

CITY OF JACKSONVILLE
HISTORIC PRESERVATION
COMMISSION

Proceedings held on Wednesday, May 24, 2023,
commencing at 3:00 p.m., at Jacksonville City Hall,
Don Davis Room, 117 West Duval Street, Jacksonville,
Florida, before Diane M. Tropa, FPR, a Notary Public in
and for the State of Florida at Large.

PRESENT:

ANDRES LOPERA, Acting Chair.
OLIVIA FRICK, Commission Member.
MICHAEL MONTOYA, Commission Member.
ETHAN GREGORY, Commission Member.

ALSO PRESENT:

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

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1 sign in, if you would like to speak. And we're
2 going to be taking a break every two hours, if
3 necessary. If you could please silence your
4 cell phones. And if you have any private
5 conversations, if you could please have those
6 in the hallway.
7 And I will entertain a motion to approve
8 the April 26th, 2023, minutes.
9 COMMISSIONER MONTOYA: Second.
10 MS. LOPERA: You have to make the motion.
11 COMMISSIONER MONTOYA: Motion to accept
12 the April 26th minutes.
13 COMMISSIONER GREGORY: Second.
14 THE CHAIRMAN: The motion carries.
15 All those in favor?
16 COMMISSION MEMBERS: Aye.
17 THE CHAIRMAN: The motion carries.
18 Okay. We are going to change the agenda
19 slightly and we're going to move LM-23-01 to
20 the very front of the agenda.
21 If we can have a staff report, please.
22 MR. WELLS: All right. Just a preface,
23 because we don't get too many landmarks often.
24 But just a reminder, landmarks, these are for
25 properties that are deemed to be 50 years old
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1 PROCEEDINGS
2 May 24, 2023 3:00 p.m.
3
4 THE CHAIRMAN: Call to order.
5 Good afternoon and welcome to the
6 May 24th, 2023, meeting of the Historic
7 Preservation Commission.
8 If we could start with some introductions.
9 MS. FIGUEROA: Brittany Figueora, Historic
10 Preservation section.
11 MR. ANDERSON: Jermaine Anderson, Historic
12 Preservation section.
13 MR. WELLS: Arimus Wells, Historic
14 Preservation.
15 MS. LOPERA: Carla Lopera, Office of
16 General Counsel.
17 THE CHAIRMAN: Andres Lopera, acting
18 Chair.
19 COMMISSIONER MONTOYA: Michael Montoya,
20 commissioner.
21 COMMISSIONER GREGORY: Ethan Gregory,
22 commissioner.
23 COMMISSIONER FRICK: Olivia Frick,
24 commissioner.
25 THE CHAIRMAN: If you would like to speak
today, please fill out the speaker card and
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1 and possess some type of archaeological,
2 historical or architectural significance. And
3 they have to, essentially, meet a certain set
4 of criteria within our code.
5 And so the purpose of the landmark
6 designation is to entitle the property through
7 the COA process and to protect its historic
8 character and whatnot. So if the property
9 owner is in support of the landmark
10 designation, then two of the seven criteria
11 must be met. But if the owner is in objection,
12 then four of the seven must be met.
13 So I'll hand it over to staff to deliver
14 the report.
15 MS. FIGUEROA: This is the report for
16 Landmark 23-01. The property owner is Mount
17 Olive A.M.E. Church, and they are sponsoring
18 this.
19 So in preparing the application, the
20 Planning and Development Department has found
21 that the application meets six of the seven
22 criteria. And the six criteria include the
23 following:
24 The first is its value as a significant
25 reminder of the cultural, historical,
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1 architectural or archaeological heritage of the
2 city, state or nation.
3 With the end of Reconstruction and the
4 reign of Jim Crow that instituted
5 state-sanctioned racial segregation, the church
6 became one of the most integral parts of the
7 African-American community in the south. In
8 many cases, churches were the most significant
9 social and cultural institutions in the
10 community, providing important social unity and
11 community organization.

12 Because of segregation, black churches
13 were forced to play a larger role in providing
14 needed services, particularly in education and
15 welfare to their communities. Mount Olive
16 A.M.E. Church has played such a role in the
17 Oakland community in East Jacksonville for well
18 over 150 years, making it one of the oldest
19 A.M.E. churches in the city.

20 Located to the north of East Jacksonville,
21 the Oakland community was originally part of
22 the property purchased by steamboat captain
23 Charles Willey in 1842, and this comprised of a
24 278-acre tract of land.

25 Like LaVilla, Brooklyn and Hansontown,
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1 first formal religious organization established
2 by Freedmen in Florida under the umbrella of a
3 national denomination was in June of 1865 when
4 ex-slave William G. Stewart was appointed as
5 Pastor of Florida by the South Carolina
6 Conference of the African Methodist Episcopal
7 Church.

8 The day after arriving in Jacksonville on
9 June 9th, 1865, Reverend Stewart met with a
10 small group of worshipers under the leadership
11 of John Thomas in a small settlement northeast
12 of Jacksonville known as Midway.

13 Under Reverend Stewart's guidance, the
14 group of worshipers under Reverend Thomas
15 organized the first A.M.E. Church in Florida.
16 Still located in Jacksonville at 1456 Van Buren
17 Street, Mother Midway A.M.E. Church is
18 recognized as the mother church of the Florida
19 Conference of the A.M.E. Church organized in
20 1867 and the East Florida Conference
21 established in 1877.

22 The origin of Mount Olive A.M.E. Church
23 dates to the spring of 1868 when Pastor Henry
24 Floyd started a house of prayer in his
25 residence at Old Hardee's Mill Quarters along

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1 Oakland was settled by Freedmen who were
2 attracted by inexpensive housing and employment
3 opportunities in the docks and sawmills along
4 the riverfront.

5 To the south and east of Oakland, the
6 white communities of East Jacksonville and
7 Fairfield had developed and grown. In 1887,
8 all three communities were incorporated into
9 the city of Jacksonville, along with LaVilla,
10 Springfield, Brooklyn, and Riverside.

11 The African-American population in Oakland
12 had begun also to move into the new residential
13 community to the north known as Campbellton or
14 Campbell's Addition in East Jacksonville.

15 Numerous churches were formed very soon after
16 Oakland was established to serve the religious
17 needs of the community. Some of these early
18 congregations included the First Baptist Church
19 of Oakland, Mount Olive A.M.E. Church, Pleasant
20 Grove Primitive Baptist Church, as well as
21 Triumph the Church and Mother Midway A.M.E.
22 Church in Campbell's Addition.

23 The historic African-American communities
24 of Oakland and Campbell's Addition are the
25 cradle of the A.M.E. Church in Florida. The

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1 the St. Johns River. As the number of
2 attendees grew, the worshipers at the house of
3 prayer began meeting in a temporary structure
4 known as a "bush arbor" constructed from tree
5 branches and bushes. To provide better
6 accommodation, they were invited to meet in the
7 home of Celia Butler, which included early
8 members, Rachel Saunders, mother of Mrs.
9 Butler, Mack Hayward, Rosa Eubanks, Frank Post,
10 A.W. Walker, and John Rosemond. Later,
11 Mrs. Butler's husband donated a parcel of land
12 along East Monroe Street for the construction
13 of a permanent church.

14 With continued growth in membership, the
15 church moved to the current location at the
16 northeast corner of Franklin Street and Pippin
17 Street in 1887 where a new wooden church was
18 constructed. At the new location, the church
19 grew rapidly adding 175 new members in the fall
20 of 1889.

21 Serving two separate times as minister of
22 Mount Olive between 1902 and 1904, as well as
23 1924 and 1927, Reverend R.B. Brooks was also
24 active in the state organization of the
25 denomination serving as head of the Live Oak

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1 District of the church, as well as being a
2 strong advocate of higher education for A.M.E.
3 ministers in Florida.

4 Reverend Brooks' wife, Jeannie L. Brooks,
5 is recognized for starting the Women's Parent
6 Mite Missionary Society, an early community
7 outreach initiative. Referred to as "Jeannie's
8 Park," Reverend R.B. and Mrs. J.L. Brooks built
9 a large two-story house at the corner of Tyler
10 Street and West 5th Street near the campus of
11 Edward Waters College.

12 After the death of Reverend and
13 Mrs. Brooks, the house continued to be occupied
14 by their daughter, Polly Dinkins Brooks. After
15 her death in 1982, the house was purchased by
16 Edward Waters College and renovated to become
17 the Polly Brooks Music Building.

18 An old two-story wood frame parsonage
19 behind the church was removed under the
20 direction of Reverend W.F. Foster. A parcel
21 directly across Franklin Street from the
22 sanctuary was purchased where a one-story brick
23 parsonage was constructed and dedicated on
24 April 19, 1954.

25 The longest serving minister of Mount
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1 Olive was Reverend B.J. Williams. And during
2 his 12-year tenure -- was ended with his death
3 in 1968. The sanctuary was rehabilitated,
4 including the installation of the Gothic
5 celestial windows and the addition of air
6 conditioning.

7 The next criteria this meets is, it is
8 identified with a person or persons who
9 significantly contributed to the development of
10 the city, state or nation.

11 Mount Olive A.M.E. Church is directly
12 connected to the life of Abraham Lincoln Lewis.
13 Since 1992 until his death in 1946, A.L. Lewis
14 had been an active member and strong financial
15 supporter of the church, including serving as
16 Sunday school superintendent for over 50 years.

17 Responding to the need for health and
18 burial insurance, Lewis joined with six other
19 founders to form the Afro-American Industrial
20 and Benefit Association in 1901 at Bethel
21 Baptist Institutional Church. In addition to
22 Lewis, the founders included Reverend J. Milton
23 Waldron, D.D., pastor of Bethel Baptist
24 Institutional Church; Reverend E.J. Gregg; E.W.
25 Latson; A.W. Price; James Franklin Valentine;

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1 and Dr. Arthur Walls Smith. In addition to
2 serving as treasurer of the company, Lewis also
3 was the chief executive officer from 1919 to
4 1936.

5 After surviving the fire of 1901, the
6 company grew rapidly and soon had branch
7 offices in Tampa, Fernandina Beach, and
8 St. Augustine. By 1910, the Afro-American
9 Industrial and Benefit Association constructed
10 the first of its home offices at 105 East Union
11 Street in Jacksonville.

12 The company expanded its service to the
13 community by establishing a savings department,
14 pension bureau, as well as an investment
15 department in 1936. In 1937, with assets more
16 than \$1 million, the name of the company was
17 changed to the Afro-American Life Insurance
18 Company. It was, at that time, Florida's only
19 million-dollar black business.

20 The company expanded into other Florida
21 cities, as well as into Alabama, Georgia, North
22 Carolina and Texas. When the new headquarters
23 was constructed in 1956, the company had assets
24 of \$8 million.

25 The next criteria it meets is, it is
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1 identified as the work of a master builder,
2 designer or architect whose individual work has
3 influenced the development of the city, state
4 or nation.

5 Jacksonville's segregation era
6 African-American contractors, architects and
7 designers played a pivotal role in the
8 development and sustenance of their community.
9 On the most basic level, they designed and
10 often constructed the homes, churches, and
11 businesses that formed the city's segregated
12 neighborhoods.

13 The works of these contractors, architects
14 and designers included homes in the middle and
15 upper-class neighborhoods of Sugar Hill and
16 Durkee Gardens. Representative nonresidential
17 properties include the Lawton Pratt Funeral
18 Home and education facilities, including
19 buildings on the campus of the Cookman
20 Institute and Edward Waters College. They also
21 designed numerous churches, the most important
22 institution in the segregated African-American
23 community.

24 The legacy of these contractors,
25 architects and designers is not just in their

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1 buildings but also in their mentorship and
2 leadership. Most actively supported the
3 interests and uplifting of their community,
4 which was besieged by inequality. Finally,
5 they also represent the foundational,
6 professional class that emerged in black
7 communities in the segregated south.

8 Mount Olive A.M.E. Church was designed and
9 built by Richard Lewis Brown, recognized as the
10 first black architect in Jacksonville. As a
11 self-taught builder and designer, Brown was
12 employed by the Duval County Public Schools for
13 many years to build and repair schools.

14 During this time, he may have been
15 responsible but never credited for the design
16 and construction of numerous schools built
17 during the first two decades of the 20th
18 century.

19 In 1916, Brown was contracted by Edwards
20 Waters College to build the centerpiece of
21 their campus, Centennial Hall. Designed by
22 Seattle architects, Howells & Stokes, the
23 three-story brick building with classical
24 detailing was built to commemorate the 100th
25 anniversary of the founding of the African

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1 Methodist Episcopal denomination.
2 His involvement in the construction of
3 Centennial Hall led to Brown being hired in
4 1919 as superintendent of industries at Edward
5 Waters College where he assisted with the
6 planning and expansion of the campus.

7 Brown's most recognizable work is the
8 design and construction of Mount Olive A.M.E.
9 Church at the northeast corner of Franklin
10 Street and Pippin Street in the Oakland
11 neighborhood. Brown was involved in all
12 aspects of the design, including the
13 neoclassical style of the exterior, interior
14 finishes, and features, as well as engineering
15 of structural framing.

16 Significant design features giving the
17 church a monumental appearance included the
18 raised access [sic] steps with decorative
19 balustrades, the full-height Doric columns
20 supporting the pediment and a rusticated block
21 wall.

22 In his write-up on Richard Lewis Brown in
23 the *African-American Architects, A Biographical*
24 *Directory*, Richard M. Standifer observed, "His
25 project at Mount Olive African Methodist Church

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1 spoke to the church's function in the black
2 community as a source of spiritual nourishment
3 as well as a catalyst for educational
4 advancement and economic improvement."

5 The next criteria this meets is its value
6 as a building is recognized for the quality of
7 its architecture and it retains sufficient
8 elements showing its architectural
9 significance.

10 The quality of architecture in Mount Olive
11 A.M.E. Church is recognized and reflected in
12 its monumental Neoclassical design. With its
13 rusticated concrete block exterior, highlighted
14 by full-height columns, supporting a pediment,
15 symmetrically balanced windows, central
16 entryway, and smooth cast stone trim, the
17 design of the church reflects an eclectic
18 variation of the Neoclassical Revival style.

19 Reflecting the architectural traditions of
20 the ancient Greeks and Romans, interest in the
21 Neoclassical Revival style was stimulated by
22 the world's Columbian expedition held in
23 Chicago in 1893, in which prominent architects
24 from around the country designed numerous
25 classical-style buildings around a central

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1 court.
2 The next criteria this meets is, it has
3 established characteristics of an architectural
4 style valuable for the study of a period,
5 method of construction, or use of indigenous
6 materials.

7 The design of Mount Olive A.M.E. Church
8 represents an excellent example of the use of
9 rusticated concrete block construction in
10 Jacksonville. The use of concrete block to
11 construct the sanctuary reflected a brief
12 period during the first three decades of the
13 20th century when the use of ornamental molded
14 concrete block was extremely popular,
15 especially in the construction of commercial
16 and institutional buildings, as well as for
17 foundation, steps, and porch piers in
18 residences.

19 After the destructive 1901 fire, many
20 contractors and lay builders began using more
21 fire-resistant materials, such as brick and
22 concrete block. Although the first use of
23 rusticated concrete block in Jacksonville has
24 not been determined, two of the earliest
25 buildings in the city constructed of concrete

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1 block is the Plaza Hotel and Bethel Baptist
2 Institutional Church, both constructed in 1904.
3 Starting in 1906, rusticated concrete
4 blocks were being used in residential
5 construction. Two well-known examples, both
6 constructed in 1909, are the Beerbower
7 residence in Avondale and the Dr. Horace Drew
8 residence in Springfield.

9 The last criteria is its suitability for
10 preservation or restoration.

11 When utilizing this criterion, the
12 Planning and Development Department looks to
13 the degree and nature of any exterior of
14 deterioration, as well as the evidence of
15 long-term and intentionally ongoing neglect are
16 also a factor in evaluating potential landmarks
17 for the suitability for preservation or
18 restoration.

19 The church has not been significantly
20 altered and still has most of its
21 character-defining features such as the
22 full-height columns supporting a pediment,
23 arched windows with stained glass, and
24 rusticated concrete block finish on the
25 exterior.

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1 Although appearing to be well-maintained
2 over the years, the sanctuary has evidence of
3 deterioration from water penetration as well as
4 some of the lead framing in the stained glass
5 windows becoming stressed, causing them to bow.

6 It is the stated intent of the church to
7 seek a grant for the -- from the Division of
8 Historical Resources with the Florida
9 Department of State to make necessary repairs
10 to address these issues.

11 Since the church meets six of the seven
12 criteria, and based on the findings of this
13 report, the Jacksonville Planning and
14 Development Department recommends that the
15 Jacksonville Historic Preservation Commission
16 approve landmark application LM-23-01.

17 THE CHAIRMAN: Thank you for the report.
18 Do any commissioners have any questions
19 for staff?

20 COMMISSION MEMBERS: (No response.)

21 THE CHAIRMAN: Hearing none, I will open
22 up the public hearing.

23 If you would like to speak, please fill
24 out a speaker card.

25 Is the applicant here?

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1 AUDIENCE MEMBER: (Indicating.)

2 THE CHAIRMAN: Come on up.

3 (Audience member approaches the podium.)

4 AUDIENCE MEMBER: Mr. Chairman, committee

5 members, I am Alan Bliss, CEO of the

6 Jacksonville Historical Society.

7 I would just like to say that the --

8 THE CHAIRMAN: Okay. Please state your
9 name and address and she will swear you in.

10 MR. BLISS: It's Alan Bliss, A-I-a-n

11 B-I-I-s-s. The address is 314 Palmetto Street,
12 Jacksonville, Florida 32202.

13 THE REPORTER: If you would raise your
14 right hand for me, please.

15 MR. BLISS: (Complies.)

16 THE REPORTER: Do you affirm that the
17 testimony you are about to give will be the
18 truth, the whole truth, and nothing but the
19 truth?

20 MR. BLISS: Indeed I do.

21 THE REPORTER: Thank you.

22 MR. BLISS: So the -- in 2023, for the
23 third consecutive year, Mount Olive A.M.E.

24 Church has been on the Historical Society's
25 list of Jacksonville's most endangered

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1 buildings. And on the strength of that, we
2 think that it certainly merits favorable action
3 by the Commission on nomination as a National
4 Register property.

5 Historic urban churches in city settings
6 downtown, no matter the denomination, are
7 increasingly challenging to meet the demands of
8 maintenance and upkeep, and the strength of
9 their congregations, of course, challenged by
10 decades of demographic change and relocation,
11 and so we really admire and appreciate the work
12 of that congregation and its leadership in
13 trying to sustain this church against really
14 difficult headwinds.

15 And so I just want to say that we
16 earnestly encourage favorable action by the
17 Commission on this nomination.

18 THE CHAIRMAN: Thank you.

19 (Audience member approaches the podium.)

20 AUDIENCE MEMBER: I am Elizabeth Yates,
21 3003 Donna Drive, Jacksonville, Florida 32208.

22 For the Lord is good and his mercy endures
23 to all generations.

24 THE CHAIRMAN: Excuse me. She will swear
25 you in.

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1 MS. YATES: Don't worry, I'm not going to
 2 preach. I just wanted to wake you up this
 3 afternoon.
 4 Thank you for the opportunity to meet with
 5 the commissioners. I do appreciate this --
 6 THE CHAIRMAN: Excuse me. She's going to
 7 swear you in before you start speaking.
 8 MS. YATES: I'm sorry.
 9 THE CHAIRMAN: That's all right.
 10 THE REPORTER: If you would raise your
 11 right hand for me, please.
 12 MS. YATES: (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. YATES: I do.
 18 THE REPORTER: Thank you.
 19 MS. YATES: Can I talk?
 20 THE CHAIRMAN: Yes, ma'am.
 21 MS. YATES: I am the Reverend Elizabeth
 22 Yates and I am the presiding elder of Mount
 23 Olive A.M.E. Church and 29 other A.M.E.
 24 Churches.
 25 Mount Olive has such a historical
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1 background with A.L. Lewis -- Abraham Lincoln
 2 Lewis, who was the vice chairman of the trustee
 3 and who commissioned R.L. Brown, a prominent
 4 resident of the Eastside during that time, to
 5 design and build the second story of Mount
 6 Olive A.M.E. Church.
 7 Both of those men historically deposited
 8 so much into the community. R.L. Brown gave
 9 the land for the school, which we now know as
 10 R.L. Brown Elementary School. A.L. Lewis, who
 11 started a benevolent organization that turned
 12 into the Afro-American Life Insurance
 13 Company -- two very -- African-Americans with
 14 dignity.
 15 Before that time, there was nothing else
 16 but neighborhood collections. Those two men
 17 put their heart and soul into Mount Olive
 18 A.M.E. Church. Not only that, the membership
 19 that have [sic] been there through the years --
 20 would you please stand with me, members of
 21 Mount Olive A.M.E. Church?
 22 AUDIENCE MEMBERS: (Comply.)
 23 MS. YATES: So I'm here to petition the
 24 Commission on historic preservation to look at
 25 this church still as a beacon of light in this
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1 community.
 2 One of the things that you will see, if
 3 you ride by there, just to look at it, is an
 4 outside water fountain. And that is
 5 remarkable, and what we would call today
 6 inclusivity. So it is not just on the inside
 7 for the members to get a drink of water, but it
 8 was placed on the outside and ornamented with
 9 beautiful tile framing it so that anyone who
 10 was thirsty could get a drink. I implore you,
 11 ride by there and look at it. It is just the
 12 epitome of showing him putting back into the
 13 community.
 14 So today I implore you to please consider
 15 with our designation as a historic site for the
 16 now increasing and uplifting Eastside.
 17 Thank you so much.
 18 THE CHAIRMAN: Thank you.
 19 Is there anyone else here to speak on
 20 this, LM-23-01?
 21 AUDIENCE MEMBERS: (No response.)
 22 THE CHAIRMAN: Hearing none, with that, I
 23 will close the public hearing and I will
 24 entertain a motion.
 25 COMMISSIONER MONTROYA: Motion to approve
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1 the historic designation.
 2 COMMISSIONER GREGORY: Second.
 3 THE CHAIRMAN: All those in favor?
 4 COMMISSION MEMBERS: Aye.
 5 THE CHAIRMAN: All those opposed?
 6 COMMISSION MEMBERS: (No response.)
 7 THE CHAIRMAN: Hearing none, the motion
 8 carries.
 9 And now we will continue on with deferred
 10 items.
 11 So if you were here for LM-23-01, that
 12 concludes that motion.
 13 So the following are the deferred items:
 14 COA-22-27451, COA-23-28963, COA-23-29037,
 15 COA-23-28339, LM-23-03, and LM-23-04.
 16 Now we will start with the consent agenda.
 17 Do any commissioners have any ex parte
 18 regarding the consent agenda.
 19 COMMISSION MEMBERS: (No response.)
 20 THE CHAIRMAN: Okay. COA-23-29003, 400
 21 North Hogan Street; COA-23-29007, 2949 Forbes
 22 Street; COA-23-29033, 1389 Belvedere Avenue;
 23 COA-23-29075, 2767 Herschel Street;
 24 COA-23-29086, 1404 Avondale Avenue;
 25 COA-23-29089, 3691 Oak Street; COA-23-29063,
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1 1926 Perry Street; COA-23-29062, 1554 Walnut
 2 Street; COA-23-29083, 1616 Ionia Street.
 3 Do any commissioners want to pull anything
 4 from the consent agenda or have any discussion
 5 regarding the consent agenda?
 6 COMMISSIONER MONTOYA: Yes. Through the
 7 Chair, I would like to just hear a brief about
 8 COA-23-29063, the demolition on Perry Street.
 9 I know that place is pretty far gone, but I
 10 would like to just hear a brief about that, if
 11 we could.
 12 THE CHAIRMAN: Okay. We will pull that
 13 from the consent agenda and move that to the
 14 COAs.
 15 Is anyone here to speak on anything on
 16 this consent agenda?
 17 AUDIENCE MEMBER: On 1926 Perry.
 18 THE CHAIRMAN: Come on up.
 19 (Audience member approaches the podium.)
 20 THE CHAIRMAN: We already pulled that one,
 21 so we will discuss that one.
 22 AUDIENCE MEMBER: Okay. Did you need me
 23 now or --
 24 THE CHAIRMAN: We'll call you back up when
 25 we speak about that one.

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1 Okay. I will take a motion on the consent
 2 agenda.
 3 COMMISSIONER MONTOYA: Motion to approve
 4 the consent agenda.
 5 COMMISSIONER FRICK: Second.
 6 MS. LOPERA: As modified?
 7 COMMISSIONER MONTOYA: As modified.
 8 Pardon me.
 9 THE CHAIRMAN: Motion to approve -- to
 10 modify --
 11 COMMISSIONER FRICK: Motion to approve the
 12 modified consent agenda.
 13 COMMISSIONER GREGORY: Second.
 14 THE CHAIRMAN: All those in favor?
 15 COMMISSION MEMBERS: Aye.
 16 THE CHAIRMAN: Those opposed?
 17 COMMISSION MEMBERS: (No response.)
 18 THE CHAIRMAN: Hearing none, the consent
 19 agenda, as modified, has been approved.
 20 And now we will open COA-23-29063 and I
 21 will take a staff report.
 22 MR. WELLS: Once again, this is
 23 application COA-23-29063 for property located
 24 at 1926 Perry Street. This is a request to
 25 demolish a two-story contributing structure.

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1 The structure is located on an interior lot
 2 between 9th Street and 10th Street. It's
 3 bounded by a parking lot to north, south and
 4 west.
 5 The structure's characterized as a Dutch
 6 Colonial Revival style building with
 7 significant alterations over the years. A
 8 structural engineer's report is also included
 9 within the application, and the report itself
 10 found that the structure was deemed unsafe and
 11 in danger of collapse.
 12 Based on our findings, we found that the
 13 demolition of the structure will not have a
 14 significant impact on the surrounding
 15 properties due to the structure being isolated,
 16 once again, by a parking garage along the
 17 majority of its property lines.
 18 Historically, the west side of Perry
 19 Street, between 9th and 10th Street, contained
 20 a row of residential structures. However, most
 21 of these structures were demolished in the
 22 1970s and '80s due to the intrusion of
 23 nonresidential development. As such, 1926
 24 Perry Street serves as one the last -- one of
 25 the two of the last structures along this side

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1 of the block.
 2 The structure itself is also heavily
 3 altered and deteriorated. As such, staff finds
 4 that the structure is unable to properly convey
 5 its architectural significance and importance
 6 in the historic district. Some of these
 7 alterations include enclosure of the front
 8 porch, inappropriate removal and covering of
 9 siding with asbestos paneling, alterations to
 10 the window openings and alterations to the
 11 porch columns and railings.
 12 It's the opinion of staff that the subject
 13 structure does not have design elements, such
 14 as building height, massing and production
 15 materials, that would make reproduction
 16 difficult or impossible.
 17 According to the applicant, if the
 18 building is demolished, the subject property
 19 would be incorporated into the abutting parking
 20 lot. In an effort to address one of the
 21 criteria, too, the applicant provided an
 22 opinion, once again, from the engineer --
 23 structural engineer. The engineer report found
 24 that the structure was, again, in immediate
 25 danger of collapsing and cost prohibitive.

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1 Furthermore, based on our own inspection
2 of the site and supporting documentation, staff
3 also found that the integrity of the structure
4 was reasonably compromised and required a
5 significant amount of rehabilitation in order
6 to restore it back to a viable use.

7 We did explore feasible alternatives to
8 demolition, such as relocation, rehabilitation,
9 mothballing and reuse by the current owner or
10 prospective buyer. However, based on our own
11 findings, we found that no feasible
12 alternatives to demolition are readily
13 apparent. Again, the structure does not appear
14 to have enough structural integrity for
15 relocation to be considered.

16 Based on our -- again, our findings, we
17 found that this structure is suitable for
18 demolition and we forward to you a
19 recommendation for approval.

20 That's the report.

21 THE CHAIRMAN: Thank you.

22 Any commissioners have any questions for
23 the staff?

24 COMMISSION MEMBERS: (No response.)

25 THE CHAIRMAN: Is the applicant here?

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1 Opening the public hearing. Is the
2 applicant here?

3 AUDIENCE MEMBER: Yes.

4 THE CHAIRMAN: Come on up.
5 (Audience member approaches the podium.)

6 THE CHAIRMAN: And state your name and
7 address and she will swear you in.

8 AUDIENCE MEMBER: Desiree Ownby, 1776 Oak
9 Grove Drive, Green Cove Springs, Florida 32043.

10 THE REPORTER: If you would raise your
11 right hand for me, please.

12 MS. OWNBY: (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. OWNBY: I do.

18 THE REPORTER: Thank you.

19 MS. OWNBY: We have been at this -- we
20 acquired this property with several other
21 distressed properties back in '21. We tried to
22 see if there was a possibility of perhaps
23 restoring it. But once our engineering report
24 came in, it just told the tale, there was just
25 no saving it, and decided to just cut our

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1 losses on this one and tried to get it taken
2 down to avoid all the fees and fines and go
3 ahead and -- and see about selling it out as --
4 as the parking lot.

5 THE CHAIRMAN: Okay. Thank you.

6 MS. OWNBY: Thank you.

7 THE CHAIRMAN: Any questions for the
8 applicant?

9 COMMISSIONER MONTOYA: Yeah. I'm sorry.

10 Through the -- through the Chair, question
11 for the applicant. Is there any intent to --

12 or is anything salvageable from the structure
13 at all that could be saved, like any of the --

14 MS. OWNBY: Nothing that we can tell.

15 Everything is pretty deteriorated.

16 COMMISSIONER MONTOYA: All right.

17 MS. OWNBY: I can't imagine that there
18 would be really anything there.

19 COMMISSIONER MONTOYA: Thank you for
20 trying.

21 MS. OWNBY: It's all wood and rotten.

22 COMMISSIONER GREGORY: Excuse me --

23 THE CHAIRMAN: Ma'am, could you come on
24 up? I'm sorry. The commissioner has a

25 question.

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1 COMMISSIONER GREGORY: Through the Chair,
2 prior to submitting the COA, was there any
3 attempt to rehabilitate the property?

4 MS. OWNBY: We did. That's what took us
5 as long as it did. After we acquired the

6 property, we tried several different
7 contractors, seeing if there was any

8 possibility of doing it. And when the numbers
9 came in, it just was not feasible whatsoever.

10 COMMISSIONER GREGORY: Okay.

11 THE CHAIRMAN: Anyone else, Commissioners?

12 COMMISSION MEMBERS: (No response.)

13 THE CHAIRMAN: Questions?

14 COMMISSIONER MONTOYA: Don't just go --
15 pause --

16 MS. OWNBY: I won't run this time.

17 THE CHAIRMAN: Okay. You're okay. Thank
18 you.

19 Is there anyone else here to speak about
20 this COA?

21 AUDIENCE MEMBERS: (No response.)

22 THE CHAIRMAN: Hearing none, with that,
23 I'll close the public hearing, and I will
24 entertain a motion -- or discussion, debate.

25 Is there any discussion/debate amongst the

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1 commissioners?
 2 COMMISSIONER MONTROYA: Just briefly.
 3 Through the Chair, thank you for the
 4 presentation, staff. And thank you, applicant.
 5 Thank you, Ms. Ownby, for speaking.
 6 I've seen this house for a long time. I
 7 realize its condition, but I asked you to brief
 8 and for you to speak on it and -- there are
 9 questions because we're going to hear another
 10 landmark later that's a house that looks very
 11 similar to this house that was not on the list
 12 of contributing structures, and we're trying to
 13 landmark it, so I just wanted to bring
 14 attention to it because it's almost the exact
 15 same pattern of a structure.
 16 And this is one that's gone. We can't
 17 save it. And we have an opportunity to
 18 landmark another structure later, so I just
 19 want to draw attention to that as we move on.
 20 THE CHAIRMAN: Okay. Thank you.
 21 I will entertain a motion.
 22 COMMISSIONER GREGORY: Motion to approve
 23 staff's recommendation for demolition.
 24 COMMISSIONER MONTROYA: Second.
 25 THE CHAIRMAN: All those in favor?

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1 MR. WELLS: Okay. This is application
 2 COA-23-28967, located at 1228 Challen Avenue.
 3 This is an application for the replacement of
 4 35 windows in a single-family contributing
 5 structure. The structure is characterized as a
 6 Colonial Revival style home. That can be
 7 characterized by its gabled roof, shingled
 8 exterior, decorative shutters, and 3-over-1
 9 windows.
 10 The structure currently has 45 windows,
 11 and the applicant is seeking to replace 35 of
 12 those windows with a wood resin blend window
 13 product. The majority of the windows on the
 14 structure are historic wood windows. And
 15 according to the applicant, efforts to restore
 16 the windows have not been made.
 17 While we do not have an objection to the
 18 proposed replacement material, we do find that
 19 the applicant's request is inconsistent with
 20 our code criteria because it states that the
 21 deteriorated architectural features shall be
 22 repaired rather than replaced whenever
 23 possible.
 24 Based on a window survey provided to
 25 staff, the majority of the windows are in good

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1 COMMISSION MEMBERS: Aye.
 2 THE CHAIRMAN: Those opposed?
 3 COMMISSION MEMBERS: (No response.)
 4 THE CHAIRMAN: Hearing none, the motion is
 5 approved.
 6 Now we will continue on to previously
 7 deferred items to be heard, starting with
 8 COA-21-26693, 782 West Street.
 9 MR. WELLS: That was deferred.
 10 THE CHAIRMAN: Well, COA-21-26693 will be
 11 deferred.
 12 Now we will go on to COA-23-28967, 1228
 13 Challen Avenue.
 14 Could I have a staff report, please?
 15 MR. WELLS: Through the Chair, we actually
 16 gave a report last time. So this is the one
 17 where the owner or the applicant didn't show
 18 up, so I'm not sure if it would be prudent just
 19 to ask if they're here first or --
 20 THE CHAIRMAN: Is the applicant here for
 21 COA-23-28967, 1228 Challen Avenue?
 22 AUDIENCE MEMBER: Yes.
 23 MR. WELLS: Would you like me to give the
 24 report again?
 25 THE CHAIRMAN: Yes. Staff report, please.

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1 or fair condition. The only windows that we
 2 would entertain a replacement for are the
 3 windows located within the front-facing
 4 bathrooms of the structure. Those windows did
 5 not appear to match the remaining windows on
 6 the structure.
 7 By replacing a majority of the historic
 8 wood windows, a significant portion of the
 9 character of the structure would be removed and
 10 replaced, which is inconsistent with our code
 11 criteria. And based on our own site visit
 12 conducted on April 4th of this year by staff,
 13 it was evident that the windows are in
 14 repairable condition and would need minor
 15 repairs to be operational.
 16 During the site visit we also noted that
 17 the homeowner provided some documentation
 18 pertaining to an invoice from an exterminator
 19 company. This company noted that the front
 20 window in the dining room had termite
 21 droppings. As stated on that invoice, there's
 22 a plan to spot treat with premise foam for
 23 drywood termites on the front-facing window.
 24 Again, from our site visit, we found that
 25 the windows are not operational. But after

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37

1 examining the windows in person, we were able
 2 to identify that some of those windows
 3 inoperability are due to the fact that the
 4 pulleys are either broken or painted over. We
 5 found that, after some reasonable repairs,
 6 these windows could, once again, become
 7 operational and fully functional.

