birth [2] - 35:9, 37:17
bit [14] - 15:12, 15:23, 18:10, 21:24, 27:5, 54:13, 69:21, 71:11, 73:16, 73:18, 91:15, 91:19, 92:19
black [2] - 47:18, 58:22
block [5] - 6:23, 15:21, 44:13, 59:5
blocking [1] - 18:3
blocks [2] - 113:10, 114:22
board [1] - 105:3
book [2] - 14:14, 89:10
bottom [6] - 67:5, 68:2, 69:9, 69:12, 85:19, 103:19
bought [1] - 84:20
Boulevard [1] - 112:22
boundaries [2] - 35:7, 37:9
break [1] - 2:22
Breeze [1] - 8:19
brick [11] - 47:17, 48:2, 66:7, 66:13, 66:20, 66:21, 66:24, 67:9, 68:15, 76:11, 77:5
brief [1] - 15:11
Brief [1] - 7:15
briefly [1] - 104:24
bring [6] - 12:24, 36:16, 60:14, 60:25, 105:20, 106:5
BRITTANY [1] - 1:17
Brittany [1] - 2:9
brothers [7] - 35:10, 35:16, 37:18, 40:3, 40:7, 40:10, 40:12
brought [5] - 28:5, 29:4, 38:10, 62:2, 105:9
brown [1] - 66:7
bu [1] - 99:1
building [10] - 58:22, 71:10, 71:22, 71:23, 71:25, 72:2, 72:10, 73:3, 74:16, 107:25
buildings [4] - 37:2, 71:15, 72:13, 73:17
bunch [1] - 17:16
bungalow [1] - 58:21
bungalow-style [1] - 58:21
business [2] - 114:13, 115:9

buy ^[1] - 72:3	13:2, 13:10, 13:13, 13:17, 13:20, 13:24, 14:4, 15:3, 16:12, 16:25, 17:5, 18:15, 18:18, 18:21, 19:16, 19:19, 19:22, 20:1, 20:4, 20:9, 20:16, 20:22, 21:8, 22:6, 22:16, 23:4, 23:10, 24:4, 24:12, 24:14, 24:16, 24:18, 24:22, 24:24, 26:6, 26:8, 26:12, 26:14, 26:18, 26:23, 27:21, 28:20, 30:6, 30:22, 31:15, 31:18, 31:22, 31:25, 32:6, 32:15, 33:1, 34:1, 34:3, 34:5, 34:9, 34:11, 34:16, 37:22, 38:17, 38:20, 38:25, 39:2, 39:8, 41:1, 41:4, 41:7, 41:11, 41:16, 42:1, 42:3, 42:5, 42:17, 43:2, 43:6, 43:8, 43:11, 44:24, 45:2, 45:6, 45:8, 45:12, 48:10, 49:19, 49:22, 50:1, 50:8, 51:14, 51:17, 51:22, 54:13, 54:19, 54:24, 55:2, 55:6, 55:18, 56:11, 56:15, 56:18, 56:20, 56:25, 57:6, 57:10, 57:16, 57:19, 57:22, 58:2, 58:4, 58:6, 58:10, 58:12, 59:9, 59:11, 59:16, 59:18, 60:2, 60:13, 61:4, 61:6, 61:10, 61:14, 61:19, 61:23, 62:14, 63:7, 63:15, 64:1, 64:8, 64:11, 64:15, 64:19, 65:3, 65:8, 65:10, 65:12, 65:15, 65:17, 65:19, 65:21, 67:14, 68:3, 69:8, 69:23, 70:11, 70:14, 70:18, 70:23, 73:24, 74:2, 74:5, 74:7, 75:11, 75:15, 75:20, 77:18, 77:25, 78:13, 78:19, 78:21, 79:24, 80:1, 80:3, 80:13, 80:15, 80:17, 82:20, 83:8, 83:11, 83:15, 83:17, 83:21, 85:11, 87:19, 87:22, 87:24, 88:16, 88:20, 89:13, 90:2, 90:8, 90:11, 90:19, 91:8, 91:17,	92:24, 93:4, 94:21, 95:2, 95:22, 96:5, 96:10, 97:3, 97:9, 98:4, 98:11, 98:18, 98:21, 99:3, 101:4, 101:6, 101:10, 101:14, 101:18, 101:21, 102:6, 102:11, 102:15, 102:21, 102:25, 103:5, 103:10, 103:12, 103:16, 103:22, 104:1, 104:5, 106:9, 109:18, 109:21, 110:12, 110:17, 111:3, 111:6, 111:8, 111:11, 111:13, 112:14, 112:17, 112:19, 112:23, 113:1, 113:16, 113:20, 113:23, 114:3, 114:5, 114:8, 114:23, 115:3, 115:7, 115:14, 116:5, 116:11, 116:15, 116:21, 117:3	CITY ^[1] - 1:1 City ^[4] - 1:7, 46:2, 104:16, 105:5 clad ^[2] - 89:6, 99:11 clarification ^[2] - 23:9, 59:22 clarify ^[5] - 23:25, 48:13, 63:19, 96:9, 107:5 clay ^[14] - 67:5, 67:11, 67:17, 67:18, 68:1, 68:10, 68:20, 69:5, 69:8, 69:11, 78:25, 79:7, 79:11, 79:20 clear ^[3] - 19:11, 78:7, 103:1 clearly ^[4] - 64:5, 72:7, 84:17, 94:10 close ^[10] - 5:23, 13:24, 32:1, 40:15, 41:11, 51:17, 61:14, 75:15, 88:20, 93:11 closet ^[1] - 9:25 COA ^[41] - 10:21, 12:22, 13:22, 31:23, 38:23, 41:9, 42:13, 44:4, 46:3, 50:2, 51:15, 61:12, 65:25, 72:25, 75:13, 81:12, 86:17, 88:1, 88:10, 88:18, 89:4, 89:15, 89:18, 90:22, 91:9, 93:7, 94:9, 94:18, 94:23, 96:1, 96:11, 99:18, 100:2, 101:1, 102:24, 113:14, 113:20, 113:23, 114:18, 114:21, 114:24 COA-22-27654 ^[1] - 81:3 COA-23-28605 ^[2] - 3:25, 5:16 COA-23-28691 ^[4] - 58:14, 58:16, 61:17, 65:22 COA-23-28795 ^[4] - 43:13, 43:15, 51:20, 58:13 COA-23-288 ^[1] - 3:24 COA-23-28825 ^[4] - 66:1, 66:2, 75:18, 80:18 COA-23-28828 ^[5] - 3:20, 6:11, 6:16, 14:2, 24:25 COA-23-28835 ^[2] - 3:25, 5:18 COA-23-28846 ^[5] - 4:1, 25:2, 25:3, 32:4,	34:12 COA-23-28854 ^[4] - 34:19, 34:22, 41:14, 43:9 COA-23-99 ^[1] - 113:2 COAs ^[4] - 4:8, 5:20, 6:10, 88:14 coat ^[1] - 78:7 Code ^[1] - 107:15 code ^[3] - 26:1, 50:23, 66:25 Colonials ^[1] - 105:25 color ^[2] - 62:9, 78:8 column ^[1] - 68:5 columns ^[8] - 7:3, 67:24, 67:25, 68:8, 69:9, 69:12, 79:9, 79:22 combining ^[2] - 9:15, 9:16 coming ^[3] - 17:1, 73:18, 93:15 commencing ^[1] - 1:7 comment ^[10] - 11:13, 74:12, 76:14, 76:19, 76:20, 104:2, 112:15, 112:24, 115:5, 115:8 commenting ^[1] - 104:3 comments ^[3] - 4:3, 9:14, 14:23 commercial ^[2] - 72:2, 72:6 commission ^[2] - 75:3, 107:14 COMMISSION ^[50] - 1:3, 3:14, 3:16, 4:5, 6:4, 6:6, 8:7, 10:15, 13:16, 24:15, 24:17, 24:21, 24:23, 26:7, 31:17, 34:2, 34:4, 34:8, 34:10, 38:19, 41:3, 42:2, 43:5, 43:7, 45:1, 49:21, 58:3, 58:5, 58:9, 58:11, 59:10, 63:8, 63:16, 65:9, 65:11, 65:18, 65:20, 70:13, 74:1, 78:20, 79:25, 80:2, 80:14, 80:16, 83:10, 87:21, 103:9, 103:11, 111:10, 111:12 Commission ^[16] - 1:14, 1:15, 2:5, 4:3, 12:15, 16:10, 36:17, 64:22, 74:17, 77:1, 80:6, 83:4, 95:8, 101:23, 109:5,
C				
candor ^[1] - 76:16 cannot ^[1] - 20:17 caps ^[1] - 53:22 car ^[1] - 93:19 card ^[1] - 114:13 care ^[2] - 10:10, 76:17 Carla ^[1] - 2:13 CARLA ^[1] - 1:18 case ^[11] - 47:3, 51:10, 75:6, 92:16, 93:2, 93:11, 94:9, 94:13, 96:16 case-by-case ^[2] - 93:2, 93:11 cast ^[2] - 74:23, 74:24 celebrate ^[1] - 35:15 cellphones ^[1] - 2:24 cellular ^[2] - 89:6, 99:11 center ^[1] - 9:15 CERTIFICATE ^[1] - 118:1 Certificates ^[2] - 34:17, 65:24 certify ^[1] - 118:8 Chair ^[55] - 1:13, 7:9, 7:16, 14:9, 14:12, 15:7, 16:13, 19:13, 20:12, 20:24, 21:14, 22:18, 30:10, 32:7, 33:2, 37:25, 38:5, 42:6, 48:13, 51:24, 52:13, 53:19, 55:20, 57:11, 62:18, 63:21, 64:21, 67:17, 67:20, 68:19, 69:19, 70:2, 76:13, 76:25, 78:1, 78:22, 80:5, 85:13, 88:23, 89:1, 89:9, 91:21, 93:16, 94:2, 95:7, 96:21, 98:20, 100:12, 101:22, 101:23, 106:12, 107:24, 109:8, 109:14, 109:19 chair ^[2] - 18:20, 101:12 CHAIRMAN ^[275] - 2:3, 2:17, 2:22, 3:13, 3:15, 3:17, 4:6, 4:10, 4:14, 5:2, 5:11, 5:14, 5:22, 6:3, 6:5, 6:7, 7:7, 8:5, 8:8, 8:12, 8:14, 8:16, 8:20, 9:6, 9:9, 10:12, 10:16, 10:19, 12:20, 12:24,				
		Chairman ^[2] - 1:13, 51:13 chairman ^[1] - 2:17 Challen ^[2] - 58:15, 58:25 challenging ^[2] - 52:17, 72:20 chambers ^[1] - 104:24 chance ^[1] - 104:22 change ^[7] - 19:23, 21:9, 22:14, 26:23, 33:5, 81:4, 110:7 changed ^[2] - 105:12, 105:18 changing ^[1] - 32:23 character ^[6] - 15:12, 66:5, 66:15, 66:20, 70:5, 109:5 character-defining ^[4] - 66:5, 66:15, 66:20, 70:5 charge ^[2] - 29:23, 29:24 Charles ^[2] - 45:10, 45:12 checking ^[1] - 103:24 Chinese ^[1] - 73:10 choose ^[4] - 64:25, 77:2, 77:7, 95:13 circumstances ^[1] - 100:6 city ^[1] - 35:19		

<p>111:17</p> <p>Commissioner [17] - 6:14, 14:13, 16:14, 33:3, 38:6, 51:12, 53:20, 61:20, 62:15, 67:21, 70:3, 77:1, 78:2, 79:1, 89:2, 92:1, 109:9</p> <p>COMMISSIONER [196] - 2:15, 2:18, 2:20, 3:9, 3:12, 5:25, 6:2, 7:9, 7:16, 14:1, 14:3, 14:8, 15:6, 17:3, 17:23, 18:1, 19:12, 20:5, 20:12, 20:17, 21:13, 22:7, 22:11, 22:17, 22:25, 23:6, 23:12, 24:5, 24:10, 24:13, 30:8, 30:9, 30:17, 30:24, 31:10, 31:14, 32:3, 32:5, 32:7, 32:20, 33:7, 33:10, 33:11, 33:15, 33:17, 33:21, 33:25, 37:24, 38:16, 41:13, 41:15, 41:17, 41:22, 41:25, 42:6, 42:16, 42:19, 48:12, 48:18, 48:22, 49:4, 49:9, 49:12, 51:19, 51:21, 51:23, 52:13, 53:23, 54:5, 54:16, 54:21, 55:1, 55:3, 55:4, 55:5, 55:8, 55:10, 55:14, 55:16, 55:19, 56:3, 56:13, 56:16, 56:19, 56:24, 57:5, 57:8, 57:11, 57:15, 57:17, 57:21, 57:24, 58:1, 61:16, 61:18, 61:22, 62:2, 62:17, 63:9, 63:12, 63:14, 63:25, 64:6, 64:9, 64:13, 64:16, 65:5, 65:7, 65:16, 67:16, 67:23, 68:5, 68:10, 68:13, 68:15, 68:18, 68:21, 69:4, 69:11, 69:14, 69:17, 69:19, 69:24, 75:17, 75:19, 75:23, 76:13, 77:17, 78:1, 78:14, 78:18, 78:22, 79:3, 79:5, 79:13, 79:16, 79:17, 79:23, 80:10, 80:12, 82:22, 85:13, 85:21, 86:14, 86:25, 87:3, 88:22, 89:12, 90:15, 90:18, 90:20, 91:15, 91:18, 91:21, 91:25, 93:3, 93:16, 93:23,</p>	<p>94:2, 94:25, 98:2, 98:16, 98:19, 99:1, 99:4, 99:14, 99:24, 100:11, 101:3, 101:5, 102:19, 102:22, 103:4, 103:20, 107:23, 108:19, 108:25, 109:14, 109:19, 109:23, 110:1, 110:10, 110:20, 110:23, 110:24, 111:1, 111:5, 111:7, 111:15, 112:4, 112:6, 116:1, 116:7, 116:12, 116:14, 116:18</p> <p>commissioner [3] - 2:16, 2:19, 2:21</p> <p>commissioners [1] - 51:24</p> <p>Committee [2] - 85:2, 90:4</p> <p>common [1] - 86:18</p> <p>communicating [1] - 11:25</p> <p>communication [1] - 12:14</p> <p>Community [1] - 35:23</p> <p>company [3] - 29:22, 113:4, 113:25</p> <p>compared [1] - 53:24</p> <p>comparison [1] - 92:4</p> <p>compelling [1] - 52:15</p> <p>complements [1] - 25:13</p> <p>complete [1] - 118:10</p> <p>completed [2] - 65:25, 96:10</p> <p>completely [2] - 73:2, 93:14</p> <p>compliance [2] - 77:15, 97:2</p> <p>Complies [9] - 4:18, 8:24, 11:2, 39:12, 45:16, 50:12, 60:6, 71:2, 83:25</p> <p>complies [1] - 21:6</p> <p>comply [7] - 77:9, 95:16, 96:3, 96:25, 99:9, 100:25, 101:25</p> <p>composite [1] - 58:22</p> <p>concealed [1] - 66:16</p> <p>conception [1] - 38:7</p> <p>conceptions [1] - 40:1</p> <p>concern [2] - 17:11, 73:1</p> <p>concerned [1] - 10:10</p> <p>concerns [1] - 36:15</p>	<p>concrete [10] - 36:10, 68:22, 68:23, 69:12, 76:2, 78:3, 78:5, 79:9, 79:12, 79:21</p> <p>condition [19] - 20:23, 26:25, 29:16, 32:22, 32:23, 48:8, 53:21, 57:6, 63:3, 64:25, 66:19, 66:23, 72:16, 75:6, 78:16, 79:10, 85:9, 97:18, 97:23</p> <p>Conditions [21] - 19:1, 20:13, 20:25, 21:11, 22:13, 22:14, 23:21, 33:8, 53:15, 54:10, 57:8, 57:13, 57:14, 62:18, 63:13, 63:21, 64:1, 65:6, 78:23, 79:18, 97:18</p> <p>conditioned [6] - 25:25, 26:3, 37:19, 44:9, 44:21, 67:7</p> <p>conditions [37] - 7:6, 14:2, 14:5, 18:24, 19:11, 19:20, 20:10, 21:7, 23:8, 26:5, 26:21, 26:22, 27:6, 27:7, 32:4, 32:9, 33:4, 33:9, 33:22, 33:24, 37:21, 41:18, 41:21, 41:24, 44:23, 51:20, 54:6, 59:8, 61:17, 63:4, 67:8, 67:13, 75:18, 77:3, 81:13, 89:10, 90:17</p> <p>Conditions [2] - 19:14, 57:25</p> <p>conducted [1] - 66:17</p> <p>confers [1] - 51:12</p> <p>confident [1] - 12:7</p> <p>configuration [1] - 81:21</p> <p>confirmed [1] - 104:25</p> <p>confiscated [1] - 86:6</p> <p>conflict [1] - 40:4</p> <p>conform [1] - 97:7</p> <p>confused [2] - 54:13, 68:3</p> <p>confusion [2] - 74:17, 104:20</p> <p>connection [1] - 62:22</p> <p>consensus [1] - 110:14</p> <p>consent [12] - 3:19, 3:21, 3:23, 4:4, 5:7, 5:12, 5:15, 5:16, 5:17, 6:1, 6:8, 6:12</p> <p>consider [4] - 29:9, 29:25, 31:20, 36:24</p> <p>considering [2] -</p>	<p>18:13, 21:21</p> <p>consistent [2] - 25:25, 88:24</p> <p>consists [1] - 7:1</p> <p>construct [1] - 25:5</p> <p>construction [1] - 6:17</p> <p>consultant [1] - 39:23</p> <p>contact [2] - 112:10, 114:14</p> <p>contains [1] - 58:21</p> <p>context [2] - 37:15, 54:2</p> <p>continue [2] - 29:18, 79:14</p> <p>contractor [10] - 86:2, 86:3, 86:5, 86:7, 89:19, 89:23, 90:23, 94:12, 94:15</p> <p>contributing [13] - 25:7, 43:17, 58:18, 104:15, 105:6, 105:17, 106:1, 106:19, 108:11, 108:21, 108:23, 110:8, 112:1</p> <p>contribution [1] - 35:18</p> <p>contributions [1] - 35:17</p> <p>conversation [2] - 32:6, 41:16</p> <p>conversations [4] - 2:24, 38:6, 38:9, 106:14</p> <p>cool [1] - 42:16</p> <p>copies [1] - 14:17</p> <p>copy [1] - 86:17</p> <p>corner [8] - 15:23, 25:9, 27:2, 30:19, 67:25, 68:6, 73:4</p> <p>cornice [5] - 66:7, 67:2, 67:10, 76:12, 78:25</p> <p>cornices [4] - 69:18, 78:11, 78:17</p> <p>correct [15] - 48:17, 67:21, 69:10, 83:1, 83:2, 89:8, 89:24, 93:12, 96:7, 96:17, 99:3, 101:9, 101:10, 101:19, 108:2</p> <p>corridor [1] - 40:21</p> <p>cost [2] - 29:21, 38:2</p> <p>Counsel [2] - 1:18, 2:14</p> <p>counsel [1] - 101:6</p> <p>COUNTY [1] - 118:4</p> <p>couple [6] - 5:8, 9:23, 28:5, 71:20, 105:3,</p>	<p>111:20</p> <p>course [2] - 69:15, 91:24</p> <p>Court [2] - 59:21, 59:23</p> <p>court [1] - 2:25</p> <p>covered [1] - 7:2</p> <p>crappy [1] - 73:3</p> <p>create [2] - 40:17, 82:7</p> <p>created [1] - 11:18</p> <p>creation [1] - 35:13</p> <p>Credit [1] - 35:23</p> <p>Creek [1] - 70:21</p> <p>crevices [1] - 72:24</p> <p>criteria [4] - 26:1, 36:4, 66:25, 109:13</p> <p>crucial [1] - 89:21</p> <p>crumbling [1] - 46:4</p> <p>curb [3] - 19:8, 22:4, 23:24</p> <p>curb-cut [1] - 22:4</p> <p>curbing [1] - 40:8</p> <p>current [3] - 33:22, 77:2, 104:25</p> <p>cursor [1] - 69:3</p> <p>custom [1] - 87:14</p> <p>custom-made [1] - 87:14</p> <p>customer [1] - 113:15</p> <p>cut [3] - 22:4, 87:5</p> <p>cutting [1] - 62:25</p>
				<p>D</p>
				<p>daily [1] - 77:10</p> <p>date [2] - 77:11</p> <p>dated [5] - 14:18, 14:19, 21:3, 73:9, 73:13</p> <p>DATED [1] - 118:15</p> <p>dates [2] - 115:18, 116:1</p> <p>Davis [1] - 1:8</p> <p>days [1] - 104:18</p> <p>De [1] - 70:20</p> <p>DE [4] - 71:2, 71:7, 71:9, 74:4</p> <p>debate [1] - 75:3</p> <p>December [2] - 21:3, 24:1</p> <p>decision [1] - 96:13</p> <p>decisions [1] - 93:1</p> <p>decorative [6] - 25:14, 66:9, 66:14, 67:9, 72:19, 76:2</p> <p>deep [2] - 17:23, 18:8</p> <p>defer [3] - 76:23, 96:22, 97:25</p> <p>defining [4] - 66:5, 66:15, 66:20, 70:5</p>

<p>definitively [1] - 106:17</p> <p>deliver [2] - 107:19, 109:11</p> <p>Demetree [1] - 2:17</p> <p>DEMETREE [1] - 1:13</p> <p>demolish [2] - 25:4, 105:23</p> <p>demolition [4] - 35:24, 104:18, 104:19, 107:7</p> <p>demonstrate [1] - 82:12</p> <p>denial [7] - 67:1, 82:9, 82:19, 82:23, 94:4, 94:8, 103:6</p> <p>denied [3] - 85:5, 97:12, 103:12</p> <p>deny [12] - 90:16, 92:23, 94:5, 95:13, 95:23, 98:5, 98:20, 98:22, 99:7, 101:7, 102:17, 103:1</p> <p>Department [2] - 7:5, 39:5</p> <p>depict [1] - 35:13</p> <p>Dept [2] - 1:17, 1:19</p> <p>design [17] - 11:12, 12:1, 21:1, 26:1, 39:22, 54:12, 66:24, 81:5, 81:7, 81:14, 81:16, 81:18, 81:23, 84:13, 86:13, 99:10, 113:19</p> <p>designated [5] - 34:24, 35:1, 35:9, 36:20, 107:12</p> <p>designation [3] - 21:18, 36:4, 107:16</p> <p>designed [1] - 7:1</p> <p>designs [1] - 60:20</p> <p>desire [2] - 31:1, 48:24</p> <p>desk [1] - 82:15</p> <p>detail [2] - 81:21, 117:1</p> <p>detailing [1] - 74:24</p> <p>determine [3] - 106:16, 107:4, 107:18</p> <p>detract [1] - 70:8</p> <p>detracting [1] - 70:9</p> <p>development [1] - 6:24</p> <p>Development [4] - 1:17, 1:17, 1:18, 1:19</p> <p>diamond [1] - 33:14</p> <p>Diane [3] - 1:9, 118:7, 118:19</p>	<p>difference [2] - 29:3, 55:23</p> <p>different [7] - 19:6, 21:17, 46:3, 53:9, 72:7, 100:21, 105:7</p> <p>dining [1] - 28:17</p> <p>direct [1] - 50:20</p> <p>direction [1] - 92:21</p> <p>directly [7] - 7:18, 7:19, 27:12, 43:25, 46:8, 47:7, 67:19</p> <p>discuss [1] - 104:12</p> <p>discussion [10] - 7:25, 15:8, 15:11, 22:10, 31:5, 42:3, 51:25, 64:7, 83:3, 105:2</p> <p>discussions [3] - 7:10, 7:21, 37:25</p> <p>District [3] - 6:19, 58:19, 104:14</p> <p>district [6] - 50:21, 74:16, 74:25, 100:10, 108:1, 108:8</p> <p>districts [1] - 81:19</p> <p>disturbed [1] - 37:6</p> <p>docket [2] - 6:10, 34:18</p> <p>documentation [1] - 81:24</p> <p>documented [1] - 81:15</p> <p>documents [1] - 28:8</p> <p>Don [1] - 1:8</p> <p>done [9] - 12:9, 25:23, 29:7, 76:10, 96:12, 100:19, 100:20, 105:16, 113:15</p> <p>door [19] - 25:21, 26:25, 27:13, 27:15, 27:18, 28:11, 28:13, 28:22, 29:12, 29:13, 30:2, 30:10, 31:1, 31:5, 31:13, 32:23, 46:22, 106:2, 108:3</p> <p>doors [4] - 25:16, 28:22, 32:11</p> <p>double [2] - 24:6, 103:24</p> <p>double-checking [1] - 103:24</p> <p>down [18] - 10:3, 10:9, 12:6, 13:8, 15:20, 47:2, 47:8, 49:16, 52:3, 61:5, 98:6, 110:18, 111:14, 113:4, 113:10, 114:1, 114:22</p> <p>downtown [2] - 35:19, 46:15</p> <p>Downtown [1] - 40:22</p>	<p>drag [1] - 15:10</p> <p>drawing [2] - 23:19, 30:15</p> <p>drawings [2] - 23:16, 28:6</p> <p>dresses [1] - 16:4</p> <p>drew [1] - 28:5</p> <p>Drive [1] - 8:19</p> <p>drive [3] - 17:12, 17:24, 19:10</p> <p>driveway [18] - 7:11, 7:13, 7:17, 7:18, 7:25, 8:4, 16:6, 16:15, 16:20, 18:23, 19:2, 20:7, 20:13, 20:19, 21:15, 21:17, 23:23</p> <p>drop [3] - 46:9, 46:23, 47:11</p> <p>drop-off [3] - 46:9, 46:23, 47:11</p> <p>drops [1] - 47:8</p> <p>duplicate [1] - 72:20</p> <p>Dutch [1] - 105:25</p> <p>Duval [1] - 1:8</p> <p>DUVAL [1] - 118:4</p>	<p>enforcement [3] - 77:10, 77:21, 102:1</p> <p>enjoy [1] - 93:6</p> <p>enters [1] - 6:14</p> <p>entertain [8] - 5:24, 13:25, 32:1, 41:12, 51:18, 61:15, 75:16, 88:21</p> <p>entire [1] - 39:21</p> <p>entry [1] - 40:9</p> <p>entryways [1] - 75:2</p> <p>Enz [1] - 39:4</p> <p>ENZ [4] - 39:12, 39:17, 39:19, 41:6</p> <p>EPSTEIN [33] - 1:14, 32:7, 32:20, 33:7, 33:11, 33:17, 33:21, 42:19, 56:16, 57:11, 57:21, 62:2, 64:9, 64:13, 64:16, 68:21, 69:19, 69:24, 75:23, 78:18, 79:5, 79:16, 82:22, 90:20, 91:15, 91:18, 93:16, 98:2, 99:1, 99:4, 103:20, 110:23, 116:12</p> <p>Epstein [5] - 6:14, 33:3, 70:3, 78:2, 92:1</p> <p>equipment [2] - 62:10, 64:17</p> <p>especially [2] - 12:17, 16:7</p> <p>essentially [3] - 16:18, 36:21, 72:15</p> <p>establish [1] - 36:25</p> <p>Europe [1] - 78:5</p> <p>Ev'ry [1] - 35:14</p> <p>evidence [2] - 52:15, 82:11</p> <p>evidently [1] - 89:20</p> <p>evolved [1] - 38:14</p> <p>exactly [6] - 21:14, 29:6, 32:18, 48:21, 93:17, 106:1</p> <p>example [1] - 74:14</p> <p>exchange [1] - 114:14</p> <p>excited [2] - 42:20, 43:1</p> <p>excuse [2] - 3:24, 24:2</p> <p>existing [7] - 25:5, 27:15, 28:4, 28:10, 30:2, 44:1, 44:12</p> <p>exists [1] - 40:5</p> <p>explain [1] - 116:25</p> <p>extend [4] - 19:2, 20:14, 20:19, 52:6</p> <p>extends [1] - 38:8</p> <p>exterior [23] - 66:7, 81:6, 81:9, 82:24, 84:15, 85:20, 85:22, 86:19, 87:6, 87:8, 87:12, 90:5, 95:12, 95:18, 97:6, 97:19, 98:24, 99:5, 99:12, 99:15, 99:20, 99:25, 103:18</p>	<p>F</p> <p>faces [1] - 30:18</p> <p>facility [1] - 100:18</p> <p>facing [7] - 25:21, 35:24, 58:25, 60:18, 60:21, 113:17, 113:18</p> <p>fact [7] - 66:4, 95:18, 97:5, 97:22, 97:24, 102:4, 107:3</p> <p>fact-gathering [1] - 107:3</p> <p>faculty [3] - 111:18, 111:20</p> <p>fails [1] - 77:9</p> <p>fair [1] - 104:20</p> <p>fall [1] - 112:13</p> <p>familiar [1] - 88:8</p> <p>family [5] - 6:17, 6:25, 21:1, 58:18, 