8 Based on our observations, we recommend
 9 that restoration efforts be taken first, such
 10 as weather-stripping, replacement of the
 11 pulleys, replacement of the existing screens,
 12 installation of interior storm windows, and
 13 other standard -- and/or other standard,
 14 routine repair practices prior to replacement.

15 So, again, based on our findings, our site
 16 visit and own criteria and design guidelines,
 17 we forward a recommendation for denial to the
 18 Commission.

19 THE CHAIRMAN: Do any commissioners have
 20 questions for staff?

21 COMMISSIONER MONTOYA: Yeah. Through the
 22 Chair, question for staff. Would the windows
 23 that are -- the 35 windows that are asking to
 24 be wholesale replaced, were any of those --
 25 were all of those -- a hundred percent of those

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38

1 35 deemed repairable, in your opinion, or were
 2 some of those -- was it a mix? What was the
 3 ratio of --

4 MR. WELLS: Through the Chair to
 5 Commissioner Montoya, out of the 35 windows
 6 that we inspected, the only two that we found
 7 to be worthy of replacement were those two
 8 windows, the front-facing ones and -- the
 9 front-facing bathroom windows, because we found
 10 that those did not match, so they most likely
 11 were not original, but, like, the rest of them,
 12 they were in the same condition altogether.

13 COMMISSIONER MONTOYA: Okay.

14 THE CHAIRMAN: There were not a lot of
 15 photos included of any sort of deterioration or
 16 anything to the windows. A few photos that
 17 were included seemed to show sashes that seemed
 18 to be in repairable condition and it looks like
 19 some paint on the pulleys. But other than
 20 that, it looks like just some chipped paint.

21 Okay. Any other discussion? Questions
 22 for staff?

23 COMMISSION MEMBERS: (No response.)

24 THE CHAIRMAN: Hearing none, is the
 25 applicant present?

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39

1 AUDIENCE MEMBER: (Indicating.)
 2 THE CHAIRMAN: Come on up.
 3 I will open the public hearing.
 4 (Audience member approaches the podium.)
 5 THE CHAIRMAN: Name and address --
 6 AUDIENCE MEMBER: (Inaudible) --
 7 THE CHAIRMAN. -- and she will swear you
 8 in.
 9 (Simultaneous speaking.)
 10 AUDIENCE MEMBER: 1228 Challen Avenue,
 11 Jacksonville, Florida.
 12 (Reporter clarification.)
 13 AUDIENCE MEMBER: Alex Haupt, H-a-u-p-t.
 14 THE REPORTER: If you would raise your
 15 right hand for me, please.
 16 MR. HAUPT: (Complies.)
 17 THE REPORTER: Do you affirm that the
 18 testimony you are about to give will be the
 19 truth, the whole truth, and nothing but the
 20 truth?
 21 MR. HAUPT: I do.
 22 THE REPORTER: Thank you.
 23 MR. HAUPT: Good afternoon.
 24 So we are a military family. I've been
 25 out of the home for approximately six years.

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40

1 And when my wife and I returned, we sought [sic]
 2 wholesale replacement of the windows due to
 3 largely not operational status of the windows.
 4 A handyman that we have a close
 5 relationship [sic] recommended we go buy
 6 Andersen, and they gave us the quote to replace
 7 the windows as applied.

8 I do take some concern with the status of
 9 the City's findings in that the two windows
 10 that they identified as noncontributing or
 11 not -- I forget the exact verbiage. Those are
 12 identical to the rest of the home. I think
 13 what they meant to say was that the windows in
 14 the upper left corner of the house, the
 15 bathroom windows, are different from the rest
 16 of the windows in that that was an addition in
 17 the 1970s, so they would be noncontributing to
 18 the rest. There are some factual inaccuracies
 19 in the report as stated.

20 We were provided a quote from Renewal by
 21 Andersen. We were comfortable with the quote.
 22 And then after last month's hearing, we were
 23 told of the denial and we were told to seek out
 24 additional restoration. One restoration quote
 25 for 35 windows came back at \$100,000. That was

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1 from a company in Orlando, Florida.
 2 Another local restoration company from
 3 Macclenny, Florida quoted us at \$825 per window
 4 with the potential for that to increase,
 5 depending on whether or not the frame needed to
 6 be repaired or replaced. So our options for
 7 replacement would either be \$100,000 or
 8 probably closer to \$50,000.

9 My question for this commission would be,
 10 if replacement is not feasible and repair is
 11 also inadequate, what would then be the
 12 justification for replacement?

13 THE CHAIRMAN: So, typically, in these
 14 cases, the staff goes out there and they take a
 15 look at each window. They're skilled and
 16 qualified in determining whether the windows
 17 can be replaced or repaired. And what other
 18 people have often done in the past is that they
 19 have a qualified window restoration expert
 20 provide us a written report stating their
 21 opinions on the restoration or the requirement
 22 for replacement of the windows.

23 So perhaps the company in Macclenny could
 24 provide some sort of report stating that the
 25 windows can or cannot be repaired or that they

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1 If we were to attempt to repair a window,
 2 and as the homeowners we were to take issue
 3 with the repair -- the status of the repair,
 4 would we then be able to reappeal to the
 5 Commission with those objections?

6 MS. LOPERA: It depends on what happens
 7 here today. I mean, right now you're speaking
 8 to this, and in a minute the Chair will open it
 9 to anybody else who wants to speak on it, at
 10 which time the Commission will discuss and make
 11 a determination on this application.

12 So it really depends on what happens here
 13 today. As far as appellate rights and your
 14 options for appealing, that will be provided
 15 afterwards.

16 But your question is, if this commission
 17 finds the windows are repairable and elects to
 18 deny your request for window replacement and
 19 you repair it and it's not to your liking,
 20 you're welcome to make another application to
 21 call staff and talk about what your options
 22 might be. At that juncture, it would depend on
 23 when that is, the condition of the windows at
 24 that point. There's a lot of unknown factors,
 25 so I can't answer that definitively.

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1 must be replaced because they're in such
 2 deteriorated condition.

3 But based on my experience with it and
 4 staff's report, the windows did look in
 5 repairable condition. Unless there are some
 6 other photos there that can provide additional
 7 evidence that the windows are deteriorated,
 8 generally we would lean more towards restoring
 9 the windows and repairing them so that they
 10 would be operational and functional.

11 MR. HAUPT: If a repair of some of the
 12 more deteriorated windows was attempted and
 13 then later found by myself or my wife to be
 14 inadequate, we would have the opportunity to
 15 reappeal [sic] this before the Commission?

16 THE CHAIRMAN: So that's a question for --
 17 Counselor.

18 MS. LOPERA: Through the Chair to the
 19 applicant, so you're -- could you clarify your
 20 question? I'm not sure the scenario that
 21 you're presenting --

22 MR. HAUPT: So I'm also -- as a military
 23 family, we are leaving the country again in
 24 July, and I'm -- we're seeking closure on this
 25 one way or another.

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1 COMMISSIONER MONTOYA: Question. I think
 2 this is for staff. Through the Chair to staff,
 3 the -- if I hear the scenario that the
 4 applicant is proposing correctly, would it be
 5 more -- in the applicant's better interest to
 6 not necessarily withdraw the application but
 7 alter the application to one of window repair
 8 rather than replacement and to carry on with
 9 the repair and then assess the situation after
 10 repair is attempted? Because I think once a --

11 once a verdict has been rendered here, we don't
 12 reissue it. You don't apply -- there's not a
 13 reapplication for the same -- you don't ask for
 14 the same thing a second time; is that correct?

15 MS. LOPERA: Through the Chair, that is
 16 correct. There is a res judicata issue with
 17 asking for the same exact thing.

18 Again, there's so many unknowns because if
 19 the applicant were to bring you evidence of
 20 some -- a different situation with the
 21 window --

22 COMMISSIONER MONTOYA: I understand.

23 MS. LOPERA: Again, there's -- there are
 24 too many things to really say definitively.

25 COMMISSIONER MONTOYA: But if -- under

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1 what I'm suggesting -- or not suggesting, but
 2 what I'm speaking to right now, if the
 3 applicant withdraws the notion of replacement
 4 and takes on an application for window repair,
 5 the window repair can be attempted and then
 6 the -- depending on how that turns out, they
 7 can come back to you, right? Yes or no, I
 8 guess, is -- is that correct?
 9 MR. WELLS: Through the Chair to
 10 Commissioner Montoya, that is correct.
 11 COMMISSIONER MONTOYA: So that may be a --
 12 I think that may be a better path for you, if
 13 you are serious about trying to repair the
 14 windows as the -- as staff has recommended,
 15 because as Acting Commissioner [sic] Lopera has
 16 stated, it is our -- generally our tendency to
 17 agree with staff and their findings because
 18 they are the -- they're the -- sort of
 19 the boots -- I'm trying to take your language,
 20 sir --
 21 MR. HAAPT: I think --
 22 COMMISSIONER MONTOYA: They're the boots
 23 on the ground, right?
 24 (Simultaneous speaking.)
 25 MR. HAAPT: -- (inaudible) more clearly
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1 property -- I want to make sure that if I'm
 2 working with the City to do this, that that
 3 does not jeopardize any future attempt I need
 4 to repair all of the -- or replace all of the
 5 windows because that would permanently
 6 jeopardize this.
 7 MS. LOPERA: Through the Chair to the
 8 applicant, perhaps an appropriate request would
 9 be to ask the Commission to defer this to give
 10 you a month or two to seek out restoration and
 11 repair options.
 12 MR. HAAPT: Could I request a one-year
 13 deferral due to the availability of the
 14 contractor?
 15 THE CHAIRMAN: You have the option to just
 16 withdraw the application and then come back and
 17 present a new application within a year. That
 18 way there's no timeline for you.
 19 COMMISSIONER MONTOYA: Through the Chair,
 20 I guess the issue there is there's been a fee
 21 paid to be heard today, yes? And is that part
 22 of the --
 23 MR. HAAPT: I'm not aware.
 24 Can you speak to that?
 25 AUDIENCE MEMBER: (Inaudible.)
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1 than I was able to.
 2 Thank you.
 3 THE CHAIRMAN: So would you like to
 4 potentially revise your application? And so
 5 instead of a replacement to a repair?
 6 MR. HAAPT: See, I fully understand the
 7 Commission's concerns and I understand that --
 8 given that staff recommended that we repair
 9 versus replace -- I'll also be several time
 10 zones away, so I'm looking to make sure that we
 11 would have an option to ensure that our home
 12 remains functional for rental tenants.
 13 I would be happy to try to repair some of
 14 the more severely damaged windows. And if that
 15 is inadequate, I would like to ensure that I am
 16 not doing anything to prevent myself from also
 17 exercising the contract that we have
 18 (inaudible) with Renewal by Andersen.
 19 THE CHAIRMAN: Well -- could you repeat
 20 the last part of what you said?
 21 MR. HAAPT: I would like to repair two or
 22 three windows.
 23 THE CHAIRMAN: Okay. So you would like to
 24 attempt to repair, then? So --
 25 MR. HAAPT: If that is not working for the
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1 THE CHAIRMAN: Well, normally there is a
 2 fee to hear COAs. So at some point, yeah, a
 3 fee was paid by someone.
 4 AUDIENCE MEMBER: Yeah, I know. Andersen
 5 paid the fee, so we were trying -- trying to
 6 rectify this.
 7 COMMISSIONER MONTOYA: And, sir -- through
 8 the Chair, question for the applicant.
 9 The year deferment, is that being
 10 requested because, as you stated earlier,
 11 you're leaving the country in July?
 12 MR. HAAPT: I'll be leaving the country in
 13 July. Every refurbishment individual that we
 14 spoke to would have availability in no less
 15 than three months, more likely six to
 16 eight months. This would also give us a chance
 17 to work with the tenants, work with our
 18 property manager and, ideally, stick with the
 19 Renewal by Andersen window for our contract.
 20 THE CHAIRMAN: Well, question for
 21 counselor. Can we allow him to defer for a
 22 year or --
 23 COMMISSIONER LOPERA: To the Chair, I
 24 think that's a question for staff.
 25 MR. WELLS: Through the Chair to -- we
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1 have never come across that before. I think it
2 would be more appropriate for the applicant to
3 ask for a withdrawal and to submit a new COA
4 for window repair at this point. I think that
5 would be the cleanest option to take moving
6 forward.

7 THE CHAIRMAN: How do you feel about that?
8 Because if we give you a year and you pass it,
9 you may have to come back, you know, before us
10 to have it heard again, to extend that
11 deferment. But if you withdraw, then there's
12 no timeline as to when you can -- when you want
13 to come back.

14 MR. HAUPT: Just to repair a window, I
15 need to do this hearing all over again?

16 MR. WELLS: No. We can approve that
17 administratively, so in-house, without a
18 hearing.

19 MR. HAUPT: And if I were to repair a
20 window and it's inadequate, then I could do
21 this process all over again?

22 MR. WELLS: If you're looking to do window
23 replacement, yes.

24 COMMISSIONER GREGORY: And we would need
25 some kind of new evidence from this -- this

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1 MR. HAUPT: If I were to choose to modify
2 to repair, I could then potentially resubmit to
3 replace if decided at a later date?

4 THE CHAIRMAN: That's correct, provided
5 that you provide new evidence showing -- you
6 know, from a contractor that the windows are
7 beyond repair. But based on the staff's report
8 so far in the staff inspection, it was
9 determined that the windows were repairable.

10 COMMISSIONER MONTOYA: That's the -- that
11 is really the critical part, to -- if you come
12 back before the Commission wanting window
13 replacement, you will need more evidence, real
14 evidence of them being irreparable.

15 MR. HAUPT: I understand.

16 Thank you for your time and helping me
17 work through this.

18 THE CHAIRMAN: Which choice did you want
19 to --

20 MR. HAUPT: Option B, please, sir.

21 THE CHAIRMAN: Okay. Then -- we can work
22 with staff, then, to modify your application
23 for a -- to change it to repair.

24 Counselor.

25 MS. LOPERA: So at this point, we -- the
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1 contractor as well doing the restoration.

2 MS. LOPERA: So through the Chair to the
3 applicant, if I may?

4 THE CHAIRMAN: Yes.

5 MS. LOPERA: Generally, a request for
6 repair of historic windows on a contributing
7 structure can be approved at the staff level,
8 meaning you do file a COA application, but they
9 can approve it and you don't have to come
10 before this body.

11 Now, asking for window replacement of
12 historic windows on a contributing structure
13 would require you to come before this body with
14 a COA as well.

15 Does that answer your question?

16 MR. HAUPT: Yes, ma'am. Thank you.

17 THE CHAIRMAN: So you're left with a
18 couple of options. One, you can keep the COA
19 as is and we can vote on it today. Likely a
20 denial. Or option two, you can modify your COA
21 to repair, and then that can be approved
22 through the staff so you don't have to come
23 before us again. Or option three, you can
24 withdraw the application altogether and come
25 back at the time of your choosing.

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1 public hearing is open. The applicant has
2 spoken. I don't know if you have -- would you
3 like to entertain other speakers before closing
4 the public hearing --

5 THE CHAIRMAN: Yes.

6 Is there anyone else here to speak on this
7 COA?

8 AUDIENCE MEMBER: Yes. Andersen
9 Windows --

10 THE CHAIRMAN: Come on up and state your
11 name and address and she will swear you in.

12 AUDIENCE MEMBER: Ryan Doherty, 10620
13 Quail Ridge Drive, Ponte Vedra 32081.

14 THE REPORTER: If you would raise your
15 right hand for me, please.

16 MR. DOHERTY: (Complies.)

17 THE REPORTER: Do you affirm that the
18 testimony you are about to give will be the
19 truth, the whole truth, and nothing but the
20 truth?

21 MR. DOHERTY: Yes, I do.

22 THE REPORTER: Thank you.

23 MR. DOHERTY: Again, I'm Ryan. I'm with
24 Andersen Windows. I head up the historic
25 projects that we do, and I'm also the host of

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1 In The House home improvement show every
2 Saturday morning at 9:00 a.m. on WOKV, if you
3 want to tune in.

4 This particular project -- I don't know if
5 this is something that I can hand to you guys.
6 We have done, within a block of this house,
7 five other houses. We've done the house five
8 houses away. The Andersen Windows are a
9 historically accurate window. From San
10 Francisco to San Diego, Gainesville,
11 St. Augustine, we've gotten exemptions because
12 of what this window is.

13 This particular house is 200 feet away
14 from the interstate, US-17. There is
15 significant noise pollution coming from that
16 road. That road was constructed three years
17 after this home was built, so you've got a lot
18 coming off of this road. You've got a lot of
19 noise coming off this road, you've got a lot of
20 dust, and you've got a lot of particles coming
21 off the road here, and it is -- I'm sure upon
22 the inspection of the house, the film that was
23 on these windows you could see.

24 So there's a lot of other things besides
25 the rot that is, you know, going on with this

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1 particular house. There are a lot of noise
2 and, you know, the particulates coming through
3 from, you know, that road.

4 In addition, exactly what he said,
5 repairing these windows is financially, like,
6 almost unfeasible. It's -- and I'm sure you
7 guys know. Replacing a window, you've got to
8 take it out of the structure, and you're
9 looking between a 10- and 15-week turnaround
10 time, in which that time they're going to try
11 to put plastic or boards over these openings
12 and kind of hope for the best when it comes to,
13 you know, the elements.

14 Lieutenant Commander Haupt here has two
15 very small children. That was another concern.
16 Most of these windows are lead-based paint. So
17 there was a lot of safety issues that were
18 going into this restoration, trying to
19 accommodate this young family. The fact that,
20 you know, it's a little bit of a burden on him,
21 you know, with the traveling and the defending
22 of the country that he's doing. So, you know,
23 we thought replacement was going to be the --
24 the best way to go for the safety of the
25 family, the noise pollution, everything

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1 involved.

2 Again, I can hand this over to you, the
3 houses that we've done on the street. Within
4 close proximity to that house -- I mean, on
5 that street there are 16 homes, nine of which
6 have replaced their windows with either
7 aluminum or plastic vinyl. So this particular
8 street, where it is in conjunction to the
9 highway -- most of these people have replaced
10 their windows on this street because of the
11 noise, because of the leakage, because of
12 the -- you know, the particulates coming off of
13 the road.

14 The windows that Andersen replaces with,
15 these are all (inaudible) joints, they're
16 historically accurate. The grills that are in
17 these windows are full divided lites. They are
18 not the grills between the glass. They are not
19 the plastic mitered frames. They are
20 historically accurate.

21 Again, we did the house five houses away.
22 We've done a lot of projects with you guys, and
23 most of them have been approved. I feel with
24 the hardship with the lieutenant commander
25 here, the fact that he's got --

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1 (Timer notification.)

2 THE CHAIRMAN: Go ahead and finish your
3 thought.

4 MR. DOHERTY: He's got two little kids,
5 and we're just making the house safer. We're
6 getting the lead paint out of there. We're
7 getting these windows that are going to chop
8 fingers off out of there. I think it's --
9 overall, it's a better -- a better home
10 improvement project than trying to replace them
11 for a 25 percent additional fee for what the
12 replacement window would be.

13 THE CHAIRMAN: Okay. Thank you.

14 Is there anyone else here to speak on this
15 COA?

16 AUDIENCE MEMBERS: (No response.)

17 THE CHAIRMAN: Well, to respond to some of
18 your comments, yeah, there could be perhaps
19 other houses where the windows may have been
20 replaced, but this commission deals with the
21 houses that are within the historical period.
22 So without knowing which houses those were, we
23 really can't make a comment on that.

24 It is unfortunate, sometimes windows in
25 historic houses get replaced without the

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1 permission of this commission, and that does
 2 happen. We do have a patrol that goes around
 3 neighborhoods to see whether that's happening
 4 or not --
 5 MR. DOHERTY: Sure.
 6 THE CHAIRMAN: -- but sometimes it does
 7 escape our notice.
 8 And as far as historically accurate, no
 9 one is questioning, you know, your windows. I
 10 believe I've seen them before. And, yes,
 11 they -- we've known them to be, you know, a
 12 high-quality product that does meet the
 13 historical accuracy guidelines of this
 14 commission.
 15 And as far as the financially unfeasible
 16 portion of this, there is an economic
 17 feasibility form that could be filled out, and
 18 you can ask the staff to explain that to the
 19 applicant --
 20 MR. DOHERTY: Okay.
 21 THE CHAIRMAN: -- in case, you know, there
 22 is a financial burden to, you know, repair the
 23 windows for any reason, but that's something
 24 that you can go through the staff with.
 25 And that would also address the safety and
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1 the lead paint because, yes, it is true that
 2 historical houses, there is a great potential
 3 for lead paint. And we know the dangers of
 4 lead paint, so -- but that's -- you know,
 5 that's something that, you know, we all have to
 6 deal with living in an historical area.
 7 MR. DOHERTY: Sure.
 8 THE CHAIRMAN: Do any commissioners have
 9 any questions for the applicant?
 10 COMMISSION MEMBERS: (No response.)
 11 THE CHAIRMAN: Is anyone else here to
 12 speak about this COA?
 13 AUDIENCE MEMBERS: (No response.)
 14 THE CHAIRMAN: With that, I'll close the
 15 public hearing.
 16 Discussion?
 17 COMMISSIONER MONTOYA: Yeah. Still --
 18 based on everything I've heard, I still think
 19 those three options are the three options, and
 20 I think that -- you know, I would suggest the
 21 moving to the -- I don't think just -- I think
 22 denying -- I think voting is going to -- I'm
 23 speculating, but it's probably going to be a
 24 denial. I don't think that's in the best
 25 interest of the owner. He's really interested
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1 in trying to restore the windows. I think he
 2 should try that first.
 3 THE CHAIRMAN: Okay. Well, if it's
 4 okay with -- any other discussion?
 5 COMMISSION MEMBERS: (No response.)
 6 THE CHAIRMAN: If it's okay with the
 7 applicant, we would like to defer this until
 8 the next meeting.
 9 If you want to come back up.
 10 (Mr. Haupt approaches the podium.)
 11 MR. HAUPT: Sir, I apologize to the
 12 Commission. I will not be able to make the
 13 next meeting or any meeting thereafter for
 14 about the next three years. I can send in a
 15 written statement perhaps, but I will -- I
 16 would not have any additional information to
 17 submit until this was at least attempted, and
 18 that could be several months away as well.
 19 COMMISSIONER MONTOYA: (Inaudible.)
 20 COMMISSIONER GREGORY: Well, if we go to
 21 repair, it's essentially withdraw it or deny --
 22 (Simultaneous speaking.)
 23 COMMISSIONER GREGORY: If it's going to be
 24 a repair, essentially we're going to withdraw
 25 or deny it anyway, right? Because it's going
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1 to be administratively approved for a repair.
 2 So it's either a withdrawal, deny it, or -- or
 3 keep on going -- or defer it, I guess. But you
 4 don't want to defer because you're not going to
 5 be here, I guess, is my understanding.
 6 THE CHAIRMAN: Yes. And far as the
 7 applicant goes, I believe that the applicant
 8 name could be changed. So perhaps you could
 9 have a representative instead of you appear
 10 before this commission, or I believe that
 11 written statements would be appropriate if the
 12 applicant cannot make it in person, that they
 13 can submit a written statement to --
 14 MR. WELLS: They can do that as well. I
 15 mean --
 16 THE CHAIRMAN: Staff.
 17 MR. WELLS: Through the Chair, that's
 18 correct. They could do that as well.
 19 Another option too -- you know, we're
 20 playing with different options here, but if
 21 you -- if you need more time to make efforts to
 22 restore the windows and you would like to
 23 modify your request from window replacement to
 24 window repair, we can change your application,
 25 approve it administratively, issue a refund of
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1 fees, and you can just come back at a later
2 time to -- if you need to do replacement.

3 MR. HAUPT: Okay. Just for the record, I
4 would like to make a good-faith effort to
5 adhere to the City's request.

6 My personal experience -- I have friends
7 that weren't successful with that, but I'm here
8 to work with you, so I am happy to try this on
9 a very small basis. And then we can move
10 forward. I can withdraw the application today.

11 I just would like to maintain the option
12 to continue to set a future date. So as long
13 as the Commission is okay with that ...

14 MS. LOPERA: To the Chair, I think the
15 best course of action in this case is to -- and
16 this would be a technical deferral for a month.
17 It will give the applicant one month to work
18 with staff to convert the application to a
19 repair request, which then becomes an
20 administrative approval, so it won't actually
21 appear on the agenda next month, but I think
22 that will give the applicant time to work with
23 staff.

24 Do you feel like that's adequate, staff?

25 MR. WELLS: Yes. We can do that within a
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1 month. I don't know if it's enough time for --
2 THE CHAIRMAN: Okay. With that, we will
3 defer your application for a month and give you
4 a month to kind of think through things, and
5 then you can work with staff on modifying the
6 application. So basically it just buys -- it
7 buys you a month.

8 MR. HAUPT: Okay. Thank you for your
9 time.

10 THE CHAIRMAN: Okay. So we will defer
11 Item COA-23-28967, 1228 Challen Avenue.
12 Thank you.

13 MR. HAUPT: Thank you.

14 THE CHAIRMAN: Okay. Moving on to
15 historic designations, LM-23-02, 1217 Walnut
16 Street.

17 And could we get a staff report, please?

18 MR. WELLS: Commissioners, before we give
19 our report, I do want to note the supporting
20 documents we placed on your desk. So one of
21 those is a position affidavit that has been
22 signed by the owner to indicate their support
23 of the landmark status and then the second one
24 is a letter from SPAR indicating their support
25 as well.

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1 MS. FIGUEROA: This is the report of the
2 Planning and Development Department for
3 landmark LM-23-02 at 1217 Walnut Street. This
4 is sponsored by the Jacksonville Historic
5 Preservation Commission, as well as the
6 property owner has given their support. The
7 property owner is Artemis Management Company.

8 Our findings show that the application
9 meets three of the seven criteria. The first
10 one is its value as a significant reminder of
11 the cultural, historical, architectural, or
12 archaeological heritage of the city, state or
13 nation.

14 Springfield is one of the oldest
15 subdivisions in the city of Jacksonville and
16 contains a large collection of historic
17 residential buildings with a wide variety of
18 architectural styles.

19 The Springfield subdivision was platted in
20 1882 by the Springfield Company and was
21 incorporated into the city of Jacksonville in
22 1887. The neighborhood expanded in 1909 with
23 the development of the North Springfield and
24 New Springfield subdivisions. It wasn't until
25 1987 that the Springfield Historic District was

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1 listed on the National Register of Historic
2 Places. The City of Jacksonville designated
3 Springfield as a city of Jacksonville historic
4 district in 1992.

5 There are over 1,800 contributing
6 buildings in Springfield. These buildings were
7 constructed between 1880 and 1940 and include
8 varying architectural styles that were popular
9 between the 1880s and the 1930s.

10 Springfield contains 1,890 structures
11 built before 1940 and only 12 structures in the
12 entire district reflect the Dutch Colonial
13 Revival architectural style. 1217 Walnut
14 Street is one of the remaining few Dutch
15 Colonial Revival style buildings in the
16 district. This building, along with the
17 two-story building at 1215 Walnut Street, are
18 the only examples of this style on the block.

19 The Colonial Revival style was used by
20 architects between the 1880s and the 1940s.
21 This was a period where America was interested
22 in its own history and the accomplishment of
23 the country's forefathers which was sparked by
24 the Philadelphia Centennial of 1876 exhibition,
25 celebrating the 100th anniversary of America's

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1 independence.
 2 The architectural style of 1217 Walnut
 3 Street is identified as Dutch Colonial Revival
 4 based on the distinguished principal subtype of
 5 a gambrel roof structure. The structure's
 6 character-defining features are the
 7 front-facing gambrel roof with a cross-gambrel,
 8 an almost full second-story floor space, and a
 9 full-width porch under the main roof line with
 10 columns.

11 It is considered an eclectic home because
 12 it was built around 1908 with the -- within the
 13 eclectic movement, and it mimics the
 14 architectural traditions of structures from the
 15 New World colonies. The Dutch Colonial Revival
 16 style at 1217 Walnut Street, along with that of
 17 neighboring property 1215 Walnut Street to the
 18 south, stand appropriately in Springfield.

19 This block of Walnut Street contains a
 20 mixture of Dutch Colonial Revival, Queen Anne,
 21 and frame vernacular home styles. These
 22 architectural varieties on this block and the
 23 architectural varieties found throughout other
 24 blocks of Springfield are character-defining
 25 styles of the district.

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1 Architectural styles that are noticeably
 2 different from adjacent and neighboring
 3 structures are the basis of the eclectic
 4 movement in the history of architecture.

5 The first documented homeowner of 1217
 6 Walnut Street was Jacob Croissant in 1908. He
 7 was married to Jennie Croissant and he worked
 8 at a wholesale meats business located at 17-21
 9 South Ocean Street.

10 Originally, the structure was constructed
 11 as a one-and-a-half story single-family
 12 dwelling with a rear detached stable located
 13 towards the eastern property line. Its
 14 original assigned address was 1417 Walnut
 15 Street and was situated on the northern half of
 16 Lot 2, Block 90.

17 Another separate one-and-a-half story
 18 single-family dwelling with an original
 19 assigned address of 1415 Walnut Street was
 20 built on the southern half of the parcel. The
 21 parcel abuts an H-pattern alley along the rear
 22 property line, which are commonly found
 23 throughout Springfield.

24 The 1913 to May 1951 Sanborn map shows
 25 both the original addresses and the present

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1 addresses located at this parcel. The whole
 2 parcel was split into two separate parcels,
 3 presumably after 1951, and each dwelling
 4 retained its present address on each property.

5 The next criteria this meets is its value
 6 as a building is recognized for the quality of
 7 its architecture and retains sufficient
 8 elements showing its architectural
 9 significance.

10 The building at 1217 Walnut Street has not
 11 been significantly altered and it still has
 12 most of its original character-defining
 13 features, such as its front-facing gambrel roof
 14 with a cross-gambrel, a second-story floor
 15 space, and a full-width porch under the main
 16 roof line with columns.

17 The Colonial Revival style period between
 18 the 1880s and 1940s was a time where buildings
 19 were designed with the idea that the original
 20 Colonial-era style should be apparent but not
 21 imitated exactly. It is evident that 1217
 22 Walnut Street was designed in the Colonial
 23 Revival style period because it does not
 24 exactly imitate original Colonial-era
 25 buildings.

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1 Original Dutch Colonial buildings only
 2 contained gable-front gambrel roof forms, and
 3 1217 Walnut Street contains a front-facing
 4 gambrel roof with a cross-gambrel, which is an
 5 architectural element that is only found in the
 6 Dutch Colonial Revival architecture style.

7 Additionally, Dutch Colonial Revival style
 8 structures with a gable-front gambrel roof are
 9 not as prevalent compared to the typical
 10 eaves-front gambrel roof forms during this
 11 period.

12 Out of all American houses that are
 13 considered Colonial Revival, only 10 percent
 14 have gambrel roofs. 1217 Walnut Street is
 15 considered a valuable building because its
 16 unique and original character-defining features
 17 are still intact. It retains sufficient
 18 elements of the Dutch Colonial Revival
 19 architectural style and, therefore, it is
 20 considered architecturally significant.

21 And the last criteria this meets is its
 22 suitability for preservation or restoration.
 23 In utilizing this criterion, it has been the
 24 practice of the Planning and Development
 25 Department to evaluate the landmark based on

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1 evidence and the degree and nature of any
2 exterior deterioration, as well as the evidence
3 of long-term and potential ongoing neglect are
4 also a factor.

5 Not having any evidence of significant
6 exterior deterioration, the structure has been
7 well maintained over the years. There are no
8 records on file for any major alterations that
9 have occurred to the original building. The
10 only alterations on file for the building
11 include electrical and plumbing work.

12 The owner has future plans to make
13 alterations to the structure. COA-22-28466 was
14 administratively approved for exterior
15 alterations. This includes wholesale window
16 replacement of 22 wood windows that are deemed
17 irreparable or shattered. The new windows will
18 be vinyl windows. And the applicant will also
19 be replacing just over half of the wood siding
20 due to wood rot and termite damage. The new
21 wood siding will match the existing siding
22 dimensions. And, lastly, the two
23 nonfunctioning chimneys on the roof will be
24 removed.

25 COA-23-29108 was administratively approved
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1 THE CHAIRMAN: Thank you for the report.
2 Do any commissioners have any questions
3 for staff?

4 COMMISSIONER GREGORY: Yes. Through the
5 Chair, it looks like the City records show it
6 as a duplex. Is that its original use as a
7 structure or was it originally a single-family
8 residence?

9 MS. FIGUEROA: It was originally
10 single-family.

11 COMMISSIONER GREGORY: Okay. And are you
12 aware of the current owner's intention to
13 return it to single-family?

14 MR. WELLS: Through the Chair, yes.
15 So they plan to convert it back to
16 single-family and add an accessory dwelling
17 unit in the rear.

18 THE CHAIRMAN: Okay. Is the applicant
19 here?

20 AUDIENCE MEMBER: (Indicating.)

21 THE CHAIRMAN: Come on up.
22 (Audience member approaches the podium.)

23 THE CHAIRMAN: With that, I'll open the
24 public hearing.

25 State your name and address for the record
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1 for replacing the existing silver metal
2 shingled roof with new grey architectural
3 shingles. The owner intends to make this
4 alteration in the future.

5 Recently, the owner has submitted a new
6 Certificate of Appropriateness application for
7 a rear addition and for window rearrangement on
8 the right and rear second-floor elevations.

9 Once the administratively approved
10 alterations are completed, 1217 Walnut Street
11 will continue to remain as a recognizable Dutch
12 Colonial Revival residence. This 115-year-old
13 building is a significant physical feature of
14 the Springfield Historic District.

15 The Springfield Preservation and
16 Revitalization Council, also known as SPAR, is
17 also in support of this landmark designation.

18 In reviewing the application, the Planning
19 and Development Department has found that the
20 application meets three of the seven criteria.
21 Based on the findings of this report, the
22 Planning and Development Department recommends
23 that the Jacksonville Historic Preservation
24 Commission approve the designation of 1217
25 Walnut Street as a landmark.

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1 and she will swear you in.

2 AUDIENCE MEMBER: Sure my name is Nadia
3 Ustariz. I'm the president and owner of
4 Artemis Management Company. I live on 905
5 Gallier Place, St. Johns County, 32259.

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

8 MS. USTARIZ: (Complies.)

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

13 MS. USTARIZ: Yes.

14 THE REPORTER: Thank you.

15 Excuse me, ma'am. Did you fill out a
16 speaker's card?

17 MS. USTARIZ: No, I wasn't planning on
18 speaking.

19 (Discussion held off the record.)

20 MS. USTARIZ: I wasn't planning on
21 speaking. However, I do want to say that I'm a
22 very big advocate for preserving history. I
23 was raised in -- grew up in Boston,
24 Massachusetts, so I know a lot of old
25 buildings. You know, most of them were built

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1 in the 1800s, 1850s.
 2 My intention with this home was to remodel
 3 it, but as many visits -- I'm a regular visitor
 4 for Arimus and Jeremiah [sic].
 5 I was under the understanding that it was
 6 noncontributing. And because of the cost it
 7 would take to repair this home, the intention
 8 was to demolish it. But we had some issues
 9 and, you know, some advocates protesting that
 10 it shouldn't be demolished.
 11 I did go under a very big, tight review to
 12 repair it. It will cost me the same way. It
 13 will cost me exactly the same as rebuilding it.
 14 So I am working with them to bring it back to
 15 shine. And hopefully my last COA that I
 16 submitted to add an accessory unit in the back
 17 will get approved and I can go on and start
 18 remodeling the house.
 19 THE CHAIRMAN: Thank you.
 20 Do any commissioners have any questions
 21 for the applicant?
 22 COMMISSIONER MONTOYA: Through the Chair,
 23 not a question, but just a thank you for your
 24 commitment to restoring the home.
 25 Thank you.
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1 THE CHAIRMAN: Yes. I go with the same.
 2 Thank you for your commitment to preserving the
 3 historical character of this building.
 4 Thank you.
 5 MS. USTARIZ: Yep.
 6 THE CHAIRMAN: Is anyone else here to
 7 speak on this COA [sic]?
 8 AUDIENCE MEMBER: (Indicating.)
 9 MS. LOPERA: Landmark.
 10 THE CHAIRMAN: Landmark. Thank you,
 11 Counselor.
 12 (Audience member approaches the podium.)
 13 THE CHAIRMAN: State your name and address
 14 and she will swear you in.
 15 AUDIENCE MEMBER: Michael Haskins, 417
 16 West 7th Street, Jacksonville, Florida 32206.
 17 THE REPORTER: If you would raise your
 18 right hand for me, please.
 19 MR. HASKINS: (Complies.)
 20 THE REPORTER: Do you affirm that the
 21 testimony you are about to give will be the
 22 truth, the whole truth, and nothing but the
 23 truth?
 24 MR. HASKINS: Yes.
 25 THE REPORTER: Thank you.
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1 MR. HASKINS: I'm Mike Haskins. I am the
 2 executive director of the Springfield
 3 Preservation and Revitalization Council.
 4 I'm here to speak in support of the
 5 designation of this property as a historic
 6 landmark. SPAR submitted a letter to staff and
 7 to the Commission regarding this, and I want to
 8 read from portions of this letter.
 9 SPAR supports the designation of 1217
 10 Walnut Street as a city of Jacksonville
 11 historic landmark based on the following
 12 criteria: 1217 Walnut Street is one of the few
 13 Dutch Colonial Revival style buildings in
 14 Springfield demonstrating its value as a
 15 significant reminder of the cultural,
 16 historical, architectural or archaeological
 17 heritage of the city of Jacksonville.
 18 1217 Walnut Street has not been
 19 significantly altered and its original --
 20 (Discussion held off the record.)
 21 MR. HASKINS: I'm sorry.
 22 1217 Walnut Street has not been
 23 significantly altered and its original
 24 character-defining features are still intact,
 25 demonstrating its value as a building
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1 recognized for the quality of its architecture;
 2 and retaining sufficient elements, showing its
 3 architectural significance.
 4 1217 Walnut Street does not have any
 5 evidence of significant exterior deterioration
 6 and there are no records on file of any -- any
 7 major alterations, demonstrating its
 8 suitability for preservation and restoration.
 9 Based on these criteria, SPAR concurs with
 10 the City of Jacksonville's Historic
 11 Preservation staff in supporting the
 12 designation of 1217 Walnut Street as a city of
 13 Jacksonville historic landmark.
 14 Happy to answer any questions. With that,
 15 that concludes my comments.
 16 THE CHAIRMAN: Do any commissioners have
 17 any questions?
 18 COMMISSION MEMBERS: (No response.)
 19 THE CHAIRMAN: Thank you.
 20 Is anyone else here to speak on this
 21 landmark?
 22 (Audience member approaches the podium.)
 23 AUDIENCE MEMBER: Hello.
 24 William Hoff, 1402 North Laura Street,
 25 Jacksonville, Florida 32206.
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1 THE REPORTER: If you would raise your
 2 right hand for me, please.
 3 MR. HOFF: (Complies.)
 4 THE REPORTER: Do you affirm that the
 5 testimony you are about to give will be the
 6 truth, the whole truth, and nothing but the
 7 truth?
 8 MR. HOFF: Yes, ma'am.
 9 THE REPORTER: Thank you.
 10 MR. HOFF: Yeah, so I am also here on
 11 behalf of SPAR, really just to say thank you to
 12 the staff for doing a lot of work in a short
 13 amount of time. Thank you also to the owner
 14 for being receptive.
 15 And a question also to the staff. So I
 16 think SPAR submitted our kind of thoughts on
 17 how this property might have accidentally lost
 18 its historic protections, but wondered if you
 19 guys have any thoughts on how that may have
 20 happened and how to address these issues if
 21 they pop up moving forward.
 22 Thank you.
 23 THE CHAIRMAN: Thank you.
 24 Is anyone else here to speak on this
 25 landmark?
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1 bungalow-style home characterized by its
 2 horizontal siding, one-over-one windows, and
 3 shingled cross-gable roof form.
 4 As proposed, the scope of work includes
 5 constructing a 484-square-foot detached
 6 two-story garage. The new detached garage will
 7 be located in the right corner of the lot and
 8 characterized by its shingled roof form,
 9 9-over-1 windows, horizontal siding, exterior
 10 stairs leading to the second floor, covered
 11 balcony, and a single garage door.
 12 Additionally, the construction of the
 13 detached garage includes the demolition of a
 14 noncontributing accessory structure and
 15 driveway alterations.
 16 As the demolition and driveway alterations
 17 can be approved administratively, the report
 18 focuses mostly on the construction of the
 19 detached two-story garage.
 20 The only objection that staff really has
 21 with this application is that the proposed
 22 height of the two-story garage exceeds the
 23 height of the one-story primary structure. So
 24 we did condition that the two-story garage is
 25 subordinate to the primary structure in height.
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1 AUDIENCE MEMBERS: (No response.)
 2 THE CHAIRMAN: Hearing none, I will close
 3 the public hearing.
 4 Discussion?
 5 COMMISSION MEMBERS: (No response.)
 6 THE CHAIRMAN: Then I will entertain a
 7 motion.
 8 COMMISSIONER GREGORY: Motion to approve
 9 LM-23-02 for 1217 Walnut Street.
 10 COMMISSIONER FRICK: Second.
 11 THE CHAIRMAN: All those in favor?
 12 COMMISSION MEMBERS: Aye.
 13 THE CHAIRMAN: Those opposed?
 14 COMMISSION MEMBERS: (No response.)
 15 THE CHAIRMAN: Hearing none, the motion
 16 carries.
 17 On to COAs. Let's start with
 18 COA-23-28920, and I will entertain a staff
 19 report.
 20 MR. ANDERSON: COA-23-28920 is for the
 21 construction of a two-story detached garage on
 22 a noncontributing, one-story, single-family
 23 property within the Riverside Avondale Historic
 24 District.
 25 The primary structure on the property is a
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1 Other than that, we're approving -- we're
 2 recommending approval with conditions.
 3 THE CHAIRMAN: Thank you.
 4 Questions for staff?
 5 COMMISSIONER GREGORY: Can you say --
 6 sorry, through the Chair -- what the height of
 7 the accessory structure is versus the house?
 8 MR. WELLS: So the accessory structure is
 9 19 feet and the primary structure is 18. So
 10 it's a slight difference, but we still want it
 11 to be subordinate to the primary structure.
 12 THE CHAIRMAN: Any more questions?
 13 COMMISSIONER FRICK: Yeah. So would it
 14 need to be shorter or could it be equal to?
 15 MR. ANDERSON: We prefer shorter, but, I
 16 mean --
 17 COMMISSIONER FRICK: What's the definition
 18 of --
 19 MR. ANDERSON: Subordinate? Then -- so
 20 shorter.
 21 COMMISSIONER FRICK: Okay. Is there a
 22 significant -- is there a percentage difference
 23 in height that would be required? I'm just
 24 curious if that's going to leave enough room
 25 for the garage height and then the second
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81

1 story.

2 So is subordinate truly just --

3 MR. ANDERSON: Shorter than --

4 (Simultaneous speaking.)

5 COMMISSIONER FRICK: Just shorter, not --

6 okay.

7 MR. WELLS: Correct.

8 COMMISSIONER FRICK: Okay.

9 COMMISSIONER MONTOYA: Through the Chair

10 to the commissioner, I also think this just has

11 to do with the -- there are a couple of things

12 at play. One, this is a noncontributing

13 structure, so I think this is a little bit more

14 or less friction, let's say.

15 But in the historic structures, it's the

16 perception of the primary structure being the

17 primary structure and any kind of accessory

18 structures on the property being clearly seen

19 as secondary to the primary.

20 If this were a one-and-a-half-story

21 bungalow and it was historic, you would have a

22 hard time arguing a two-story garage apartment,

23 I think, a harder time, because the secondary

24 structure would be reading as a true two-story

25 as opposed to the primary structure being the

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82

1 more diminutive one-and-a-half story.

2 So there's more flexibility with it being

3 a noncontributing structure, but there's still

4 the idea of maintaining the fabric and that

5 relationship between primary and secondary

6 structures.

7 THE CHAIRMAN: Okay. Is the applicant

8 here?

9 AUDIENCE MEMBER: Yes.

10 THE CHAIRMAN: With that, I'll open the

11 public hearing.

12 (Audience member approaches the podium.)

13 THE CHAIRMAN: State your name and address

14 and she'll swear you in.

15 AUDIENCE MEMBER: Andrew Alderman.

16 Address, 2619 Rosselle Street, Jacksonville,

17 Florida 32204.

18 THE REPORTER: If you would raise your

19 right hand for me, please.

20 MR. ALDERMAN: (Complies.)

21 THE REPORTER: Do you affirm that the

22 testimony you are about to give will be the

23 truth, the whole truth, and nothing but the

24 truth?

25 MR. ALDERMAN: Yes.

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83

1 THE REPORTER: Thank you.

2 MR. ALDERMAN: Well, that -- I mean, what

3 y'all just mentioned, those comments, that's --

4 that's all we're trying to do is just -- we

5 think that it's -- it maintains that

6 primary/secondary structure relationship where

7 it does appear subordinate overwhelmingly. And

8 my architect who designed this was telling me

9 that -- like you said, the space -- when we

10 have to go down below 18 foot, it makes it hard

11 to have the adequate internal space. We've

12 already done some working around that to make

13 that work, but, I mean, that's all --

14 I mean, that's all I'm really trying to do

15 is just keep that 19 foot to make it workable

16 when it's finished and -- just to say that --

17 if you look at it, it's set back, it's overall

18 smaller, it's going to appear subordinate and

19 not the main thing on the property.

20 That's all I really have to say.

21 Thank you.

22 THE CHAIRMAN: Thank you.

23 Questions for the applicant that just

24 walked away?

25 MR. ALDERMAN: Oh. I just --

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84

1 THE CHAIRMAN: I --

2 COMMISSIONER GREGORY: I guess my question

3 is, are you -- assuming the condition is to

4 drop it below 18 feet -- is that right?

5 MR. WELLS: Yes.

6 COMMISSIONER GREGORY: Are you dropping it

7 below 18 feet or is, like -- your architect is

8 saying that can or can't be done? We're trying

9 to --

10 (Simultaneous speaking.)

11 COMMISSIONER GREGORY: It's kind of

12 (inaudible) --

13 MR. ALDERMAN: (Inaudible.)

14 COMMISSIONER GREGORY: -- (inaudible) the

15 condition.

16 MR. ALDERMAN: The idea is to come back

17 with another scheme, which is essentially to do

18 something to the primary structure to make it

19 taller, to allow for that. And we don't want

20 to do that. You know, I think -- but that's --

21 that's kind of what he's thinking. Yeah,

22 that's the --

23 THE CHAIRMAN: Perhaps a cupola on top,

24 penthouse on top?

25 MR. ALDERMAN: A little cupola-type thing.

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1 (Simultaneous speaking.)
 2 THE CHAIRMAN: That's not going to happen.
 3 MR. ALDERMAN: Right.
 4 THE CHAIRMAN: So -- okay. Well, thank
 5 you.
 6 Any other questions for the applicant?
 7 COMMISSION MEMBERS: (No response.)
 8 THE CHAIRMAN: All right. Thank you.
 9 We'll call you back up if we need you.
 10 Any more -- anybody else here to speak on
 11 this application?
 12 AUDIENCE MEMBERS: (No response.)
 13 THE CHAIRMAN: Hearing none, with that,
 14 I'll close the public hearing.
 15 Discussion.
 16 COMMISSIONER MONTROYA: Discussion. It
 17 would -- it would be great if we -- I'm sorry.
 18 It would have helped a lot if we had a section
 19 so we could see the relationship of those
 20 spaces because 18 feet -- right? We've got
 21 the -- does that show the floor-to-floor height
 22 there?
 23 COMMISSIONER GREGORY: If you scroll down,
 24 there's one for 18, one for 19 feet, side by
 25 side.

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1 COMMISSIONER MONTROYA: I saw that.
 2 (Simultaneous speaking.)
 3 COMMISSIONER MONTROYA: Well, for
 4 discussion, I -- I'm a little bit on the fence
 5 about this one just because of it being a
 6 noncontributing structure.
 7 I do tend to agree with the applicant
 8 about the -- the second unit being set back.
 9 So it's -- in perspective, it's diminishing
 10 from the street view. I think that helps it a
 11 little bit, but I'd like to hear from the other
 12 commissioners what their opinions are about
 13 this particular situation.
 14 If -- before that, I would say that if
 15 this were a situation where it was a
 16 contributing structure, my argument would be
 17 slightly different, or a lot different. I
 18 would be arguing the other way completely, that
 19 it would need to be much more diminutive of the
 20 primary, but -- seems pretty close. I'm
 21 interested in the other opinions.
 22 COMMISSIONER GREGORY: To add to the
 23 discussion, yeah, the visual sight line of it
 24 would be set back, so it doesn't -- it doesn't
 25 bother me as much.

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1 I do -- I don't want the home -- or,
 2 excuse me, the ADU to be unusable if it's
 3 dropped below the -- I don't want the -- have
 4 you build something that's unusable back there
 5 either and you're coming back to us with
 6 alterations, you know, a year from now either
 7 as well, so --
 8 So I guess I kind of agree with you,
 9 Michael. A little bit -- I'm a little torn by
 10 it.
 11 COMMISSIONER FRICK: I mean, I'm just
 12 interested in what the ceiling heights are and
 13 if that -- if that full foot will truly -- or,
 14 excuse me, more than a foot will then make this
 15 space unusable as intended, and either the
 16 garage or the -- the ADU, so I don't think we
 17 have any dimensions on that, but --
 18 THE CHAIRMAN: I'm okay with 19 feet.
 19 It's less than 5 percent from a noncontributing
 20 structure. And the reason being, 19 feet,
 21 you're already pushing, you know, minimum
 22 ceiling heights in the garage. You're pushing
 23 minimum ceiling heights upstairs. I designed
 24 and built a garage, so I, you know, know the
 25 height limitations. Architect here.

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1 And plus, we don't take into account the
 2 fact that, you know, your garage side is not on
 3 the ground, it's elevated from the ground, so
 4 you have another -- you know, so you're --
 5 that's going to add to the total height of it
 6 because it's from -- measured from the ground
 7 level to the peak of the roof.
 8 So considering it's a noncontributing
 9 structure and considering that, you know, it's
 10 far off from the road, it's behind the house,
 11 no one's going to notice a 5 percent
 12 difference, so I'm okay with it as is.
 13 COMMISSIONER MONTROYA: And just as a final
 14 comment to that, I agree with the commissioner
 15 in that regard. I think --
 16 THE CHAIRMAN: Chair.
 17 COMMISSIONER MONTROYA: Sorry.
 18 THE CHAIRMAN: Through the Chair.
 19 COMMISSIONER MONTROYA: The acting Chair.
 20 THE CHAIRMAN: Thank you.
 21 COMMISSIONER MONTROYA: The acting Chair.
 22 I think that -- again, I would say, in
 23 agreement with the staff's position, I think
 24 this -- with the 5 percent, I agree with you
 25 about that.

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1 I should also want to say for the record,
 2 though, that this doesn't set a precedent for
 3 future projects. This is strictly situational
 4 in terms of this project in particular.
 5 But I'm okay with it as well. I say we
 6 (inaudible).
 7 COMMISSIONER FRICK: I would agree.
 8 THE CHAIRMAN: I will entertain a motion.
 9 COMMISSIONER GREGORY: Motion to approve
 10 COA-23-28920 --
 11 (Simultaneous speaking.)
 12 COMMISSIONER FRICK: (Inaudible.)
 13 COMMISSIONER GREGORY: -- without
 14 condition.
 15 MR. WELLS: Without condition number --
 16 MS. LOPERA: Through the Chair, if I may?
 17 THE CHAIRMAN: Yes, Counselor.
 18 MS. LOPERA: Through the Chair to
 19 Commissioner Gregory, the condition that you
 20 all have spoken about specifically appears to
 21 be Number 3, the height of the proposed
 22 detached two-story garage shall be less than
 23 the primary structure, which is 18 feet in
 24 height. I believe that perhaps is the one you
 25 want to strike from your motion. So if you
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1 roof at the front elevation with a full-width
 2 front porch. Primary materials of the
 3 structure include architectural shingles for
 4 the roof, vinyl 1-over-1 windows, fiber cement
 5 lap siding, wood railings, and a block
 6 foundation wall.
 7 Additionally, the scope of work will
 8 include the installation of fencing around the
 9 property varying from 4 to 6 feet tall. As
 10 fencing can be approved administratively, the
 11 report focuses mostly on the new construction
 12 of a single-family residence.
 13 The only objection that staff has
 14 regarding the project is the rear elevation,
 15 but otherwise staff is recommending approval
 16 with conditions.
 17 THE CHAIRMAN: Thank you.
 18 Any commissioners have any questions for
 19 staff?
 20 COMMISSIONER GREGORY: I'm just looking
 21 for the rear elevation part of it.
 22 THE CHAIRMAN: Page 506.
 23 COMMISSIONER GREGORY: Okay.
 24 THE CHAIRMAN: Is the applicant here?
 25 AUDIENCE MEMBER: Yes.
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1 want to move to approve it with the other
 2 conditions, that may summarize what we all have
 3 discussed.
 4 COMMISSIONER GREGORY: Okay. Motion to
 5 approve COA-23-28920, striking Condition 3
 6 regarding the height.
 7 COMMISSIONER FRICK: Second.
 8 THE CHAIRMAN: All those in favor?
 9 COMMISSION MEMBERS: Aye.
 10 THE CHAIRMAN: Those opposed?
 11 COMMISSION MEMBERS: (No response.)
 12 THE CHAIRMAN: Hearing none, the motion
 13 passes.
 14 And we will move on COA-22-27867, 0 East
 15 1st Street.
 16 May I have a staff report, please?
 17 MR. ANDERSON: COA-22-27867 is for the
 18 construction of a two-story single-family home
 19 within the Springfield Historic District.
 20 The subject site is currently a vacant
 21 corner lot that's approximately 38 feet wide
 22 and 70 feet long. The lot is one of two vacant
 23 lots within this block, with the majority of
 24 the structures being two-story homes.
 25 As designed, the home consists of a hip
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1 THE CHAIRMAN: Come on up.
 2 (Audience member approaches the podium.)
 3 THE CHAIRMAN: And state your name and
 4 address for the record.
 5 MS. LOPERA: Mr. Chair, do you want to
 6 open the public hearing?
 7 THE CHAIRMAN: I'll open the public
 8 hearing.
 9 Thank you, Counselor.
 10 AUDIENCE MEMBER: David Shacter, 1334
 11 Walnut Street, Jacksonville, Florida 32206.
 12 Commissioners, staff, thank you --
 13 THE CHAIRMAN: She will swear you in.
 14 THE REPORTER: If you would raise your
 15 right hand for me, please.
 16 MR. SHACTER: (Complies.)
 17 THE REPORTER: Do you affirm that the
 18 testimony you are about to give will be the
 19 truth, the whole truth, and nothing but the
 20 truth.
 21 MR. SHACTER: I do.
 22 THE REPORTER: Thank you.
 23 MR. SHACTER: Just a quick point.
 24 There's -- this application and the one right
 25 after this one, they're right next to each
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1 other, same floor plan with different exterior
 2 elevations, same issue. So hopefully we'll be
 3 hitting two birds with this discussion here.
 4 This -- these are very small lots at --
 5 this particular floor plan was designed to fit
 6 on -- they're very small. They're about 35 by
 7 70 feet, sometimes smaller. We have built this
 8 plan several times already in the Springfield
 9 Historic District. We've got this exact rear
 10 elevation approved six times. Four of them
 11 we've built so far, and two of them were on
 12 corner lots.
 13 We did take a look at the staff
 14 recommendations, and we drew a -- we modified
 15 the drawing. I'll hand these out for you,
 16 and -- the first one -- I'll give one to SPAR
 17 over here. And if I can -- I'll save one for
 18 myself and hand the rest of these out.
 19 (Tenders documents.)
 20 MR. SHACTER: So the -- I'll wait for
 21 those to go around.
 22 The one on the left is adding the two
 23 windows. This is the rear elevation. Both the
 24 rear elevations -- the one on the left is
 25 following the staff recommendations of adding
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1 two little windows, which would be between the
 2 upper cabinet and the base cabinet of the
 3 kitchen. And that -- you know, sometimes --
 4 you know, we're adding two windows, but it
 5 looks a little odd.
 6 On the right side is our -- is an
 7 alternative to add a window. There's
 8 already -- that window on the right corner is
 9 the downstairs half bath. There's already a
 10 window on the side of the house. This would be
 11 adding a second window to that bathroom, and
 12 so -- so that's what -- that's what is the
 13 compromise. Hopefully, that will be satisfied.
 14 We just think the other one looks a little
 15 strange. On the left side of that is less than
 16 10 feet from the door to the -- to the corner.
 17 And if you have any questions, I'm
 18 available, so -- thank you.
 19 THE CHAIRMAN: Thank you.
 20 Any questions for the applicant?
 21 COMMISSIONER GREGORY: Looking at the rear
 22 elevation here, looking at -- from the rear,
 23 what is to the left of the rear door there?
 24 What room is that?
 25 MR. SHACTER: Yes, sir. That's a kitchen.
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1 I did bring you some drawings of that as
 2 well. Let me hand that out.
 3 (Tenders documents.)
 4 MR. SHACTER: To the left is a U-shaped
 5 kitchen. There is a window in that room on
 6 that side of the house.
 7 This is just a blowup of that section, not
 8 the whole floor plan.
 9 So just to the left of the door is a -- is
 10 the cooktop, and there's a hood above the
 11 cooktop, exposed to it.
 12 THE CHAIRMAN: Any more questions for the
 13 applicant?
 14 COMMISSIONER MONTOYA: I guess just one
 15 question, David, through the Chair, the kitchen
 16 arrangement, I get the -- I guess there's no
 17 dividing wall between the kitchen and the
 18 living space. I understand the -- the sink
 19 being there is sort of the peninsula portion of
 20 the countertop, but was there any other -- is
 21 this -- was this a direct request of the owner
 22 to have the range on the rear wall of the house
 23 and not perhaps in the -- on the side or some
 24 other arrangement? That is a very specific --
 25 in terms of the kitchen arrangement. I'm just
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1 curious.
 2 MR. SHACTER: Yeah, sure. I'm sorry.
 3 That's a good question. I asked the same exact
 4 question, so thank you.
 5 I did ask Jack that. He did try designing
 6 this with the range where the window is on the
 7 side wall, and he said the cabinets themselves
 8 didn't work out very well.
 9 If you put the range over there, then we
 10 lose a window on the side. But we did try
 11 that.
 12 COMMISSIONER MONTOYA: And then I guess --
 13 well, no more questions from me for the
 14 applicant.
 15 I have a question for staff after --
 16 THE CHAIRMAN: Okay. Thank you. We'll
 17 call you back up --
 18 MR. SHACTER: Thank you.
 19 THE CHAIRMAN: -- if we need you.
 20 Is there anyone else here to speak on this
 21 COA?
 22 (Mr. Hoff approaches the podium.)
 23 MR. HOFF: Hello.
 24 Yeah, so -- William Hoff, here to speak on
 25 behalf of SPAR.
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1 So we agree with the staff's
 2 recommendations that there needs to be
 3 additional openings added to the rear facade on
 4 the first floor. However, I think that the
 5 applicant's alternative with a more traditional
 6 sized window does appear more in line with the
 7 guideline. So if -- so that's what we would
 8 prefer if those are being weighed.
 9 So that's our comment. Thank you.
 10 THE CHAIRMAN: Thank you.
 11 Is there anyone else here to speak on this
 12 COA?
 13 AUDIENCE MEMBERS: (No response.)
 14 THE CHAIRMAN: Hearing none, I'll close
 15 the public hearing.
 16 Discussion.
 17 COMMISSIONER MONTOYA: Yes, discussion.
 18 Maybe this is a question for the staff.
 19 The conditions that are laid out for the
 20 applicant in regard to the rear elevation call
 21 for at least two windows, and I would say for
 22 discussion, I'm vehemently opposed to Alternate
 23 A, just for the record. I'm going to argue
 24 that one, I think.
 25 Alternate B is more appropriate, but it's
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1 for discussion, then, with the commissioners,
 2 if the -- if the two windows, as a whole, is a
 3 hold, then I think that, as a -- a concession,
 4 although the applicant has spoken to the
 5 cabinet as being an issue with the --
 6 difficulty with the cabinetry, but I'm not
 7 opposed to losing a window -- one window on the
 8 side to gain an extra window on the rear,
 9 but -- with the renovation of the kitchen, but
 10 typically we don't go inside of the walls. Our
 11 purview is more sort of focused on the exterior
 12 and its relation to the fabric of the
 13 neighborhood.
 14 COMMISSIONER GREGORY: Looking at the
 15 right elevation of the home, that window there,
 16 without having that window there in the
 17 kitchen, it's going to make the right elevation
 18 look a little funky too.
 19 COMMISSIONER MONTOYA: (Inaudible.)
 20 COMMISSIONER GREGORY: Yeah.
 21 THE CHAIRMAN: I'm willing to compromise
 22 with you all and just do the one window on the
 23 back, keep the right elevation window, because
 24 that would give us -- if we take out the right
 25 elevation rear window, that's going to be
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1 only one window, so that's a question for
 2 staff. Is staff willing to concede from at
 3 least two windows to the one window that's
 4 here? Because I agree with the comments made
 5 by Mr. Hoff, it is a bit more appropriate, but
 6 I just wanted to get a comment from staff on
 7 that.
 8 MR. WELLS: Through the Chair to
 9 Commissioner Montoya, looking at the plans,
 10 they certainly are more consistent with the
 11 design guidelines. But in terms of our
 12 condition, I think we are still -- would -- are
 13 more in favor of just adding an additional
 14 window. So keep -- remaining at two windows,
 15 despite the interior of the structure.
 16 COMMISSIONER MONTOYA: I guess that's a
 17 discussion for the commissioners, then. What
 18 are some other ideas about that, or is anyone
 19 in favor of Alternate A?
 20 COMMISSIONER GREGORY: I can agree that
 21 Alternate A is not a good -- not an acceptable
 22 option here.
 23 THE CHAIRMAN: So Alternate A provides
 24 good viewing windows for the children.
 25 COMMISSIONER MONTOYA: If the -- you know,
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1 probably 15 feet of space with no window.
 2 And it would be more visible to lose a
 3 window on the right elevation than it would on
 4 the rear, so I am okay with just having the one
 5 window on the back considering that it is where
 6 the cabinetry is going. Even though we don't
 7 look at the interior, we sort of have to look
 8 at the interior for providing, you know,
 9 feasible recommendations. And, you know,
 10 there's an architect here, and --
 11 So I'm okay with the one window. I
 12 believe that that's -- I believe it's closely
 13 enough met staff's requirements to add some
 14 more lites on the back.
 15 COMMISSIONER MONTOYA: I agree, Chair. I
 16 agree, Chair.
 17 THE CHAIRMAN: Thank you.
 18 COMMISSIONER MONTOYA: I would also say
 19 that it's a -- it's probably -- in light of
 20 this situation, recommendation, for future
 21 models maybe to be looked at in this regard,
 22 there could be some other -- so next time
 23 around it's a little bit different conversation
 24 for us. This may be used again. It's a great
 25 plan.
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101

1 COMMISSIONER GREGORY: I'll make a motion
2 to approve COA-22-27867 for 0 1st Street East
3 with editing Condition Number 9 to change from
4 two horizontally oriented windows to one, based
5 on Option B that Mr. Shacter brought to us.

6 MS. LOPERA: To be clear, are you removing
7 the two -- through the acting Chair to
8 Commissioner Gregory --

9 THE CHAIRMAN: Thank you.

10 MS. LOPERA: -- just to be clear, your
11 motion is to strike the word "two," replace it
12 with "one." Are you also striking the word
13 "horizontally oriented"?

14 COMMISSIONER GREGORY: Good point. Yes.

15 MS. LOPERA: Okay.

16 THE CHAIRMAN: Good catch, Counselor.

17 MS. LOPERA: Is that seconded by someone?

18 COMMISSIONER MONTROYA: Second.

19 THE CHAIRMAN: All those in favor?

20 COMMISSION MEMBERS: Aye.

21 THE CHAIRMAN: Those opposed?

22 Nay.

23 Hearing none -- sorry. Strike that.

24 Those opposed?

25 COMMISSION MEMBERS: (No response.)

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102

1 THE CHAIRMAN: Hearing none, the motion
2 passes.

3 MR. SHACTER: Thank you.

4 THE CHAIRMAN: COA-23- --

5 (Discussion held off the record.)

6 THE CHAIRMAN: Let's just go ahead and
7 take a break now. Close enough to 5 o'clock.

8 Ten minutes.

9 (Brief recess.)

10 THE CHAIRMAN: Call to order.

11 Continuation of the May 24th, 2023, meeting.

12 And we are on COA-23-29084, 417 East 1st
13 Street.

14 I will take a staff report, please.

15 MR. WELLS: All right. So this is
16 COA-23-29084, located at 417 1st Street -- or
17 East 1st Street. This is a request for a new
18 construction of a two-story single-family home.
19 The property is currently vacant, and the
20 majority of the lots on this block are
21 two-story homes.

22 As designed, it will consist of a gable
23 roof and a full-width porch and balcony along
24 the front elevation. Primary materials include
25 architectural shingles for the roof, 1-over-1

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103

1 windows, fiber cement lap siding, and shingles
2 with railings, and concrete block with a
3 painted finish for the foundation.

4 Overall, staff is in support of the -- the
5 application as is. We find that it's
6 compatible with most of the design guidelines
7 and criteria. The only objection that we had
8 was similar to the previous item that you all
9 discussed. This is pertaining to Condition
10 Number 3 in regards to adding two
11 horizontally [sic] oriented windows along the
12 rear elevation.

13 So we approve -- recommend approval with
14 conditions.

15 End of report.

16 THE CHAIRMAN: Thank you.

17 Questions for staff?

18 COMMISSIONER GREGORY: Is it supposed to
19 be vertically oriented windows or horizontal?

20 MR. WELLS: Through the Chair to
21 Commissioner Gregory, the -- yeah, we
22 originally published it as horizontally
23 oriented windows, but -- so we're --
24 essentially, we're having the same conversation
25 as we had for the previous item.

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104

1 THE CHAIRMAN: Is the applicant here?

2 MR. SHACTER: Yes.

3 THE CHAIRMAN: Let's open up the public
4 hearing.

5 (Mr. Shacter approaches the podium.)

6 MR. SHACTER: Do I need to swear in again?

7 MS. LOPERA: No. Just state your name and
8 address for the record.

9 MR. SHACTER: David Shacter, Terrawise
10 Homes. My address is 1334 Walnut Street,
11 Jacksonville, 32206.

12 Thank you again.

13 This is right next to the previous
14 application, same floor plan, different
15 exterior elevations. This one has the gables.
16 It has also the double front porch on the
17 front. It has the shingles and the gables and
18 so forth.

19 The previous application was on the
20 corner. This one is not on the corner. And so
21 this one will be harder to see the rear, but
22 it's the same exact rear elevation except for
23 the gable instead of a hip roof.

24 And we're happy to do the same as we did
25 on the previous by adding that one window if it

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105

1 is acceptable to the Commission.
 2 Thank you.
 3 THE CHAIRMAN: Any questions for the
 4 applicant?
 5 COMMISSIONER GREGORY: Is the interior
 6 layout still the same as the other one, just
 7 flipped? Is that --
 8 (Simultaneous speaking.)
 9 MR. SHACTER: It is (inaudible) --
 10 COMMISSIONER GREGORY: (Inaudible.)
 11 MR. SHACTER: The second floor is slightly
 12 different because of the double porch.
 13 (Inaudible) double porch, the (inaudible) on
 14 the front of the house --
 15 COMMISSIONER GREGORY: (Inaudible.)
 16 MR. SHACTER: (Inaudible.)
 17 COMMISSIONER GREGORY: No. I meant more
 18 the rear -- I'm sorry, I meant the rear
 19 elevation of the home really. Sorry.
 20 MR. SHACTER: The rear elevation on the
 21 first floor is the same --
 22 COMMISSIONER GREGORY: Okay.
 23 MR. SHACTER: -- yes. Yes, sir.
 24 COMMISSIONER GREGORY: Okay.
 25 THE CHAIRMAN: Okay. Thank you.

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106

1 MR. SHACTER: Thank you.
 2 THE CHAIRMAN: Is there anyone else here
 3 to speak on this COA?
 4 MR. HOFF: Yes.
 5 THE CHAIRMAN: Come on up.
 6 (Mr. Hoff approaches the podium.)
 7 MR. HOFF: Hello again.
 8 William Hoff, speaking on behalf of SPAR.
 9 Once again, we totally agree with the
 10 staff's recommendations on adding openings to
 11 the rear facade, but we, if given the choice,
 12 would prefer the applicant's alternative.
 13 I think that's it.
 14 Thanks.
 15 THE CHAIRMAN: Thank you.
 16 Is there anyone else here to speak on this
 17 COA?
 18 AUDIENCE MEMBERS: (No response.)
 19 THE CHAIRMAN: Hearing none, I'll close
 20 the public hearing.
 21 Discussion.
 22 COMMISSIONER GREGORY: So we just want to
 23 add the one window to the first-floor elevation
 24 on the rear, right?
 25 COMMISSIONER MONTOYA: Uh-huh.

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107

1 COMMISSIONER GREGORY: Vertically
 2 oriented?
 3 COMMISSIONER MONTOYA: Uh-huh.
 4 THE CHAIRMAN: Yes, and I believe you can
 5 reference the previous COA, Alternate B, to
 6 make it clear for Counselor and staff.
 7 COMMISSIONER GREGORY: I make a motion to
 8 approve COA-23-29084, 417 East 1st Street,
 9 altering Condition Number 3 to move it from two
 10 to one vertically oriented window on the first
 11 floor rear elevation, referencing Alternate
 12 B -- or Option B that the previous applicant
 13 had submitted on COA-22-27867.
 14 MS. LOPERA: All other conditions remain?
 15 COMMISSIONER GREGORY: Fine with me.
 16 COMMISSIONER MONTOYA: 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, the motion
 22 passes.
 23 MR. SHACTER: Thank you.
 24 THE CHAIRMAN: Thank you.
 25 Next is COA-23-28939, which we're going to

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108

1 move to Section H because that is work
 2 initiated or completed without a COA, and now
 3 we will be hearing COA-23-28972.
 4 Could I please have a staff report?
 5 MR. WELLS: Through the Chair, before we
 6 give our staff report, would you mind just
 7 asking if the applicant is here or the owner?
 8 THE CHAIRMAN: For which one?
 9 MR. WELLS: For this --
 10 THE CHAIRMAN: For COA-23-28939, 2589 Post
 11 Street, is the applicant here?
 12 AUDIENCE MEMBER: Yes.
 13 MR. WELLS: No, for the one that --
 14 Remington.
 15 THE CHAIRMAN: Oh, Remington?
 16 MR. WELLS: Yes.
 17 THE CHAIRMAN: Okay. COA-23-28972, is the
 18 applicant here?
 19 AUDIENCE MEMBERS: (No response.)
 20 THE CHAIRMAN: Okay. So COA-23-28972 will
 21 be deferred.
 22 And now we will hear work initiated
 23 without a COA, and that's going to be
 24 COA-23-28939, 2589 Post Street.
 25 Could I please have a staff report.