59:6</p> <p>far [5] - 13:13, 17:15, 19:25, 21:16, 73:13</p> <p>favor [19] - 3:13, 6:3, 24:14, 24:20, 34:1, 34:7, 42:1, 43:4, 58:2, 58:8, 63:7, 63:15, 65:8, 65:17, 78:19, 79:24, 80:13, 103:8, 111:9</p> <p>feasibility [1] - 38:11</p> <p>feature [2] - 40:9, 70:5</p> <p>features [3] - 66:5, 66:15, 66:21</p> <p>February [2] - 3:5, 3:11</p> <p>fee [1] - 77:24</p> <p>feedback [2] - 9:12, 9:13</p> <p>feet [25] - 6:21, 19:7, 19:8, 22:4, 22:8, 22:15, 23:23, 23:24, 30:20, 47:12, 47:18, 47:21, 48:1, 48:3, 48:24, 49:1, 49:4, 49:10, 49:18, 51:5, 52:24, 53:12, 57:20, 68:2</p> <p>fence [46] - 43:17, 43:22, 43:25, 44:6, 44:9, 44:10, 44:11, 44:15, 44:18, 44:20,</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>46:10, 46:11, 47:1, 47:10, 47:11, 47:18, 47:20, 47:23, 47:24, 48:3, 48:23, 49:17, 50:21, 50:24, 51:2, 52:5, 52:8, 52:10, 52:11, 52:21, 53:4, 53:18, 53:24, 54:2, 54:3, 54:8, 54:11, 56:4, 56:8, 56:14, 56:21, 57:1, 57:3, 57:4, 57:12</p> <p>fences [5] - 44:13, 46:16, 47:13, 52:16, 53:16</p> <p>few [1] - 104:18</p> <p>Figueroa [1] - 2:9</p> <p>FIGUEROA [3] - 1:17, 2:9, 58:16</p> <p>figure [3] - 96:17, 106:3, 114:17</p> <p>File [3] - 81:16, 106:24, 107:1</p> <p>filed [1] - 110:13</p> <p>final [13] - 77:16, 89:3, 89:11, 95:11, 95:14, 96:25, 97:8, 98:15, 99:7, 99:8, 101:24, 102:18</p> <p>financial [1] - 89:21</p> <p>financially [1] - 85:10</p> <p>fine [7] - 5:5, 21:12, 32:14, 54:4, 68:24, 73:1, 110:16</p> <p>finer [1] - 77:10</p> <p>finish [1] - 7:4</p> <p>first [4] - 5:3, 6:10, 25:18, 34:18</p> <p>First [1] - 35:23</p> <p>fit [2] - 38:3, 87:7</p> <p>Fitzpatrick [1] - 83:19</p> <p>FITZPATRICK [17] - 83:25, 84:5, 84:7, 84:23, 85:16, 85:25, 86:24, 87:1, 87:5, 87:23, 89:8, 89:17, 90:3, 90:9, 103:15, 103:18, 103:23</p> <p>five [2] - 113:10, 114:21</p> <p>Five [1] - 73:15</p> <p>fix [2] - 46:6, 84:12</p> <p>fixed [1] - 66:8</p> <p>flare [6] - 19:8, 19:10, 22:2, 22:9, 22:15, 23:23</p> <p>flares [2] - 22:3, 22:12</p> <p>flat [2] - 62:20, 66:7</p> <p>flat-mounting [1] - 62:20</p>	<p>flesh [2] - 91:19, 108:10</p> <p>flexible [2] - 13:11, 13:12</p> <p>floor [6] - 25:18, 25:21, 27:7, 27:22, 28:7, 28:9</p> <p>Florida [12] - 1:9, 1:10, 4:13, 50:6, 70:21, 81:15, 83:20, 106:24, 106:25, 111:19, 118:7, 118:19</p> <p>FLORIDA [1] - 118:3</p> <p>flow [1] - 27:20</p> <p>flush [3] - 62:19, 62:23, 62:24</p> <p>flush-mounted [2] - 62:23, 62:24</p> <p>flush-mounting [1] - 62:19</p> <p>folks [2] - 46:18, 48:6</p> <p>follow [3] - 74:23, 88:13, 109:20</p> <p>followed [1] - 91:10</p> <p>following [4] - 46:13, 88:10, 90:22, 91:1</p> <p>follows [1] - 94:12</p> <p>foot [2] - 47:24, 53:17</p> <p>foregoing [2] - 117:5, 118:9</p> <p>forever [1] - 73:12</p> <p>form [2] - 40:3, 107:19</p> <p>forth [2] - 70:3, 75:25</p> <p>forward [8] - 4:8, 16:3, 17:15, 26:4, 37:20, 44:22, 67:12, 113:9</p> <p>foundation [3] - 7:4, 67:6, 79:20</p> <p>four [7] - 7:2, 39:6, 46:16, 49:7, 60:24, 109:12, 109:16</p> <p>FPR [1] - 1:9</p> <p>framed [2] - 113:8, 113:13</p> <p>fresh [3] - 73:6, 73:7, 73:18</p> <p>friend [3] - 93:19, 93:20, 93:22</p> <p>friends [1] - 72:12</p> <p>front [30] - 7:2, 7:13, 11:21, 12:17, 14:17, 15:17, 16:3, 17:16, 17:20, 19:3, 20:14, 23:25, 25:21, 29:13, 30:14, 30:20, 46:7, 46:19, 46:22, 46:25, 47:3, 49:14, 58:25, 60:17, 62:11, 62:13, 64:3, 67:22, 113:12</p>	<p>front-facing [1] - 25:21</p> <p>fulfill [1] - 87:17</p> <p>full [2] - 54:7, 56:7</p> <p>fully [4] - 25:17, 66:15, 84:24, 85:7</p> <p>function [1] - 15:13</p> <p>functional [1] - 84:18</p> <p>functionality [2] - 82:4, 84:25</p> <p>functions [1] - 82:25</p> <p>future [2] - 42:9, 63:4</p>	<p>guy [1] - 71:9</p> <p>guys [5] - 22:22, 60:15, 73:22, 75:24, 115:2</p>	<p>H</p> <p>half [4] - 19:2, 46:10, 46:21, 49:7</p> <p>Hall [1] - 1:7</p> <p>hallway [1] - 2:25</p> <p>hand [12] - 4:17, 8:23, 9:19, 9:22, 10:2, 11:1, 39:11, 45:15, 50:11, 60:5, 71:1, 83:24</p> <p>handful [1] - 105:24</p> <p>hands [3] - 101:8, 101:17, 101:19</p> <p>happy [1] - 16:24</p> <p>hard [3] - 14:17, 62:1, 116:10</p> <p>Harness [1] - 84:9</p> <p>head [3] - 3:8, 29:1, 69:13</p> <p>healthy [1] - 66:23</p> <p>hear [4] - 3:2, 15:9, 70:1, 92:15</p> <p>heard [1] - 5:3</p> <p>hearing [28] - 3:17, 4:7, 5:23, 6:7, 8:9, 13:25, 24:24, 26:9, 32:1, 34:11, 38:21, 41:12, 43:8, 45:3, 51:18, 58:6, 58:12, 59:13, 61:15, 65:21, 70:15, 75:16, 80:17, 83:12, 88:21, 100:5, 103:12, 111:13</p> <p>heat [1] - 110:20</p> <p>height [12] - 10:3, 12:5, 29:1, 47:5, 47:20, 50:23, 53:4, 53:12, 53:18, 54:8, 56:4</p> <p>held [2] - 1:6, 116:19</p> <p>hello [5] - 10:23, 11:9, 88:3, 88:5, 104:7</p> <p>help [2] - 28:7, 51:9</p> <p>helpful [1] - 33:6</p> <p>heritage [1] - 40:21</p> <p>Herschel [2] - 4:13, 26:17</p> <p>high [1] - 46:1</p> <p>higher [4] - 9:21, 10:9, 47:13, 52:21</p> <p>highly [1] - 66:5</p> <p>hip [1] - 7:2</p> <p>hire [1] - 86:7</p> <p>hired [4] - 86:3, 86:4,</p>	<p>89:20, 91:2</p> <p>HISTORIC [1] - 1:2</p> <p>historic [15] - 25:15, 25:16, 76:17, 78:4, 81:17, 81:18, 84:13, 86:12, 104:13, 105:4, 105:15, 107:18, 108:7, 108:8, 108:10</p> <p>Historic [12] - 2:4, 2:7, 2:9, 2:11, 6:18, 21:4, 58:19, 85:2, 90:4, 104:14, 104:22, 111:19</p> <p>historical [4] - 17:10, 46:6, 47:15, 72:13</p> <p>historically [1] - 87:18</p> <p>history [3] - 35:18, 37:1, 37:15</p> <p>hit [1] - 109:1</p> <p>Hoff [4] - 10:24, 88:2, 88:3, 104:6</p> <p>HOFF [6] - 11:2, 11:7, 11:9, 88:3, 104:4, 104:7</p> <p>hole [1] - 62:25</p> <p>home [11] - 7:1, 36:8, 36:11, 36:13, 37:8, 40:6, 40:13, 48:7, 85:7, 104:13, 108:20</p> <p>Homes [1] - 84:9</p> <p>homes [9] - 35:5, 35:20, 35:25, 36:3, 36:19, 36:20, 42:22, 46:16, 108:7</p> <p>homestead [1] - 42:24</p> <p>honest [2] - 71:16, 71:21</p> <p>honor [1] - 35:17</p> <p>hope [1] - 31:20</p> <p>hopefully [2] - 72:10, 117:2</p> <p>horizontal [1] - 7:3</p> <p>hot [1] - 76:7</p> <p>hours [2] - 2:23, 106:15</p> <p>house [37] - 7:13, 11:19, 11:22, 12:7, 12:9, 12:17, 16:2, 16:3, 16:4, 16:7, 17:12, 17:15, 17:20, 20:21, 27:1, 27:2, 27:8, 27:12, 29:18, 30:21, 37:16, 40:3, 40:10, 40:14, 40:24, 46:15, 46:20, 47:16, 47:19, 62:13, 88:12, 108:1, 113:7, 113:9, 113:10, 113:18</p> <p>house's [1] - 17:9</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>houses [2] - 16:5, 62:7</p> <p>HPC [2] - 11:24, 63:4</p> <p>hundred [1] - 75:8</p> <p>hurt [1] - 109:21</p>	<p>26:11, 28:12, 38:24, 47:19, 68:25, 74:6, 83:14, 104:4, 112:16</p> <p>indicating) [8] - 29:4, 46:20, 46:24, 47:6, 54:20, 68:12, 68:14, 84:14</p> <p>info [2] - 114:14, 115:9</p> <p>information [1] - 112:9</p> <p>initiate [2] - 107:15, 108:16</p> <p>initiated [2] - 65:24, 94:23</p> <p>inordinate [1] - 18:4</p> <p>input [1] - 106:6</p> <p>inside [2] - 55:23, 56:4</p> <p>inspect [1] - 66:19</p> <p>install [6] - 58:24, 63:1, 86:7, 91:13, 113:15, 114:21</p> <p>installation [4] - 43:16, 58:17, 59:3, 113:6</p> <p>installed [10] - 36:9, 44:10, 62:21, 81:10, 82:2, 84:16, 89:25, 94:17, 95:1, 113:9</p> <p>installing [1] - 43:22</p> <p>instated [1] - 112:12</p> <p>instead [2] - 44:10, 44:14</p> <p>intend [1] - 92:6</p> <p>intended [1] - 36:12</p> <p>intent [3] - 44:17, 98:23, 99:19</p> <p>intention [2] - 71:12, 90:22</p> <p>interchangeably [1] - 67:3</p> <p>interesting [1] - 61:23</p> <p>interference [1] - 87:8</p> <p>interior [8] - 58:20, 81:8, 85:23, 85:25, 87:12, 95:9, 95:20, 98:9</p> <p>international [1] - 43:19</p> <p>interpret [2] - 40:23, 107:13</p> <p>interpretation [1] - 97:23</p> <p>interrupt [1] - 79:6</p> <p>introduce [1] - 40:18</p> <p>introducing [1] - 30:4</p> <p>introductions [1] - 2:6</p> <p>investigate [1] - 110:21</p> <p>investigating [1] -</p>	<p>108:17</p> <p>Investment [1] - 40:22</p> <p>iron [5] - 43:17, 47:18, 54:3, 54:11, 56:14</p> <p>irregular [1] - 15:22</p> <p>issue [5] - 17:14, 18:1, 38:2, 50:21, 62:4</p> <p>issued [4] - 95:11, 98:15, 99:7, 107:9</p> <p>issues [2] - 32:8, 82:7</p> <p>items [2] - 106:7, 115:22</p> <p>itself [3] - 14:14, 38:8, 99:22</p> <p>ivy [1] - 47:20</p>	<p>53:5</p> <p>kept [2] - 9:25, 62:12</p> <p>kind [28] - 10:6, 11:17, 11:20, 11:24, 12:10, 13:4, 17:18, 29:5, 39:24, 40:7, 40:18, 46:11, 46:21, 46:23, 47:9, 47:12, 49:16, 51:1, 62:9, 62:12, 73:7, 76:2, 93:10, 93:17, 93:18, 105:14, 105:22</p> <p>kinds [1] - 93:25</p> <p>King [2] - 73:8, 73:19</p> <p>Kings [1] - 83:20</p> <p>kitchen [10] - 10:4, 27:9, 27:13, 27:17, 27:18, 27:19, 27:20, 28:10, 28:15, 28:16</p> <p>knee [15] - 44:1, 44:2, 45:25, 46:22, 47:5, 47:15, 48:2, 48:16, 48:19, 48:20, 49:2, 52:1, 52:4, 52:6, 52:16</p> <p>knock [2] - 115:12, 115:22</p> <p>knows [1] - 111:16</p>	<p>12:3, 14:25, 15:23, 23:6, 23:13, 104:15, 105:25</p> <p>left-hand [2] - 9:19, 10:2</p> <p>left-side [1] - 23:13</p> <p>legally [2] - 102:2, 102:5</p> <p>legislators [1] - 112:10</p> <p>length [1] - 104:23</p> <p>lengthy [1] - 110:11</p> <p>less [1] - 60:22</p> <p>letting [1] - 76:3</p> <p>Leuthold [3] - 4:12, 26:13, 26:16</p> <p>LEUTHOLD [17] - 4:18, 4:23, 4:25, 5:3, 5:13, 26:11, 26:16, 26:22, 26:24, 27:22, 28:21, 30:12, 30:18, 31:8, 31:12, 31:20, 34:15</p> <p>level [3] - 12:11, 54:18, 55:13</p> <p>license [2] - 86:6, 92:10</p> <p>licensure [1] - 94:15</p> <p>lieu [1] - 24:6</p> <p>life [1] - 35:15</p> <p>Lift [1] - 35:14</p> <p>light [1] - 10:4</p> <p>line [4] - 15:20, 43:23, 43:24, 50:25</p> <p>linked [1] - 80:23</p> <p>list [7] - 104:16, 105:1, 105:6, 106:19, 106:20, 107:12, 110:9</p> <p>listed [3] - 105:7, 105:10, 105:16</p> <p>lite [3] - 29:16, 29:19, 29:20</p> <p>lites [2] - 29:20, 66:9</p> <p>liveable [1] - 85:8</p> <p>LM-13-01 [1] - 34:24</p> <p>local [2] - 34:24, 35:1</p> <p>locally [1] - 34:23</p> <p>located [6] - 25:3, 35:21, 43:15, 44:1, 66:2, 80:25</p> <p>location [7] - 23:15, 27:16, 29:19, 31:3, 36:1, 40:11, 40:16</p> <p>long-term [1] - 82:6</p> <p>look [25] - 15:15, 15:19, 21:16, 28:1, 28:9, 29:6, 32:12, 47:19, 47:23, 49:16, 57:2, 68:6, 72:15,</p>