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1 MS. CHAMBERS: COA-23-28939, we have a
2 revised report for after-the-fact front door
3 and window -- wholesale window replacement.
4 Staff's recommending denial.

5 This COA is for after-the-fact wholesale
6 replacement of historic wood windows that were
7 vertical 4-over-1 in Riverside/Avondale with
8 the enclosure of a duplex door on a
9 contributing structure.

10 The request also includes the filling of
11 one of the duplex doors on the front with wood
12 siding. And the windows that were replaced
13 were interior muntin 2-over-1 windows that
14 staff is recommending denial as a product.

15 The applicant recommended -- or requested
16 that exterior after-market muntins be applied
17 to the exterior, but staff has deemed that that
18 is not an acceptable alteration to an
19 after-the-fact historic wood window replacement
20 product.

21 Additionally, the front door that remains
22 on the former duplex being turned to a
23 single-family has been resized and replaced
24 with a stock door of a nonhistoric design for
25 the structure.

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1 truth?

2 MR. LOVE: I do.

3 THE REPORTER: Thank you.

4 MR. LOVE: Okay. So my name is Thomas
5 Love. I'm managing broker for Belle Epoque
6 Realty. I'm here representing the owner,
7 Southland Property Development, which is a
8 two-person team, a father-son team. They
9 bought this property sometime ago, and I guess
10 due to some kind of misunderstanding between
11 them and their contractor, this situation
12 basically evolved.

13 For whatever it's worth, I do want to say
14 that their intent is pure. They certainly
15 didn't try to circumvent anything in terms of
16 rules. I think it was just -- even though --
17 realizing that ignorance isn't really an
18 excuse, for whatever it's worth, they are
19 willing to work with the Commission and follow
20 the recommendations.

21 Having said that, they certainly do
22 prefer, for obvious reasons, I think, to
23 proceed with a solution of adding exterior
24 muntins to the windows. And if there was some
25 way to adjust the door so that it is more

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1 Photographic evidence and information
2 supplied by the applicant shows that the
3 original door was removed. It was a
4 quarter-lite door with eight lites that match
5 the design of the historic windows and,
6 therefore, the replacement of the door and
7 resizing with a nonhistoric design is also not
8 recommended for approval by staff as
9 after-the-fact work.

10 THE CHAIRMAN: Thank you.

11 Questions for staff?

12 COMMISSION MEMBERS: (No response.)

13 THE CHAIRMAN: Is the applicant here?

14 AUDIENCE MEMBER: Yes.

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

17 THE CHAIRMAN: Opening the public hearing.

18 AUDIENCE MEMBER: Thomas Love, 224 East
19 4th Street, Jacksonville, Florida 32206.

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

22 MR. LOVE: (Complies.)

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

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1 historically appropriate, they're willing to
2 work with that as well.

3 I think when it comes down to it, even
4 the -- the facade, it does look a little bit
5 strange with the extra door being removed. So,
6 you know, an idea that's been floated that
7 they're open to is perhaps adding a window just
8 for some kind of equilibrium, some kind of
9 additional fenestration to help the facade
10 actually fall in line with the requirements.

11 And that's really all I have.

12 Thank you.

13 THE CHAIRMAN: Questions for the
14 applicant?

15 (Discussion held off the record.)

16 THE CHAIRMAN: Thank you.

17 Questions for the applicant?

18 COMMISSIONER GREGORY: Regarding the front
19 door, was there ever any attempt to restore the
20 front door?

21 MR. LOVE: From the -- what the contractor
22 tells me, there was an attempt to restore the
23 front door. It was already there, already
24 hung.

25 The property was in pretty deplorable

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1 condition at the time that it was purchased by
 2 the current owners, and the door itself was in
 3 very, very bad shape. There's actually --
 4 that's actually the door right there
 5 (indicating). That's the original door.
 6 You know, it's interesting because I feel
 7 like the -- walking the house, it's clearly a
 8 duplex, and it's in the legal description that
 9 it's a duplex. For whatever it's worth, I
 10 don't -- it's hard to imagine that it was
 11 originally built as a duplex. It's less than
 12 1,300 square feet. And in order for it to work
 13 as a duplex, what was clearly a back porch had
 14 been converted into a kitchen, things like
 15 that. So I almost feel like maybe at some
 16 point it was illegally turned into a duplex
 17 that was maybe grandfathered in. I'm not sure.
 18 I have no idea. It just doesn't feel like it
 19 was built to be a duplex.

20 THE CHAIRMAN: Okay. Thank you.
 21 We'll call you back up if we need you.
 22 MR. LOVE: Thank you.
 23 THE CHAIRMAN: Anyone else here to speak
 24 on this COA?
 25 AUDIENCE MEMBERS: (No response.)

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1 THE CHAIRMAN: Hearing none, I'll close
 2 the public hearing.
 3 Discussion.
 4 COMMISSIONER MONTOYA: Through the Chair,
 5 question for the staff.
 6 The comment that the applicant
 7 representative made about the duplex versus
 8 single-family home, did the Sanborn maps show
 9 us anything in this regard for the property?
 10 MS. CHAMBERS: Our research and the
 11 assessment of the structure was that this was
 12 originally built as a duplex. We didn't find
 13 any evidence that this was a originally a
 14 single-family home.
 15 THE CHAIRMAN: Any more questions for
 16 staff?
 17 COMMISSION MEMBERS: (No response.)
 18 THE CHAIRMAN: I've got a question.
 19 How come the door wasn't denied?
 20 MR. WELLS: What do you mean?
 21 THE CHAIRMAN: It was a recommendation --
 22 (Simultaneous speaking.)
 23 MS. CHAMBERS: We have a --
 24 THE CHAIRMAN: Oh, it's on the revised --
 25 MR. WELLS: Yes.

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1 THE CHAIRMAN: Okay. Sorry. Thank you.
 2 Are you all looking at the revised -- I'm
 3 passing out the revised staff conditions for
 4 this.
 5 MS. LOPERA: Through the Chair to the
 6 Commission, I believe the revised staff report
 7 was emailed to you all yesterday.
 8 THE CHAIRMAN: Let me pull that up.
 9 MR. WELLS: Through the Chair, just to
 10 clarify too, this is -- the original report was
 11 for approve in part, deny in part. This one is
 12 for a denial altogether for everything.
 13 THE CHAIRMAN: Are all the commissioners
 14 looking at the revised report, then?
 15 COMMISSIONER MONTOYA: Yes.
 16 COMMISSIONER GREGORY: Yes.
 17 THE CHAIRMAN: All right. I was not.
 18 Any further discussion?
 19 COMMISSION MEMBERS: (No response.)
 20 THE CHAIRMAN: If none, I will entertain a
 21 motion.
 22 COMMISSION MEMBERS: (No response.)
 23 THE CHAIRMAN: Today.
 24 COMMISSIONER GREGORY: I think we're still
 25 reading.

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1 (Simultaneous speaking.)
 2 COMMISSIONER GREGORY: I'll make a motion
 3 to deny COA-23-28939.
 4 COMMISSIONER MONTOYA: I'll second while
 5 we're allowed to keep -- continuing discussion,
 6 right?
 7 THE CHAIRMAN: Uh-huh.
 8 COMMISSIONER MONTOYA: So just a
 9 question -- through the Chair, question for
 10 staff. If the denial is approved, then if --
 11 essentially, they're going to have to correct
 12 everything that they're asking for, right?
 13 MR. WELLS: (Nods head.)
 14 COMMISSIONER MONTOYA: Does that include
 15 the windows? Is the window portion of them --
 16 that language about them adding muntins to the
 17 window, does that make that acceptable? I
 18 don't see that there's any other thing they can
 19 do with the windows that have been replaced
 20 already, just --
 21 MS. CHAMBERS: So staff would -- is that a
 22 question for Legal?
 23 MS. LOPERA: Through the Chair to the
 24 Commission, so just as a reminder, with these
 25 after-the-fact COAs, they need to be approached

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1 as if the work had not been done. So if this
2 applicant had come to you and said, "Can I
3 remove this historic door and replace it with
4 this replacement product and new sizing," is
5 that something you would approve? If yes, then
6 move to approve. If not, you move to deny.

7 I would ask, if you deny, that on the
8 record you state your position on the work that
9 has been done and what you would like to see.
10 And moving forward, Planning will move to the
11 enforcement process because the final order
12 will be denial of a COA which is then --
13 they're violating the Code, essentially, and we
14 move to enforce.

15 But with your comments on the record, we
16 can -- that guides Planning to help the
17 applicant make the needed changes and get the
18 house to a better place.

19 THE CHAIRMAN: Emotionally?

20 COMMISSIONER GREGORY: So is there an
21 option to defer instead of deny or we move to
22 denial here?

23 THE CHAIRMAN: There's that option.

24 MS. LOPERA: Through the Chair to
25 Commissioner Gregory, I would ask what the
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1 look at it.

2 THE CHAIRMAN: Through the Chair, what do
3 you guys think about the applicant mentioning
4 the after-the-fact muntins?

5 MR. WELLS: Through the Chair, we -- to --
6 or to the Chair --

7 THE CHAIRMAN: Through me.

8 MR. WELLS: -- I know we entertained this
9 idea of adhesive muntins in the past, and most
10 recently was that minor mod property in -- our
11 concerns we had was just about the exposure and
12 the profile not meeting the historic depth of
13 an exterior muntin. So that's our concern.

14 We haven't received any -- you know, any
15 product that would mimic the historic -- the
16 muntin size, so that's our concern. I don't
17 think we would be in support of that.

18 THE CHAIRMAN: I agree.

19 COMMISSIONER MONTOYA: So through the
20 acting Chair, question for staff. The
21 denial -- the approval of the denial, I'm -- it
22 is -- I guess my question -- or desire is that
23 that opens the door for the applicant to
24 continue to work with staff to make
25 corrections, as they have stated that they wish

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1 point of a deferral would be.

2 COMMISSIONER GREGORY: I'm just trying to
3 think about options here, trying to think it
4 through.

5 MS. CHAMBERS: So staff has spoken with
6 the applicant and the homeowners about their
7 options and what they would be willing to do
8 for corrective actions.

9 With the denial, my understanding is that
10 they would be required to restore the size and
11 historic design of the front door and install a
12 window product that is consistent with the
13 historic design of the structure.

14 The current window product, because staff
15 wasn't able to inspect the historic windows to
16 deem them irreparable on a contributing
17 structure, we're obligated to recommend denial
18 because we didn't give -- we weren't given the
19 opportunity to deem them appropriate for
20 replacement in the first place regardless of
21 the replacement product.

22 But the applicant has stated that they are
23 willing to restore the remaining historic door
24 to the design and size of the one that was
25 removed and discarded before staff could take a

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1 to do.

2 I'm not -- I'm not looking for a way to
3 get the applicant off the hook for after -- you
4 know, for non-COA work, but I -- I recognize
5 and believe the sincerity of the applicant
6 because this applicant has appeared here before
7 and I know him to be a reputable person, so I'm
8 trying to make sure that that's -- that's going
9 to happen with this denial.

10 MS. CHAMBERS: If I may, through the
11 acting Chair, the recommendation of denial is
12 that we're recommending denial for the
13 structure to remain as is. So we're denying
14 the after-the-fact to not make any changes and
15 keep it the way that it is, as photographed by
16 staff on our site visit and has been done so
17 far.

18 COMMISSIONER MONTOYA: Okay. I think I've
19 heard enough, then, or maybe -- perhaps the
20 applicant just one more time can come up and --

21 THE CHAIRMAN: Could you come back up,
22 please?

23 MR. LOVE: Sure.

24 COMMISSIONER MONTOYA: Are you -- just --
25 are you in agreement with the conversation

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1 that's happening right now in terms of the
 2 denial and to continue working with staff to --
 3 to make the corrections?
 4 MR. LOVE: Absolutely. Absolutely.
 5 COMMISSIONER MONTOYA: Okay.
 6 MR. LOVE: And I do have an additional
 7 submission, if it helps, of one of the windows,
 8 actually -- you can pass that -- with muntins
 9 added, so you can actually get a visual as to
 10 what it might look like.
 11 MS. CHAMBERS: Thank you for doing that.
 12 MR. LOVE: Yeah, of course.
 13 COMMISSIONER MONTOYA: Thank you.
 14 THE CHAIRMAN: Any more questions for the
 15 applicant?
 16 COMMISSIONER MONTOYA: No.
 17 MR. LOVE: Thank you.
 18 THE CHAIRMAN: Thank you.
 19 With that, then I will take a vote.
 20 All those --
 21 MS. LOPERA: Before you vote, if I
 22 could -- if you could just opine, please, on
 23 the front duplex door removal, how you
 24 wouldn't -- what you would approve, because it
 25 sounds like -- I mean, there's a motion to deny
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1 and a second on the floor.
 2 If you could all speak to Number 2, 3, and
 3 4 of the summary of the scope of work,
 4 the front duplex door removal, front
 5 (inaudible) replacement, and the wholesale
 6 window replacement.
 7 COMMISSIONER GREGORY: I'll speak to the
 8 front door replacement. I mean, I'd like to
 9 see something similar to what was originally
 10 there that's in this photo here. Something
 11 that is substantially similar to that would be
 12 fine with me. What was put on the door there
 13 would be (inaudible) standard in stock that you
 14 would get.
 15 THE CHAIRMAN: And then the front duplex
 16 door removal, I would like to see that door put
 17 back in place.
 18 COMMISSIONER GREGORY: My question on
 19 that is what -- the door being off-center from
 20 the front -- the front entryway there, does it
 21 need to be moved? It looks funny because if it
 22 was originally a duplex, now a door off-center
 23 there, it's going to -- the street view is
 24 going to be off.
 25 THE CHAIRMAN: Well, I have seen other
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1 duplexes here that -- that are single-family
 2 homes but both doors remained in place in case,
 3 you know -- because that's the historically
 4 accurate depiction of the front elevation of
 5 the home. So whether or not it's usable,
 6 we're, you know, restoring the home back to its
 7 original historical look and condition, so --
 8 COMMISSIONER MONTOYA: (Inaudible.)
 9 THE CHAIRMAN: In terms of -- I'm not sure
 10 if that's the right term.
 11 (Simultaneous speaking.)
 12 THE CHAIRMAN: But I would like to see the
 13 door put back in place in its original
 14 location, which should be able to be easily
 15 found, just based on where the studs were.
 16 And then regarding wholesale window
 17 replacement, I agree with staff, that
 18 after-the-fact muntins would not work in this
 19 particular case. It was all done after the
 20 fact. And I would like to see a product that
 21 more closely matches something that staff would
 22 recommend with historic -- you know, with
 23 raised muntins that were originally
 24 manufactured and installed at the manufacturing
 25 facility.
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1 COMMISSIONER MONTOYA: And it's clear that
 2 the applicant is willing to work with staff and
 3 wants to work with staff.
 4 Yeah, it's clear that the applicant wants
 5 to work with staff and moving in that
 6 direction, so I'm in agreement.
 7 THE CHAIRMAN: Counselor, is that enough
 8 information?
 9 MS. LOPERA: Yes. Thank you.
 10 To the Chair, I have enough information
 11 moving forward if you want to take a vote, if
 12 there's no further discussion.
 13 THE CHAIRMAN: I will take a vote.
 14 All those in favor of denial of
 15 COA-23-28939?
 16 COMMISSION MEMBERS: Aye.
 17 THE CHAIRMAN: All those opposed?
 18 COMMISSION MEMBERS: (No response.)
 19 THE CHAIRMAN: Hearing none, this motion
 20 is denied.
 21 Next section, New Business. Normally in
 22 May, we would elect new officers. However,
 23 since the normal Chair is not here, we will be
 24 deferring this until the next meeting.
 25 MS. LOPERA: To the Chair, just going in
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125

1 the order of the agenda, are you skipping
 2 through the public comment down to
 3 New Business?
 4 THE CHAIRMAN: No. Sorry.
 5 Public comments. I will open up this
 6 hearing to public comments.
 7 If anyone would like to speak on anything,
 8 come on up.
 9 (Audience member approaches the podium.)
 10 THE CHAIRMAN: State your name and address
 11 for the record and she'll swear you in.
 12 MS. LOPERA: You don't need to be sworn in
 13 for public comment. Just name and address for
 14 the record.
 15 AUDIENCE MEMBER: Steve Matchett, 1005
 16 Rio St. Johns Drive, Jacksonville, 32211.
 17 I'm president of Old Arlington, Inc. Old
 18 Arlington, Inc., OAI, is 30 years old next
 19 month. We were founded with the dual vision of
 20 preservation and community revitalization.
 21 In the mid 1990s, our first order of
 22 business was commissioning an historic survey
 23 of structures in Arlington, to find them as
 24 preWorld War II at the time. Until then,
 25 Arlington was pretty much a collection of
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126

1 little hamlets; Floral Bluff, Chaseville,
 2 Gilmore, Eggleston. This is from a 1940s
 3 little map.
 4 And then go ahead, Arimus.
 5 And back then, Arlington was connected by
 6 rural roads and accessed from downtown by
 7 ferry.
 8 Go ahead.
 9 Out of that survey that -- OAI's early
 10 efforts at preservation were centered on the
 11 Norman Studios. We saved it from demolition.
 12 We championed its restoration to where today
 13 it's Duval County's only national historic
 14 landmark that the public can visit. The other
 15 one is under water there, off Mandarin, the
 16 Maple Leaf shipwreck.
 17 OAI's mission is to enhance and preserve
 18 the architecture and culture and history of
 19 Arlington. Today, those efforts now include
 20 Mid-Century Modern architecture, a style not
 21 only very popular, but historical now as well.
 22 Mid-Century Modern architecture emerged
 23 shortly after World War II and continued into
 24 the 1970s. It was also the time that the
 25 Mathews Bridge opened in 1953, transforming
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127

1 that rural Arlington into the city's largest
 2 and fastest growing area.
 3 Mid-Century Modern became the featured
 4 architecture of the homes, the churches, the
 5 schools, and the businesses that were built in
 6 Arlington during that time.
 7 Today, Arlington possesses -- go ahead,
 8 Arimus -- the best inventory of Mid-Century
 9 Modern architecture in Jacksonville, and for
 10 more than ten years OAI -- go ahead, Arimus --
 11 has featured these buildings on its annual
 12 Mid-Mod and More Home Tour and Symposiums.
 13 It's also the featured -- go ahead, Arimus.
 14 It's also the featured architectural style
 15 of the Renew Arlington CRA, the plan that's
 16 undergirding Arlington's redevelopment today.
 17 Ironically, it's that tension between
 18 redevelopment and historical preservation is
 19 what is prompting our request to you today and
 20 underscores the urgency of it as well.
 21 Go ahead, Arimus.
 22 The Arlington Federal Savings and Loan
 23 building is at 930 University Boulevard North.
 24 Go ahead, Arimus.
 25 It's directly across the street from
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128

1 College Park. This is the interchange of
 2 University Boulevard and the Arlington
 3 Expressway. The Old Town and Country, which is
 4 becoming College Park, is there on the right.
 5 Directly across the street is the Arlington
 6 Federal Savings and Loan.
 7 (Timer notification.)
 8 MR. MATCHETT: May I --
 9 THE CHAIRMAN: Finish your thought.
 10 MR. MATCHETT: I've got a little -- couple
 11 more thoughts.
 12 THE CHAIRMAN: A couple more minutes?
 13 MR. MATCHETT: Hopefully. I'll be quick
 14 as I can.
 15 It was built -- the building -- this bank
 16 building was designed by prominent Miami
 17 architect Edwin T. Reeder. And this fact was
 18 uncovered by a local professor, Tim Gilmore,
 19 while performing research last fall for the
 20 building's inclusion for Dr. Wayne Wood's new
 21 bicentennial edition of Jacksonville's
 22 *Architectural Heritage*.
 23 Go ahead, Arimus.
 24 Mr. Reeder's obituary, on the inside cover
 25 of the 1963 *Florida Architect* magazine, details
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1 his stature within the profession in the
 2 community. This building is the only known
 3 work of Edwin Reeder in Jacksonville.
 4 Go ahead, Arimus.
 5 The building's design is truly unique and
 6 probably best described by Dr. Wood in his
 7 book. I'm going to read a small excerpt of
 8 that you see up there on the screen.
 9 "The building's" -- this is Dr. Wood
 10 speaking.
 11 "The building's facade is a kaleidoscopic
 12 array of triangles and diamond shapes regulated
 13 by strong, vertical fins. The brise soleil
 14 ranks as one of the most inventive concrete
 15 structures in Jacksonville, and the series of
 16 vertical openings topped by pointed arches
 17 translates into a modernist abstraction of a
 18 Venetian-Gothic palace."
 19 Now, that's one heck of a description.
 20 Go ahead, Arimus.
 21 We believe the Arlington Federal Savings
 22 and Loan building stands as a most significant
 23 example of Mid-Century Modern architecture in
 24 Jacksonville and is worthy of protection and
 25 preservation.

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1 preserve Mid-Century Modern Architecture in
 2 Arlington. Like Riverside, Avondale, and
 3 Springfield, whose own revitalization efforts
 4 were centered on the preservation of signature
 5 architectural styles, today they are both
 6 rationally [sic] recognized, revitalized, and
 7 whose identity is linked to their architecture.
 8 Well, Arlington, too, has its signature
 9 architecture, its Mid-Century Modern, which has
 10 become historic in our lifetime. It, too, can
 11 be linked with this -- with our revitalization
 12 efforts to make Arlington Jacksonville's next
 13 great historic neighborhood.
 14 It's hard to say "historic preservation"
 15 and "Arlington" in the same sentence, I know,
 16 but it is our fervent hope that this commission
 17 will undertake the consideration of a landmark
 18 designation for the Arlington Federal Savings
 19 and Loan building.
 20 Happy to answer any questions. Thank you
 21 for the indulgence.
 22 THE CHAIRMAN: Thank you.
 23 Any questions for the public comment?
 24 COMMISSIONER GREGORY: Actually, I was
 25 going to say, is it currently vacant right now?

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1 Indeed, we believe it satisfies five of
 2 those seven criteria that are listed in Section
 3 307.104, including its value as a significant
 4 reminder, it's identified as a work of a master
 5 architect, its quality of architecture and the
 6 elements that it still retains, the
 7 characteristics and the style of its
 8 architecture, valuable -- and its method of
 9 construction. And then, finally, its
 10 suitability for preservation or restoration.
 11 The property is owned by TDC Jax, LLC, but
 12 is under contract to -- I'm sorry, go ahead,
 13 you can -- leave it right there for a second.
 14 It's under contract to Driven Brands of
 15 Charlotte, North Carolina, who has filed
 16 applications for a zoning exception and an
 17 administrative deviation to develop the site as
 18 a Take 5 Car Wash. Their plans call for
 19 demolition of the existing building and the
 20 construction of a 125-foot-long car wash tunnel
 21 across the parcel's University Boulevard
 22 frontage. Those applications are expected to
 23 be considered by the Planning Commission on
 24 June 22nd, next month.

25 This is the opening salvo in the effort to
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1 MR. MATCHETT: It's currently vacant, been
 2 vacant for about three years. It's being
 3 subject to vandalism, a lot, on the interior,
 4 but the -- the outside, the exterior of the
 5 facade is remaining in good shape so far.
 6 THE CHAIRMAN: Thank you.
 7 MR. MATCHETT: Yes, sir.
 8 THE CHAIRMAN: Any additional public
 9 comments?
 10 (Mr. Bliss approaches the podium.)
 11 THE CHAIRMAN: State your name and
 12 address. You do not swear in.
 13 MR. BLISS: I'm already sworn in. Okay.
 14 Thanks for that.
 15 I'm Alan Bliss, 314 Palmetto Street,
 16 CEO -- still CEO of the Jacksonville Historical
 17 Society and Jacksonville History Center, and
 18 I'm here to endorse and support Mr. Matchett's
 19 remarks on behalf of Old Arlington,
 20 Incorporated.
 21 If Jacksonville is a constellation of
 22 neighborhoods that have geographic identities
 23 and historic identities, Arlington emerged as
 24 one with its own particularly distinctive
 25 identification with Mid-Century Modern

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1 architecture that sets it apart from most of
 2 the rest of the historic neighborhoods and
 3 locations in the city.
 4 The Arlington Federal Savings and Loan
 5 Building is a vivid and prominent example of
 6 that genre and it's vivid and prominent because
 7 of its location on University Boulevard, just
 8 off of the Arlington Expressway.
 9 The Historical Society this year added
 10 that building to its list of Jacksonville's
 11 most endangered buildings and -- for the first
 12 time, and I hope we don't need to keep it on
 13 that list for a terribly long time, but I
 14 visited the property with Mr. Matchett a few
 15 weeks ago and it is in appalling condition, at
 16 least in terms of its maintenance, but it
 17 appears to be structurally robust and strong
 18 and really a remarkable example of the
 19 Mid-Century Modern style.
 20 We view its preservation as critical to
 21 sustaining Arlington's emergence as a historic
 22 neighborhood with its own particular identity
 23 contributing so much to Jacksonville's overall
 24 community identity, so I endorse Mr. Matchett's
 25 request and that of Old Arlington, Incorporated
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1 something we investigate, but with the -- with
 2 the time frame that's been given to us for the
 3 conversion of this -- this particular site and
 4 its importance to -- to the community, what --
 5 what options do we have in that regard to -- to
 6 move with a -- with a landmark?
 7 MR. WELLS: Through the Chair to
 8 Commissioner Montoya, in terms of -- if you all
 9 were to consider designating this property as a
 10 potential landmark, it would effectively put
 11 the zoning applications on hold while we
 12 conduct our own research and issue a report, so
 13 the -- essentially, the June 22nd date would
 14 just be deferred.
 15 COMMISSIONER MONTOYA: Okay. So that
 16 would give them some time perhaps.
 17 And have -- this is the first time we, as
 18 a commission, are hearing this presentation
 19 from the gentlemen, but have -- have there been
 20 discussion with you, with staff, about this, or
 21 some things that we might do?
 22 MR. WELLS: There have been discussions
 23 about concerns of the building for previous --
 24 or the past several months, but nothing in
 25 terms of saving it, but -- besides just a
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1 to proceed with landmark status for this
 2 building and hope that will help foster
 3 preservation.
 4 Thanks very much.
 5 THE CHAIRMAN: Thank you.
 6 Anyone else?
 7 AUDIENCE MEMBERS: (No response.)
 8 THE CHAIRMAN: With that, I will close --
 9 sorry. Counselor.
 10 MS. LOPERA: So -- through the Chair to
 11 the Commission, so this is public comment, and
 12 you're not obligated to respond at all or --
 13 but a request has been made of you, so it -- it
 14 would be prudent if you wish to discuss this
 15 request to do so at this time.
 16 THE CHAIRMAN: Okay. With that, I will
 17 close the public comment.
 18 COMMISSIONER MONTOYA: So through the
 19 Chair, question for staff. You know, the --
 20 this is the first time I've heard a request for
 21 landmark status for a Mid-Century Modern
 22 structure. Of course, there are some things
 23 coming up with the grant -- the grant that we
 24 have applied for is specific to Mid-Century
 25 Modern and its language, so that might be
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1 landmark designation.
 2 COMMISSIONER MONTOYA: And has there been
 3 internal discussion with the -- with staff? I
 4 mean, the -- do you have a -- do you have --
 5 does staff have an opinion on this -- this
 6 situation we're talking about or -- or not
 7 necessarily rendering an opinion, but could
 8 you -- could you elaborate on your discussion?
 9 MR. WELLS: If anything, I mean, given the
 10 owner's opposition and this not necessarily
 11 being protected at a local level, the only
 12 option that we have in terms of recommendation
 13 would just be to locally designate it as a
 14 landmark.
 15 COMMISSIONER MONTOYA: To try and make
 16 that a --
 17 (Simultaneous speaking.)
 18 MR. WELLS: Exactly.
 19 COMMISSIONER MONTOYA: -- (inaudible)
 20 potentially.
 21 So then that would be a -- my ask of the
 22 Commission, right? You know, I -- I'm -- we're
 23 all just getting to know each other, right?
 24 But I'm a -- I'm a born-and-raised Jacksonville
 25 native, so I'm -- I've trumped all over Clifton
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1 and Arlington and Arlingwood and Town and
 2 Country, so I've seen this building for a long
 3 time.
 4 Is there -- is there -- well, time for a
 5 brief discussion on this kind of situation?
 6 Because modern architecture is becoming
 7 historic and this is going to happen again and
 8 I think we should start addressing it.
 9 THE CHAIRMAN: I agree, and I believe that
 10 we could have staff prepare a report for this
 11 building?
 12 MR. WELLS: Correct. Yes.
 13 MS. LOPERA: Through the Chair to the
 14 Commission, if that -- if you wanted to do
 15 that -- similarly to how the -- I believe the
 16 Walnut Street one was handled, if someone wants
 17 to make a motion to initiate an application for
 18 designation and you want to vote on that, that
 19 would give staff the opportunity to do research
 20 and write -- bring a report back before you for
 21 your consideration.
 22 COMMISSIONER MONTOYA: Unless there's
 23 opposition by any of the commissioners, I would
 24 like to say let's go ahead and do that.
 25 THE CHAIRMAN: I'll entertain a motion.
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1 comments are over. Now to New Business.
 2 Normally, in May we would have elected new
 3 officers; however, we're missing some
 4 commissioners, including the normal Chair, so I
 5 would like to -- if it's okay with the
 6 commissioners, to defer this until the next
 7 meeting, to have elections in June.
 8 COMMISSIONER FRICK: Do we need to make a
 9 motion?
 10 MS. LOPERA: Yeah, I would ask that,
 11 because it's in your bylaws that May is the
 12 month when you elect officers. So if someone
 13 would like to make a motion to postpone the
 14 election of the officers to June, that would be
 15 my preference.
 16 THE CHAIRMAN: I will take a motion.
 17 COMMISSIONER FRICK: I will make a motion
 18 to defer the election of officers to the June
 19 meeting.
 20 COMMISSIONER MONTOYA: Second.
 21 THE CHAIRMAN: All those in favor?
 22 COMMISSION MEMBERS: Aye.
 23 THE CHAIRMAN: Those opposed?
 24 COMMISSION MEMBERS: (No response.)
 25 THE CHAIRMAN: Hearing none, be prepared
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1 COMMISSIONER MONTOYA: Any opposition?
 2 COMMISSIONER GREGORY: No opposition here.
 3 I agree. This is an architecturally
 4 significant structure. I've noticed it for
 5 years driving by this property. I think it's
 6 certainly worth (inaudible) discussion and
 7 (inaudible), and this is a good example of one
 8 of the first ones to go.
 9 COMMISSIONER MONTOYA: So through the
 10 Chair, I'd like to make a motion to investigate
 11 the landmark status of this proposed structure
 12 at 930 University Boulevard North.
 13 COMMISSIONER FRICK: Second.
 14 THE CHAIRMAN: All those in favor?
 15 COMMISSION MEMBERS: Aye.
 16 THE CHAIRMAN: Those opposed?
 17 COMMISSION MEMBERS: (No response.)
 18 THE CHAIRMAN: Hearing none, staff, please
 19 prepare a report.
 20 COMMISSIONER MONTOYA: Thank you for the
 21 presentation.
 22 THE CHAIRMAN: Yes, thank you.
 23 MR. MATCHETT: Thank you. We look forward
 24 to the next meeting.
 25 THE CHAIRMAN: And now on to -- public
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1 for brutal elections at the next meeting.
 2 MS. LOPERA: Mr. Chair, there is --
 3 under M --
 4 THE CHAIRMAN: This is -- Counselor has
 5 made me aware that under M, there's a Public
 6 Works Improvement Project.
 7 MR. WELLS: Nothing to report here, to the
 8 Chair. It's just a placeholder. I'm doing
 9 this every month, and if we get updates --
 10 THE CHAIRMAN: Oh, I see.
 11 MR. WELLS: So nothing new.
 12 THE CHAIRMAN: Thank you.
 13 All right. With that, this meeting is
 14 adjourned.
 15 (The foregoing proceedings were adjourned
 16 at 5:50 p.m.)
 17 - - -
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1 CERTIFICATE OF REPORTER

2

3 STATE OF FLORIDA)

)

4 COUNTY OF DUVAL)

5

6

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

12

13

14

15 DATED this 5th day of June 2023.

16

17

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Diane M. Tropa
Florida Professional Reporter

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\$	150 [1] - 5:18 1554 [1] - 25:1 16 [1] - 55:5 1616 [1] - 25:2 17-21 [1] - 66:8 175 [1] - 8:19 1776 [1] - 30:8 18 [7] - 80:9, 83:10, 84:4, 84:7, 85:20, 85:24, 89:23 1800s [1] - 73:1 1842 [1] - 5:23 1850s [1] - 73:1 1865 [2] - 7:3, 7:9 1867 [1] - 7:20 1868 [1] - 7:23 1876 [1] - 64:24 1877 [1] - 7:21 1880 [1] - 64:7 1880s [3] - 64:9, 64:20, 67:18 1882 [1] - 63:20 1887 [3] - 6:7, 8:17, 63:22 1889 [1] - 8:20 1893 [1] - 15:23 19 [6] - 9:24, 80:9, 83:15, 85:24, 87:18, 87:20 1901 [3] - 10:20, 11:5, 16:19 1902 [1] - 8:22 1904 [2] - 8:22, 17:2 1906 [1] - 17:3 1908 [2] - 65:12, 66:6 1909 [2] - 17:6, 63:22 1910 [1] - 11:8 1913 [1] - 66:24 1916 [1] - 13:19 1919 [2] - 11:3, 14:4 1924 [1] - 8:23 1926 [4] - 25:1, 25:17, 26:24, 27:23 1927 [1] - 8:23 1930s [1] - 64:9 1936 [2] - 11:4, 11:15 1937 [1] - 11:15 1940 [2] - 64:7, 64:11 1940s [3] - 64:20, 67:18, 126:2 1946 [1] - 10:13 1951 [2] - 66:24, 67:3 1953 [1] - 126:25 1954 [1] - 9:24 1956 [1] - 11:23 1963 [1] - 128:25 1968 [1] - 10:3 1970s [3] - 27:22, 40:17, 126:24	1982 [1] - 9:15 1987 [1] - 63:25 1990s [1] - 125:21 1992 [2] - 10:13, 64:4 1st [6] - 90:15, 101:2, 102:12, 102:16, 102:17, 107:8	2	2 [2] - 66:16, 122:2 2-over-1 [1] - 109:13 200 [1] - 53:13 2023 [7] - 1:6, 2:1, 2:5, 3:8, 19:22, 102:11, 141:15 20th [2] - 13:17, 16:13 22 [1] - 69:16 224 [1] - 110:18 22nd [2] - 130:24, 135:13 23-01 [1] - 4:16 24 [2] - 1:6, 2:1 24th [2] - 2:5, 102:11 25 [1] - 56:11 2589 [2] - 108:10, 108:24 2619 [1] - 82:16 26th [2] - 3:8, 3:12 2767 [1] - 24:23 278-acre [1] - 5:24 29 [1] - 21:23 2949 [1] - 24:21	3	3 [5] - 89:21, 90:5, 103:10, 107:9, 122:2 3-over-1 [1] - 35:8 30 [1] - 125:18 3003 [1] - 20:21 307.104 [1] - 130:3 314 [2] - 19:11, 132:15 32043 [1] - 30:9 32081 [1] - 52:13 32202 [1] - 19:12 32204 [1] - 82:17 32206 [5] - 74:16, 76:25, 92:11, 104:11, 110:19 32208 [1] - 20:21 32211 [1] - 125:16 32259 [1] - 72:5 35 [7] - 35:4, 35:11, 37:23, 38:1, 38:5, 40:25, 93:6 3691 [1] - 24:25 38 [1] - 90:21 3:00 [2] - 1:7, 2:1	4	4 [2] - 91:9, 122:3 4-over-1 [1] - 109:7 400 [1] - 24:20 417 [4] - 74:15, 102:12, 102:16, 107:8 45 [1] - 35:10 484-square-foot [1] - 79:5 4th [2] - 36:12, 110:19	5	5 [5] - 87:19, 88:11, 88:24, 102:7, 130:18 50 [2] - 3:25, 10:16 506 [1] - 91:22 5:50 [1] - 140:16 5th [2] - 9:10, 141:15	6	6 [1] - 91:9	7	70 [2] - 90:22, 93:7 782 [1] - 34:8 7th [1] - 74:16	8	8 [1] - 11:24	9	9 [1] - 101:3 9-over-1 [1] - 79:9 90 [1] - 66:16 905 [1] - 72:4 930 [2] - 127:23, 138:12 9:00 [1] - 53:2 9th [3] - 7:9, 27:2, 27:19	A	A.L [3] - 10:13, 22:1, 22:10 a.m [1] - 53:2 A.M.E [22] - 4:17, 5:16, 5:19, 6:19, 6:21, 6:25, 7:15, 7:17, 7:19, 7:22, 9:2, 10:11, 13:8, 14:8, 15:11, 16:7, 19:23, 21:23, 22:6, 22:18, 22:21 A.W [2] - 8:10, 10:25 able [6] - 37:1, 43:4, 46:1, 59:12, 118:15, 123:14 Abraham [2] - 10:12, 22:1 absolutely [2] - 121:4 abstraction [1] - 129:17 abuts [1] - 66:21 abutting [1] - 28:19 accept [1] - 3:11 acceptable [4] - 98:21, 105:1, 109:18, 116:17 access [1] - 14:18 accessed [1] - 126:6 accessory [6] - 71:16, 73:16, 79:14, 80:7, 80:8, 81:17 accidentally [1] - 77:17 accommodate [1] - 54:19 accommodation [1] - 8:6 accomplishment [1] - 64:22 according [2] - 28:17, 35:15 account [1] - 88:1 accuracy [1] - 57:13 accurate [5] - 53:9, 55:16, 55:20, 57:8, 123:4 acquired [2] - 30:20, 32:5 Acting [2] - 1:13, 45:15 acting [6] - 2:16, 88:19, 88:21, 101:7, 119:20, 120:11 action [3] - 20:2, 20:16, 61:15 actions [1] - 118:8 active [2] - 8:24, 10:14 actively [1] - 13:2 add [7] - 71:16, 73:16, 86:22, 88:5, 94:7, 100:13, 106:23 added [3] - 97:3, 121:9, 133:9 adding [12] - 8:19, 93:22, 93:25, 94:4, 94:11, 98:13, 103:10, 104:25, 106:10, 111:23, 112:7, 116:16 Addition [3] - 6:14, 6:22, 6:24
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<p>addition [6] - 10:5, 10:21, 11:1, 40:16, 54:4, 70:7</p> <p>additional [9] - 40:24, 42:6, 56:11, 59:16, 97:3, 98:13, 112:9, 121:6, 132:8</p> <p>additionally [4] - 68:7, 79:12, 91:7, 109:21</p> <p>address [22] - 18:10, 19:9, 19:11, 28:20, 30:7, 39:5, 52:11, 57:25, 66:14, 66:19, 67:4, 71:25, 74:13, 77:20, 82:13, 82:16, 92:4, 104:8, 104:10, 125:10, 125:13, 132:12</p> <p>addresses [2] - 66:25, 67:1</p> <p>addressing [1] - 137:8</p> <p>adequate [2] - 61:24, 83:11</p> <p>adhere [1] - 61:5</p> <p>adhesive [1] - 119:9</p> <p>adjacent [1] - 66:2</p> <p>adjourned [2] - 140:14, 140:15</p> <p>adjust [1] - 111:25</p> <p>administrative [2] - 61:20, 130:17</p> <p>administratively [8] - 49:17, 60:1, 60:25, 69:14, 69:25, 70:9, 79:17, 91:10</p> <p>admire [1] - 20:11</p> <p>ADRIENNE [1] - 1:17</p> <p>ADU [2] - 87:2, 87:16</p> <p>advancement [1] - 15:4</p> <p>advocate [2] - 9:2, 72:22</p> <p>advocates [1] - 73:9</p> <p>affidavit [1] - 62:21</p> <p>affirm [11] - 19:16, 21:13, 30:13, 39:17, 52:17, 72:9, 74:20, 77:4, 82:21, 92:17, 110:23</p> <p>African [10] - 5:7, 6:11, 6:23, 7:6, 12:6, 12:22, 13:25, 14:23, 14:25, 22:13</p> <p>African-American [6] - 5:7, 6:11, 6:23, 12:6, 12:22, 14:23</p> <p>African-Americans [1] - 22:13</p> <p>Afro [4] - 10:19, 11:8, 11:17, 22:12</p>	<p>Afro-American [4] - 10:19, 11:8, 11:17, 22:12</p> <p>after-market [1] - 109:16</p> <p>after-the-fact [8] - 109:2, 109:5, 109:19, 110:9, 116:25, 119:4, 120:14, 123:18</p> <p>afternoon [3] - 2:4, 21:3, 39:23</p> <p>afterwards [1] - 43:15</p> <p>agenda [14] - 3:18, 3:20, 24:16, 24:18, 25:4, 25:5, 25:13, 25:16, 26:2, 26:4, 26:12, 26:19, 61:21, 125:1</p> <p>ago [2] - 111:9, 133:15</p> <p>agree [16] - 45:17, 86:7, 87:8, 88:14, 88:24, 89:7, 97:1, 98:4, 98:20, 100:15, 100:16, 106:9, 119:18, 123:17, 137:9, 138:3</p> <p>agreement [3] - 88:23, 120:25, 124:6</p> <p>ahead [15] - 31:3, 56:2, 102:6, 126:4, 126:8, 127:7, 127:10, 127:13, 127:21, 127:24, 128:23, 129:4, 129:20, 130:12, 137:24</p> <p>air [1] - 10:5</p> <p>Alabama [1] - 11:21</p> <p>Alan [3] - 19:5, 19:10, 132:15</p> <p>ALAN [1] - 19:10</p> <p>Alderman [1] - 82:15</p> <p>ALDERMAN [8] - 82:20, 82:25, 83:2, 83:25, 84:13, 84:16, 84:25, 85:3</p> <p>Alex [1] - 39:13</p> <p>alley [1] - 66:21</p> <p>allow [2] - 48:21, 84:19</p> <p>allowed [1] - 116:5</p> <p>almost [4] - 33:14, 54:6, 65:8, 113:15</p> <p>ALSO [1] - 1:16</p> <p>alter [1] - 44:7</p> <p>alteration [2] - 70:4, 109:18</p> <p>alterations [13] - 27:7, 28:7, 28:9, 28:10,</p>	<p>69:8, 69:10, 69:13, 69:15, 70:10, 76:7, 79:15, 79:16, 87:6</p> <p>altered [5] - 17:20, 28:3, 67:11, 75:19, 75:23</p> <p>altering [1] - 107:9</p> <p>Alternate [6] - 97:22, 98:19, 98:21, 98:23, 107:5, 107:11</p> <p>alternate [1] - 97:25</p> <p>alternative [3] - 94:7, 97:5, 106:12</p> <p>alternatives [2] - 29:7, 29:12</p> <p>altogether [3] - 38:12, 50:24, 115:12</p> <p>aluminum [1] - 55:7</p> <p>America [1] - 64:21</p> <p>America's [1] - 64:25</p> <p>American [11] - 5:7, 6:11, 6:23, 10:19, 11:8, 11:17, 12:6, 12:22, 14:23, 22:12, 68:12</p> <p>Americans [1] - 22:13</p> <p>amount [2] - 29:5, 77:13</p> <p>ancient [1] - 15:20</p> <p>Andersen [9] - 40:6, 40:21, 46:18, 48:4, 48:19, 52:8, 52:24, 53:8, 55:14</p> <p>Anderson [1] - 2:10</p> <p>ANDERSON [7] - 1:18, 2:10, 78:20, 80:15, 80:19, 81:3, 90:17</p> <p>Andres [1] - 2:16</p> <p>ANDRES [1] - 1:13</p> <p>Andrew [1] - 82:15</p> <p>Anne [1] - 65:20</p> <p>anniversary [2] - 13:25, 64:25</p> <p>annual [1] - 127:11</p> <p>answer [4] - 43:25, 50:15, 76:14, 131:20</p> <p>anyway [1] - 59:25</p> <p>apart [1] - 133:1</p> <p>apartment [1] - 81:22</p> <p>apologize [1] - 59:11</p> <p>appalling [1] - 133:15</p> <p>apparent [2] - 29:13, 67:20</p> <p>appealing [1] - 43:14</p> <p>appear [7] - 29:13, 36:5, 60:9, 61:21, 83:7, 83:18, 97:6</p> <p>appearance [1] - 14:17</p> <p>appeared [1] - 120:6</p>	<p>appearing [1] - 18:1</p> <p>appellate [1] - 43:13</p> <p>applicant [68] - 18:25, 28:17, 28:21, 29:25, 30:2, 31:8, 31:11, 33:4, 34:17, 34:20, 35:11, 35:15, 38:25, 42:19, 44:4, 44:19, 45:3, 47:8, 48:8, 49:2, 50:3, 52:1, 57:19, 58:9, 59:7, 60:7, 60:12, 61:17, 61:22, 69:18, 71:18, 73:21, 82:7, 83:23, 85:6, 86:7, 91:24, 94:20, 95:13, 96:14, 97:20, 99:4, 104:1, 105:4, 107:12, 108:7, 108:11, 108:18, 109:15, 110:2, 110:13, 112:14, 112:17, 114:6, 117:2, 117:17, 118:6, 118:22, 119:3, 119:23, 120:3, 120:5, 120:6, 120:20, 121:15, 124:2, 124:4</p> <p>applicant's [4] - 35:19, 44:5, 97:5, 106:12</p> <p>application [34] - 4:19, 4:21, 18:16, 26:23, 27:9, 35:1, 35:3, 43:11, 43:20, 44:6, 44:7, 45:4, 46:4, 47:16, 47:17, 50:8, 50:24, 51:22, 60:24, 61:10, 61:18, 62:3, 62:6, 63:8, 70:6, 70:18, 70:20, 79:21, 85:11, 92:24, 103:5, 104:14, 104:19, 137:17</p> <p>applications [3] - 130:16, 130:22, 135:11</p> <p>applied [3] - 40:7, 109:16, 134:24</p> <p>apply [1] - 44:12</p> <p>appointed [1] - 7:4</p> <p>appreciate [2] - 20:11, 21:5</p> <p>approached [1] - 116:25</p> <p>approaches [17] - 19:3, 20:19, 25:19, 30:5, 39:4, 59:10, 71:22, 74:12, 76:22,</p>	<p>82:12, 92:2, 96:22, 104:5, 106:6, 110:16, 125:9, 132:10</p> <p>appropriate [7] - 47:8, 49:2, 60:11, 97:25, 98:5, 112:1, 118:19</p> <p>appropriately [1] - 65:18</p> <p>Appropriateness [1] - 70:6</p> <p>approval [7] - 29:19, 61:20, 80:2, 91:15, 103:13, 110:8, 119:21</p> <p>approve [22] - 3:7, 18:16, 23:25, 26:3, 26:9, 26:11, 33:22, 49:16, 50:9, 60:25, 70:24, 78:8, 89:9, 90:1, 90:5, 101:2, 103:13, 107:8, 115:11, 117:5, 117:6, 121:24</p> <p>approved [14] - 26:19, 34:5, 50:7, 50:21, 55:23, 60:1, 69:14, 69:25, 70:9, 73:17, 79:17, 91:10, 93:10, 116:10</p> <p>approving [1] - 80:1</p> <p>April [4] - 3:8, 3:12, 9:24, 36:12</p> <p>arbor [1] - 8:4</p> <p>archaeological [4] - 4:1, 5:1, 63:12, 75:16</p> <p>arched [1] - 17:23</p> <p>arches [1] - 129:16</p> <p>architect [8] - 12:2, 13:10, 83:8, 84:7, 87:25, 100:10, 128:17, 130:5</p> <p>Architect [1] - 128:25</p> <p>Architects [1] - 14:23</p> <p>architects [6] - 12:6, 12:13, 12:25, 13:22, 15:23, 64:20</p> <p>architectural [26] - 4:2, 5:1, 15:8, 15:19, 16:3, 28:5, 35:21, 63:11, 63:18, 64:8, 64:13, 65:2, 65:14, 65:22, 65:23, 66:1, 67:8, 68:5, 68:19, 70:2, 75:16, 76:3, 91:3, 102:25, 127:14, 131:5</p> <p>Architectural [1] - 128:22</p>
---	---	--	---	---

<p>architecturally [2] - 68:20, 138:3 Architecture [1] - 131:1 architecture [18] - 15:7, 15:10, 66:4, 67:7, 68:6, 76:1, 126:18, 126:20, 126:22, 127:4, 127:9, 129:23, 130:5, 130:8, 131:7, 131:9, 133:1, 137:6 area [2] - 58:6, 127:2 argue [1] - 97:23 arguing [2] - 81:22, 86:18 argument [1] - 86:16 Arimus [11] - 2:12, 73:4, 126:4, 127:8, 127:10, 127:13, 127:21, 127:24, 128:23, 129:4, 129:20 ARIMUS [1] - 1:17 Arlington [25] - 125:17, 125:18, 125:23, 125:25, 126:5, 126:19, 127:1, 127:6, 127:7, 127:15, 127:22, 128:2, 128:5, 129:21, 131:2, 131:8, 131:12, 131:15, 131:18, 132:19, 132:23, 133:4, 133:8, 133:25, 137:1 Arlington's [2] - 127:16, 133:21 Arlingwood [1] - 137:1 arrangement [3] - 95:16, 95:24, 95:25 array [1] - 129:12 arriving [1] - 7:8 Artemis [2] - 63:7, 72:4 Arthur [1] - 11:1 asbestos [1] - 28:9 aspects [1] - 14:12 assess [1] - 44:9 assessment [1] - 114:11 assets [2] - 11:15, 11:23 assigned [2] - 66:14, 66:19 assisted [1] - 14:5 Association [2] - 10:20, 11:9</p>	<p>assuming [1] - 84:3 attempt [6] - 32:3, 43:1, 46:24, 47:3, 112:19, 112:22 attempted [4] - 42:12, 44:10, 45:5, 59:17 attendees [1] - 8:2 attention [2] - 33:14, 33:19 attracted [1] - 6:2 AUDIENCE [41] - 19:1, 19:4, 20:20, 22:22, 23:21, 25:17, 25:22, 30:3, 30:8, 32:21, 34:22, 39:1, 39:6, 39:10, 39:13, 47:25, 48:4, 52:8, 52:12, 56:16, 58:13, 71:20, 72:2, 74:8, 74:15, 76:23, 78:1, 82:9, 82:15, 85:12, 91:25, 92:10, 97:13, 106:18, 108:12, 108:19, 110:14, 110:18, 113:25, 125:15, 134:7 Audience [12] - 19:3, 20:19, 25:19, 30:5, 39:4, 71:22, 74:12, 76:22, 82:12, 92:2, 110:16, 125:9 Augustine [2] - 11:8, 53:11 authorized [1] - 141:8 availability [2] - 47:13, 48:14 available [1] - 94:18 Avenue [7] - 24:22, 24:24, 34:13, 34:21, 35:2, 39:10, 62:11 avoid [1] - 31:2 Avondale [4] - 17:7, 24:24, 78:23, 131:2 aware [3] - 47:23, 71:12, 140:5 aye [11] - 3:16, 24:4, 26:15, 34:1, 78:12, 90:9, 101:20, 107:18, 124:16, 138:15, 139:22</p>	<p>balustrades [1] - 14:19 bank [1] - 128:15 Baptist [5] - 6:18, 6:20, 10:21, 10:23, 17:1 base [1] - 94:2 based [20] - 18:12, 27:12, 29:1, 29:10, 29:16, 35:24, 36:11, 37:8, 37:15, 42:3, 51:7, 54:16, 58:18, 65:4, 68:25, 70:21, 75:11, 76:9, 101:4, 123:15 basic [1] - 12:9 basis [2] - 61:9, 66:3 bath [1] - 94:9 bathroom [3] - 38:9, 40:15, 94:11 bathrooms [1] - 36:4 Beach [1] - 11:7 beacon [1] - 22:25 beautil [1] - 23:9 became [2] - 5:6, 127:3 become [3] - 9:16, 37:6, 131:10 becomes [1] - 61:19 becoming [3] - 18:5, 128:4, 137:6 Beerbower [1] - 17:6 began [2] - 8:3, 16:20 begun [1] - 6:12 behalf [4] - 77:11, 96:25, 106:8, 132:19 behind [2] - 9:19, 88:10 Belle [1] - 111:5 below [4] - 83:10, 84:4, 84:7, 87:3 Belvedere [1] - 24:22 Benefit [2] - 10:20, 11:9 benevolent [1] - 22:11 besieged [1] - 13:4 best [6] - 54:12, 54:24, 58:24, 61:15, 127:8, 129:6 Bethel [3] - 10:20, 10:23, 17:1 better [6] - 8:5, 44:5, 45:12, 56:9, 117:18 between [14] - 8:22, 27:2, 27:19, 54:9, 55:18, 64:7, 64:9, 64:20, 67:17, 82:5, 94:1, 95:17, 111:10, 127:17 beyond [1] - 51:7</p>	<p>bicentennial [1] - 128:21 big [2] - 72:22, 73:11 Biographical [1] - 14:23 birds [1] - 93:3 bit [8] - 54:20, 81:13, 86:4, 86:11, 87:9, 98:5, 100:23, 112:4 black [5] - 5:12, 11:19, 13:6, 13:10, 15:1 blend [1] - 35:12 Bliss [4] - 19:5, 19:10, 132:10, 132:15 BLISS [5] - 19:10, 19:15, 19:20, 19:22, 132:13 Block [1] - 66:16 block [18] - 14:20, 15:13, 16:9, 16:10, 16:14, 16:22, 16:23, 17:1, 17:24, 28:1, 53:6, 64:18, 65:19, 65:22, 90:23, 91:5, 102:20, 103:2 blocks [2] - 17:4, 65:24 blowup [1] - 95:7 Bluff [1] - 126:1 boards [1] - 54:11 body [2] - 50:10, 50:13 book [1] - 129:7 boots [2] - 45:19, 45:22 born [1] - 136:24 born-and-raised [1] - 136:24 Boston [1] - 72:23 bother [1] - 86:25 bought [1] - 111:9 Boulevard [5] - 127:23, 128:2, 130:21, 133:7, 138:12 bounded [1] - 27:3 bow [1] - 18:5 branch [1] - 11:6 branches [1] - 8:5 Brands [1] - 130:14 break [2] - 3:2, 102:7 brick [3] - 9:22, 13:23, 16:21 Bridge [1] - 126:25 brief [6] - 16:11, 25:7, 25:10, 33:7, 102:9, 137:5 briefly [1] - 33:2 bring [5] - 33:13, 44:19, 73:14, 95:1, 137:20</p>	<p>brise [1] - 129:13 Brittany [1] - 2:8 broken [1] - 37:4 broker [1] - 111:5 Brooklyn [2] - 5:25, 6:10 brooks [1] - 9:13 Brooks [5] - 8:23, 9:4, 9:8, 9:14, 9:17 Brooks' [1] - 9:4 brought [1] - 101:5 Brown [8] - 13:9, 13:11, 13:19, 14:3, 14:22, 22:3, 22:8, 22:10 brown [1] - 14:11 brown's [1] - 14:7 brutal [1] - 140:1 build [4] - 13:13, 13:20, 22:5, 87:4 builder [2] - 12:1, 13:11 builders [1] - 16:20 building [27] - 13:23, 15:6, 27:6, 28:14, 28:18, 64:16, 64:17, 67:6, 67:10, 68:15, 69:9, 69:10, 70:13, 74:3, 75:25, 127:23, 128:15, 128:16, 129:2, 129:22, 130:19, 131:19, 133:10, 134:2, 135:23, 137:2, 137:11 Building [2] - 9:17, 133:5 building's [4] - 128:20, 129:5, 129:9, 129:11 buildings [17] - 12:19, 13:1, 15:25, 16:16, 16:25, 20:1, 63:17, 64:6, 64:15, 67:18, 67:25, 68:1, 72:25, 75:13, 127:11, 133:11 built [17] - 9:8, 13:9, 13:16, 13:24, 53:17, 64:11, 65:12, 66:20, 72:25, 87:24, 93:7, 93:11, 113:11, 113:19, 114:12, 127:5, 128:15 bungalow [2] - 79:1, 81:21 bungalow-style [1] - 79:1 burden [2] - 54:20, 57:22</p>
B		<p>B-I-i-s-s [1] - 19:11 B.J [1] - 10:1 background [1] - 22:1 bad [1] - 113:3 balanced [1] - 15:15 balcony [2] - 79:11, 102:23</p>		

<p>bureau [1] - 11:14 Buren [1] - 7:16 burial [1] - 10:18 bush [1] - 8:4 bushes [1] - 8:5 business [3] - 11:19, 66:8, 125:22 Business [3] - 124:21, 125:3, 139:1 businesses [2] - 12:11, 127:5 Butler [2] - 8:7, 8:9 Butler's [1] - 8:11 buy [1] - 40:5 buyer [1] - 29:10 buys [2] - 62:6, 62:7 bylaws [1] - 139:11</p>	<p>Centennial [3] - 13:21, 14:3, 64:24 Center [1] - 132:17 center [2] - 122:19, 122:22 centered [2] - 126:10, 131:4 centerpiece [1] - 13:20 central [2] - 15:15, 15:25 Century [11] - 126:20, 126:22, 127:3, 127:8, 129:23, 131:1, 131:9, 132:25, 133:19, 134:21, 134:24 century [2] - 13:18, 16:13 CEO [3] - 19:5, 132:16 certain [1] - 4:3 certainly [5] - 20:2, 98:10, 111:14, 111:21, 138:6 Certificate [1] - 70:6 CERTIFICATE [1] - 141:1 certify [1] - 141:8 Chair [62] - 1:13, 2:17, 25:7, 31:10, 32:1, 33:3, 34:15, 37:22, 38:4, 42:18, 43:8, 44:2, 44:15, 45:9, 47:7, 47:19, 48:8, 48:23, 48:25, 50:2, 60:17, 61:14, 71:5, 71:14, 73:22, 80:6, 81:9, 88:18, 88:19, 88:21, 89:16, 89:18, 92:5, 95:15, 98:8, 100:15, 100:16, 101:7, 103:20, 108:5, 114:4, 115:5, 115:9, 116:9, 116:23, 117:24, 119:2, 119:5, 119:6, 119:20, 120:11, 124:10, 124:23, 124:25, 134:10, 134:19, 135:7, 137:13, 138:10, 139:4, 140:2, 140:8 chair [1] - 88:16 chairman [1] - 22:2 Chairman [1] - 19:4 CHAIRMAN [225] - 2:3, 2:16, 2:24, 3:14, 3:17, 18:17, 18:21, 19:2, 19:8, 20:18, 20:24, 21:6, 21:9,</p>	<p>21:20, 23:18, 23:22, 24:3, 24:5, 24:7, 24:20, 25:12, 25:18, 25:20, 25:24, 26:9, 26:14, 26:16, 26:18, 29:21, 29:25, 30:4, 30:6, 31:5, 31:7, 31:23, 32:11, 32:13, 32:17, 32:22, 33:20, 33:25, 34:2, 34:4, 34:10, 34:20, 34:25, 37:19, 38:14, 38:24, 39:2, 39:5, 39:7, 41:13, 42:16, 46:3, 46:19, 46:23, 47:15, 48:1, 48:20, 49:7, 50:4, 50:17, 51:4, 51:18, 51:21, 52:5, 52:10, 56:2, 56:13, 56:17, 57:6, 57:21, 58:8, 58:11, 58:14, 59:3, 59:6, 60:6, 60:16, 62:2, 62:10, 62:14, 71:1, 71:18, 71:21, 71:23, 73:19, 74:1, 74:6, 74:10, 74:13, 76:16, 76:19, 77:23, 78:2, 78:6, 78:11, 78:13, 78:15, 80:3, 80:12, 82:7, 82:10, 82:13, 83:22, 84:1, 84:23, 85:2, 85:4, 85:8, 85:13, 87:18, 88:16, 88:18, 88:20, 89:8, 89:17, 90:8, 90:10, 90:12, 91:17, 91:22, 91:24, 92:1, 92:3, 92:7, 92:13, 94:19, 95:12, 96:16, 96:19, 97:10, 97:14, 98:23, 99:21, 100:17, 101:9, 101:16, 101:19, 101:21, 102:1, 102:4, 102:6, 102:10, 103:16, 104:1, 104:3, 105:3, 105:25, 106:2, 106:5, 106:15, 106:19, 107:4, 107:17, 107:19, 107:21, 107:24, 108:8, 108:10, 108:15, 108:17, 108:20, 110:10, 110:13, 110:15, 110:17, 112:13, 112:16, 113:20, 113:23, 114:1, 114:15, 114:18, 114:21, 114:24,</p>	<p>115:1, 115:8, 115:13, 115:17, 115:20, 115:23, 116:7, 117:19, 117:23, 119:2, 119:7, 119:18, 120:21, 121:14, 121:18, 122:15, 122:25, 123:9, 123:12, 124:7, 124:13, 124:17, 124:19, 125:4, 125:10, 128:9, 128:12, 131:22, 132:6, 132:8, 132:11, 134:5, 134:8, 134:16, 137:9, 137:25, 138:14, 138:16, 138:18, 138:22, 138:25, 139:16, 139:21, 139:23, 139:25, 140:4, 140:10, 140:12 Challen [5] - 34:13, 34:21, 35:2, 39:10, 62:11 challenged [1] - 20:9 challenging [1] - 20:7 CHAMBERS [8] - 1:17, 109:1, 114:10, 114:23, 116:21, 118:5, 120:10, 121:11 championed [1] - 126:12 chance [1] - 48:16 change [5] - 3:18, 20:10, 51:23, 60:24, 101:3 changed [2] - 11:17, 60:8 changes [2] - 117:17, 120:14 character [9] - 4:8, 17:21, 36:9, 65:6, 65:24, 67:12, 68:16, 74:3, 75:24 character-defining [6] - 17:21, 65:6, 65:24, 67:12, 68:16, 75:24 characteristics [2] - 16:3, 130:7 characterized [5] - 27:5, 35:5, 35:7, 79:1, 79:8 Charles [1] - 5:23 Charlotte [1] - 130:15 Chaseville [1] - 126:1 Chicago [1] - 15:23</p>	<p>chief [1] - 11:3 children [2] - 54:15, 98:24 chimneys [1] - 69:23 chipped [1] - 38:20 choice [2] - 51:18, 106:11 choose [1] - 51:1 choosing [1] - 50:25 chop [1] - 56:7 Church [27] - 4:17, 5:16, 6:18, 6:19, 6:20, 6:21, 6:22, 6:25, 7:7, 7:15, 7:17, 7:19, 7:22, 10:11, 10:21, 10:24, 13:8, 14:9, 14:25, 15:11, 16:7, 17:2, 19:24, 21:23, 22:6, 22:18, 22:21 church [16] - 5:5, 7:18, 8:13, 8:15, 8:17, 8:18, 9:1, 9:19, 10:15, 14:17, 15:17, 17:19, 18:6, 18:11, 20:13, 22:25 church's [1] - 15:1 churches [8] - 5:8, 5:12, 5:19, 6:15, 12:10, 12:21, 20:5, 127:4 Churches [1] - 21:24 circumvent [1] - 111:15 cities [1] - 11:21 CITY [1] - 1:1 city [15] - 5:2, 5:19, 6:9, 10:10, 12:3, 16:25, 20:5, 63:12, 63:15, 63:21, 64:3, 75:10, 75:17, 76:12, 133:3 City [5] - 1:7, 47:2, 64:2, 71:5, 76:10 City's [2] - 40:9, 61:5 city's [2] - 12:11, 127:1 clarification [1] - 39:12 clarify [2] - 42:19, 115:10 class [3] - 12:15, 13:6, 17:23 classical [2] - 13:23, 15:25 classical-style [1] - 15:25 cleanest [1] - 49:5 clear [5] - 101:6, 101:10, 107:6,</p>
C				
<p>cabinet [3] - 94:2, 99:5 cabinetry [2] - 99:6, 100:6 cabinets [1] - 96:7 Campbell's [3] - 6:14, 6:22, 6:24 Campbellton [1] - 6:13 campus [4] - 9:10, 12:19, 13:21, 14:6 cannot [2] - 41:25, 60:12 captain [1] - 5:22 Car [1] - 130:18 car [1] - 130:20 card [3] - 2:25, 18:24, 72:16 CARLA [1] - 1:18 Carla [1] - 2:14 Carolina [3] - 7:5, 11:22, 130:15 carries [4] - 3:14, 3:17, 24:8, 78:16 carry [1] - 44:8 case [4] - 57:21, 61:15, 123:2, 123:19 cases [2] - 5:8, 41:14 cast [1] - 15:16 catalyst [1] - 15:3 catch [1] - 101:16 causing [1] - 18:5 ceiling [3] - 87:12, 87:22, 87:23 celebrating [1] - 64:25 celestial [1] - 10:5 Celia [1] - 8:7 cell [1] - 3:4 cement [2] - 91:4, 103:1</p>	<p>Centennial [3] - 13:21, 14:3, 64:24 Center [1] - 132:17 center [2] - 122:19, 122:22 centered [2] - 126:10, 131:4 centerpiece [1] - 13:20 central [2] - 15:15, 15:25 Century [11] - 126:20, 126:22, 127:3, 127:8, 129:23, 131:1, 131:9, 132:25, 133:19, 134:21, 134:24 century [2] - 13:18, 16:13 CEO [3] - 19:5, 132:16 certain [1] - 4:3 certainly [5] - 20:2, 98:10, 111:14, 111:21, 138:6 Certificate [1] - 70:6 CERTIFICATE [1] - 141:1 certify [1] - 141:8 Chair [62] - 1:13, 2:17, 25:7, 31:10, 32:1, 33:3, 34:15, 37:22, 38:4, 42:18, 43:8, 44:2, 44:15, 45:9, 47:7, 47:19, 48:8, 48:23, 48:25, 50:2, 60:17, 61:14, 71:5, 71:14, 73:22, 80:6, 81:9, 88:18, 88:19, 88:21, 89:16, 89:18, 92:5, 95:15, 98:8, 100:15, 100:16, 101:7, 103:20, 108:5, 114:4, 115:5, 115:9, 116:9, 116:23, 117:24, 119:2, 119:5, 119:6, 119:20, 120:11, 124:10, 124:23, 124:25, 134:10, 134:19, 135:7, 137:13, 138:10, 139:4, 140:2, 140:8 chair [1] - 88:16 chairman [1] - 22:2 Chairman [1] - 19:4 CHAIRMAN [225] - 2:3, 2:16, 2:24, 3:14, 3:17, 18:17, 18:21, 19:2, 19:8, 20:18, 20:24, 21:6, 21:9,</p>	<p>21:20, 23:18, 23:22, 24:3, 24:5, 24:7, 24:20, 25:12, 25:18, 25:20, 25:24, 26:9, 26:14, 26:16, 26:18, 29:21, 29:25, 30:4, 30:6, 31:5, 31:7, 31:23, 32:11, 32:13, 32:17, 32:22, 33:20, 33:25, 34:2, 34:4, 34:10, 34:20, 34:25, 37:19, 38:14, 38:24, 39:2, 39:5, 39:7, 41:13, 42:16, 46:3, 46:19, 46:23, 47:15, 48:1, 48:20, 49:7, 50:4, 50:17, 51:4, 51:18, 51:21, 52:5, 52:10, 56:2, 56:13, 56:17, 57:6, 57:21, 58:8, 58:11, 58:14, 59:3, 59:6, 60:6, 60:16, 62:2, 62:10, 62:14, 71:1, 71:18, 71:21, 71:23, 73:19, 74:1, 74:6, 74:10, 74:13, 76:16, 76:19, 77:23, 78:2, 78:6, 78:11, 78:13, 78:15, 80:3, 80:12, 82:7, 82:10, 82:13, 83:22, 84:1, 84:23, 85:2, 85:4, 85:8, 85:13, 87:18, 88:16, 88:18, 88:20, 89:8, 89:17, 90:8, 90:10, 90:12, 91:17, 91:22, 91:24, 92:1, 92:3, 92:7, 92:13, 94:19, 95:12, 96:16, 96:19, 97:10, 97:14, 98:23, 99:21, 100:17, 101:9, 101:16, 101:19, 101:21, 102:1, 102:4, 102:6, 102:10, 103:16, 104:1, 104:3, 105:3, 105:25, 106:2, 106:5, 106:15, 106:19, 107:4, 107:17, 107:19, 107:21, 107:24, 108:8, 108:10, 108:15, 108:17, 108:20, 110:10, 110:13, 110:15, 110:17, 112:13, 112:16, 113:20, 113:23, 114:1, 114:15, 114:18, 114:21, 114:24,</p>	<p>115:1, 115:8, 115:13, 115:17, 115:20, 115:23, 116:7, 117:19, 117:23, 119:2, 119:7, 119:18, 120:21, 121:14, 121:18, 122:15, 122:25, 123:9, 123:12, 124:7, 124:13, 124:17, 124:19, 125:4, 125:10, 128:9, 128:12, 131:22, 132:6, 132:8, 132:11, 134:5, 134:8, 134:16, 137:9, 137:25, 138:14, 138:16, 138:18, 138:22, 138:25, 139:16, 139:21, 139:23, 139:25, 140:4, 140:10, 140:12 Challen [5] - 34:13, 34:21, 35:2, 39:10, 62:11 challenged [1] - 20:9 challenging [1] - 20:7 CHAMBERS [8] - 1:17, 109:1, 114:10, 114:23, 116:21, 118:5, 120:10, 121:11 championed [1] - 126:12 chance [1] - 48:16 change [5] - 3:18, 20:10, 51:23, 60:24, 101:3 changed [2] - 11:17, 60:8 changes [2] - 117:17, 120:14 character [9] - 4:8, 17:21, 36:9, 65:6, 65:24, 67:12, 68:16, 74:3, 75:24 character-defining [6] - 17:21, 65:6, 65:24, 67:12, 68:16, 75:24 characteristics [2] - 16:3, 130:7 characterized [5] - 27:5, 35:5, 35:7, 79:1, 79:8 Charles [1] - 5:23 Charlotte [1] - 130:15 Chaseville [1] - 126:1 Chicago [1] - 15:23</p>	<p>chief [1] - 11:3 children [2] - 54:15, 98:24 chimneys [1] - 69:23 chipped [1] - 38:20 choice [2] - 51:18, 106:11 choose [1] - 51:1 choosing [1] - 50:25 chop [1] - 56:7 Church [27] - 4:17, 5:16, 6:18, 6:19, 6:20, 6:21, 6:22, 6:25, 7:7, 7:15, 7:17, 7:19, 7:22, 10:11, 10:21, 10:24, 13:8, 14:9, 14:25, 15:11, 16:7, 17:2, 19:24, 21:23, 22:6, 22:18, 22:21 church [16] - 5:5, 7:18, 8:13, 8:15, 8:17, 8:18, 9:1, 9:19, 10:15, 14:17, 15:17, 17:19, 18:6, 18:11, 20:13, 22:25 church's [1] - 15:1 churches [8] - 5:8, 5:12, 5:19, 6:15, 12:10, 12:21, 20:5, 127:4 Churches [1] - 21:24 circumvent [1] - 111:15 cities [1] - 11:21 CITY [1] - 1:1 city [15] - 5:2, 5:19, 6:9, 10:10, 12:3, 16:25, 20:5, 63:12, 63:15, 63:21, 64:3, 75:10, 75:17, 76:12, 133:3 City [5] - 1:7, 47:2, 64:2, 71:5, 76:10 City's [2] - 40:9, 61:5 city's [2] - 12:11, 127:1 clarification [1] - 39:12 clarify [2] - 42:19, 115:10 class [3] - 12:15, 13:6, 17:23 classical [2] - 13:23, 15:25 classical-style [1] - 15:25 cleanest [1] - 49:5 clear [5] - 101:6, 101:10, 107:6,</p>