<p>I</p>		<p>J</p>		<p>L</p>
<p>idea [3] - 40:6, 61:20, 89:24</p> <p>identified [1] - 46:15</p> <p>identify [1] - 42:23</p> <p>ignore [1] - 55:22</p> <p>Ill [1] - 1:13</p> <p>ill [1] - 71:11</p> <p>image [1] - 82:15</p> <p>immediately [1] - 97:13</p> <p>importance [1] - 37:10</p> <p>important [5] - 31:21, 37:1, 56:5, 75:9, 79:6</p> <p>improve [1] - 12:2</p> <p>improvement [2] - 116:23, 117:1</p> <p>Inaudible [1] - 22:10</p> <p>inaudible [24] - 13:6, 13:9, 25:22, 30:13, 31:13, 36:5, 40:18, 44:3, 49:8, 53:16, 55:10, 55:21, 56:1, 64:13, 68:17, 80:22, 87:4, 93:25, 99:13, 101:14, 102:15, 109:25, 114:11, 115:11</p> <p>inaudible [8] - 10:11, 20:10, 55:15, 61:2, 80:24, 106:11, 113:3, 113:5</p> <p>inches [19] - 46:1, 47:6, 47:7, 47:24, 48:20, 51:4, 51:5, 52:1, 52:3, 52:7, 52:19, 53:3, 53:4, 53:5, 53:10, 54:23, 55:6, 55:12, 56:23</p> <p>include [6] - 28:6, 41:20, 41:23, 53:17, 66:6, 79:21</p> <p>includes [4] - 43:21, 59:2, 64:3, 81:9</p> <p>inconsistent [2] - 44:8, 66:24</p> <p>incorrect [1] - 101:20</p> <p>indentions [1] - 87:6</p> <p>indicated [1] - 23:19</p> <p>indicates [2] - 19:9, 20:25</p> <p>indicating [10] - 8:13,</p>	<p>J.C [1] - 2:17</p> <p>JACK [1] - 1:13</p> <p>JACKSONVILLE [1] - 1:1</p> <p>Jacksonville [9] - 1:7, 1:8, 4:13, 26:17, 35:17, 35:19, 50:6, 70:21, 83:20</p> <p>James [2] - 35:10, 37:17</p> <p>Jamie [1] - 59:20</p> <p>Jamieson [1] - 59:20</p> <p>JAMIESON [7] - 59:23, 60:1, 60:6, 60:11, 60:14, 61:5, 61:9</p> <p>January [2] - 3:4, 3:10</p> <p>Jefferson [3] - 34:19, 34:23, 36:1</p> <p>JERMAINE [1] - 1:18</p> <p>Jermaine [1] - 2:7</p> <p>Jill [2] - 39:4, 39:8</p> <p>job [1] - 86:3</p> <p>Johns [15] - 4:2, 5:1, 25:2, 25:4, 30:18, 43:13, 43:15, 43:23, 45:11, 46:12, 46:17, 47:10, 47:13, 47:22, 47:25</p> <p>Johnson [8] - 35:10, 35:11, 35:16, 37:18, 40:2, 40:7, 40:10, 40:12</p> <p>JULIA [1] - 1:14</p> <p>July [1] - 112:12</p> <p>jump [1] - 6:9</p>	<p>laid [2] - 19:20, 33:24</p> <p>landmark [6] - 34:24, 35:1, 35:6, 107:16, 107:20, 110:22</p> <p>landmarked [2] - 35:5, 36:3</p> <p>landmarking [1] - 110:16</p> <p>landscaping [1] - 44:16</p> <p>lap [1] - 7:3</p> <p>Large [1] - 1:10</p> <p>last [8] - 12:13, 74:14, 89:19, 92:2, 96:1, 104:24, 116:22</p> <p>Laura [2] - 10:24, 88:4</p> <p>LaVilla [5] - 35:7, 35:18, 37:9, 39:22, 40:20</p> <p>lead [1] - 21:5</p> <p>leaks [1] - 29:14</p> <p>leaning [1] - 101:11</p> <p>least [5] - 29:24, 40:15, 52:25, 73:10, 77:4</p> <p>leave [1] - 114:13</p> <p>Lee [5] - 34:20, 34:25, 35:21, 40:5, 40:16</p> <p>left [9] - 9:19, 10:2,</p>		
	<p>K</p>	<p>keep [4] - 46:6, 54:14, 67:10, 99:2</p> <p>keeping [2] - 38:1,</p>		

<p>73:3, 73:7, 73:15, 75:8, 78:4, 85:23, 89:3, 95:4, 95:5, 96:11, 106:7, 111:25 looked [7] - 15:21, 39:21, 39:23, 92:2, 92:3, 97:12, 105:4 looking [15] - 6:13, 13:5, 14:11, 20:19, 22:18, 29:22, 53:14, 55:16, 55:20, 55:24, 69:5, 85:7, 89:3, 94:21, 99:17 looks [11] - 14:7, 17:20, 18:9, 19:13, 48:5, 67:18, 68:21, 73:14, 73:18, 78:23, 106:1 Lopera [9] - 2:13, 2:15, 14:13, 53:20, 61:20, 62:15, 67:21, 79:1, 89:2 LOPERA [134] - 1:13, 1:18, 2:13, 2:15, 3:8, 3:9, 5:25, 14:1, 14:8, 18:20, 18:22, 19:12, 20:12, 20:17, 20:24, 21:13, 22:7, 22:11, 22:17, 22:25, 23:6, 23:12, 23:25, 24:5, 24:8, 24:10, 30:9, 30:17, 32:3, 33:2, 33:19, 41:13, 41:17, 41:19, 41:22, 42:4, 43:10, 51:19, 52:13, 53:23, 54:5, 54:16, 54:21, 55:1, 55:3, 55:5, 55:8, 55:12, 55:14, 55:15, 55:16, 55:19, 56:3, 56:10, 56:13, 56:19, 56:24, 57:5, 57:8, 57:15, 57:17, 57:24, 61:16, 61:22, 62:17, 63:9, 63:11, 63:12, 63:17, 63:25, 64:21, 65:5, 65:14, 67:16, 67:23, 68:5, 68:10, 68:13, 68:15, 68:17, 68:18, 69:4, 69:11, 69:14, 69:17, 75:17, 76:25, 77:20, 78:1, 78:14, 79:3, 79:13, 79:17, 80:5, 80:10, 85:13, 85:21, 86:14, 86:25, 87:3, 88:22, 89:9, 89:12, 90:15, 94:2, 94:25, 95:7, 96:2, 96:8, 96:21, 97:4, 97:17, 98:7, 98:13,</p>	<p>98:19, 99:6, 100:11, 101:5, 101:9, 101:12, 101:15, 101:20, 101:22, 102:9, 102:12, 102:16, 109:14, 110:14, 110:24, 112:4, 112:25, 116:1, 116:14, 116:18 losing [1] - 94:15 love [1] - 72:9 lower [3] - 10:3, 10:9, 54:24 lowered [2] - 12:6, 15:1 LS-13-03 [1] - 35:2</p>	<p>M</p>	<p>ma'am [1] - 11:7 main [5] - 16:17, 17:11, 25:7, 25:12, 25:15 maintenance [1] - 82:6 major [1] - 68:7 majority [1] - 59:5 manager [1] - 84:10 manufactured [6] - 84:19, 85:17, 86:10, 97:21, 99:21, 100:14 manufacturer [1] - 84:20 manufacturing [1] - 100:18 maps [3] - 39:23, 105:13, 106:22 March [9] - 1:6, 2:1, 2:4, 14:20, 23:19, 24:3, 24:4, 24:8, 66:18 Marco [1] - 71:13 masonry [4] - 66:4, 66:6, 69:25, 74:16 Master [3] - 81:15, 106:24, 106:25 match [5] - 18:23, 52:25, 55:21, 81:20, 81:22 matching [2] - 62:9, 111:21 material [3] - 32:12, 88:24, 90:25 materials [1] - 75:7 math [1] - 53:2 matrix [4] - 74:13, 115:11, 115:23 matter [1] - 56:5 MAX [1] - 1:14</p>	<p>max [1] - 2:20 maxed [1] - 60:23 maximum [2] - 15:17, 22:4 mean [17] - 16:25, 29:3, 61:25, 62:5, 79:5, 91:8, 91:11, 92:25, 96:24, 101:16, 106:13, 108:2, 108:23, 109:24, 110:4, 115:16, 115:17 means [1] - 21:19 measured [4] - 48:3, 50:24, 54:9, 56:8 measures [1] - 37:14 measuring [1] - 51:2 mechanism [1] - 110:6 meet [1] - 36:4 meeting [5] - 15:10, 40:21, 62:3, 105:3, 105:21 meetings [1] - 40:23 meets [2] - 109:12, 109:15 member [10] - 4:9, 8:15, 10:22, 19:18, 39:1, 45:7, 59:17, 70:17, 83:16, 112:18 Member [2] - 1:14, 1:15 MEMBER [15] - 4:12, 8:13, 8:18, 10:23, 38:24, 39:4, 45:5, 45:10, 59:15, 59:20, 70:20, 83:14, 83:19, 112:16, 112:21 MEMBERS [60] - 3:14, 3:16, 4:5, 5:21, 6:4, 6:6, 8:7, 8:11, 10:15, 12:23, 13:16, 13:23, 24:15, 24:17, 24:21, 24:23, 26:7, 31:17, 31:24, 34:2, 34:4, 34:8, 34:10, 38:19, 41:3, 41:10, 42:2, 43:5, 43:7, 45:1, 49:21, 51:16, 58:3, 58:5, 58:9, 58:11, 59:10, 61:13, 63:8, 63:16, 65:9, 65:11, 65:18, 65:20, 70:13, 74:1, 75:14, 78:20, 79:25, 80:2, 80:14, 80:16, 83:10, 87:21, 88:19, 103:9, 103:11, 111:10, 111:12, 115:6 members [1] - 111:21</p>	<p>memory [1] - 51:9 mentioned [1] - 11:14 metal [1] - 25:13 meter [1] - 59:3 MICHAEL [1] - 1:15 mid [1] - 25:12 middle [1] - 12:6 midpoint [1] - 113:9 might [5] - 18:11, 51:9, 68:23, 78:23, 85:5 Mike [1] - 2:18 mind [1] - 31:10 minimum [1] - 15:16 Minor [1] - 80:25 minor [9] - 80:20, 81:2, 94:24, 95:8, 95:13, 98:9, 98:14, 99:7, 102:10 minus [1] - 56:22 minutes [4] - 3:4, 3:5, 3:10, 3:17 missed [1] - 57:7 missing [1] - 112:2 mistake [3] - 71:16, 71:21, 89:21 mistakenly [1] - 104:15 Mitchell [3] - 8:18, 8:20, 9:6 mixture [1] - 6:24 MMA-23-28852 [3] - 80:20, 90:16, 103:13 Mod [1] - 80:25 mod [1] - 94:24 mode [1] - 77:10 modern [1] - 28:18 modification [10] - 79:2, 81:2, 81:4, 95:8, 95:14, 98:10, 98:12, 98:14, 99:8, 102:10 modified [1] - 78:6 modifies [1] - 95:10 modify [3] - 64:25, 78:23, 98:12 mods [1] - 80:20 moment [15] - 8:6, 10:14, 13:15, 21:9, 30:7, 31:16, 41:2, 48:11, 49:20, 64:2, 70:12, 73:25, 83:9, 87:20, 90:14 monetary [1] - 77:23 month [5] - 113:21, 113:24, 115:14, 115:15, 117:2 months [1] - 77:8 MONTROYA [64] - 1:15, 2:18, 3:12, 6:2, 7:9,</p>	<p>7:16, 14:3, 15:6, 17:3, 17:23, 18:1, 20:5, 30:8, 30:24, 31:10, 31:14, 32:5, 33:15, 37:24, 38:16, 41:15, 42:6, 42:16, 48:12, 48:18, 48:22, 49:4, 49:9, 49:12, 51:21, 51:23, 55:4, 55:10, 61:18, 64:6, 75:19, 76:13, 77:17, 80:12, 91:21, 91:25, 93:3, 93:23, 98:16, 99:14, 99:24, 101:3, 102:19, 102:22, 103:4, 107:23, 108:19, 108:25, 109:19, 109:23, 110:1, 110:10, 110:20, 111:1, 111:5, 111:7, 111:15, 112:6, 116:7 Montoya [6] - 2:18, 16:14, 38:6, 51:12, 77:1, 109:9 morphed [1] - 16:20 mortar [1] - 66:22 most [6] - 7:25, 11:18, 11:22, 60:19, 66:14, 73:9 motion [60] - 3:3, 3:9, 5:24, 5:25, 13:25, 14:1, 15:5, 18:19, 18:24, 20:6, 20:11, 23:11, 23:12, 23:13, 23:20, 24:19, 32:2, 32:3, 32:18, 33:19, 33:22, 34:6, 41:12, 41:13, 41:20, 41:22, 41:23, 51:18, 51:19, 57:23, 57:24, 57:25, 58:7, 61:15, 61:16, 63:9, 63:17, 64:22, 65:5, 65:12, 75:16, 75:17, 77:2, 78:10, 78:15, 80:7, 80:9, 80:10, 88:21, 90:13, 90:15, 90:16, 94:3, 94:4, 100:25, 103:6, 108:16, 110:12, 110:21 motioned [3] - 78:13, 98:20, 98:22 motions [2] - 3:6, 64:20 mounted [3] - 58:17, 62:23, 62:24 mounting [2] - 62:19, 62:20 move [18] - 16:2, 23:7,</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>25:1, 27:9, 27:13, 27:15, 28:13, 34:13, 43:12, 58:14, 65:1, 65:23, 77:10, 77:21, 80:8, 102:1, 103:14, 111:13</p> <p>moved [3] - 9:24, 10:2, 40:14</p> <p>movement [1] - 108:16</p> <p>moving [2] - 23:4, 80:19</p> <p>MR [130] - 2:7, 2:11, 4:18, 4:23, 4:25, 5:3, 5:13, 6:16, 7:24, 8:24, 9:4, 9:8, 9:11, 10:18, 11:2, 11:7, 11:9, 13:4, 13:6, 13:7, 13:12, 13:19, 14:12, 16:13, 17:8, 17:25, 18:17, 19:21, 19:24, 20:2, 22:24, 23:2, 25:3, 26:11, 26:16, 26:22, 26:24, 27:22, 28:21, 30:12, 30:18, 31:8, 31:12, 31:20, 34:15, 34:21, 38:5, 42:12, 43:14, 45:16, 45:21, 45:23, 48:17, 48:21, 49:1, 49:7, 49:10, 49:13, 49:25, 53:19, 54:1, 63:19, 66:2, 67:20, 68:4, 68:9, 68:12, 68:14, 68:23, 69:2, 69:7, 69:10, 69:13, 69:15, 70:2, 71:2, 71:7, 71:9, 74:4, 76:23, 80:22, 83:2, 83:25, 84:5, 84:7, 84:23, 85:16, 85:25, 86:24, 87:1, 87:5, 87:23, 88:3, 89:1, 89:8, 89:17, 90:3, 90:9, 91:24, 99:17, 103:15, 103:18, 103:23, 104:4, 104:7, 106:12, 108:18, 108:24, 109:8, 109:25, 110:4, 110:11, 113:2, 113:17, 113:22, 113:25, 114:4, 114:6, 114:12, 114:16, 114:17, 114:20, 115:1, 115:11, 115:15, 116:3, 116:9, 116:17, 116:20, 116:22</p>	<p>MS [62] - 2:9, 2:13, 3:8, 18:20, 18:22, 20:24, 23:25, 24:8, 33:2, 33:19, 39:12, 39:17, 39:19, 41:6, 41:19, 42:4, 43:10, 50:4, 50:12, 50:17, 50:19, 55:12, 55:15, 56:10, 58:16, 59:23, 60:1, 60:6, 60:11, 60:14, 61:5, 61:9, 63:11, 63:17, 64:21, 65:14, 68:17, 74:6, 74:9, 76:25, 77:20, 80:5, 89:9, 95:7, 96:2, 96:8, 96:21, 97:4, 97:17, 98:7, 98:13, 99:6, 101:9, 101:12, 101:15, 101:20, 101:22, 102:9, 102:12, 102:16, 110:14, 112:25</p> <p>muddy [1] - 92:8</p> <p>mudroom [4] - 27:11, 27:14, 28:14, 28:23</p> <p>multi [3] - 29:16, 29:19, 29:20</p> <p>multi-lite [3] - 29:16, 29:19, 29:20</p> <p>Municode [1] - 15:16</p> <p>muntin [10] - 81:21, 84:15, 91:13, 95:20, 97:7, 98:9, 98:24, 99:5, 99:15, 100:22</p> <p>muntins [36] - 81:6, 81:8, 81:10, 82:1, 82:14, 82:24, 85:3, 85:14, 85:17, 85:19, 85:22, 85:23, 86:1, 86:16, 86:19, 87:6, 87:9, 87:11, 90:6, 91:12, 94:7, 94:20, 95:9, 95:12, 95:19, 96:6, 97:19, 97:24, 99:20, 100:1, 100:19, 102:4, 102:23, 103:15, 103:17, 103:19</p>	<p>near [2] - 36:11, 79:20</p> <p>necessarily [5] - 8:3, 83:5, 92:4, 108:4, 109:2</p> <p>necessary [1] - 2:23</p> <p>need [20] - 3:3, 3:6, 13:18, 19:14, 20:11, 21:10, 31:19, 32:18, 33:18, 61:8, 65:3, 74:3, 76:17, 78:23, 87:8, 88:13, 94:8, 96:3, 103:2, 112:23</p> <p>needs [2] - 20:6, 110:13</p> <p>negotiations [1] - 77:23</p> <p>neighbor's [2] - 53:7, 54:22</p> <p>neighborhood [4] - 18:2, 18:6, 35:7, 40:25</p> <p>neighboring [2] - 52:15, 53:1</p> <p>neighbors [2] - 10:11, 55:21</p> <p>never [5] - 31:10, 62:24, 72:5, 76:1, 92:7</p> <p>new [17] - 7:17, 14:19, 22:18, 25:6, 25:22, 27:7, 27:14, 35:13, 62:5, 62:6, 79:4, 81:13, 89:23, 97:2, 97:13, 115:9, 116:24</p> <p>next [8] - 105:22, 106:2, 108:3, 113:20, 113:24, 115:14, 115:15, 117:2</p> <p>nights [1] - 105:3</p> <p>nine [1] - 66:9</p> <p>nominate [1] - 110:15</p> <p>noncompliance [2] - 102:1, 102:3</p> <p>noncontributing [6] - 25:5, 105:1, 106:19, 107:11, 110:7, 112:1</p> <p>none [12] - 3:17, 6:7, 24:24, 34:11, 41:11, 43:8, 58:6, 58:12, 65:21, 80:17, 103:12, 111:13</p> <p>nonresidential [1] - 42:15</p> <p>normally [6] - 21:21, 52:22, 53:6, 53:24, 77:8, 77:22</p> <p>North [9] - 10:24, 34:19, 34:20, 34:25, 35:21, 80:21, 81:1,</p>	<p>84:8, 88:4</p> <p>northeast [1] - 43:24</p> <p>notable [1] - 66:14</p> <p>Notary [1] - 1:9</p> <p>note [1] - 105:25</p> <p>notes [1] - 118:11</p> <p>nothing [14] - 4:21, 9:2, 11:5, 39:15, 45:19, 50:15, 60:9, 71:5, 84:3, 94:15, 96:12, 107:8, 109:16, 116:24</p> <p>number [7] - 5:15, 23:17, 23:20, 23:22, 108:7, 111:22</p> <p>Number [13] - 3:21, 5:17, 6:12, 19:1, 20:25, 33:11, 33:13, 57:9, 62:18, 63:13, 65:6, 78:24, 79:18</p> <p>numbered [1] - 33:4</p>	<p>105:24, 108:7</p> <p>one-story [1] - 58:21</p> <p>ones [2] - 33:5, 89:22</p> <p>open [11] - 4:6, 8:9, 10:8, 14:6, 26:8, 38:21, 45:2, 59:12, 70:14, 83:11, 87:7</p> <p>opens [2] - 29:12, 30:10</p> <p>operability [1] - 87:11</p> <p>operable [4] - 82:13, 84:24, 86:13, 86:23</p> <p>opine [1] - 95:17</p> <p>opinion [6] - 16:10, 70:1, 75:5, 92:17, 100:23, 108:21</p> <p>opportunity [2] - 16:1, 104:8</p> <p>opposed [18] - 3:15, 6:5, 24:16, 24:22, 34:3, 34:9, 43:6, 57:3, 58:4, 58:10, 65:10, 65:19, 78:21, 80:1, 80:15, 94:23, 103:10, 111:11</p> <p>option [3] - 96:24, 107:13, 107:21</p> <p>options [3] - 89:5, 102:20, 107:10</p> <p>order [17] - 36:24, 77:16, 84:13, 86:12, 89:4, 89:11, 95:11, 95:15, 96:25, 97:1, 97:8, 98:15, 99:7, 99:8, 100:13, 101:24, 102:18</p> <p>ordered [4] - 86:4, 89:18, 89:20, 90:25</p> <p>Ordinance [1] - 107:15</p> <p>original [26] - 9:21, 11:11, 14:15, 14:18, 23:15, 25:13, 40:6, 40:10, 40:13, 40:15, 42:24, 78:3, 78:8, 80:7, 81:17, 81:20, 81:23, 86:17, 91:9, 94:9, 94:17, 99:18, 100:13, 100:25, 102:24, 115:12</p> <p>originally [7] - 15:2, 30:5, 35:20, 38:10, 100:2, 101:1, 106:23</p> <p>otherwise [3] - 21:4, 64:24, 100:8</p> <p>outside [1] - 40:8</p> <p>overall [5] - 14:21, 25:24, 35:19, 44:6, 70:9</p> <p>overlay [1] - 40:8</p>
O				
<p>objection [4] - 14:21, 14:24, 44:6, 109:11</p> <p>objections [3] - 16:15, 16:22, 26:2</p> <p>obtained [1] - 42:14</p> <p>obviously [8] - 19:22, 42:22, 54:3, 60:22, 62:6, 72:17, 74:20, 91:9</p> <p>occur [1] - 19:4</p> <p>occurred [1] - 91:20</p> <p>October [6] - 14:19, 23:16, 24:2, 24:9, 24:11, 42:13</p> <p>OF [4] - 1:1, 118:1, 118:3, 118:4</p> <p>offer [1] - 39:20</p> <p>Office [2] - 1:18, 2:13</p> <p>offset [1] - 61:1</p> <p>OGC [1] - 76:23</p> <p>old [2] - 73:17, 75:8</p> <p>once [6] - 34:21, 36:8, 36:19, 37:6, 43:21, 117:1</p> <p>one [37] - 3:7, 3:24, 6:22, 6:25, 7:3, 9:24, 15:22, 27:5, 27:9, 28:3, 28:12, 28:21, 35:4, 36:18, 38:14, 42:21, 53:17, 58:21, 59:5, 61:23, 68:7, 70:4, 80:23, 81:7, 81:10, 82:2, 84:16, 91:23, 92:21, 95:9, 95:19, 98:8, 98:17, 102:12, 102:23,</p>				

<p>overloaded [1] - 110:2 override [1] - 97:15 oversight [1] - 106:18 own [3] - 60:1, 71:12, 71:22 owned [1] - 35:22 owner [8] - 46:5, 52:8, 52:10, 71:18, 81:8, 104:16, 105:22, 109:10 owner's [2] - 50:24, 52:4 owns [1] - 71:19</p>	<p>35:13, 35:15, 36:14, 38:7, 38:13, 42:20 Park [2] - 35:14, 73:11 parking [13] - 8:1, 9:12, 16:18, 17:17, 18:3, 21:15, 21:16, 21:18, 21:20, 21:22, 22:1, 22:3, 35:22 Parks [1] - 39:5 part [8] - 8:1, 11:23, 68:10, 96:22, 102:24, 110:4, 111:17, 111:18 particular [4] - 52:18, 106:15, 106:22, 107:25 pass [1] - 60:16 past [7] - 20:14, 72:13, 80:24, 83:6, 90:6, 106:15, 113:8 pattern [10] - 28:18, 28:25, 29:17, 29:19, 29:20, 30:2, 33:14, 44:12, 82:15, 99:10 pause [1] - 7:15 pavement [1] - 40:9 Pearl [4] - 80:20, 81:1, 84:8, 84:17 pedestrians [1] - 49:15 PEJSA [1] - 1:19 people [8] - 18:2, 18:5, 18:6, 42:25, 88:13, 92:15, 106:7, 112:10 per [2] - 90:16, 94:17 Peralta [2] - 59:21, 59:23 percent [1] - 61:1 perfect [1] - 60:2 perhaps [2] - 20:5, 96:23 permanently [1] - 63:3 permit [3] - 35:4, 104:19, 107:7 personal [1] - 60:1 personally [3] - 32:8, 100:16 photo [3] - 68:7, 85:24, 105:8 photos [1] - 46:13 physical [1] - 36:25 picked [2] - 89:22, 89:23 picture [1] - 18:23 piece [1] - 38:11 pink [1] - 76:7 pitch [1] - 62:12 Place [1] - 73:11 place [4] - 25:6, 73:15,</p>	<p>110:6, 110:8 placed [2] - 52:5, 106:18 placeholder [1] - 116:24 plan [25] - 9:21, 10:5, 15:15, 15:22, 18:23, 19:4, 19:9, 19:14, 19:23, 19:25, 21:1, 21:3, 21:6, 21:24, 24:2, 24:3, 24:8, 24:11, 27:8, 27:23, 28:7, 42:8, 57:19, 115:12 plane [5] - 19:3, 20:14, 30:20, 62:24, 63:1 Planning [4] - 1:17, 1:17, 1:18, 1:19 planning [2] - 62:18, 112:13 plans [7] - 14:15, 14:17, 14:18, 14:19, 14:22, 28:9, 35:13 plastic [1] - 100:22 play [1] - 82:17 plus [1] - 51:5 podium [17] - 4:9, 8:15, 10:22, 13:1, 17:7, 19:18, 26:13, 39:1, 45:7, 50:3, 59:17, 70:17, 74:8, 83:16, 88:2, 104:6, 112:18 point [9] - 18:22, 20:25, 96:6, 96:19, 97:16, 100:12, 101:7, 107:1, 107:22 pointless [1] - 102:7 points [1] - 92:10 Points [1] - 73:15 popped [1] - 16:1 popular [1] - 36:6 porch [12] - 7:2, 17:9, 20:20, 25:15, 25:18, 27:1, 27:18, 29:13, 30:25, 31:2, 31:4, 31:12 portion [1] - 58:25 portions [1] - 36:9 position [5] - 16:17, 18:14, 70:8, 88:7, 94:16 possibility [1] - 72:25 possibly [2] - 9:15, 77:5 Post [4] - 66:1, 66:3, 73:8, 73:20 posts [3] - 53:17, 53:22, 54:11 potential [5] - 18:7,</p>	<p>107:16, 108:11, 115:18, 115:19 Pottsburg [1] - 70:21 PowerPoint [1] - 45:23 practice [2] - 83:6, 86:18 precast [6] - 69:22, 69:25, 70:6, 76:2, 78:3, 78:5 precedent [3] - 92:12, 92:14, 100:4 precedent-setting [2] - 92:14, 100:4 prefer [1] - 116:12 premature [2] - 106:16, 107:4 PRESENT [2] - 1:12, 1:16 present [1] - 36:1 presentation [1] - 84:22 presented [3] - 5:6, 29:10, 52:14 preservation [2] - 71:14, 76:1 