<p>124:1, 124:4 clearly [4] - 45:25, 81:18, 113:7, 113:13 Clifton [1] - 136:25 close [14] - 23:23, 32:23, 40:4, 55:4, 58:14, 78:2, 85:14, 86:20, 97:14, 102:7, 106:19, 114:1, 134:8, 134:17 closely [2] - 100:12, 123:21 closer [1] - 41:8 closing [1] - 52:3 closure [1] - 42:24 COA [24] - 4:7, 32:2, 32:20, 49:3, 50:8, 50:14, 50:18, 50:20, 52:7, 56:15, 58:12, 73:15, 74:7, 96:21, 97:12, 106:3, 106:17, 107:5, 108:2, 108:23, 109:5, 113:24, 117:12, 120:4 COA-21-26693 [2] - 34:8, 34:10 COA-22-27451 [1] - 24:14 COA-22-27867 [4] - 90:14, 90:17, 101:2, 107:13 COA-22-28466 [1] - 69:13 COA-23 [1] - 102:4 COA-23-28339 [1] - 24:15 COA-23-28920 [4] - 78:18, 78:20, 89:10, 90:5 COA-23-28939 [6] - 107:25, 108:10, 108:24, 109:1, 116:3, 124:15 COA-23-28963 [1] - 24:14 COA-23-28967 [4] - 34:12, 34:21, 35:2, 62:11 COA-23-28972 [3] - 108:3, 108:17, 108:20 COA-23-29003 [1] - 24:20 COA-23-29007 [1] - 24:21 COA-23-29033 [1] - 24:22 COA-23-29037 [1] - 24:14</p>	<p>COA-23-29062 [1] - 25:1 COA-23-29063 [4] - 24:25, 25:8, 26:20, 26:23 COA-23-29075 [1] - 24:23 COA-23-29083 [1] - 25:2 COA-23-29084 [3] - 102:12, 102:16, 107:8 COA-23-29086 [1] - 24:24 COA-23-29089 [1] - 24:25 COA-23-29108 [1] - 69:25 COAs [4] - 25:14, 48:2, 78:17, 116:25 Code [1] - 117:13 code [3] - 4:4, 35:20, 36:10 collapse [1] - 27:11 collapsing [1] - 28:25 collection [2] - 63:16, 125:25 collections [1] - 22:16 College [7] - 9:11, 9:16, 12:20, 13:20, 14:5, 128:1, 128:4 Colonial [19] - 27:6, 35:6, 64:12, 64:15, 64:19, 65:3, 65:15, 65:20, 67:17, 67:20, 67:22, 67:24, 68:1, 68:6, 68:7, 68:13, 68:18, 70:12, 75:13 Colonial-era [2] - 67:20, 67:24 colonies [1] - 65:15 Columbian [1] - 15:22 columns [6] - 14:19, 15:14, 17:22, 28:11, 65:10, 67:16 comfortable [1] - 40:21 coming [8] - 53:15, 53:18, 53:19, 53:20, 54:2, 55:12, 87:5, 134:23 commander [1] - 55:24 Commander [1] - 54:14 commemorate [1] - 13:24 commencing [1] - 1:7 comment [10] - 56:23, 88:14, 97:9, 98:6,</p>	<p>114:6, 125:2, 125:13, 131:23, 134:11, 134:17 comments [9] - 56:18, 76:15, 83:3, 98:4, 117:15, 125:5, 125:6, 132:9, 139:1 commercial [1] - 16:15 commission [8] - 41:9, 43:16, 56:20, 57:1, 57:14, 60:10, 131:16, 135:18 COMMISSION [36] - 1:3, 3:16, 18:20, 24:4, 24:6, 24:19, 26:15, 26:17, 29:24, 32:12, 34:1, 34:3, 38:23, 58:10, 59:5, 76:18, 78:5, 78:12, 78:14, 85:7, 90:9, 90:11, 101:20, 101:25, 107:18, 107:20, 110:12, 114:17, 115:19, 115:22, 124:16, 124:18, 138:15, 138:17, 139:22, 139:24 Commission [27] - 1:13, 1:14, 1:14, 2:6, 18:15, 20:3, 20:17, 22:24, 37:18, 42:15, 43:5, 43:10, 47:9, 51:12, 59:12, 61:13, 63:5, 70:24, 75:7, 105:1, 111:19, 115:6, 116:24, 130:23, 134:11, 136:22, 137:14 Commission's [1] - 46:7 commissioned [1] - 22:3 Commissioner [9] - 38:5, 45:10, 45:15, 89:19, 98:9, 101:8, 103:21, 117:25, 135:8 COMMISSIONER [139] - 2:18, 2:20, 2:22, 3:9, 3:11, 3:13, 23:25, 24:2, 25:6, 26:3, 26:5, 26:7, 26:11, 26:13, 31:9, 31:16, 31:19, 31:22, 32:1, 32:10, 32:14, 33:2, 33:22, 33:24, 37:21, 38:13, 44:1, 44:22, 44:25, 45:11,</p>	<p>45:22, 47:19, 48:7, 48:23, 49:24, 51:10, 58:17, 59:19, 59:20, 59:23, 71:4, 71:11, 73:22, 78:8, 78:10, 80:5, 80:13, 80:17, 80:21, 81:5, 81:8, 81:9, 84:2, 84:6, 84:11, 84:14, 85:16, 85:23, 86:1, 86:3, 86:22, 87:11, 88:13, 88:17, 88:19, 88:21, 89:7, 89:9, 89:12, 89:13, 90:4, 90:7, 91:20, 91:23, 94:21, 95:14, 96:12, 97:17, 98:16, 98:20, 98:25, 99:14, 99:19, 99:20, 100:15, 100:18, 101:1, 101:14, 101:18, 103:18, 105:5, 105:10, 105:15, 105:17, 105:22, 105:24, 106:22, 106:25, 107:1, 107:3, 107:7, 107:15, 107:16, 112:18, 114:4, 115:15, 115:16, 115:24, 116:2, 116:4, 116:8, 116:14, 117:20, 118:2, 119:19, 120:18, 120:24, 121:5, 121:13, 121:16, 122:7, 122:18, 123:8, 124:1, 131:24, 134:18, 135:15, 136:2, 136:15, 136:19, 137:22, 138:1, 138:2, 138:9, 138:13, 138:20, 139:8, 139:17, 139:20 commissioner [6] - 2:19, 2:21, 2:23, 31:24, 81:10, 88:14 Commissioners [3] - 32:11, 62:18, 92:12 commissioners [19] - 18:18, 21:5, 24:17, 25:3, 29:22, 33:1, 37:19, 58:8, 71:2, 73:20, 76:16, 86:12, 91:18, 98:17, 99:1, 115:13, 137:23, 139:4, 139:6 commissioning [1] - 125:22</p>	<p>commitment [2] - 73:24, 74:2 committee [1] - 19:4 commonly [1] - 66:22 communities [5] - 5:15, 6:6, 6:8, 6:23, 13:7 community [20] - 5:7, 5:10, 5:11, 5:17, 5:21, 6:13, 6:17, 9:6, 11:13, 12:8, 12:23, 13:3, 15:2, 22:8, 23:1, 23:13, 125:20, 129:2, 133:24, 135:4 Company [5] - 11:18, 22:13, 63:7, 63:20, 72:4 company [11] - 11:2, 11:6, 11:12, 11:16, 11:20, 11:23, 36:19, 41:1, 41:2, 41:23 compared [1] - 68:9 compatible [1] - 103:6 complete [1] - 141:10 completed [2] - 70:10, 108:2 completely [1] - 86:18 Complies [11] - 19:15, 21:12, 30:12, 39:16, 52:16, 72:8, 74:19, 77:3, 82:20, 92:16, 110:22 comply [1] - 22:22 comprised [1] - 5:23 compromise [2] - 94:13, 99:21 compromised [1] - 29:4 concede [1] - 98:2 concern [4] - 40:8, 54:15, 119:13, 119:16 concerns [3] - 46:7, 119:11, 135:23 concession [1] - 99:3 concludes [2] - 24:12, 76:15 concrete [11] - 15:13, 16:9, 16:10, 16:14, 16:22, 16:23, 16:25, 17:3, 17:24, 103:2, 129:14 concurr [1] - 76:9 condition [18] - 33:7, 36:1, 36:14, 38:12, 38:18, 42:2, 42:5, 43:23, 79:24, 84:3, 84:15, 89:14, 89:15, 89:19, 98:12, 113:1, 123:7, 133:15</p>
--	---	--	---	--

<p>Condition [4] - 90:5, 101:3, 103:9, 107:9 conditioning [1] - 10:6 conditions [7] - 80:2, 90:2, 91:16, 97:19, 103:14, 107:14, 115:3 conduct [1] - 135:12 conducted [1] - 36:12 Conference [3] - 7:6, 7:19, 7:20 congregation [1] - 20:12 congregations [2] - 6:18, 20:9 conjunction [1] - 55:8 connected [2] - 10:12, 126:5 consecutive [1] - 19:23 consent [10] - 24:16, 24:18, 25:4, 25:5, 25:13, 25:16, 26:1, 26:4, 26:12, 26:18 consider [2] - 23:14, 135:9 consideration [2] - 131:17, 137:21 considered [6] - 29:15, 65:11, 68:13, 68:15, 68:20, 130:23 considering [3] - 88:8, 88:9, 100:5 consist [1] - 102:22 consistent [2] - 98:10, 118:12 consists [1] - 90:25 constellation [1] - 132:21 construct [1] - 16:11 constructed [12] - 8:4, 8:18, 9:23, 11:9, 11:23, 12:10, 16:25, 17:2, 17:6, 53:16, 64:7, 66:10 constructing [1] - 79:5 construction [16] - 8:12, 13:16, 14:2, 14:8, 16:5, 16:9, 16:15, 17:5, 78:21, 79:12, 79:18, 90:18, 91:11, 102:18, 130:9, 130:20 contained [2] - 27:19, 68:2 contains [4] - 63:16, 64:10, 65:19, 68:3 continuation [1] -</p>	<p>102:11 continue [6] - 24:9, 34:6, 61:12, 70:11, 119:24, 121:2 continued [3] - 8:14, 9:13, 126:23 continuing [1] - 116:5 contract [4] - 46:17, 48:19, 130:12, 130:14 contracted [1] - 13:19 contractor [5] - 47:14, 50:1, 51:6, 111:11, 112:21 contractors [5] - 12:6, 12:13, 12:24, 16:20, 32:7 contributed [1] - 10:9 contributing [10] - 26:25, 33:12, 35:4, 50:6, 50:12, 64:5, 86:16, 109:9, 118:16, 133:23 conversation [3] - 100:23, 103:24, 120:25 conversations [1] - 3:5 conversion [1] - 135:3 convert [2] - 61:18, 71:15 converted [1] - 113:14 convoy [1] - 28:4 Cookman [1] - 12:19 cooktop [2] - 95:10, 95:11 corner [11] - 8:16, 9:9, 14:9, 40:14, 79:7, 90:21, 93:12, 94:8, 94:16, 104:20 correct [9] - 44:14, 44:16, 45:8, 45:10, 51:4, 60:18, 81:7, 116:11, 137:12 corrections [2] - 119:25, 121:3 corrective [1] - 118:8 correctly [1] - 44:4 cost [4] - 28:25, 73:6, 73:12, 73:13 Council [2] - 70:16, 75:3 Counsel [2] - 1:18, 2:15 Counselor [7] - 42:17, 74:11, 89:17, 92:9, 101:16, 107:6, 140:4 counselor [4] - 48:21, 51:24, 124:7, 134:9 countertop [1] - 95:20</p>	<p>Country [2] - 128:3, 137:2 country [5] - 15:24, 42:23, 48:11, 48:12, 54:22 country's [1] - 64:23 COUNTY [1] - 141:4 County [2] - 13:12, 72:5 County's [1] - 126:13 couple [4] - 50:18, 81:11, 128:10, 128:12 course [4] - 20:9, 61:15, 121:12, 134:22 court [1] - 16:1 Cove [1] - 30:9 cover [1] - 128:24 covered [1] - 79:10 covering [1] - 28:8 CRA [1] - 127:15 cradle [1] - 6:25 credited [1] - 13:15 criteria [22] - 4:4, 4:10, 4:22, 10:7, 11:25, 15:5, 16:2, 17:9, 18:12, 28:21, 35:20, 36:11, 37:16, 63:9, 67:5, 68:21, 70:20, 75:12, 76:9, 103:7, 130:2 criterion [2] - 17:11, 68:23 critical [2] - 51:11, 133:20 Croissant [2] - 66:6, 66:7 cross [4] - 65:7, 67:14, 68:4, 79:3 cross-gable [1] - 79:3 cross-gambrel [3] - 65:7, 67:14, 68:4 Crow [1] - 5:4 cultural [4] - 4:25, 5:9, 63:11, 75:15 culture [1] - 126:18 cupola [2] - 84:23, 84:25 cupola-type [1] - 84:25 curious [2] - 80:24, 96:1 current [5] - 8:15, 29:9, 71:12, 113:2, 118:14 cut [1] - 30:25</p>	<p style="text-align: center;">D</p> <p>D.D [1] - 10:23 damage [1] - 69:20 damaged [1] - 46:14 danger [2] - 27:11, 28:25 dangers [1] - 58:3 date [3] - 51:3, 61:12, 135:13 DATED [1] - 141:15 dates [1] - 7:23 daughter [1] - 9:14 David [3] - 92:10, 95:15, 104:9 Davis [1] - 1:8 deal [1] - 58:6 deals [1] - 56:20 death [4] - 9:12, 9:15, 10:2, 10:13 debate [1] - 32:24 decades [3] - 13:17, 16:12, 20:10 decided [2] - 30:25, 51:3 decorative [2] - 14:18, 35:8 dedicated [1] - 9:23 deem [2] - 118:16, 118:19 deemed [5] - 3:25, 27:10, 38:1, 69:16, 109:17 defending [1] - 54:21 defer [10] - 47:9, 48:21, 59:7, 60:3, 60:4, 62:3, 62:10, 117:21, 139:6, 139:18 deferment [2] - 48:9, 49:11 deferral [3] - 47:13, 61:16, 118:1 deferred [7] - 24:9, 24:13, 34:7, 34:9, 34:11, 108:21, 135:14 deferring [1] - 124:24 defining [6] - 17:21, 65:6, 65:24, 67:12, 68:16, 75:24 definition [1] - 80:17 definitively [2] - 43:25, 44:24 degree [2] - 17:13, 69:1 deliver [1] - 4:13 demands [1] - 20:7 demographic [1] - 20:10</p>	<p>demolish [2] - 26:25, 73:8 demolished [3] - 27:21, 28:18, 73:10 demolition [10] - 25:8, 27:13, 29:8, 29:12, 29:18, 33:23, 79:13, 79:16, 126:11, 130:19 demonstrating [3] - 75:14, 75:25, 76:7 denial [19] - 37:17, 40:23, 50:20, 58:24, 109:4, 109:14, 115:12, 116:10, 117:12, 117:22, 118:9, 118:17, 119:21, 120:9, 120:11, 120:12, 121:2, 124:14 denied [2] - 114:19, 124:20 denomination [4] - 7:3, 8:25, 14:1, 20:6 deny [10] - 43:18, 59:21, 59:25, 60:2, 115:11, 116:3, 117:6, 117:7, 117:21, 121:25 denying [2] - 58:22, 120:13 Department [8] - 4:20, 17:12, 18:9, 18:14, 63:2, 68:25, 70:19, 70:22 department [2] - 11:13, 11:15 depiction [1] - 123:4 deplorable [1] - 112:25 deposited [1] - 22:7 Dept [2] - 1:17, 1:19 depth [1] - 119:12 described [1] - 129:6 description [2] - 113:8, 129:19 design [19] - 13:15, 14:8, 14:12, 14:16, 15:12, 15:17, 16:7, 22:5, 28:13, 37:16, 98:11, 103:6, 109:24, 110:5, 110:7, 118:11, 118:13, 118:24, 129:5 designate [1] - 136:13 designated [1] - 64:2 designating [1] - 135:9 designation [12] - 4:6,</p>
---	--	--	---	---

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(904) 821-0300

<p>4:10, 23:15, 24:1, 70:17, 70:24, 75:5, 75:9, 76:12, 131:18, 136:1, 137:18 designations [1] - 62:15 designed [13] - 12:9, 12:21, 13:8, 13:21, 15:24, 67:19, 67:22, 83:8, 87:23, 90:25, 93:5, 102:22, 128:16 designer [2] - 12:2, 13:11 designers [3] - 12:7, 12:14, 12:25 designing [1] - 96:5 desire [1] - 119:22 Desiree [1] - 30:8 desk [1] - 62:20 despite [1] - 98:15 destructive [1] - 16:19 detached [7] - 66:12, 78:21, 79:5, 79:6, 79:13, 79:19, 89:22 detailing [1] - 13:24 details [1] - 128:25 deteriorated [6] - 28:3, 31:15, 35:21, 42:2, 42:7, 42:12 deterioration [6] - 17:14, 18:3, 38:15, 69:2, 69:6, 76:5 determination [1] - 43:11 determined [2] - 16:24, 51:9 determining [1] - 41:16 develop [1] - 130:17 developed [1] - 6:7 development [5] - 10:9, 12:3, 12:8, 27:23, 63:23 Development [12] - 1:17, 1:17, 1:18, 1:19, 4:20, 17:12, 18:14, 63:2, 68:24, 70:19, 70:22, 111:7 deviation [1] - 130:17 diamond [1] - 129:12 Diane [3] - 1:9, 141:7, 141:18 Diego [1] - 53:10 difference [3] - 80:10, 80:22, 88:12 different [11] - 32:6, 40:15, 44:20, 60:20, 66:2, 86:17, 93:1, 100:23, 104:14, 105:12</p>	<p>difficult [2] - 20:14, 28:16 difficulty [1] - 99:6 dignity [1] - 22:14 dimensions [2] - 69:22, 87:17 diminishing [1] - 86:9 diminutive [2] - 82:1, 86:19 dining [1] - 36:20 Dinkins [1] - 9:14 direct [1] - 95:21 direction [2] - 9:20, 124:6 directly [4] - 9:21, 10:11, 127:25, 128:5 director [1] - 75:2 Directory [1] - 14:24 discarded [1] - 118:25 discuss [3] - 25:21, 43:10, 134:14 discussed [2] - 90:3, 103:9 discussion [26] - 25:4, 32:24, 38:21, 58:16, 59:4, 78:4, 85:15, 85:16, 86:4, 86:23, 93:3, 97:16, 97:17, 97:22, 98:17, 99:1, 106:21, 114:3, 115:18, 116:5, 124:12, 135:20, 136:3, 136:8, 137:5, 138:6 Discussion [4] - 72:19, 75:20, 102:5, 112:15 discussion/debate [1] - 32:25 discussions [1] - 135:22 distinctive [1] - 132:24 distinguished [1] - 65:4 distressed [1] - 30:21 District [6] - 9:1, 63:25, 70:14, 78:24, 90:19, 93:9 district [5] - 28:6, 64:4, 64:12, 64:16, 65:25 divided [1] - 55:17 dividing [1] - 95:17 Division [1] - 18:7 docks [1] - 6:3 documentation [2] - 29:2, 36:17 documented [1] - 66:5 documents [3] -</p>	<p>62:20, 93:19, 95:3 Doherty [1] - 52:12 DOHERTY [7] - 52:16, 52:21, 52:23, 56:4, 57:5, 57:20, 58:7 dollar [1] - 11:19 Don [1] - 1:8 donated [1] - 8:11 done [11] - 41:18, 53:6, 53:7, 55:3, 55:22, 83:12, 84:8, 117:1, 117:9, 120:16, 123:19 Donna [1] - 20:21 door [33] - 79:11, 94:16, 94:23, 95:9, 109:2, 109:8, 109:21, 109:24, 110:3, 110:4, 110:6, 111:25, 112:5, 112:19, 112:20, 112:23, 113:2, 113:4, 113:5, 114:19, 117:3, 118:11, 118:23, 119:23, 121:23, 122:4, 122:8, 122:12, 122:16, 122:19, 122:22, 123:13 doors [2] - 109:11, 123:2 Doric [1] - 14:19 double [3] - 104:16, 105:12, 105:13 down [5] - 31:2, 83:10, 85:23, 112:3, 125:2 downstairs [1] - 94:9 downtown [2] - 20:6, 126:6 Dr [5] - 11:1, 17:7, 128:20, 129:6, 129:9 draw [1] - 33:19 drawing [1] - 93:15 drawings [1] - 95:1 Drew [1] - 17:7 drew [1] - 93:14 drink [2] - 23:7, 23:10 Drive [4] - 20:21, 30:9, 52:13, 125:16 Driven [1] - 130:14 driveway [2] - 79:15, 79:16 driving [1] - 138:5 drop [1] - 84:4 dropped [1] - 87:3 dropping [1] - 84:6 droppings [1] - 36:21 drywood [1] - 36:23 dual [1] - 125:19</p>	<p>due [7] - 27:15, 27:22, 37:3, 40:2, 47:13, 69:20, 111:10 duplex [16] - 71:6, 109:8, 109:11, 109:22, 113:8, 113:9, 113:11, 113:13, 113:16, 113:19, 114:7, 114:12, 121:23, 122:4, 122:15, 122:22 duplexes [1] - 123:1 during [8] - 10:1, 13:14, 13:17, 16:12, 22:4, 36:16, 68:10, 127:6 Durkee [1] - 12:16 dust [1] - 53:20 Dutch [12] - 27:5, 64:12, 64:14, 65:3, 65:15, 65:20, 68:1, 68:6, 68:7, 68:18, 70:11, 75:13 DUVAL [1] - 141:4 Duval [3] - 1:8, 13:12, 126:13 dwelling [4] - 66:12, 66:18, 67:3, 71:16</p> <p style="text-align: center;">E</p> <p>E.J [1] - 10:24 E.W [1] - 10:24 earliest [1] - 16:24 early [4] - 6:17, 8:7, 9:6, 126:9 earnestly [1] - 20:16 easily [1] - 123:14 East [13] - 5:17, 5:20, 6:6, 6:14, 7:20, 8:12, 11:10, 90:14, 101:2, 102:12, 102:17, 107:8, 110:18 east [1] - 6:5 eastern [1] - 66:13 Eastside [2] - 22:4, 23:16 eaves [1] - 68:10 eaves-front [1] - 68:10 eclectic [4] - 15:17, 65:11, 65:13, 66:3 economic [2] - 15:4, 57:16 editing [1] - 101:3 edition [1] - 128:21 education [3] - 5:14, 9:2, 12:18 educational [1] - 15:3 Edward [4] - 9:11,</p>	<p>9:16, 12:20, 14:4 Edwards [1] - 13:19 Edwin [2] - 128:17, 129:3 effectively [1] - 135:10 effort [3] - 28:20, 61:4, 130:25 efforts [7] - 35:15, 37:9, 60:21, 126:10, 126:19, 131:3, 131:12 Eggleston [1] - 126:2 eight [2] - 48:16, 110:4 either [7] - 37:4, 41:7, 55:6, 60:2, 87:5, 87:6, 87:15 elaborate [1] - 136:8 elder [1] - 21:22 elect [2] - 124:22, 139:12 elected [1] - 139:2 election [2] - 139:14, 139:18 elections [2] - 139:7, 140:1 electrical [1] - 69:11 elects [1] - 43:17 element [1] - 68:5 Elementary [1] - 22:10 elements [7] - 15:8, 28:13, 54:13, 67:8, 68:18, 76:2, 130:6 elevated [1] - 88:3 elevation [20] - 91:1, 91:14, 91:21, 93:10, 93:23, 94:22, 97:20, 99:15, 99:17, 99:23, 99:25, 100:3, 102:24, 103:12, 104:22, 105:19, 105:20, 106:23, 107:11, 123:4 elevations [4] - 70:8, 93:2, 93:24, 104:15 Elizabeth [2] - 20:20, 21:21 emailed [1] - 115:7 emerged [3] - 13:6, 126:22, 132:23 emergence [1] - 133:21 emotionally [1] - 117:19 employed [1] - 13:12 employment [1] - 6:2 enclosure [2] - 28:7, 109:8 encourage [1] - 20:16 end [2] - 5:3, 103:15</p>
---	--	---	---	---

<p>endangered [2] - 19:25, 133:11 ended [1] - 10:2 endorse [2] - 132:18, 133:24 endures [1] - 20:22 enforce [1] - 117:14 enforcement [1] - 117:11 engineer [3] - 28:22, 28:23 engineer's [1] - 27:8 engineering [2] - 14:14, 30:23 enhance [1] - 126:17 ensure [2] - 46:11, 46:15 entertain [11] - 3:7, 23:24, 32:24, 33:21, 36:2, 52:3, 78:6, 78:18, 89:8, 115:20, 137:25 entertained [1] - 119:8 entire [1] - 64:12 entitle [1] - 4:6 entryway [2] - 15:16, 122:20 Episcopal [2] - 7:6, 14:1 epitome [1] - 23:12 Epoque [1] - 111:5 equal [1] - 80:14 equilibrium [1] - 112:8 era [3] - 12:5, 67:20, 67:24 escape [1] - 57:7 especially [1] - 16:15 essentially [8] - 4:3, 59:21, 59:24, 84:17, 103:24, 116:11, 117:13, 135:13 established [4] - 6:16, 7:1, 7:21, 16:3 establishing [1] - 11:13 Ethan [1] - 2:20 ETHAN [1] - 1:14 Eubanks [1] - 8:9 evaluate [1] - 68:25 evaluating [1] - 17:16 evidence [14] - 17:14, 18:2, 42:7, 44:19, 49:25, 51:5, 51:13, 51:14, 69:1, 69:2, 69:5, 76:5, 110:1, 114:13 evident [2] - 36:13, 67:21 evolved [1] - 111:12 ex [2] - 7:4, 24:17</p>	<p>ex-slave [1] - 7:4 exact [6] - 33:14, 40:11, 44:17, 93:9, 96:3, 104:22 exactly [5] - 54:4, 67:21, 67:24, 73:13, 136:18 examining [1] - 37:1 example [5] - 16:8, 129:23, 133:5, 133:18, 138:7 examples [2] - 17:5, 64:18 exceeds [1] - 79:22 excellent [1] - 16:8 except [1] - 104:22 exception [1] - 130:16 excerpt [1] - 129:7 excuse [6] - 20:24, 21:6, 31:22, 87:2, 87:14, 111:18 Excuse [1] - 72:15 executive [2] - 11:3, 75:2 exemptions [1] - 53:11 exercising [1] - 46:17 exhibition [1] - 64:24 existing [4] - 37:11, 69:21, 70:1, 130:19 expanded [3] - 11:12, 11:20, 63:22 expansion [1] - 14:6 expected [1] - 130:22 expedition [1] - 15:22 experience [2] - 42:3, 61:6 expert [1] - 41:19 explain [1] - 57:18 explore [1] - 29:7 exposed [1] - 95:11 exposure [1] - 119:11 Expressway [2] - 128:3, 133:8 extend [1] - 49:10 exterior [18] - 14:13, 15:13, 17:13, 17:25, 35:8, 69:2, 69:6, 69:14, 76:5, 79:9, 93:1, 99:11, 104:15, 109:16, 109:17, 111:23, 119:13, 132:4 exterminator [1] - 36:18 extra [2] - 99:8, 112:5 extremely [1] - 16:14</p>	<p style="text-align: center;">F</p> <p>fabric [2] - 82:4, 99:12 facade [6] - 97:3, 106:11, 112:4, 112:9, 129:11, 132:5 facilities [1] - 12:18 facility [1] - 123:25 facings [7] - 36:3, 36:23, 38:8, 38:9, 65:7, 67:13, 68:3 fact [14] - 37:3, 54:19, 55:25, 88:2, 109:2, 109:5, 109:19, 110:9, 116:25, 119:4, 120:14, 123:18, 123:20, 128:17 factor [2] - 17:16, 69:4 factors [1] - 43:24 factual [1] - 40:18 fair [1] - 36:1 Fairfield [1] - 6:7 faith [1] - 61:4 fall [3] - 8:19, 112:10, 128:19 family [19] - 35:4, 39:24, 42:23, 54:19, 54:25, 66:11, 66:18, 71:7, 71:10, 71:13, 71:16, 78:22, 90:18, 91:12, 102:18, 109:23, 114:8, 114:14, 123:1 far [10] - 25:9, 43:13, 51:8, 57:8, 57:15, 60:6, 88:10, 93:11, 120:17, 132:5 fastest [1] - 127:2 father [1] - 111:8 father-son [1] - 111:8 favor [13] - 3:15, 24:3, 26:14, 33:25, 78:11, 90:8, 98:13, 98:19, 101:19, 107:17, 124:14, 138:14, 139:21 favorable [2] - 20:2, 20:16 feasibility [1] - 57:17 feasible [5] - 29:7, 29:11, 32:9, 41:10, 100:9 feature [1] - 70:13 featured [4] - 127:3, 127:11, 127:13, 127:14 features [8] - 14:14, 14:16, 17:21, 35:21, 65:6, 67:13, 68:16,</p>	<p>75:24 Federal [5] - 127:22, 128:6, 129:21, 131:18, 133:4 fee [5] - 47:20, 48:2, 48:3, 48:5, 56:11 fees [2] - 31:2, 61:1 feet [16] - 53:13, 80:9, 84:4, 84:7, 85:20, 85:24, 87:18, 87:20, 89:23, 90:21, 90:22, 91:9, 93:7, 94:16, 100:1, 113:12 fence [1] - 86:4 fencing [2] - 91:8, 91:10 fenestration [1] - 112:9 Fernandina [1] - 11:7 ferry [1] - 126:7 fervent [1] - 131:16 few [4] - 38:16, 64:14, 75:12, 133:14 fiber [2] - 91:4, 103:1 Figueora [1] - 2:8 FIGUEROA [4] - 2:8, 4:15, 63:1, 71:9 file [4] - 50:8, 69:8, 69:10, 76:6 filed [1] - 130:15 fill [3] - 2:25, 18:23, 72:15 filled [1] - 57:17 filling [1] - 109:10 film [1] - 53:22 final [2] - 88:13, 117:11 finally [2] - 13:4, 130:9 financial [2] - 10:14, 57:22 financially [2] - 54:5, 57:15 findings [9] - 18:12, 27:12, 29:11, 29:16, 37:15, 40:9, 45:17, 63:8, 70:21 fine [2] - 107:15, 122:12 finer [1] - 31:2 fingers [1] - 56:8 finish [4] - 17:24, 56:2, 103:3, 128:9 finished [1] - 83:16 finishes [1] - 14:14 fins [1] - 129:13 fire [3] - 11:5, 16:19, 16:21 fire-resistant [1] - 16:21 First [1] - 6:18</p>	<p>first [24] - 4:24, 7:1, 7:15, 11:10, 13:10, 13:17, 16:12, 16:22, 34:19, 37:9, 59:2, 63:9, 66:5, 93:16, 97:4, 105:21, 106:23, 107:10, 118:20, 125:21, 133:11, 134:20, 135:17, 138:8 first-floor [1] - 106:23 fit [1] - 93:5 five [4] - 53:7, 55:21, 130:1 flexibility [1] - 82:2 flipped [1] - 105:7 floated [1] - 112:6 floor [16] - 65:8, 67:14, 70:8, 79:10, 85:21, 93:1, 93:5, 95:8, 97:4, 104:14, 105:11, 105:21, 106:23, 107:11, 122:1 floor-to-floor [1] - 85:21 Floral [1] - 126:1 FLORIDA [1] - 141:3 Florida [25] - 1:9, 1:10, 6:25, 7:2, 7:5, 7:15, 7:18, 7:20, 9:3, 11:20, 18:8, 19:12, 20:21, 30:9, 39:11, 41:1, 41:3, 74:16, 76:25, 82:17, 92:11, 110:19, 128:25, 141:7, 141:18 Florida's [1] - 11:18 Floyd [1] - 7:24 foam [1] - 36:22 focused [1] - 99:11 focuses [2] - 79:18, 91:11 follow [1] - 111:19 following [4] - 4:23, 24:13, 75:11, 93:25 foot [4] - 83:10, 83:15, 87:13, 87:14 Forbes [1] - 24:21 forced [1] - 5:13 forefathers [1] - 64:23 foregoing [2] - 140:15, 141:9 forget [1] - 40:11 form [4] - 10:19, 57:17, 79:3, 79:8 formal [1] - 7:1 formed [2] - 6:15, 12:11 former [1] - 109:22</p>
---	--	--	--	---

<p>forms [2] - 68:2, 68:10 forth [1] - 104:18 forward [8] - 29:18, 37:17, 49:6, 61:10, 77:21, 117:10, 124:11, 138:23 foster [1] - 134:2 Foster [1] - 9:20 foundation [3] - 16:17, 91:6, 103:3 foundational [1] - 13:5 founded [1] - 125:19 founders [2] - 10:19, 10:22 founding [1] - 13:25 fountain [1] - 23:4 four [2] - 4:12, 93:10 FPR [1] - 1:9 frame [4] - 9:18, 41:5, 65:21, 135:2 frames [1] - 55:19 framing [3] - 14:15, 18:4, 23:9 Francisco [1] - 53:10 Frank [1] - 8:9 Franklin [4] - 8:16, 9:21, 10:25, 14:9 Freedmen [2] - 6:1, 7:2 FRICK [17] - 1:13, 2:22, 26:5, 26:11, 78:10, 80:13, 80:17, 80:21, 81:5, 81:8, 87:11, 89:7, 89:12, 90:7, 138:13, 139:8, 139:17 Frick [1] - 2:22 friction [1] - 81:14 friends [1] - 61:6 front [34] - 3:20, 28:7, 36:3, 36:19, 36:23, 38:8, 38:9, 65:7, 67:13, 68:2, 68:3, 68:8, 68:10, 91:1, 91:2, 102:24, 104:16, 104:17, 105:14, 109:2, 109:11, 109:21, 112:18, 112:20, 112:23, 118:11, 121:23, 122:4, 122:8, 122:15, 122:20, 123:4 front-facing [7] - 36:3, 36:23, 38:8, 38:9, 65:7, 67:13, 68:3 frontage [1] - 130:22 full [10] - 14:19, 15:14, 17:22, 55:17, 65:8,</p>	<p>65:9, 67:15, 87:13, 91:1, 102:23 full-height [3] - 14:19, 15:14, 17:22 full-width [4] - 65:9, 67:15, 91:1, 102:23 fully [2] - 37:7, 46:6 function [1] - 15:1 functional [3] - 37:7, 42:10, 46:12 Funeral [1] - 12:17 funky [1] - 99:18 funny [1] - 122:21 furthermore [1] - 29:1 future [6] - 47:3, 61:12, 69:12, 70:4, 89:3, 100:20</p>	<p>Gothic [2] - 10:4, 129:18 grandfathered [1] - 113:17 grant [3] - 18:7, 134:23 great [4] - 58:2, 85:17, 100:24, 131:13 Greeks [1] - 15:20 Green [1] - 30:9 Gregg [1] - 10:24 Gregory [5] - 2:20, 89:19, 101:8, 103:21, 117:25 GREGORY [54] - 1:14, 2:20, 3:13, 24:2, 26:13, 31:22, 32:1, 32:10, 33:22, 49:24, 59:20, 59:23, 71:4, 71:11, 78:8, 80:5, 84:2, 84:6, 84:11, 84:14, 85:23, 86:22, 89:9, 89:13, 90:4, 91:20, 91:23, 94:21, 98:20, 99:14, 99:20, 101:1, 101:14, 103:18, 105:5, 105:10, 105:15, 105:17, 105:22, 105:24, 106:22, 107:1, 107:7, 107:15, 112:18, 115:16, 115:24, 116:2, 117:20, 118:2, 122:7, 122:18, 131:24, 138:2 grew [4] - 8:2, 8:19, 11:6, 72:23 grey [1] - 70:2 grills [2] - 55:16, 55:18 ground [4] - 45:23, 88:3, 88:6 group [2] - 7:10, 7:14 Grove [2] - 6:20, 30:9 growing [1] - 127:2 grown [1] - 6:7 growth [1] - 8:14 guess [12] - 45:8, 47:20, 60:3, 60:5, 84:2, 87:8, 95:14, 95:16, 96:12, 98:16, 111:9, 119:22 guidance [1] - 7:13 guideline [1] - 97:7 guidelines [4] - 37:16, 57:13, 98:11, 103:6 guides [1] - 117:16 guys [5] - 53:5, 54:7,</p>	<p>55:22, 77:19, 119:3</p>	<p>47:21, 49:10, 58:18, 120:19, 134:20</p>	
G			H		
<p>gabled [1] - 35:7 gables [2] - 104:15, 104:17 gain [1] - 99:8 Gainesville [1] - 53:10 Gallier [1] - 72:5 gambrel [11] - 65:5, 65:7, 67:13, 67:14, 68:2, 68:4, 68:8, 68:10, 68:14 garage [16] - 27:16, 78:21, 79:6, 79:11, 79:13, 79:19, 79:22, 79:24, 80:25, 81:22, 87:16, 87:22, 87:24, 88:2, 89:22 Gardens [1] - 12:16 General [2] - 1:18, 2:15 generally [3] - 42:8, 45:16, 50:5 generations [1] - 20:23 genre [1] - 133:6 gentlemen [1] - 135:19 geographic [1] - 132:22 Georgia [1] - 11:21 Gilmore [2] - 126:2, 128:18 given [6] - 46:8, 63:6, 106:11, 118:18, 135:2, 136:9 glass [2] - 18:4, 55:18 good-faith [1] - 61:4</p>		<p>gible [5] - 68:2, 68:8, 79:3, 102:22, 104:23 gable-front [2] - 68:2, 68:8 gabled [1] - 35:7 gables [2] - 104:15, 104:17 gain [1] - 99:8 Gainesville [1] - 53:10 Gallier [1] - 72:5 gambrel [11] - 65:5, 65:7, 67:13, 67:14, 68:2, 68:4, 68:8, 68:10, 68:14 garage [16] - 27:16, 78:21, 79:6, 79:11, 79:13, 79:19, 79:22, 79:24, 80:25, 81:22, 87:16, 87:22, 87:24, 88:2, 89:22 Gardens [1] - 12:16 General [2] - 1:18, 2:15 generally [3] - 42:8, 45:16, 50:5 generations [1] - 20:23 genre [1] - 133:6 gentlemen [1] - 135:19 geographic [1] - 132:22 Georgia [1] - 11:21 Gilmore [2] - 126:2, 128:18 given [6] - 46:8, 63:6, 106:11, 118:18, 135:2, 136:9 glass [2] - 18:4, 55:18 good-faith [1] - 61:4</p>	<p>grew [4] - 8:2, 8:19, 11:6, 72:23 grey [1] - 70:2 grills [2] - 55:16, 55:18 ground [4] - 45:23, 88:3, 88:6 group [2] - 7:10, 7:14 Grove [2] - 6:20, 30:9 growing [1] - 127:2 grown [1] - 6:7 growth [1] - 8:14 guess [12] - 45:8, 47:20, 60:3, 60:5, 84:2, 87:8, 95:14, 95:16, 96:12, 98:16, 111:9, 119:22 guidance [1] - 7:13 guideline [1] - 97:7 guidelines [4] - 37:16, 57:13, 98:11, 103:6 guides [1] - 117:16 guys [5] - 53:5, 54:7,</p>	<p>H-a-u-p-t [1] - 39:13 H-pattern [1] - 66:21 half [8] - 66:11, 66:15, 66:17, 66:20, 69:19, 81:20, 82:1, 94:9 Hall [3] - 1:7, 13:21, 14:3 hallway [1] - 3:6 hamlets [1] - 126:1 hand [17] - 4:13, 19:14, 21:11, 30:11, 39:15, 52:15, 53:5, 55:2, 72:7, 74:18, 77:2, 82:19, 92:15, 93:15, 93:18, 95:2, 110:21 handled [1] - 137:16 handyman [1] - 40:4 Hansontown [1] - 5:25 happy [5] - 46:13, 61:8, 76:14, 104:24, 131:20 hard [4] - 81:22, 83:10, 113:10, 131:14 Hardee's [1] - 7:25 harder [2] - 81:23, 104:21 hardship [1] - 55:24 Haskins [2] - 74:15, 75:1 HASKINS [4] - 74:19, 74:24, 75:1, 75:21 Haupt [3] - 39:13, 54:14, 59:10 HAUPT [23] - 39:16, 39:21, 39:23, 42:11, 42:22, 45:21, 45:25, 46:6, 46:21, 46:25, 47:12, 47:23, 48:12, 49:14, 49:19, 50:16, 51:1, 51:15, 51:20, 59:11, 61:3, 62:8, 62:13 Hayward [1] - 8:9 head [3] - 8:25, 52:24, 116:13 headquarters [1] - 11:22 headwinds [1] - 20:14 health [1] - 10:17 hear [7] - 25:7, 25:10, 33:9, 44:3, 48:2, 86:11, 108:22 heard [6] - 34:7,</p>	<p>hearing [45] - 18:21, 18:22, 23:22, 23:23, 24:7, 26:18, 30:1, 32:22, 32:23, 34:4, 38:24, 39:3, 40:22, 49:15, 49:18, 52:1, 52:4, 58:15, 71:24, 78:2, 78:3, 78:15, 82:11, 85:13, 85:14, 90:12, 92:6, 92:8, 97:14, 97:15, 101:23, 102:1, 104:4, 106:19, 106:20, 107:21, 108:3, 110:17, 114:1, 114:2, 124:19, 125:6, 135:18, 138:18, 139:25 heart [1] - 22:17 heavily [1] - 28:2 heck [1] - 129:19 height [16] - 14:19, 15:14, 17:22, 28:14, 79:22, 79:23, 79:25, 80:6, 80:23, 80:25, 85:21, 87:25, 88:5, 89:21, 89:24, 90:6 heights [3] - 97:12, 87:22, 87:23 held [6] - 1:6, 15:22, 72:19, 75:20, 102:5, 112:15 hello [3] - 76:23, 96:23, 106:7 help [3] - 112:9, 117:16, 134:2 helped [1] - 85:18 helping [1] - 51:16 helps [2] - 86:10, 121:7 Henry [1] - 7:23 heritage [3] - 5:1, 63:12, 75:17 Heritage [1] - 128:22 Herschel [1] - 24:23 high [1] - 57:12 high-quality [1] - 57:12 higher [1] - 9:2 highlighted [1] - 15:13 highway [1] - 55:9 Hill [1] - 12:15 hip [2] - 90:25, 104:23 hired [1] - 14:3 Historic [14] - 2:5, 2:8, 2:10, 2:12, 18:15, 63:4, 63:25, 64:1,</p>

<p>70:14, 70:23, 76:10, 78:23, 90:19, 93:9 HISTORIC [1] - 1:2 historic [42] - 4:7, 6:23, 20:5, 22:24, 23:15, 24:1, 28:6, 35:14, 36:7, 50:6, 50:12, 52:24, 56:25, 62:15, 63:16, 64:3, 75:5, 75:11, 76:13, 77:18, 81:15, 81:21, 109:6, 109:19, 110:5, 117:3, 118:11, 118:13, 118:15, 118:23, 119:12, 119:15, 123:22, 125:22, 126:13, 131:10, 131:13, 131:14, 132:23, 133:2, 133:21, 137:7 Historical [5] - 18:8, 19:6, 19:24, 132:16, 133:9 historical [13] - 4:2, 4:25, 21:25, 56:21, 57:13, 58:2, 58:6, 63:11, 74:3, 75:16, 123:7, 126:21, 127:18 historically [8] - 22:7, 27:18, 53:9, 55:16, 55:20, 57:8, 112:1, 123:3 history [4] - 64:22, 66:4, 72:22, 126:18 History [1] - 132:17 hitting [1] - 93:3 Hoff [6] - 76:24, 96:22, 96:24, 98:5, 106:6, 106:8 HOFF [6] - 77:3, 77:8, 77:10, 96:23, 106:4, 106:7 Hogan [1] - 24:21 hold [2] - 99:3, 135:11 home [25] - 8:7, 11:10, 35:6, 39:25, 40:12, 46:11, 53:1, 53:17, 56:9, 65:11, 65:21, 73:2, 73:7, 73:24, 79:1, 87:1, 90:18, 90:25, 99:15, 102:18, 105:19, 114:8, 114:14, 123:5, 123:6 Home [2] - 12:18, 127:12 homeowner [2] - 36:17, 66:5</p>	<p>homeowners [2] - 43:2, 118:6 Homes [1] - 104:10 homes [7] - 12:10, 12:14, 55:5, 90:24, 102:21, 123:2, 127:4 hood [1] - 95:10 hook [1] - 120:3 hope [4] - 54:12, 131:16, 133:12, 134:2 hopefully [4] - 73:15, 93:2, 94:13, 128:13 Horace [1] - 17:7 horizontal [3] - 79:2, 79:9, 103:19 horizontally [4] - 101:4, 101:13, 103:11, 103:22 host [1] - 52:25 Hotel [1] - 17:1 hours [1] - 3:2 House [1] - 53:1 house [27] - 7:24, 8:2, 9:9, 9:13, 9:15, 33:6, 33:10, 33:11, 40:14, 49:17, 53:6, 53:7, 53:13, 53:22, 54:1, 55:4, 55:21, 56:5, 73:18, 80:7, 88:10, 94:10, 95:6, 95:22, 105:14, 113:7, 117:18 houses [10] - 53:7, 53:8, 55:3, 55:21, 56:19, 56:21, 56:22, 56:25, 58:2, 68:12 housing [1] - 6:2 Howells [1] - 13:22 hundred [1] - 37:25 hung [1] - 112:24 husband [1] - 8:11</p>	<p>133:22, 133:24 ignorance [1] - 111:17 Il [2] - 125:24, 126:23 illegally [1] - 113:16 imagine [2] - 31:17, 113:10 imitate [1] - 67:24 imitated [1] - 67:21 immediate [1] - 28:24 impact [1] - 27:14 implore [2] - 23:10, 23:14 importance [2] - 28:5, 135:4 important [2] - 5:10, 12:21 impossible [1] - 28:16 Improvement [1] - 140:6 improvement [3] - 15:4, 53:1, 56:10 in-house [1] - 49:17 inaccuracies [1] - 40:18 inadequate [4] - 41:11, 42:14, 46:15, 49:20 inappropriate [1] - 28:8 Inaudible [1] - 59:19 inaudible [22] - 39:6, 45:25, 46:18, 47:25, 55:15, 84:12, 84:13, 84:14, 89:12, 99:19, 105:9, 105:10, 105:13, 105:15, 105:16, 122:5, 122:13, 123:8, 136:19, 138:6, 138:7 inaudible [1] - 89:6 Inc [2] - 125:17, 125:18 include [10] - 4:22, 12:17, 28:7, 64:7, 69:11, 91:3, 91:8, 102:24, 116:14, 126:19 included [8] - 6:18, 8:7, 10:22, 12:14, 14:17, 27:8, 38:15, 38:17 includes [4] - 69:15, 79:4, 79:13, 109:10 including [6] - 10:4, 10:15, 12:18, 14:12, 130:3, 139:4 inclusion [1] - 128:20 inclusivity [1] - 23:6 inconsistent [2] - 35:19, 36:10</p>	<p>Incorporated [2] - 132:20, 133:25 incorporated [3] - 6:8, 28:19, 63:21 increase [1] - 41:4 increasing [1] - 23:16 increasingly [1] - 20:7 indeed [2] - 19:20, 130:1 independence [1] - 65:1 indicate [1] - 62:22 indicating [5] - 19:1, 39:1, 62:24, 71:20, 74:8 indicating [1] - 113:5 indigenous [1] - 16:5 individual [2] - 12:2, 48:13 indulgence [1] - 131:21 Industrial [2] - 10:19, 11:9 industries [1] - 14:4 inequality [1] - 13:4 inexpensive [1] - 6:2 influenced [1] - 12:3 information [4] - 59:16, 110:1, 124:8, 124:10 initiate [1] - 137:17 initiated [2] - 108:2, 108:22 initiative [1] - 9:7 inoperability [1] - 37:3 inside [3] - 23:6, 99:10, 128:24 inspect [1] - 118:15 inspected [1] - 38:6 inspection [3] - 29:1, 51:8, 53:22 install [1] - 118:11 installation [3] - 10:4, 37:12, 91:8 installed [1] - 123:24 instead [4] - 46:5, 60:9, 104:23, 117:21 Institute [1] - 12:20 instituted [1] - 5:4 institution [1] - 12:22 Institutional [3] - 10:21, 10:24, 17:2 institutional [1] - 16:16 institutions [1] - 5:9 Insurance [2] - 11:17, 22:12 insurance [1] - 10:18 intact [2] - 68:17, 75:24</p>	<p>integral [1] - 5:6 integrity [2] - 29:3, 29:14 intended [1] - 87:15 intends [1] - 70:3 intent [3] - 18:6, 31:11, 111:14 intention [3] - 71:12, 73:2, 73:7 intentionally [1] - 17:15 interchange [1] - 128:1 interest [3] - 15:20, 44:5, 58:25 interested [4] - 58:25, 64:21, 86:21, 87:12 interesting [1] - 113:6 interests [1] - 13:3 interior [9] - 14:13, 27:1, 37:12, 98:15, 100:7, 100:8, 105:5, 109:13, 132:3 internal [2] - 83:11, 136:3 interstate [1] - 53:14 introductions [1] - 2:7 intrusion [1] - 27:22 inventive [1] - 129:14 inventory [1] - 127:8 investigate [2] - 135:1, 138:10 investment [1] - 11:14 invited [1] - 8:6 invoice [2] - 36:18, 36:21 involved [2] - 14:11, 55:1 involvement [1] - 14:2 lonia [1] - 25:2 ironically [1] - 127:17 irreparable [3] - 51:14, 69:17, 118:16 isolated [1] - 27:15 issue [7] - 43:2, 44:16, 47:20, 60:25, 93:2, 99:5, 135:12 issues [4] - 18:10, 54:17, 73:8, 77:20 item [2] - 103:8, 103:25 Item [1] - 62:11 items [3] - 24:10, 24:13, 34:7 itself [3] - 27:9, 28:2, 113:2</p>
		I		
		<p>idea [6] - 67:19, 82:4, 84:16, 112:6, 113:18, 119:9 ideally [1] - 48:18 ideas [1] - 98:18 identical [1] - 40:12 identification [1] - 132:25 identified [5] - 10:8, 12:1, 40:10, 65:3, 130:4 identify [1] - 37:2 identities [2] - 132:22, 132:23 identity [3] - 131:7,</p>		
		J		
		<p>J.L [1] - 9:8</p>		

<p>Jack [1] - 96:5 JACKSONVILLE [1] - 1:1 Jacksonville [44] - 1:7, 1:8, 5:17, 5:20, 6:6, 6:9, 6:14, 7:8, 7:12, 7:16, 11:11, 13:10, 16:10, 16:23, 18:13, 18:15, 19:6, 19:12, 20:21, 39:11, 63:4, 63:15, 63:21, 64:2, 64:3, 70:23, 74:16, 75:10, 75:17, 76:13, 76:25, 82:16, 92:11, 104:11, 110:19, 125:16, 127:9, 129:3, 129:15, 129:24, 132:16, 132:17, 132:21, 136:24 Jacksonville's [7] - 12:5, 19:25, 76:10, 128:21, 131:12, 133:10, 133:23 Jacob [1] - 66:6 James [1] - 10:25 Jax [1] - 130:11 Jeannie [1] - 9:4 Jeannie's [1] - 9:7 Jennie [1] - 66:7 jeopardize [2] - 47:3, 47:6 Jeremiah [1] - 73:4 Jermaine [1] - 2:10 JERMAINE [1] - 1:18 Jim [1] - 5:4 John [2] - 7:11, 8:10 Johns [3] - 8:1, 72:5, 125:16 joined [1] - 10:18 joints [1] - 55:15 judicata [1] - 44:16 July [3] - 42:24, 48:11, 48:13 junction [1] - 43:22 June [8] - 7:3, 7:9, 130:24, 135:13, 139:7, 139:14, 139:18, 141:15 justification [1] - 41:12</p>	<p>kids [1] - 56:4 kind [12] - 49:25, 54:12, 62:4, 77:16, 81:17, 84:11, 84:21, 87:8, 111:10, 112:8, 137:5 kitchen [9] - 94:3, 94:25, 95:5, 95:15, 95:17, 95:25, 99:9, 99:17, 113:14 knowing [1] - 56:22 known [7] - 6:13, 7:12, 8:4, 17:5, 57:11, 70:16, 129:2</p>	<p>leading [1] - 79:10 Leaf [1] - 126:16 leakage [1] - 55:11 lean [1] - 42:8 least [4] - 59:17, 97:21, 98:3, 133:16 leave [2] - 80:24, 130:13 leaving [3] - 42:23, 48:11, 48:12 led [1] - 14:3 left [8] - 40:14, 50:17, 93:22, 93:24, 94:15, 94:23, 95:4, 95:9 legacy [1] - 12:24 legal [1] - 113:8 Legal [1] - 116:22 less [6] - 48:14, 81:14, 87:19, 89:22, 94:15, 113:11 letter [3] - 62:24, 75:6, 75:8 level [4] - 12:9, 50:7, 88:7, 136:11 Lewis [10] - 10:12, 10:13, 10:18, 10:22, 11:2, 13:9, 14:22, 22:1, 22:2, 22:10 lieutenant [2] - 54:14, 55:24 life [1] - 10:12 Life [2] - 11:17, 22:12 lifetime [1] - 131:10 light [2] - 22:25, 100:19 likely [3] - 38:10, 48:15, 50:19 limitations [1] - 87:25 Lincoln [2] - 10:12, 22:1 line [7] - 65:9, 66:13, 66:22, 67:16, 86:23, 97:6, 112:10 lines [1] - 27:17 linked [2] - 131:7, 131:11 list [4] - 19:25, 33:11, 133:10, 133:13 listed [2] - 64:1, 130:2 lite [1] - 110:4 lites [3] - 55:17, 100:14, 110:4 Live [1] - 8:25 live [1] - 72:4 living [2] - 58:6, 95:18 LLC [1] - 130:11 LM-23-01 [4] - 3:19, 18:16, 23:20, 24:11 LM-23-02 [3] - 62:15, 63:3, 78:9</p>	<p>LM-23-03 [1] - 24:15 LM-23-04 [1] - 24:15 Loan [5] - 127:22, 128:6, 129:22, 131:19, 133:4 local [3] - 41:2, 128:18, 136:11 locally [1] - 136:13 located [11] - 5:20, 7:16, 26:23, 27:1, 35:2, 36:3, 66:8, 66:12, 67:1, 79:7, 102:16 location [4] - 8:15, 8:18, 123:14, 133:7 locations [1] - 133:3 long-term [2] - 17:15, 69:3 longest [1] - 9:25 look [15] - 22:24, 23:3, 23:11, 41:15, 42:4, 83:17, 93:13, 99:18, 100:7, 112:4, 119:1, 121:10, 123:7, 138:23 looked [1] - 100:21 looking [11] - 46:10, 49:22, 54:9, 91:20, 94:21, 94:22, 98:9, 99:14, 115:2, 115:14, 120:2 looks [8] - 17:12, 33:10, 38:18, 38:20, 71:5, 94:5, 94:14, 122:21 LOPERA [36] - 1:13, 1:18, 2:14, 3:10, 26:6, 42:18, 43:6, 44:15, 44:23, 47:7, 48:23, 50:2, 50:5, 51:25, 61:14, 74:9, 89:16, 89:18, 92:5, 101:6, 101:10, 101:15, 101:17, 104:7, 107:14, 115:5, 116:23, 117:24, 121:21, 124:9, 124:25, 125:12, 134:10, 137:13, 139:10, 140:2 Lopera [3] - 2:14, 2:16, 45:15 Lord [1] - 20:22 lose [2] - 96:10, 100:2 losing [1] - 99:7 losses [1] - 31:1 lost [1] - 77:17 Love [2] - 110:18, 111:5</p>	<p>LOVE [10] - 110:22, 111:2, 111:4, 112:21, 113:22, 120:23, 121:4, 121:6, 121:12, 121:17</p> <p style="text-align: center;">M</p> <p>ma'am [5] - 21:20, 31:23, 50:16, 72:15, 77:8 Macclenny [2] - 41:3, 41:23 Mack [1] - 8:9 magazine [1] - 128:25 main [3] - 65:9, 67:15, 83:19 maintain [1] - 61:11 maintained [2] - 18:1, 69:7 maintaining [1] - 82:4 maintains [1] - 83:5 maintenance [2] - 20:8, 133:16 major [2] - 69:8, 76:7 majority [6] - 27:17, 35:13, 35:25, 36:7, 90:23, 102:20 Management [2] - 63:7, 72:4 manager [1] - 48:18 managing [1] - 111:5 Mandarin [1] - 126:15 manufactured [1] - 123:24 manufacturing [1] - 123:24 map [2] - 66:24, 126:3 Maple [1] - 126:16 maps [1] - 114:8 market [1] - 109:16 married [1] - 66:7 Massachusetts [1] - 72:24 massing [1] - 28:14 master [2] - 12:1, 130:4 match [4] - 36:5, 38:10, 69:21, 110:4 matches [1] - 123:21 MATCHETT [6] - 128:8, 128:10, 128:13, 132:1, 132:7, 138:23 Matchett [2] - 125:15, 133:14 Matchett's [2] - 132:18, 133:24 material [1] - 35:18</p>
<p style="text-align: center;">K</p> <p>kaleidoscopic [1] - 129:11 keep [8] - 50:18, 60:3, 83:15, 98:14, 99:23, 116:5, 120:15, 133:12</p>	<p style="text-align: center;">L</p> <p>laid [1] - 97:19 land [3] - 5:24, 8:11, 22:9 landmark [27] - 4:5, 4:9, 18:16, 33:10, 33:13, 33:18, 62:23, 63:3, 68:25, 70:17, 70:25, 74:9, 74:10, 75:6, 75:11, 76:13, 76:21, 77:25, 126:14, 131:17, 134:1, 134:21, 135:6, 135:10, 136:1, 136:14, 138:11 Landmark [1] - 4:16 landmarks [3] - 3:23, 3:24, 17:16 language [3] - 45:19, 116:16, 134:25 lap [2] - 91:5, 103:1 Large [1] - 1:10 large [2] - 9:9, 63:16 largely [1] - 40:3 larger [1] - 5:13 largest [1] - 127:1 last [9] - 17:9, 27:24, 27:25, 34:16, 40:22, 46:20, 68:21, 73:15, 128:19 lastly [1] - 69:22 Latson [1] - 10:25 Laura [1] - 76:24 LaVilla [2] - 5:25, 6:9 Lawton [1] - 12:17 lay [1] - 16:20 layout [1] - 105:6 lead [6] - 18:4, 54:16, 56:6, 58:1, 58:3, 58:4 lead-based [1] - 54:16 leadership [3] - 7:10, 13:2, 20:12</p>	<p style="text-align: center;">L</p>	<p style="text-align: center;">L</p>	<p style="text-align: center;">L</p>

<p>materials [5] - 16:6, 16:21, 28:15, 91:2, 102:24</p> <p>Mathews [1] - 126:25</p> <p>matter [1] - 20:6</p> <p>mean [13] - 43:7, 55:4, 60:15, 80:16, 83:2, 83:13, 83:14, 87:11, 114:20, 121:25, 122:8, 136:4, 136:9</p> <p>meaning [1] - 50:8</p> <p>meant [3] - 40:13, 105:17, 105:18</p> <p>measured [1] - 88:6</p> <p>meats [1] - 66:8</p> <p>meet [5] - 4:3, 8:6, 20:7, 21:4, 57:12</p> <p>meeting [13] - 2:5, 8:3, 59:8, 59:13, 102:11, 119:12, 124:24, 138:24, 139:7, 139:19, 140:1, 140:13</p> <p>meets [10] - 4:21, 10:7, 11:25, 15:5, 16:2, 18:11, 63:9, 67:5, 68:21, 70:20</p> <p>member [13] - 10:14, 19:3, 20:19, 25:19, 30:5, 39:4, 71:22, 74:12, 76:22, 82:12, 92:2, 110:16, 125:9</p> <p>MEMBER [29] - 19:1, 19:4, 20:20, 25:17, 25:22, 30:3, 30:8, 34:22, 39:1, 39:6, 39:10, 39:13, 47:25, 48:4, 52:8, 52:12, 71:20, 72:2, 74:8, 74:15, 76:23, 82:9, 82:15, 91:25, 92:10, 108:12, 110:14, 110:18, 125:15</p> <p>Member [3] - 1:13, 1:14, 1:14</p> <p>members [5] - 8:8, 8:19, 19:5, 22:20, 23:7</p> <p>MEMBERS [47] - 3:16, 18:20, 22:22, 23:21, 24:4, 24:6, 24:19, 26:15, 26:17, 29:24, 32:12, 32:21, 34:1, 34:3, 38:23, 56:16, 58:10, 58:13, 59:5, 76:18, 78:1, 78:5, 78:12, 78:14, 85:7, 85:12, 90:9, 90:11, 97:13, 101:20, 101:25, 106:18,</p>	<p>107:18, 107:20, 108:19, 110:12, 113:25, 114:17, 115:19, 115:22, 124:16, 124:18, 134:7, 138:15, 138:17, 139:22, 139:24</p> <p>membership [2] - 8:14, 22:18</p> <p>men [2] - 22:7, 22:16</p> <p>mentioned [1] - 83:3</p> <p>mentioning [1] - 119:3</p> <p>mentorship [1] - 13:1</p> <p>mercy [1] - 20:22</p> <p>merits [1] - 20:2</p> <p>met [4] - 4:11, 4:12, 7:9, 100:13</p> <p>metal [1] - 70:1</p> <p>method [2] - 16:5, 130:8</p> <p>Methodist [3] - 7:6, 14:1, 14:25</p> <p>Miami [1] - 128:16</p> <p>MICHAEL [1] - 1:14</p> <p>Michael [3] - 2:18, 74:15, 87:9</p> <p>mid [1] - 125:21</p> <p>Mid [12] - 126:20, 126:22, 127:3, 127:8, 127:12, 129:23, 131:1, 131:9, 132:25, 133:19, 134:21, 134:24</p> <p>Mid-Century [11] - 126:20, 126:22, 127:3, 127:8, 129:23, 131:1, 131:9, 132:25, 133:19, 134:21, 134:24</p> <p>Mid-Mod [1] - 127:12</p> <p>middle [1] - 12:14</p> <p>Midway [3] - 6:21, 7:12, 7:17</p> <p>might [5] - 43:22, 77:17, 121:10, 134:25, 135:21</p> <p>Mike [1] - 75:1</p> <p>military [2] - 39:24, 42:22</p> <p>Mill [1] - 7:25</p> <p>million [3] - 11:16, 11:19, 11:24</p> <p>million-dollar [1] - 11:19</p> <p>Milton [1] - 10:22</p> <p>mimic [1] - 119:15</p> <p>mimics [1] - 65:13</p>	<p>mind [1] - 108:6</p> <p>minimum [2] - 87:21, 87:23</p> <p>minister [2] - 8:21, 9:25</p> <p>ministers [1] - 9:3</p> <p>minor [2] - 36:14, 119:10</p> <p>minute [1] - 43:8</p> <p>minutes [4] - 3:8, 3:12, 102:8, 128:12</p> <p>missing [1] - 139:3</p> <p>mission [1] - 126:17</p> <p>Missionary [1] - 9:6</p> <p>misunderstanding [1] - 111:10</p> <p>Mite [1] - 9:6</p> <p>mitered [1] - 55:19</p> <p>mix [1] - 38:2</p> <p>mixture [1] - 65:20</p> <p>Mod [1] - 127:12</p> <p>mod [1] - 119:10</p> <p>models [1] - 100:21</p> <p>modern [1] - 137:6</p> <p>Modern [11] - 126:20, 126:22, 127:3, 127:9, 129:23, 131:1, 131:9, 132:25, 133:19, 134:21, 134:25</p> <p>modernist [1] - 129:17</p> <p>modified [5] - 26:6, 26:7, 26:12, 26:19, 93:14</p> <p>modify [5] - 26:10, 50:20, 51:1, 51:22, 60:23</p> <p>modifying [1] - 62:5</p> <p>molded [1] - 16:13</p> <p>Monroe [1] - 8:12</p> <p>month [12] - 47:10, 61:16, 61:17, 61:21, 62:1, 62:3, 62:4, 62:7, 125:19, 130:24, 139:12, 140:9</p> <p>month's [1] - 40:22</p> <p>months [4] - 48:15, 48:16, 59:18, 135:24</p> <p>Montoya [5] - 2:18, 38:5, 45:10, 98:9, 135:8</p> <p>MONTOYA [70] - 1:14, 2:18, 3:9, 3:11, 23:25, 25:6, 26:3, 26:7, 31:9, 31:16, 31:19, 32:14, 33:2, 33:24, 37:21, 38:13, 44:1, 44:22, 44:25, 45:11, 45:22, 47:19,</p>	<p>48:7, 51:10, 58:17, 59:19, 73:22, 81:9, 85:16, 86:1, 86:3, 88:13, 88:17, 88:19, 88:21, 95:14, 96:12, 97:17, 98:16, 98:25, 99:19, 100:15, 100:18, 101:18, 106:25, 107:3, 107:16, 114:4, 115:15, 116:4, 116:8, 116:14, 119:19, 120:18, 120:24, 121:5, 121:13, 121:16, 123:8, 124:1, 134:18, 135:15, 136:2, 136:15, 136:19, 137:22, 138:1, 138:9, 138:20, 139:20</p> <p>monumental [2] - 14:17, 15:12</p> <p>morning [1] - 53:2</p> <p>most [21] - 5:6, 5:8, 12:9, 12:21, 13:2, 14:7, 17:20, 19:25, 27:20, 38:10, 54:16, 55:9, 55:23, 67:12, 72:25, 103:6, 119:9, 129:14, 129:22, 133:1, 133:11</p> <p>mostly [2] - 79:18, 91:11</p> <p>mothballing [1] - 29:9</p> <p>Mother [2] - 6:21, 7:17</p> <p>mother [2] - 7:18, 8:8</p> <p>motion [41] - 3:7, 3:10, 3:11, 3:14, 3:17, 23:24, 23:25, 24:7, 24:12, 26:1, 26:3, 26:9, 26:11, 32:24, 33:21, 33:22, 34:4, 78:7, 78:8, 78:15, 89:8, 89:9, 89:25, 90:4, 90:12, 101:1, 101:11, 102:1, 107:7, 107:21, 115:21, 116:2, 121:25, 124:19, 137:17, 137:25, 138:10, 139:9, 139:13, 139:16, 139:17</p> <p>Mount [18] - 4:16, 5:15, 6:19, 7:22, 8:22, 9:25, 10:11, 13:8, 14:8, 14:25, 15:10, 16:7, 19:23, 21:22, 21:25, 22:5,</p>	<p>22:17, 22:21</p> <p>move [15] - 3:19, 6:12, 25:13, 33:19, 61:9, 90:1, 90:14, 107:9, 108:1, 117:6, 117:10, 117:14, 117:21, 135:6</p> <p>moved [2] - 8:15, 122:21</p> <p>movement [2] - 65:13, 66:4</p> <p>moving [7] - 49:5, 58:21, 62:14, 77:21, 117:10, 124:5, 124:11</p> <p>MR [135] - 2:10, 2:12, 3:22, 19:10, 19:15, 19:20, 19:22, 26:22, 34:9, 34:15, 34:23, 35:1, 38:4, 39:16, 39:21, 39:23, 42:11, 42:22, 45:9, 45:21, 45:25, 46:6, 46:21, 46:25, 47:12, 47:23, 48:12, 48:25, 49:14, 49:16, 49:19, 49:22, 50:16, 51:1, 51:15, 51:20, 52:16, 52:21, 52:23, 56:4, 57:5, 57:20, 58:7, 59:11, 60:14, 60:17, 61:3, 61:25, 62:8, 62:13, 62:18, 71:14, 74:19, 74:24, 75:1, 75:21, 77:3, 77:8, 77:10, 78:20, 80:8, 80:15, 80:19, 81:3, 81:7, 82:20, 82:25, 83:2, 83:25, 84:5, 84:13, 84:16, 84:25, 85:3, 89:15, 90:17, 92:16, 92:21, 92:23, 93:20, 94:25, 95:4, 96:2, 96:18, 96:23, 98:8, 102:3, 102:15, 103:20, 104:2, 104:6, 104:9, 105:9, 105:11, 105:16, 105:20, 105:23, 106:1, 106:4, 106:7, 107:23, 108:5, 108:9, 108:13, 108:16, 110:22, 111:2, 111:4, 112:21, 113:22, 114:20, 114:25, 115:9, 116:13, 119:5, 119:8, 120:23, 121:4, 121:6, 121:12,</p>
---	--	---	--	---