Preservation [11] - 2:5, 2:8, 2:10, 2:12, 21:4, 50:5, 74:11, 85:2, 90:4, 104:22, 111:20 PRESERVATION [1] - 1:2 preserve [5] - 75:9, 78:7, 84:13, 86:12, 107:20 preserved [1] - 87:18 preserving [1] - 38:12 pretty [7] - 8:2, 13:3, 13:11, 14:6, 15:20, 15:22, 61:20 previous [8] - 23:13, 72:12, 81:12, 89:4, 89:11, 95:14, 99:8, 102:18 previously [8] - 37:5, 39:25, 81:2, 81:5, 95:10, 98:15, 99:6, 111:19 printed [1] - 60:15 printout [1] - 23:1 privacy [2] - 46:11, 49:14 private [1] - 2:24 problem [5] - 5:14, 8:2, 9:16, 13:8, 64:1 Proceedings [1] - 1:6 proceedings [4] - 6:15, 7:15, 117:5, 118:9</p>	<p>process [4] - 72:5, 92:15, 107:25, 110:11 product [6] - 81:7, 84:11, 84:12, 86:20, 88:8, 97:5 production [2] - 60:19, 60:22 products [2] - 77:14, 89:5 Professional [2] - 118:7, 118:19 profile [1] - 81:22 project [5] - 9:10, 39:6, 84:9, 92:2, 100:6 projects [4] - 27:3, 76:1, 116:23, 117:1 properly [1] - 72:21 properties [2] - 52:16, 53:1 property [29] - 19:2, 25:9, 43:17, 43:23, 43:24, 46:7, 48:5, 49:3, 50:25, 52:2, 52:6, 52:19, 53:8, 53:9, 55:24, 58:20, 105:6, 105:10, 105:19, 106:13, 106:15, 106:22, 107:17, 108:12, 108:17, 109:6, 110:15, 110:22, 114:18 proposal [1] - 36:23 propose [1] - 84:12 proposed [13] - 6:24, 7:1, 7:18, 23:15, 24:6, 25:24, 28:3, 32:9, 35:8, 81:8, 81:22, 84:11, 115:23 proposing [4] - 8:1, 29:8, 48:23, 57:1 provide [5] - 12:16, 37:14, 77:14, 94:5, 94:18 provided [3] - 14:16, 82:11, 82:16 proximity [1] - 40:15 prudent [2] - 95:17, 95:21 public [22] - 4:7, 5:23, 8:9, 13:25, 26:9, 32:1, 38:21, 40:19, 41:12, 45:2, 51:18, 59:13, 61:15, 70:15, 75:16, 83:11, 88:21, 104:2, 112:15, 112:24, 115:4, 115:8 Public [2] - 1:9,</p>
<p>P</p>				
<p>P-e-r-a-l-t-a [1] - 59:24 p.m [5] - 1:7, 2:1, 115:21, 115:22, 117:6 pad [13] - 8:1, 15:8, 16:1, 16:18, 18:8, 18:11, 21:15, 21:16, 21:18, 21:19, 21:20, 22:1, 22:3 Padua [1] - 70:20 PADUA [4] - 71:2, 71:7, 71:9, 74:4 page [1] - 52:12 Page [1] - 89:10 paint [21] - 66:12, 67:8, 69:5, 69:22, 72:2, 72:14, 72:18, 72:23, 73:6, 75:4, 76:5, 76:6, 76:10, 77:4, 77:19, 77:21, 78:10, 78:17, 78:24, 81:20, 96:14 painted [5] - 70:9, 71:10, 76:1, 76:6, 78:6 painting [8] - 66:4, 66:13, 66:23, 67:4, 68:24, 74:15, 74:23, 79:19 panels [16] - 36:9, 58:17, 58:24, 60:17, 60:25, 62:4, 62:20, 63:2, 64:4, 64:14, 64:15, 64:18, 65:6, 113:6, 113:10, 113:11 par [1] - 85:8 parallel [1] - 11:15 parapet [6] - 66:8, 69:18, 76:12, 78:11, 78:12, 78:17 parapets [4] - 67:2, 67:11, 77:5, 78:25 park [7] - 17:16,</p>				

<p>116:23 publishing [4] - 14:15, 82:3, 82:8, 82:10 Publix [1] - 71:24 pull [3] - 3:20, 5:12, 17:9 pulled [5] - 3:22, 6:13, 92:5, 93:18, 93:20 purchased [3] - 85:4, 86:8, 90:10 purposes [2] - 46:12, 66:12 pursue [1] - 110:5 purview [1] - 93:24 push [1] - 92:20 put [13] - 10:5, 10:6, 17:12, 17:19, 29:15, 29:16, 46:9, 47:10, 54:10, 60:20, 60:21, 87:9, 114:1 PVC [2] - 89:6, 99:11</p>	<p>97:17 readily [2] - 27:4, 38:3 reading [1] - 100:15 reads [3] - 3:23, 5:15, 63:23 real [6] - 4:15, 9:10, 19:17, 39:9, 45:25, 89:14 really [14] - 11:12, 31:9, 31:21, 40:16, 46:10, 48:7, 49:17, 56:5, 74:19, 76:15, 95:3, 100:20, 104:9, 111:2 rear [6] - 25:15, 25:18, 27:3, 30:25, 31:1, 60:21 rearranged [1] - 25:17 reason [2] - 62:8, 109:23 reasons [1] - 44:19 Rec [1] - 39:5 receive [1] - 9:13 received [4] - 9:11, 104:17, 113:4, 113:7 recently [1] - 73:5 recognize [4] - 37:4, 37:7, 44:13, 70:6 recognizing [1] - 76:17 recommend [3] - 82:17, 82:18, 109:4 recommendation [5] - 26:4, 37:21, 44:23, 67:12, 109:7 recommendations [1] - 94:19 recommended [5] - 22:21, 67:7, 77:15, 82:9, 85:1 recommending [4] - 7:5, 59:7, 82:22, 83:7 record [6] - 18:12, 48:13, 76:15, 107:6, 112:7, 118:10 records [1] - 105:4 recreate [1] - 40:2 Reed [2] - 83:19, 83:21 reference [1] - 14:23 referring [1] - 67:17 regarding [8] - 7:10, 11:13, 52:15, 62:19, 62:20, 78:3, 86:16, 113:6 regards [2] - 14:24, 53:21 Register [1] - 109:2 regular [1] - 86:19</p>	<p>rehabilitate [1] - 42:14 rehabilitation [1] - 36:23 reinterpret [1] - 39:24 rejected [1] - 46:3 relationship [3] - 15:8, 36:25, 37:17 relatively [3] - 11:16, 12:7, 73:13 relocated [4] - 35:25, 36:8, 37:6, 37:7 relocating [1] - 36:18 relocation [6] - 34:22, 35:3, 35:4, 35:8, 37:13, 37:15 remaining [1] - 42:10 remember [1] - 17:17 removal [1] - 25:18 remove [8] - 8:4, 28:11, 77:4, 77:19, 77:20, 78:10, 78:16, 78:24 removed [2] - 46:2, 67:8 Renaissance [4] - 84:20, 85:18, 87:14, 89:23 render [3] - 92:17, 93:25, 96:12 rendered [1] - 93:7 renderings [1] - 35:12 renditions [1] - 20:3 renovate [1] - 85:7 renovating [1] - 88:12 renovations [1] - 72:4 repair [1] - 46:4 repaired [1] - 47:14 replace [2] - 28:23, 31:9 replaced [2] - 9:23, 25:22 replacement [1] - 81:19 replacing [1] - 29:12 report [9] - 5:4, 5:6, 14:16, 82:4, 82:10, 90:17, 107:19, 109:11, 118:9 reporter [1] - 3:1 REPORTER [29] - 4:16, 4:19, 4:24, 8:22, 8:25, 9:5, 10:25, 11:3, 11:8, 39:10, 39:13, 39:18, 45:14, 45:17, 45:22, 50:10, 50:13, 50:18, 59:25, 60:4, 60:7, 60:12, 70:25, 71:3, 71:8, 83:23, 84:1, 84:6, 118:1</p>	<p>Reporter [4] - 23:9, 59:22, 118:8, 118:19 represent [1] - 84:9 representing [4] - 4:25, 88:5, 91:3, 91:4 request [2] - 11:20, 72:17 requested [2] - 25:17, 52:24 requesting [1] - 95:9 require [1] - 77:3 required [4] - 27:23, 95:15, 99:9, 101:25 requirements [2] - 87:17, 97:7 research [2] - 107:18, 109:22 residence [2] - 6:18, 21:2 residential [3] - 58:22, 72:7, 75:1 resolve [1] - 85:6 response [41] - 3:16, 4:5, 5:21, 6:6, 8:7, 8:11, 10:15, 12:23, 13:16, 13:23, 24:17, 24:23, 26:7, 31:17, 31:24, 34:4, 34:10, 38:19, 41:3, 41:10, 43:7, 45:1, 49:21, 51:16, 58:5, 58:11, 59:10, 61:13, 65:11, 65:20, 70:13, 74:1, 75:14, 80:2, 80:16, 83:10, 87:21, 88:19, 103:11, 111:12, 115:6 responsibility [1] - 94:11 rest [1] - 63:5 restaurant [1] - 73:10 restore [1] - 23:14 restored [1] - 15:2 reuse [1] - 28:21 review [2] - 104:19, 107:7 revise [1] - 23:8 revised [3] - 6:1, 12:1, 22:18 revision [2] - 10:1, 13:4 revisit [2] - 72:25, 76:21 ribbon [1] - 40:8 right-hand [1] - 9:22 right-of-way [1] - 40:4 right-side [2] - 22:19, 23:17 ring [1] - 114:12</p>	<p>rip [1] - 97:1 Rive [1] - 112:22 River [1] - 8:19 Riverside [5] - 50:5, 58:19, 71:13, 71:23, 74:10 road [3] - 17:18, 110:18, 111:14 Road [1] - 83:20 roof [14] - 7:2, 25:13, 29:13, 30:11, 58:17, 58:23, 60:23, 62:10, 62:12, 62:22, 62:25, 63:1, 64:3, 66:7 roof-mounted [1] - 58:17 Room [1] - 1:8 room [7] - 3:1, 17:16, 20:18, 21:24, 28:17, 52:20, 116:19 Rosamond [1] - 35:11 rough [1] - 17:21 route [1] - 77:7 ruin [2] - 82:4, 82:6 rules [2] - 91:1, 94:12 run [4] - 3:19, 9:9, 17:13, 82:7 runs [1] - 47:22</p>
Q				
<p>Queen [1] - 25:14 questions [25] - 7:7, 8:5, 9:18, 10:13, 13:14, 26:6, 30:6, 30:23, 31:15, 37:22, 38:17, 41:1, 44:24, 48:10, 49:19, 59:9, 59:12, 61:7, 67:14, 70:12, 73:24, 82:20, 83:8, 85:11, 87:20 quick [8] - 4:15, 9:10, 19:17, 39:9, 45:25, 46:14, 53:2, 89:14 quite [2] - 61:24, 74:24</p>				
R				
<p>raise [9] - 4:16, 8:22, 10:25, 39:10, 45:14, 50:10, 60:4, 70:25, 83:23 raised [8] - 15:1, 94:20, 95:12, 95:19, 97:6, 97:19, 99:12, 99:20 ramp [1] - 36:11 ranking [1] - 111:22 rather [5] - 15:1, 16:19, 29:25, 67:1, 99:22 Raymond [2] - 70:20, 70:23 reach [3] - 96:19, 96:23, 97:5 read [3] - 5:6, 79:19,</p>				
S				
<p>San [1] - 71:13 Sanborn [3] - 39:23, 105:13, 106:22 sash [10] - 29:17, 81:20, 85:14, 85:16, 85:19, 85:22, 87:9, 95:10, 103:19 sashes [2] - 86:21, 86:25 saw [1] - 87:1 scares [2] - 76:3, 76:7 Schifanella [4] - 50:3, 50:4, 74:8, 74:10 SCHIFANELLA [6] - 50:4, 50:12, 50:17, 50:19, 74:6, 74:9 scope [4] - 25:24, 43:21, 59:2, 81:9 screen [1] - 14:14 screening [1] - 44:16 scroll [1] - 80:24 sculpture [1] - 40:12 second [27] - 3:12, 3:24, 6:2, 10:1, 14:3, 24:13, 25:21, 32:5, 33:25, 41:15, 41:25, 51:21, 58:1, 61:18, 63:14, 65:7, 65:14, 65:15, 65:16, 75:19,</p>				

<p>78:18, 79:23, 80:12, 90:18, 103:7, 110:23, 111:8</p> <p>seconded [1] - 41:19</p> <p>Secretary [1] - 1:14</p> <p>section [2] - 21:5, 36:17</p> <p>Section [8] - 34:14, 34:17, 65:23, 80:19, 94:22, 95:5, 95:24, 107:14</p> <p>security [2] - 44:18, 46:11</p> <p>see [26] - 11:11, 12:4, 15:1, 16:20, 16:25, 26:24, 27:24, 28:6, 28:9, 29:3, 29:5, 46:17, 46:21, 62:8, 62:11, 68:5, 78:9, 84:23, 96:6, 96:8, 105:22, 106:5, 110:18, 112:2, 115:24</p> <p>seeing [3] - 14:9, 41:11, 93:6</p> <p>seeks [4] - 25:4, 35:4, 58:23, 66:3</p> <p>seem [4] - 7:12, 7:22, 15:12, 90:21</p> <p>send [1] - 112:8</p> <p>sense [3] - 16:23, 85:10, 107:20</p> <p>sent [2] - 45:23, 113:4</p> <p>separate [2] - 44:4, 108:4</p> <p>separately [1] - 99:19</p> <p>Sessa [1] - 45:10</p> <p>SESSA [10] - 45:16, 45:21, 45:23, 48:17, 48:21, 49:1, 49:7, 49:10, 49:13, 49:25</p> <p>set [3] - 15:24, 35:12, 92:13</p> <p>setback [2] - 15:17, 17:10</p> <p>sets [1] - 3:6</p> <p>setting [3] - 37:5, 92:14, 100:4</p> <p>settle [1] - 77:22</p> <p>settlement [1] - 77:23</p> <p>seven [4] - 36:4, 109:1, 109:13</p> <p>several [3] - 36:2, 38:8, 106:21</p> <p>shall [10] - 19:2, 21:2, 23:18, 78:24, 79:19, 79:20, 81:14, 97:19, 99:11, 99:20</p> <p>shared [1] - 105:5</p> <p>shelving [2] - 10:6</p>	<p>shelving-type [1] - 10:6</p> <p>shingle [2] - 25:13, 58:23</p> <p>shop [1] - 100:21</p> <p>shot [1] - 109:15</p> <p>shotgun [14] - 35:5, 35:20, 35:25, 36:2, 36:8, 36:11, 36:13, 36:19, 36:20, 37:8, 37:16, 40:14, 40:24, 42:21</p> <p>show [6] - 9:20, 46:13, 47:12, 60:24, 82:24, 106:23</p> <p>showed [1] - 47:9</p> <p>showing [2] - 47:5, 47:6</p> <p>shown [6] - 11:12, 21:2, 21:23, 64:17, 67:24, 68:1</p> <p>shows [3] - 46:23, 84:17, 106:24</p> <p>shyster [1] - 91:6</p> <p>sic [5] - 46:10, 48:25, 85:2, 90:4, 113:3</p> <p>side [48] - 9:19, 9:22, 10:2, 11:13, 11:15, 11:19, 11:23, 12:3, 12:9, 12:18, 13:7, 17:24, 20:21, 22:2, 22:8, 22:19, 22:23, 22:24, 23:3, 23:7, 23:13, 23:17, 27:10, 47:14, 48:5, 48:15, 48:19, 49:2, 50:24, 51:6, 52:2, 52:25, 53:3, 53:7, 53:13, 54:9, 54:14, 55:17, 55:20, 55:25, 56:6, 56:21, 57:2, 59:4, 74:12, 85:20</p> <p>sides [1] - 47:2</p> <p>sidewalk [11] - 17:24, 18:3, 44:2, 46:23, 48:15, 48:24, 49:11, 51:5, 52:2, 52:11, 52:20</p> <p>siding [1] - 7:4</p> <p>signage [1] - 42:23</p> <p>signed [1] - 94:10</p> <p>significance [1] - 107:19</p> <p>significant [1] - 31:3</p> <p>silence [1] - 2:23</p> <p>silver [2] - 113:8, 113:13</p> <p>similar [4] - 32:12, 48:8, 90:6</p> <p>simpler [1] - 57:18</p>	<p>simply [2] - 109:7, 109:9</p> <p>Simultaneous [13] - 49:6, 55:9, 56:2, 63:10, 63:24, 64:12, 69:1, 80:4, 96:4, 98:1, 101:13, 102:14, 111:4</p> <p>Sing [1] - 35:14</p> <p>single [5] - 6:17, 6:25, 21:1, 58:18, 59:6</p> <p>single-family [5] - 6:17, 6:25, 21:1, 58:18, 59:6</p> <p>sit [2] - 43:25, 61:5</p> <p>site [36] - 6:20, 7:12, 7:19, 7:23, 15:14, 15:15, 15:22, 18:23, 19:4, 19:9, 19:14, 19:23, 19:25, 21:3, 21:6, 21:24, 24:1, 24:2, 24:3, 24:8, 24:11, 32:12, 35:1, 35:6, 35:8, 35:9, 37:5, 37:17, 38:3, 39:21, 39:25, 40:13, 40:24, 57:19, 66:17</p> <p>Site [4] - 21:1, 81:15, 106:24, 106:25</p> <p>sits [1] - 53:9</p> <p>situation [8] - 10:11, 17:19, 20:7, 46:18, 61:25, 92:17, 93:13, 100:5</p> <p>situations [1] - 90:6</p> <p>six [3] - 47:12, 49:1, 77:8</p> <p>sixteen [2] - 22:6, 22:7</p> <p>size [4] - 12:16, 15:14, 22:22, 81:20</p> <p>sizes [1] - 11:21</p> <p>sizing [1] - 28:25</p> <p>slightly [2] - 16:3, 52:21</p> <p>small [1] - 7:23</p> <p>smart [1] - 42:24</p> <p>solar [14] - 58:17, 58:24, 59:11, 61:21, 62:3, 62:20, 63:2, 64:4, 64:14, 64:15, 64:18, 65:6, 113:6, 113:10</p> <p>solution [1] - 96:15</p> <p>somewhere [2] - 105:11, 105:17</p> <p>sorry [4] - 32:22, 79:5, 79:16, 82:18</p> <p>sort [6] - 42:23, 62:21, 78:7, 96:15, 100:21, 108:6</p>	<p>sought [2] - 16:8, 104:17</p> <p>sounds [4] - 13:2, 13:10, 14:6, 75:24</p> <p>south [2] - 113:17, 113:18</p> <p>south-facing [1] - 113:17</p> <p>southern [1] - 40:17</p> <p>space [1] - 18:10</p> <p>SPAR [5] - 9:14, 11:10, 22:20, 88:5, 105:3</p> <p>SPAR's [1] - 14:23</p> <p>speaking [14] - 11:10, 49:6, 55:9, 56:2, 63:10, 63:24, 64:12, 69:1, 80:4, 96:4, 98:1, 101:13, 102:14, 111:4</p> <p>speaks [1] - 33:13</p> <p>special [2] - 108:6</p> <p>specifically [3] - 19:1, 33:4, 111:24</p> <p>specify [5] - 79:7, 97:20, 97:22, 100:13, 100:14</p> <p>speculation [1] - 109:2</p> <p>speed [1] - 92:6</p> <p>speeding [5] - 92:5, 92:7, 93:18, 93:20, 93:22</p> <p>spot [1] - 21:22</p> <p>Springfield [5] - 6:18, 16:5, 16:7, 104:13, 111:25</p> <p>St [15] - 4:2, 5:1, 25:2, 25:4, 30:18, 43:13, 43:15, 43:23, 45:11, 46:12, 46:17, 47:10, 47:13, 47:22, 47:25</p> <p>stab [2] - 14:5, 32:17</p> <p>staff [64] - 5:10, 7:8, 7:17, 8:6, 11:24, 14:2, 14:10, 14:16, 16:11, 20:8, 22:22, 24:7, 25:23, 26:6, 31:5, 32:4, 32:10, 37:23, 38:18, 41:17, 41:23, 44:4, 44:25, 51:20, 51:24, 53:16, 59:7, 59:9, 59:12, 61:17, 63:4, 66:17, 67:15, 70:12, 75:18, 76:14, 76:19, 77:13, 82:21, 83:9, 88:23, 91:22, 94:5, 94:19, 96:6, 96:14, 96:18, 96:22, 97:6, 97:15,</p>	<p>97:25, 100:15, 104:23, 106:10, 107:9, 107:24, 108:17, 111:15, 111:16, 111:21, 112:5, 112:8, 115:9</p> <p>staff's [4] - 70:1, 88:7, 90:17, 101:19</p> <p>stage [2] - 36:10, 107:3</p> <p>stair [1] - 25:19</p> <p>stake [1] - 92:9</p> <p>stand [6] - 21:8, 64:19, 82:9, 95:15, 99:23, 102:5</p> <p>standard [4] - 53:5, 53:20, 59:11, 83:5</p> <p>standards [1] - 100:10</p> <p>stands [3] - 61:21, 99:9, 101:24</p> <p>start [3] - 2:6, 108:17, 112:13</p> <p>started [1] - 2:4</p> <p>State [2] - 1:10, 111:23</p> <p>state [11] - 4:10, 8:16, 26:14, 39:2, 45:8, 59:18, 70:18, 81:19, 83:17, 92:16, 112:19</p> <p>STATE [1] - 118:3</p> <p>statement [1] - 96:9</p> <p>stating [3] - 16:23, 113:5, 113:7</p> <p>status [1] - 110:16</p> <p>Steele [1] - 112:21</p> <p>STEELE [9] - 113:2, 113:17, 113:22, 113:25, 114:4, 114:6, 114:16, 114:20, 115:1</p> <p>stenographic [1] - 118:11</p> <p>stenographically [1] - 118:9</p> <p>step [1] - 48:18</p> <p>STEPHANIE [1] - 1:19</p> <p>steps [4] - 31:2, 31:3, 31:6, 31:8</p> <p>stick [2] - 94:8, 102:18</p> <p>still [18] - 35:6, 37:8, 37:10, 60:25, 69:25, 82:9, 82:17, 82:25, 84:18, 84:24, 86:12, 86:23, 92:6, 98:24, 98:25, 107:2, 107:7</p> <p>stipulate [1] - 100:3</p> <p>stone [2] - 74:23, 74:24</p> <p>stop [4] - 30:14, 93:21, 116:10</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>storefront [2] - 66:8, 79:8</p> <p>story [6] - 6:17, 6:25, 25:6, 25:10, 58:21, 59:6</p> <p>strange [1] - 7:21</p> <p>Street [34] - 1:8, 3:21, 3:25, 4:1, 4:13, 5:16, 5:18, 6:11, 7:19, 10:24, 16:21, 26:17, 34:19, 34:20, 34:23, 34:25, 35:21, 36:1, 40:5, 40:16, 66:1, 66:3, 73:8, 73:20, 80:20, 81:1, 84:8, 84:17, 88:4, 104:12, 105:8, 111:7, 114:4</p> <p>street [35] - 15:19, 16:4, 16:7, 29:2, 29:5, 46:20, 47:16, 48:14, 48:15, 52:2, 52:25, 53:7, 53:10, 53:13, 54:9, 54:14, 54:17, 54:18, 54:20, 54:23, 55:11, 55:13, 55:17, 55:20, 55:25, 56:6, 56:8, 56:21, 57:2, 58:24, 60:18, 64:4, 64:5, 66:10, 71:23</p> <p>street-visible [2] - 58:24, 66:10</p> <p>stricken [1] - 33:8</p> <p>strictly [1] - 38:2</p> <p>strike [14] - 19:14, 20:22, 21:11, 22:13, 23:21, 33:18, 57:7, 57:13, 57:25, 62:18, 63:3, 63:13, 64:11, 64:24</p> <p>striking [6] - 32:21, 32:23, 54:4, 54:10, 64:7, 65:6</p> <p>strip [2] - 72:18, 72:21</p> <p>structure [17] - 19:3, 20:14, 25:8, 25:12, 25:20, 38:15, 43:18, 58:18, 58:25, 59:4, 66:6, 66:24, 81:17, 105:17, 106:1, 108:21, 110:7</p> <p>structure's [2] - 25:15, 66:13</p> <p>structures [13] - 6:25, 25:10, 37:4, 42:10, 42:14, 59:6, 75:1, 76:18, 78:4, 104:15, 110:8, 112:1, 112:2</p> <p>stucco [1] - 7:4</p> <p>style [6] - 25:14, 36:5,</p>	<p>37:1, 37:11, 43:19, 58:21</p> <p>styles [1] - 25:11</p> <p>stylization [1] - 14:25</p> <p>sub [1] - 56:18</p> <p>subject [2] - 6:20, 58:20</p> <p>submittal [1] - 27:24</p> <p>substantially [2] - 21:2, 73:19</p> <p>sucks [1] - 73:22</p> <p>suggest [4] - 18:9, 99:25, 108:15, 109:20</p> <p>supplied [1] - 82:14</p> <p>support [5] - 16:24, 17:2, 18:7, 23:2, 44:20</p> <p>supportive [1] - 37:20</p> <p>supposed [5] - 85:22, 95:4, 95:5, 96:11, 100:9</p> <p>surface [2] - 82:23, 82:24</p> <p>surrounded [1] - 25:10</p> <p>surrounding [3] - 6:23, 43:20, 44:7</p> <p>survey [2] - 105:15, 111:24</p> <p>swear [10] - 4:15, 8:21, 39:8, 45:13, 50:9, 60:3, 70:24, 83:21, 84:5, 112:24</p> <p>swore [1] - 26:18</p> <p>Sydney [2] - 3:25, 5:16</p> <p>system [1] - 62:22</p>	<p>107:10, 107:12, 108:9, 115:19, 115:23</p> <p>testimony [9] - 4:20, 9:1, 11:4, 39:14, 45:18, 50:14, 60:8, 71:4, 84:2</p> <p>THE [303] - 2:3, 2:17, 2:22, 3:13, 3:15, 3:17, 4:6, 4:10, 4:14, 4:16, 4:19, 4:24, 5:2, 5:11, 5:14, 5:22, 6:3, 6:5, 6:7, 7:7, 8:5, 8:8, 8:12, 8:14, 8:16, 8:20, 8:22, 8:25, 9:5, 9:6, 9:9, 10:12, 10:16, 10:19, 10:25, 11:3, 11:8, 12:20, 12:24, 13:2, 13:10, 13:13, 13:17, 13:20, 13:24, 14:4, 15:3, 16:12, 16:25, 17:5, 18:15, 18:18, 18:21, 19:16, 19:19, 19:22, 20:1, 20:4, 20:9, 20:16, 20:22, 21:8, 22:6, 22:16, 23:4, 23:10, 24:4, 24:12, 24:14, 24:16, 24:18, 24:22, 24:24, 26:6, 26:8, 26:12, 26:14, 26:18, 26:23, 27:21, 28:20, 30:6, 30:22, 31:15, 31:18, 31:22, 31:25, 32:6, 32:15, 33:1, 34:1, 34:3, 34:5, 34:9, 34:11, 34:16, 37:22, 38:17, 38:20, 38:25, 39:2, 39:8, 39:10, 39:13, 39:18, 41:1, 41:4, 41:7, 41:11, 41:16, 42:1, 42:3, 42:5, 42:17, 43:2, 43:6, 43:8, 43:11, 44:24, 45:2, 45:6, 45:8, 45:12, 45:14, 45:17, 45:22, 48:10, 49:19, 49:22, 50:1, 50:8, 50:10, 50:13, 50:18, 51:14, 51:17, 51:22, 54:13, 54:19, 54:24, 55:2, 55:6, 55:18, 56:11, 56:15, 56:18, 56:20, 56:25, 57:6, 57:10, 57:16, 57:19, 57:22, 58:2, 58:4, 58:6, 58:10, 58:12, 59:9, 59:11, 59:16, 59:18, 59:25, 60:2, 60:4, 60:7, 60:12,</p>	<p>60:13, 61:4, 61:6, 61:10, 61:14, 61:19, 61:23, 62:14, 63:7, 63:15, 64:1, 64:8, 64:11, 64:15, 64:19, 65:3, 65:8, 65:10, 65:12, 65:15, 65:17, 65:19, 65:21, 67:14, 68:3, 69:8, 69:23, 70:11, 70:14, 70:18, 70:23, 70:25, 71:3, 71:8, 73:24, 74:2, 74:5, 74:7, 75:11, 75:15, 75:20, 77:18, 77:25, 78:13, 78:19, 78:21, 79:24, 80:1, 80:3, 80:13, 80:15, 80:17, 82:20, 83:8, 83:11, 83:15, 83:17, 83:21, 83:23, 84:1, 84:6, 85:11, 87:19, 87:22, 87:24, 88:16, 88:20, 89:13, 90:2, 90:8, 90:11, 90:19, 91:8, 91:17, 92:24, 93:4, 94:21, 95:2, 95:22, 96:5, 96:10, 97:3, 97:9, 98:4, 98:11, 98:18, 98:21, 99:3, 101:4, 101:6, 101:10, 101:14, 101:18, 101:21, 102:6, 102:11, 102:15, 102:21, 102:25, 103:5, 103:10, 103:12, 103:16, 103:22, 104:1, 104:5, 106:9, 109:18, 109:21, 110:12, 110:17, 111:3, 111:6, 111:8, 111:11, 111:13, 112:14, 112:17, 112:19, 112:23, 113:1, 113:16, 113:20, 113:23, 114:3, 114:5, 114:8, 114:23, 115:3, 115:7, 115:14, 116:5, 116:11, 116:15, 116:21, 117:3</p> <p>therefore [6] - 36:23, 37:9, 66:23, 85:3, 86:6, 87:7</p> <p>they've [4] - 28:11, 73:12, 98:14, 111:21</p> <p>thinking [2] - 98:3, 115:20</p> <p>thoughts [6] - 42:5, 42:18, 62:16, 75:22,</p>	<p>90:19, 105:23</p> <p>threats [1] - 35:24</p> <p>three [8] - 7:3, 35:5, 35:20, 36:20, 38:1, 67:25, 68:7, 92:10</p> <p>three-over-one [1] - 7:3</p> <p>thrives [1] - 73:19</p> <p>throw [1] - 51:7</p> <p>ticket [2] - 92:8, 93:21</p> <p>tile [4] - 72:19, 76:11, 79:7, 79:11</p> <p>tiles [9] - 66:9, 66:14, 67:5, 67:9, 67:11, 67:17, 67:19, 77:5, 79:20</p> <p>titled [2] - 35:14, 36:21</p> <p>today [10] - 9:7, 84:8, 85:5, 86:15, 90:10, 105:11, 113:24, 114:8, 114:25, 115:13</p> <p>together [2] - 38:1, 114:1</p> <p>Tom [1] - 112:21</p> <p>took [1] - 84:16</p> <p>top [21] - 28:2, 28:3, 29:5, 48:20, 52:1, 52:3, 52:10, 67:3, 68:6, 69:15, 69:22, 85:14, 85:16, 85:21, 87:9, 91:12, 91:13, 95:10, 95:20, 98:9, 103:19</p> <p>total [4] - 53:3, 53:4, 53:12, 54:8</p> <p>tough [3] - 3:1, 8:12, 91:8</p> <p>towards [4] - 11:21, 12:16, 101:11, 113:11</p> <p>traditional [3] - 11:21, 12:5, 12:16</p> <p>Trail [1] - 70:21</p> <p>transcript [1] - 118:10</p> <p>transom [10] - 9:18, 9:22, 11:17, 12:4, 12:5, 12:11, 22:19, 23:14, 27:15, 28:22</p> <p>transoms [4] - 10:2, 10:8, 14:25, 25:16</p> <p>treated [1] - 95:24</p> <p>tricky [2] - 90:21, 91:7</p> <p>tried [3] - 39:23, 46:1, 72:14</p> <p>trim [1] - 28:25</p> <p>Tropia [3] - 1:9, 118:7, 118:19</p> <p>true [1] - 118:10</p>
T				
<p>table [6] - 23:11, 64:23, 90:13, 94:4, 103:6</p> <p>tall [5] - 48:1, 48:25, 49:5, 52:24, 53:24</p> <p>tallest [1] - 48:1</p> <p>technologies [1] - 62:6</p> <p>technology [1] - 62:5</p> <p>tempered [1] - 36:9</p> <p>ten [1] - 76:4</p> <p>tend [1] - 32:15</p> <p>Tenders [1] - 28:8</p> <p>term [1] - 82:6</p> <p>terms [18] - 35:3, 36:17, 36:18, 37:4, 37:15, 44:7, 66:21, 77:14, 82:1, 82:13, 89:5, 107:5, 107:6,</p>				

<p>truth [27] - 4:21, 4:22, 9:2, 9:3, 11:5, 11:6, 39:15, 39:16, 45:19, 45:20, 50:15, 50:16, 60:9, 60:10, 71:5, 71:6, 84:3, 84:4</p> <p>try [5] - 5:9, 76:10, 85:5, 93:1, 97:4</p> <p>trying [17] - 10:4, 15:10, 17:1, 17:12, 17:17, 17:21, 27:25, 40:2, 40:17, 73:7, 84:12, 85:9, 86:11, 89:3, 106:3, 108:5, 108:10</p> <p>turn [2] - 72:11, 72:22</p> <p>turnkey [1] - 72:4</p> <p>twelve [1] - 33:10</p> <p>twice [3] - 65:2, 80:8, 80:11</p> <p>twin [1] - 108:3</p> <p>two [56] - 2:23, 3:6, 6:17, 6:22, 6:25, 11:17, 12:3, 25:6, 25:10, 25:15, 25:16, 36:4, 42:10, 42:14, 46:10, 59:6, 68:7, 80:6, 81:6, 81:7, 81:10, 81:14, 81:16, 82:2, 91:12, 95:9, 95:12, 98:8, 98:17, 99:2, 99:10, 100:2, 100:8, 100:9, 101:3, 101:5, 102:12, 102:22, 102:23, 103:21, 115:22</p> <p>two-and-a-half [1] - 46:10</p> <p>two-over [1] - 100:8</p> <p>two-over-one [8] - 81:7, 81:10, 82:2, 95:9, 98:8, 98:17, 102:12, 102:23</p> <p>two-over-two [13] - 81:6, 81:14, 81:16, 95:12, 98:17, 99:2, 99:10, 100:2, 100:9, 101:3, 101:5, 102:22, 103:21</p> <p>two-story [5] - 6:17, 6:25, 25:6, 25:10, 59:6</p> <p>type [1] - 10:6</p> <p>typical [1] - 7:14</p> <p>typically [6] - 16:5, 17:8, 27:3, 72:4, 75:7, 99:21</p> <p>typo [1] - 66:18</p>	<p>U</p> <p>ultimately [1] - 67:3</p> <p>umpteenth [1] - 62:6</p> <p>uncomfortable [1] - 83:7</p> <p>under [5] - 46:2, 72:6, 105:6, 105:7, 107:7</p> <p>understood [2] - 31:14, 110:10</p> <p>underwriting [1] - 71:19</p> <p>undeveloped [1] - 35:12</p> <p>unfortunate [2] - 74:19, 93:9</p> <p>unfortunately [1] - 72:1</p> <p>unintentionally [1] - 74:20</p> <p>Union [1] - 35:23</p> <p>unique [2] - 43:20, 75:6</p> <p>unit [1] - 71:22</p> <p>units [1] - 71:12</p> <p>University [1] - 111:18</p> <p>unless [3] - 75:21, 79:14, 117:3</p> <p>unpainted [1] - 66:4</p> <p>unsafe [1] - 29:14</p> <p>up [57] - 8:14, 9:21, 10:8, 10:17, 12:2, 12:25, 13:8, 13:17, 15:20, 17:6, 19:17, 22:1, 23:5, 23:7, 26:12, 29:12, 29:23, 29:24, 30:10, 30:13, 31:19, 38:10, 38:25, 41:5, 45:6, 49:23, 52:23, 59:16, 61:7, 62:3, 67:3, 68:14, 68:24, 69:15, 74:2, 74:7, 74:23, 77:10, 83:15, 85:8, 87:22, 89:16, 89:22, 89:23, 90:12, 91:5, 102:16, 104:5, 105:9, 105:20, 106:5, 109:7, 109:9, 109:13, 112:17</p> <p>up-charge [2] - 29:23, 29:24</p> <p>updated [2] - 14:10, 14:17</p> <p>upper [3] - 29:17, 30:15, 30:16</p> <p>usability [1] - 27:19</p> <p>uses [1] - 42:15</p> <p>utility [1] - 59:3</p>	<p>V</p> <p>vacant [2] - 6:20, 6:22</p> <p>valid [1] - 92:4</p> <p>valuable [2] - 108:20, 108:22</p> <p>value [2] - 36:22, 108:10</p> <p>variety [1] - 25:11</p> <p>various [1] - 94:13</p> <p>vegetation [1] - 44:16</p> <p>venue [1] - 104:10</p> <p>verify [1] - 51:8</p> <p>vernacular [1] - 66:6</p> <p>version [1] - 14:10</p> <p>versus [1] - 106:19</p> <p>viable [1] - 97:11</p> <p>Vice [1] - 1:13</p> <p>Victorian [1] - 36:5</p> <p>Victorian-style [1] - 36:5</p> <p>video [5] - 82:16, 84:15, 84:22, 84:24, 87:2</p> <p>view [1] - 60:18</p> <p>viewed [2] - 27:10, 29:2</p> <p>vinyl [3] - 89:7, 99:12</p> <p>violation [1] - 77:12</p> <p>visible [15] - 11:16, 11:18, 11:22, 12:9, 12:12, 27:5, 56:6, 56:9, 58:24, 59:11, 61:24, 64:5, 66:6, 66:10</p> <p>visibly [1] - 70:8</p> <p>visit [1] - 66:17</p> <p>Voice [1] - 35:14</p> <p>voice [1] - 65:1</p> <p>void [1] - 84:18</p> <p>Volstead [1] - 71:20</p> <p>vote [6] - 24:18, 34:5, 43:3, 58:7, 65:1, 91:23</p> <p>voted [2] - 111:23, 112:11</p> <p>voting [1] - 112:11</p>	<p>W</p> <p>waist [1] - 12:11</p> <p>waist-level [1] - 12:11</p> <p>walk [4] - 26:20, 46:14, 49:15, 60:13</p> <p>walking [1] - 31:12</p> <p>wall [20] - 28:24, 44:1, 44:2, 45:25, 46:4, 46:8, 46:22, 47:6, 47:7, 47:15, 47:17, 48:2, 48:16, 48:19, 48:20, 49:2, 52:1, 52:4, 52:6, 52:16</p> <p>walled [1] - 11:18</p> <p>Walnut [7] - 104:12, 105:8, 105:11, 106:25, 111:5, 111:7, 114:4</p> <p>wants [4] - 14:4, 15:4, 57:22, 105:23</p> <p>warranty [1] - 84:19</p> <p>Wednesday [3] - 1:6, 115:20, 115:21</p> <p>Wednesdays [1] - 116:3</p> <p>week [2] - 104:24, 105:22</p> <p>welcome [2] - 9:6, 34:16</p> <p>Weldon [1] - 35:10</p> <p>Wells [1] - 2:11</p> <p>wells [1] - 50:20</p> <p>WELLS [49] - 1:17, 2:11, 14:12, 16:13, 22:24, 23:2, 25:3, 34:21, 38:5, 42:12, 43:14, 53:19, 54:1, 63:19, 66:2, 67:20, 68:4, 68:9, 68:12, 68:14, 68:23, 69:2, 69:7, 69:10, 69:13, 69:15, 70:2, 76:23, 80:22, 83:2, 89:1, 91:24, 99:17, 106:12, 108:18, 108:24, 109:8, 109:25, 110:4, 110:11, 114:12, 114:17, 115:11, 115:15, 116:3, 116:9, 116:17, 116:20, 116:22</p> <p>West [1] - 1:8</p> <p>whatsoever [1] - 71:12</p> <p>wheelchairs [1] - 18:5</p> <p>whereas [1] - 21:18</p> <p>white [6] - 66:11, 71:10, 71:24, 72:2, 72:18, 72:23</p> <p>whitewash [1] - 72:11</p> <p>whitewashed [1] - 72:22</p> <p>whole [13] - 4:21, 9:2, 11:5, 17:16, 39:15, 39:22, 45:19, 50:15, 60:9, 71:5, 75:20, 84:3, 105:9</p> <p>wide [2] - 6:21, 23:23</p> <p>wider [1] - 21:20</p> <p>William [6] - 4:12, 4:14, 10:24, 26:16, 26:18, 88:3</p>	<p>will [1] - 29:25</p> <p>window [19] - 11:21, 25:22, 26:25, 28:13, 29:15, 29:22, 32:24, 81:5, 81:6, 81:11, 81:16, 82:14, 82:25, 84:17, 86:22, 89:5, 97:21, 99:10, 99:22</p> <p>windows [52] - 7:3, 9:14, 9:19, 9:23, 11:17, 12:4, 12:11, 12:16, 13:13, 14:6, 21:9, 22:23, 23:14, 23:18, 24:6, 24:7, 28:23, 28:24, 29:17, 66:8, 66:9, 67:19, 69:6, 79:8, 81:13, 81:19, 81:22, 82:2, 82:5, 82:13, 84:14, 84:21, 86:5, 86:8, 86:19, 86:22, 87:14, 88:24, 89:7, 89:16, 89:17, 89:19, 89:20, 95:1, 96:18, 97:1, 97:2, 97:14, 97:19, 99:12, 99:20, 100:19</p> <p>wonder [1] - 42:8</p> <p>wondered [1] - 38:4</p> <p>wondering [2] - 15:25, 69:20</p> <p>wood [5] - 54:2, 89:6, 99:11</p> <p>wooden [2] - 47:24, 48:2</p> <p>word [2] - 91:6, 112:9</p> <p>Works [1] - 116:23</p> <p>works [2] - 75:25, 116:17</p> <p>workshop [4] - 74:13, 115:12, 115:19, 116:19</p> <p>worse [1] - 72:15</p> <p>worth [1] - 18:13</p> <p>worthy [1] - 75:2</p> <p>wound [1] - 91:19</p> <p>write [1] - 105:9</p> <p>write-up [1] - 105:9</p> <p>written [6] - 5:4, 50:23, 54:1, 99:19, 102:3, 111:21</p> <p>wrought [4] - 43:17, 54:3, 54:11, 56:14</p> <p>wrought-iron [4] - 43:17, 54:3, 54:11, 56:14</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Y
yard ^[13] - 46:25, 47:4, 48:19, 49:9, 49:15, 49:16, 52:4, 52:18, 55:4, 55:5, 56:15, 56:16, 57:1 years ^[6] - 36:2, 38:8, 39:7, 40:1, 75:8, 76:5 you-all ^[2] - 85:14, 107:15
Z
Zoning ^[1] - 51:8 zoning ^[2] - 17:14, 50:23