<p>121:17, 128:8, 128:10, 128:13, 132:1, 132:7, 132:13, 135:7, 135:22, 136:9, 136:18, 137:12, 138:23, 140:7, 140:11 MS [65] - 2:8, 2:14, 3:10, 4:15, 21:1, 21:8, 21:12, 21:17, 21:19, 21:21, 22:23, 26:6, 30:12, 30:17, 30:19, 31:6, 31:14, 31:17, 31:21, 32:4, 32:16, 42:18, 43:6, 44:15, 44:23, 47:7, 50:2, 50:5, 51:25, 61:14, 63:1, 71:9, 72:8, 72:13, 72:17, 72:20, 74:5, 74:9, 89:16, 89:18, 92:5, 101:6, 101:10, 101:15, 101:17, 104:7, 107:14, 109:1, 114:10, 114:23, 115:5, 116:21, 116:23, 117:24, 118:5, 120:10, 121:11, 121:21, 124:9, 124:25, 125:12, 134:10, 137:13, 139:10, 140:2 muntin [3] - 109:13, 119:13, 119:16 muntins [8] - 109:16, 111:24, 116:16, 119:4, 119:9, 121:8, 123:18, 123:23 Music [1] - 9:17 must [3] - 4:11, 4:12, 42:1</p>	<p>native [1] - 136:25 nature [2] - 17:13, 69:1 nay [1] - 101:22 near [1] - 9:10 necessarily [3] - 44:6, 136:7, 136:10 necessary [2] - 3:3, 18:9 need [20] - 10:17, 25:22, 36:14, 47:3, 49:15, 49:24, 51:13, 60:21, 61:2, 80:14, 85:9, 86:19, 96:19, 104:6, 113:21, 116:25, 122:21, 125:12, 133:12, 139:8 needed [3] - 5:14, 41:5, 117:17 needs [2] - 6:17, 97:2 neglect [2] - 17:15, 69:3 neighborhood [6] - 14:11, 22:16, 63:22, 99:13, 131:13, 133:22 neighborhoods [5] - 12:12, 12:15, 57:3, 132:22, 133:2 neighboring [2] - 65:17, 66:2 Neoclassical [3] - 15:12, 15:18, 15:21 neoclassical [1] - 14:13 never [2] - 13:15, 49:1 new [21] - 6:12, 8:17, 8:18, 8:19, 11:22, 47:17, 49:3, 49:25, 51:5, 69:17, 69:20, 70:2, 70:5, 79:6, 91:11, 102:17, 117:4, 124:22, 128:20, 139:2, 140:11 New [5] - 63:24, 65:15, 124:21, 125:3, 139:1 next [21] - 10:7, 11:25, 15:5, 16:2, 59:8, 59:13, 59:14, 61:21, 67:5, 92:25, 100:22, 104:13, 107:25, 124:21, 124:24, 125:18, 130:24, 131:12, 138:24, 139:6, 140:1 nine [1] - 55:5 noise [5] - 53:15, 53:19, 54:1, 54:25,</p>	<p>55:11 nomination [2] - 20:3, 20:17 non [1] - 120:4 non-COA [1] - 120:4 noncontributing [10] - 40:10, 40:17, 73:6, 78:22, 79:14, 81:12, 82:3, 86:6, 87:19, 88:8 none [21] - 18:21, 23:22, 24:7, 26:18, 32:22, 34:4, 38:24, 78:2, 78:15, 85:13, 90:12, 97:14, 101:23, 102:1, 106:19, 107:21, 114:1, 115:20, 124:19, 138:18, 139:25 nonfunctioning [1] - 69:23 nonhistoric [2] - 109:24, 110:7 nonresidential [2] - 12:16, 27:23 normal [2] - 124:23, 139:4 normally [3] - 48:1, 124:21, 139:2 Norman [1] - 126:11 north [3] - 5:20, 6:13, 27:3 North [7] - 11:21, 24:21, 63:23, 76:24, 127:23, 130:15, 138:12 northeast [3] - 7:11, 8:16, 14:9 northern [1] - 66:15 Notary [1] - 1:9 note [1] - 62:19 noted [2] - 36:16, 36:19 notes [1] - 141:11 nothing [16] - 19:18, 21:15, 22:15, 30:15, 31:14, 39:19, 52:19, 72:11, 74:22, 77:6, 82:23, 92:19, 110:25, 135:24, 140:7, 140:11 notice [2] - 57:7, 88:11 noticeably [1] - 66:1 noticed [1] - 138:4 notification [2] - 56:1, 128:7 nine [1] - 45:3 notion [1] - 45:3 nourishment [1] -</p>	<p>15:2 Number [5] - 89:21, 101:3, 103:10, 107:9, 122:2 number [2] - 8:1, 89:15 numbers [1] - 32:8 numerous [4] - 6:15, 12:21, 13:16, 15:24</p>	<p>6:19, 7:22, 8:22, 10:1, 10:11, 13:8, 14:8, 14:25, 15:10, 16:7, 19:23, 21:23, 21:25, 22:6, 22:17, 22:21 Olivia [1] - 2:22 OLIVIA [1] - 1:13 once [9] - 26:22, 27:16, 28:22, 30:23, 37:6, 44:10, 44:11, 70:9, 106:9 one [78] - 5:6, 5:18, 9:22, 23:2, 25:20, 25:21, 25:25, 27:24, 28:20, 31:1, 33:16, 34:16, 40:24, 42:25, 44:7, 47:12, 50:18, 57:9, 61:17, 62:20, 62:23, 63:10, 63:14, 64:14, 66:11, 66:17, 75:12, 78:22, 79:2, 79:23, 81:12, 81:20, 82:1, 85:24, 86:5, 89:24, 90:22, 92:24, 92:25, 93:16, 93:17, 93:22, 93:24, 94:14, 95:14, 97:24, 98:1, 98:3, 99:7, 99:22, 100:4, 100:11, 101:4, 101:12, 104:15, 104:20, 104:21, 104:25, 105:6, 106:23, 107:10, 108:8, 108:13, 109:11, 115:11, 118:24, 120:20, 121:7, 126:15, 129:14, 129:19, 132:24, 137:16, 138:7 one's [1] - 88:11 one-and-a-half [3] - 66:11, 66:17, 82:1 one-and-a-half-story [1] - 81:20 one-over-one [1] - 79:2 one-story [3] - 9:22, 78:22, 79:23 one-year [1] - 47:12 ones [2] - 38:8, 138:8 ongoing [2] - 17:15, 69:3 open [12] - 18:21, 26:20, 39:3, 43:8, 52:1, 71:23, 82:10, 92:6, 92:7, 104:3, 112:7, 125:5 opened [1] - 126:25</p>
N				
<p>Nadia [1] - 72:2 name [16] - 11:16, 19:9, 30:6, 39:5, 52:11, 60:8, 71:25, 72:2, 74:13, 82:13, 92:3, 104:7, 111:4, 125:10, 125:13, 132:11 nation [4] - 5:2, 10:10, 12:4, 63:13 national [2] - 7:3, 126:13 National [2] - 20:3, 64:1</p>			<p>O</p> <p>o'clock [1] - 102:7 OAI [2] - 125:18, 127:10 OAI's [2] - 126:9, 126:17 Oak [3] - 8:25, 24:25, 30:8 Oakland [9] - 5:17, 5:21, 6:1, 6:5, 6:11, 6:16, 6:19, 6:24, 14:10 obituary [1] - 128:24 objection [5] - 4:11, 35:17, 79:20, 91:13, 103:7 objections [1] - 43:5 obligated [2] - 118:17, 134:12 observations [1] - 37:8 observed [1] - 14:24 obvious [1] - 111:22 occupied [1] - 9:13 occurred [1] - 69:9 Ocean [1] - 66:9 odd [1] - 94:5 OF [4] - 1:1, 141:1, 141:3, 141:4 off-center [2] - 122:19, 122:22 Office [2] - 1:18, 2:14 officer [1] - 11:3 officers [5] - 124:22, 139:3, 139:12, 139:14, 139:18 offices [2] - 11:7, 11:10 often [3] - 3:23, 12:10, 41:18 Old [5] - 7:25, 125:17, 128:3, 132:19, 133:25 old [5] - 3:25, 9:18, 72:24, 125:17, 125:18 oldest [2] - 5:18, 63:14 Olive [18] - 4:17, 5:15,</p>	

<p>opening [3] - 30:1, 110:17, 130:25 openings [5] - 28:10, 54:11, 97:3, 106:10, 129:16 opens [1] - 119:23 operational [5] - 36:15, 36:25, 37:7, 40:3, 42:10 opine [1] - 121:22 opinion [5] - 28:12, 28:22, 38:1, 136:5, 136:7 opinions [3] - 41:21, 86:12, 86:21 opportunities [1] - 6:3 opportunity [5] - 21:4, 33:17, 42:14, 118:19, 137:19 opposed [14] - 24:5, 26:16, 34:2, 78:13, 81:25, 90:10, 97:22, 99:7, 101:21, 101:24, 107:19, 124:17, 138:16, 139:23 opposition [4] - 136:10, 137:23, 138:1, 138:2 option [12] - 46:11, 47:15, 49:5, 50:20, 50:23, 51:20, 60:19, 61:11, 98:22, 117:21, 117:23, 136:12 Option [2] - 101:5, 107:12 options [11] - 41:6, 43:14, 43:21, 47:11, 50:18, 58:19, 60:20, 118:3, 118:7, 135:5 order [7] - 2:3, 29:5, 102:10, 113:12, 117:11, 125:1, 125:21 organization [4] - 5:11, 7:1, 8:24, 22:11 organized [2] - 7:15, 7:19 oriented [7] - 101:4, 101:13, 103:11, 103:19, 103:23, 107:2, 107:10 origin [1] - 7:22 original [18] - 38:11, 66:14, 66:18, 66:25, 67:12, 67:19, 67:24, 68:1, 68:16, 69:9, 71:6, 75:19, 75:23,</p>	<p>110:3, 113:5, 115:10, 123:7, 123:13 originally [11] - 5:21, 66:10, 71:7, 71:9, 103:22, 113:11, 114:12, 114:13, 122:9, 122:22, 123:23 Orlando [1] - 41:1 ornamental [1] - 16:13 ornamented [1] - 23:8 otherwise [1] - 91:15 outreach [1] - 9:7 outside [3] - 23:4, 23:8, 132:4 overall [4] - 56:9, 83:17, 103:4, 133:23 overwhelmingly [1] - 83:7 own [9] - 29:1, 29:10, 36:11, 37:16, 64:22, 131:3, 132:24, 133:22, 135:12 Ownby [2] - 30:8, 33:5 OWNBY [9] - 30:12, 30:17, 30:19, 31:6, 31:14, 31:17, 31:21, 32:4, 32:16 owned [1] - 130:11 owner [17] - 4:9, 4:11, 4:16, 29:9, 34:17, 58:25, 62:22, 63:6, 63:7, 69:12, 70:3, 70:5, 72:3, 77:13, 95:21, 108:7, 111:6 owner's [2] - 71:12, 136:10 owners [1] - 113:2</p>	<p>parcels [1] - 67:2 pardon [1] - 26:8 Parent [1] - 9:5 Park [3] - 9:8, 128:1, 128:4 parking [4] - 27:3, 27:16, 28:19, 31:4 parsonage [2] - 9:18, 9:23 part [7] - 5:21, 46:20, 47:21, 51:11, 91:21, 115:11 parte [1] - 24:17 particles [1] - 53:20 particular [10] - 53:4, 53:13, 54:1, 55:7, 86:13, 89:4, 93:5, 123:19, 133:22, 135:3 particularly [2] - 5:14, 132:24 particulates [2] - 54:2, 55:12 parts [1] - 5:6 pass [2] - 49:8, 121:8 passes [3] - 90:13, 102:2, 107:22 passing [1] - 115:3 past [3] - 41:18, 119:9, 135:24 Pastor [2] - 7:5, 7:23 pastor [1] - 10:23 path [1] - 45:12 patrol [1] - 57:2 pattern [2] - 33:15, 66:21 pause [1] - 32:15 peak [1] - 88:7 pediment [3] - 14:20, 15:14, 17:22 PEJSA [1] - 1:19 penetration [1] - 18:3 peninsula [1] - 95:19 pension [1] - 11:14 penthouse [1] - 84:24 people [2] - 41:18, 55:9 per [1] - 41:3 percent [6] - 37:25, 56:11, 68:13, 87:19, 88:11, 88:24 percentage [1] - 80:22 perception [1] - 81:16 performing [1] - 128:19 perhaps [12] - 30:22, 41:23, 47:8, 56:18, 59:15, 60:8, 84:23, 89:24, 95:23, 112:7, 120:19, 135:16</p>	<p>period [7] - 16:4, 16:12, 56:21, 64:21, 67:17, 67:23, 68:11 permanent [1] - 8:13 permanently [1] - 47:5 permission [1] - 57:1 Perry [6] - 25:1, 25:8, 25:17, 26:24, 27:18, 27:24 person [5] - 10:8, 37:1, 60:12, 111:8, 120:7 personal [1] - 61:6 persons [1] - 10:8 perspective [1] - 86:9 pertaining [2] - 36:18, 103:9 petition [1] - 22:23 Philadelphia [1] - 64:24 phones [1] - 3:4 photo [1] - 122:10 photographed [1] - 120:15 photographic [1] - 110:1 photos [3] - 38:15, 38:16, 42:6 physical [1] - 70:13 piers [1] - 16:17 Pippin [2] - 8:16, 14:10 pivotal [1] - 12:7 Place [1] - 72:5 place [6] - 25:9, 117:18, 118:20, 122:17, 123:2, 123:13 placed [2] - 23:8, 62:20 placeholder [1] - 140:8 Places [1] - 64:2 plan [9] - 36:22, 71:15, 93:1, 93:5, 93:8, 95:8, 100:25, 104:14, 127:15 planning [3] - 14:6, 72:17, 72:20 Planning [14] - 1:17, 1:17, 1:18, 1:19, 4:20, 17:12, 18:13, 63:2, 68:24, 70:18, 70:22, 117:10, 117:16, 130:23 plans [3] - 69:12, 98:9, 130:18 plastic [3] - 54:11, 55:7, 55:19 platted [1] - 63:19</p>	<p>play [2] - 5:13, 81:12 played [2] - 5:16, 12:7 playing [1] - 60:20 Plaza [1] - 17:1 Pleasant [1] - 6:19 plumbing [1] - 69:11 plus [1] - 88:1 podium [17] - 19:3, 20:19, 25:19, 30:5, 39:4, 59:10, 71:22, 74:12, 76:22, 82:12, 92:2, 96:22, 104:5, 106:6, 110:16, 125:9, 132:10 point [8] - 43:24, 48:2, 49:4, 51:25, 92:23, 101:14, 113:16, 118:1 pointed [1] - 129:16 pollution [2] - 53:15, 54:25 Polly [2] - 9:14, 9:17 Ponte [1] - 52:13 pop [1] - 77:21 popular [3] - 16:14, 64:8, 126:21 population [1] - 6:11 porch [11] - 16:17, 28:8, 28:11, 65:9, 67:15, 91:2, 102:23, 104:16, 105:12, 105:13, 113:13 portion [4] - 36:8, 57:16, 95:19, 116:15 portions [1] - 75:8 position [3] - 62:21, 88:23, 117:8 possess [1] - 4:1 possesses [1] - 127:7 possibility [2] - 30:22, 32:8 possible [1] - 35:23 Post [3] - 8:9, 108:10, 108:24 postpone [1] - 139:13 potential [5] - 17:16, 41:4, 58:2, 69:3, 135:10 potentially [3] - 46:4, 51:2, 136:20 practice [1] - 68:24 practices [1] - 37:14 Pratt [1] - 12:17 prayer [2] - 7:24, 8:3 preach [1] - 21:2 precedent [1] - 89:2 preface [1] - 3:22 prefer [4] - 80:15, 97:8, 106:12, 111:22 preference [1] -</p>
P				
<p>p.m [3] - 1:7, 2:1, 140:16 Page [1] - 91:22 paid [3] - 47:21, 48:3, 48:5 paint [7] - 38:19, 38:20, 54:16, 56:6, 58:1, 58:3, 58:4 painted [2] - 37:4, 103:3 palace [1] - 129:18 Palmetto [2] - 19:11, 132:15 paneling [1] - 28:9 parcel [6] - 8:11, 9:20, 66:20, 66:21, 67:1, 67:2 parcel's [1] - 130:21</p>				

<p>139:15 premise [1] - 36:22 prepare [2] - 137:10, 138:19 prepared [1] - 139:25 preparing [1] - 4:19 PRESENT [2] - 1:12, 1:16 present [4] - 38:25, 47:17, 66:25, 67:4 presentation [3] - 33:4, 135:18, 138:21 presenting [1] - 42:21 Preservation [10] - 2:6, 2:9, 2:11, 2:13, 18:15, 63:5, 70:15, 70:23, 75:3, 76:11 PRESERVATION [1] - 1:2 preservation [14] - 17:10, 17:17, 22:24, 68:22, 76:8, 125:20, 126:10, 127:18, 129:25, 130:10, 131:4, 131:14, 133:20, 134:3 preserve [2] - 126:17, 131:1 preserving [2] - 72:22, 74:2 president [2] - 72:3, 125:17 presiding [1] - 21:22 presumably [1] - 67:3 pretty [5] - 25:9, 31:15, 86:20, 112:25, 125:25 prevalent [1] - 68:9 prevent [1] - 46:16 previous [8] - 103:8, 103:25, 104:13, 104:19, 104:25, 107:5, 107:12, 135:23 previously [1] - 34:6 preWorld [1] - 125:24 Price [1] - 10:25 primary [15] - 78:25, 79:23, 79:25, 80:9, 80:11, 81:16, 81:17, 81:19, 81:25, 82:5, 84:18, 86:20, 89:23, 91:2, 102:24 primary/secondary [1] - 83:6 Primitive [1] - 6:20 principal [1] - 65:4 private [1] - 3:4 proceed [2] - 111:23, 134:1</p>	<p>proceedings [2] - 140:15, 141:9 Proceedings [1] - 1:6 process [3] - 4:7, 49:21, 117:11 product [10] - 35:13, 57:12, 109:14, 109:20, 117:4, 118:12, 118:14, 118:21, 119:15, 123:20 production [1] - 28:14 profession [1] - 129:1 Professional [2] - 141:7, 141:18 professional [1] - 13:6 professor [1] - 128:18 profile [1] - 119:12 prohibitive [1] - 28:25 project [5] - 14:25, 53:4, 56:10, 89:4, 91:14 Project [1] - 140:6 projects [3] - 52:25, 55:22, 89:3 prominent [5] - 15:23, 22:3, 128:16, 133:5, 133:6 prompting [1] - 127:19 properly [1] - 28:4 properties [4] - 3:25, 12:17, 27:15, 30:21 Property [1] - 111:7 property [35] - 4:6, 4:8, 4:16, 5:22, 20:4, 26:23, 27:17, 28:18, 30:20, 32:3, 32:6, 47:1, 48:18, 63:6, 63:7, 65:17, 66:13, 66:22, 67:4, 75:5, 77:17, 78:23, 78:25, 81:18, 83:19, 91:9, 102:19, 111:9, 112:25, 114:9, 119:10, 130:11, 133:14, 135:9, 138:5 proposed [5] - 35:18, 79:4, 79:21, 89:21, 138:11 proposing [1] - 44:4 prospective [1] - 29:10 protect [1] - 4:7 protected [1] - 136:11 protection [1] - 129:24 protections [1] - 77:18 protesting [1] - 73:9</p>	<p>provide [5] - 8:5, 41:20, 41:24, 42:6, 51:5 provided [6] - 28:21, 35:24, 36:17, 40:20, 43:14, 51:4 provides [1] - 98:23 providing [3] - 5:10, 5:13, 100:8 proximity [1] - 55:4 prudent [2] - 34:18, 134:14 Public [3] - 1:9, 13:12, 140:5 public [29] - 18:22, 23:23, 30:1, 32:23, 39:3, 52:1, 52:4, 58:15, 71:24, 78:3, 82:11, 85:14, 92:6, 92:7, 97:15, 104:3, 106:20, 110:17, 114:2, 125:2, 125:5, 125:6, 125:13, 126:14, 131:23, 132:8, 134:11, 134:17, 138:25 published [1] - 103:22 pull [3] - 25:3, 25:12, 115:8 pulled [1] - 25:20 pulleys [3] - 37:4, 37:11, 38:19 purchased [4] - 5:22, 9:15, 9:22, 113:1 pure [1] - 111:14 purpose [1] - 4:5 purview [1] - 99:11 pushing [2] - 87:21, 87:22 put [7] - 22:17, 54:11, 96:9, 122:12, 122:16, 123:13, 135:10 putting [1] - 23:12</p> <p style="text-align: center;">Q</p> <p>Quail [1] - 52:13 qualified [2] - 41:16, 41:19 quality [6] - 15:6, 15:10, 57:12, 67:6, 76:1, 130:5 quarter [1] - 110:4 quarter-lite [1] - 110:4 Quarters [1] - 7:25 Queen [1] - 65:20 questioning [1] - 57:9 questions [30] - 18:18, 29:22, 31:7, 32:13,</p>	<p>33:9, 37:20, 38:21, 58:9, 71:2, 73:20, 76:14, 76:17, 80:4, 80:12, 83:23, 85:6, 91:18, 94:17, 94:20, 95:12, 96:13, 103:17, 105:3, 110:11, 112:13, 112:17, 114:15, 121:14, 131:20, 131:23 quick [2] - 92:23, 128:13 quote [4] - 40:6, 40:20, 40:21, 40:24 quoted [1] - 41:3</p> <p style="text-align: center;">R</p> <p>R.B [2] - 8:23, 9:8 R.L [3] - 22:3, 22:8, 22:10 Rachel [1] - 8:8 racial [1] - 5:5 railings [3] - 28:11, 91:5, 103:2 raise [11] - 19:13, 21:10, 30:10, 39:14, 52:14, 72:6, 74:17, 77:1, 82:18, 92:14, 110:20 raised [4] - 14:18, 72:23, 123:23, 136:24 range [3] - 95:22, 96:6, 96:9 ranks [1] - 129:14 rapidly [2] - 8:19, 11:6 rather [2] - 35:22, 44:8 ratio [1] - 38:3 rationaly [1] - 131:6 read [2] - 75:8, 129:7 readily [1] - 29:12 reading [2] - 81:24, 115:25 real [1] - 51:13 realize [1] - 33:7 realizing [1] - 111:17 really [16] - 20:11, 20:13, 31:18, 43:12, 44:24, 51:11, 56:23, 58:25, 77:11, 79:20, 83:14, 83:20, 105:19, 111:17, 112:11, 133:18 Realty [1] - 111:6 reappeal [2] - 42:15, 43:4 reapplication [1] - 44:13</p>	<p>rear [28] - 66:12, 66:21, 70:7, 70:8, 71:17, 91:14, 91:21, 93:9, 93:23, 93:24, 94:21, 94:22, 94:23, 95:22, 97:3, 97:20, 99:8, 99:25, 100:4, 103:12, 104:21, 104:22, 105:18, 105:20, 106:11, 106:24, 107:11 rearrangement [1] - 70:7 reason [2] - 57:23, 87:20 reasonable [1] - 37:5 reasonably [1] - 29:4 reasons [1] - 111:22 rebuilding [1] - 73:13 received [1] - 119:14 recently [2] - 70:5, 119:10 receptive [1] - 77:14 recess [1] - 102:9 recognizable [2] - 14:7, 70:11 recognize [1] - 120:4 recognized [8] - 7:18, 9:5, 13:9, 15:6, 15:11, 67:6, 76:1, 131:6 recommend [4] - 37:8, 103:13, 118:17, 123:22 recommendation [7] - 29:19, 33:23, 37:17, 100:20, 114:21, 120:11, 136:12 recommendations [6] - 93:14, 93:25, 97:2, 100:9, 106:10, 111:20 recommended [5] - 40:5, 45:14, 46:8, 109:15, 110:8 recommending [5] - 80:2, 91:15, 109:4, 109:14, 120:12 recommends [2] - 18:14, 70:22 Reconstruction [1] - 5:3 record [15] - 61:3, 71:25, 72:19, 75:20, 89:1, 92:4, 97:23, 102:5, 104:8, 112:15, 117:8, 117:15, 125:11, 125:14, 141:10 records [3] - 69:8,</p>
--	--	--	---	--

<p>71:5, 76:6 rectify [1] - 48:6 redevelopment [2] - 127:16, 127:18 Reeder [2] - 128:17, 129:3 Reeder's [1] - 128:24 reference [1] - 107:5 referencing [1] - 107:11 referred [1] - 9:7 reflect [1] - 64:12 reflected [2] - 15:11, 16:11 reflecting [1] - 15:19 reflects [1] - 15:17 refund [1] - 60:25 refurbishment [1] - 48:13 regard [5] - 88:15, 97:20, 100:21, 114:9, 135:5 regarding [7] - 24:18, 25:5, 75:7, 90:6, 91:14, 112:18, 123:16 regardless [1] - 118:20 regards [1] - 103:10 Register [2] - 20:4, 64:1 regular [1] - 73:3 regulated [1] - 129:12 rehabilitate [1] - 32:3 rehabilitated [1] - 10:3 rehabilitation [2] - 29:5, 29:8 reign [1] - 5:4 reissue [1] - 44:12 relation [1] - 99:12 relationship [4] - 40:5, 82:5, 83:6, 85:19 religious [2] - 6:16, 7:1 relocation [3] - 20:10, 29:8, 29:15 remain [3] - 70:11, 107:14, 120:13 remained [1] - 123:2 remaining [5] - 36:5, 64:14, 98:14, 118:23, 132:5 remains [2] - 46:12, 109:21 remarkable [2] - 23:5, 133:18 remarks [1] - 132:19 reminder [6] - 3:24, 4:25, 63:10, 75:15, 116:24, 130:4</p>	<p>Remington [2] - 108:14, 108:15 remodel [1] - 73:2 remodeling [1] - 73:18 removal [4] - 28:8, 121:23, 122:4, 122:16 remove [1] - 117:3 removed [6] - 9:19, 36:9, 69:24, 110:3, 112:5, 118:25 removing [1] - 101:6 rendered [1] - 44:11 rendering [1] - 136:7 Renew [1] - 127:15 Renewal [3] - 40:20, 46:18, 48:19 renovated [1] - 9:16 renovation [1] - 99:9 rental [1] - 46:12 repair [37] - 13:13, 37:14, 41:10, 42:11, 43:1, 43:3, 43:19, 44:7, 44:9, 44:10, 45:4, 45:5, 45:13, 46:5, 46:8, 46:13, 46:21, 46:24, 47:4, 47:11, 49:4, 49:14, 49:19, 50:6, 50:21, 51:2, 51:7, 51:23, 57:22, 59:21, 59:24, 60:1, 60:24, 61:19, 73:7, 73:12 repairable [6] - 36:14, 38:1, 38:18, 42:5, 43:17, 51:9 repaired [4] - 35:22, 41:6, 41:17, 41:25 repairing [2] - 42:9, 54:5 repairs [3] - 18:9, 36:15, 37:5 repeat [1] - 46:19 replace [8] - 35:11, 40:6, 46:9, 47:4, 51:3, 56:10, 101:11, 117:3 replaced [13] - 35:22, 36:10, 37:24, 41:6, 41:17, 42:1, 55:6, 55:9, 56:20, 56:25, 109:12, 109:23, 116:19 replacement [35] - 35:3, 35:18, 36:2, 37:10, 37:11, 37:14, 38:7, 40:2, 41:7, 41:10, 41:12, 41:22, 43:18, 44:8, 45:3, 46:5, 49:23, 50:11,</p>	<p>51:13, 54:23, 56:12, 60:23, 61:2, 69:16, 109:3, 109:6, 109:19, 110:6, 117:4, 118:20, 118:21, 122:5, 122:6, 122:8, 123:17 replaces [1] - 55:14 replacing [4] - 36:7, 54:7, 69:19, 70:1 report [44] - 3:21, 4:14, 4:15, 18:13, 18:17, 26:21, 27:8, 27:9, 28:23, 29:20, 30:23, 34:14, 34:16, 34:24, 34:25, 40:19, 41:20, 41:24, 42:4, 51:7, 62:17, 62:19, 63:1, 70:21, 71:1, 78:19, 79:17, 90:16, 91:11, 102:14, 103:15, 108:4, 108:6, 108:25, 109:2, 115:6, 115:10, 115:14, 135:12, 137:10, 137:20, 138:19, 140:7, 141:9 REPORTER [34] - 19:13, 19:16, 19:21, 21:10, 21:13, 21:18, 30:10, 30:13, 30:18, 39:14, 39:17, 39:22, 52:14, 52:17, 52:22, 72:6, 72:9, 72:14, 74:17, 74:20, 74:25, 77:1, 77:4, 77:9, 82:18, 82:21, 83:1, 92:14, 92:17, 92:22, 110:20, 110:23, 111:3, 141:1 Reporter [3] - 39:12, 141:8, 141:18 represent [1] - 13:5 representative [3] - 12:16, 60:9, 114:7 representing [1] - 111:6 represents [1] - 16:8 reproduction [1] - 28:15 reputable [1] - 120:7 request [17] - 26:24, 35:19, 43:18, 47:8, 47:12, 50:5, 60:23, 61:5, 61:19, 95:21, 102:17, 109:10, 127:19, 133:25, 134:13, 134:15, 134:20</p>	<p>requested [2] - 48:10, 109:15 require [1] - 50:13 required [3] - 29:4, 80:23, 118:10 requirement [1] - 41:21 requirements [2] - 100:13, 112:10 res [1] - 44:16 research [4] - 114:10, 128:19, 135:12, 137:19 residence [6] - 7:25, 17:7, 17:8, 70:12, 71:8, 91:12 residences [1] - 16:18 resident [1] - 22:4 residential [4] - 6:12, 17:4, 27:20, 63:17 resin [1] - 35:12 resistant [1] - 16:21 resized [1] - 109:23 resizing [1] - 110:7 Resources [1] - 18:8 respond [2] - 56:17, 134:12 responding [1] - 10:17 response [35] - 18:20, 23:21, 24:6, 24:19, 26:17, 29:24, 32:12, 32:21, 34:3, 38:23, 56:16, 58:10, 58:13, 59:5, 76:18, 78:1, 78:5, 78:14, 85:7, 85:12, 90:11, 97:13, 101:25, 106:18, 107:20, 108:19, 110:12, 113:25, 114:17, 115:19, 115:22, 124:18, 134:7, 138:17, 139:24 responsible [1] - 13:15 rest [6] - 38:11, 40:12, 40:15, 40:18, 93:18, 133:2 restoration [15] - 17:10, 17:18, 37:9, 40:24, 41:2, 41:19, 41:21, 47:10, 50:1, 54:18, 68:22, 76:8, 126:12, 130:10 restore [8] - 29:6, 35:15, 59:1, 60:22, 112:19, 112:22, 118:10, 118:23 restoring [4] - 30:23,</p>	<p>42:8, 73:24, 123:6 resubmit [1] - 51:2 retained [1] - 67:4 retaining [1] - 76:2 retains [4] - 15:7, 67:7, 68:17, 130:6 retuned [1] - 40:1 return [1] - 71:13 reuse [1] - 29:9 Reverend [11] - 7:9, 7:13, 7:14, 8:23, 9:8, 9:12, 9:20, 10:1, 10:22, 10:24, 21:21 reverend [1] - 9:4 review [1] - 73:11 reviewing [1] - 70:18 revise [1] - 46:4 revised [6] - 109:2, 114:24, 115:2, 115:3, 115:6, 115:14 Revitalization [2] - 70:16, 75:3 revitalization [3] - 125:20, 131:3, 131:11 revitalized [1] - 131:6 Revival [18] - 15:18, 15:21, 27:6, 35:6, 64:13, 64:15, 64:19, 65:3, 65:15, 65:20, 67:17, 67:23, 68:6, 68:7, 68:13, 68:18, 70:12, 75:13 Richard [3] - 13:9, 14:22, 14:24 ride [2] - 23:3, 23:11 Ridge [1] - 52:13 rights [1] - 43:13 Rio [1] - 125:16 River [1] - 8:1 riverfront [1] - 6:4 Riverside [3] - 6:10, 78:23, 131:2 Riverside/Avondale [1] - 109:7 road [8] - 53:16, 53:18, 53:19, 53:21, 54:3, 55:13, 88:10 roads [1] - 126:6 robust [1] - 133:17 role [3] - 5:13, 5:16, 12:7 Romans [1] - 15:20 roof [20] - 35:7, 65:5, 65:7, 65:9, 67:13, 67:16, 68:2, 68:4, 68:8, 68:10, 69:23, 70:2, 79:3, 79:8, 88:7, 91:1, 91:4, 102:23, 102:25,</p>
---	--	--	---	--

<p>104:23 roofs [1] - 68:14 room [4] - 36:20, 80:24, 94:24, 95:5 Room [1] - 1:8 Rosa [1] - 8:9 Rosemond [1] - 8:10 Rosselle [1] - 82:16 rot [2] - 53:25, 69:20 rotten [1] - 31:21 routine [1] - 37:14 row [1] - 27:20 rules [1] - 111:16 run [1] - 32:16 rural [2] - 126:6, 127:1 rusticated [6] - 14:20, 15:13, 16:9, 16:23, 17:3, 17:24 Ryan [2] - 52:12, 52:23</p>	<p>scope [3] - 79:4, 91:7, 122:3 screen [1] - 129:8 screens [1] - 37:11 scroll [1] - 85:23 Seattle [1] - 13:22 second [26] - 3:9, 3:13, 22:5, 24:2, 26:5, 26:13, 33:24, 44:14, 62:23, 65:8, 67:14, 70:8, 78:10, 79:10, 80:25, 86:8, 90:7, 94:11, 101:18, 105:11, 107:16, 116:4, 122:1, 130:13, 138:13, 139:20 second-floor [1] - 70:8 second-story [2] - 65:8, 67:14 secondary [3] - 81:19, 81:23, 82:5 seconded [1] - 101:17 section [5] - 2:9, 2:11, 85:18, 95:7, 124:21 Section [2] - 108:1, 130:2 see [16] - 23:2, 30:22, 31:3, 46:6, 53:23, 57:3, 85:19, 104:21, 116:18, 117:9, 122:9, 122:16, 123:12, 123:20, 129:8, 140:10 seeing [1] - 32:7 seek [3] - 18:7, 40:23, 47:10 sought [1] - 40:1 seeking [2] - 35:11, 42:24 segregated [3] - 12:11, 12:22, 13:7 segregation [3] - 5:5, 5:12, 12:5 self [1] - 13:11 self-taught [1] - 13:11 selling [1] - 31:3 send [1] - 59:14 sentence [1] - 131:15 separate [3] - 8:21, 66:17, 67:2 series [1] - 129:15 serious [1] - 45:13 serve [1] - 6:16 serves [1] - 27:24 service [1] - 11:12 services [1] - 5:14 serving [5] - 8:21, 8:25, 9:25, 10:15,</p>	<p>11:2 set [6] - 4:3, 61:12, 83:17, 86:8, 86:24, 89:2 sets [1] - 133:1 settings [1] - 20:5 settled [1] - 6:1 settlement [1] - 7:11 seven [7] - 4:10, 4:12, 4:21, 18:11, 63:9, 70:20, 130:2 several [6] - 30:20, 32:6, 46:9, 59:18, 93:8, 135:24 severely [1] - 46:14 Shacter [4] - 92:10, 101:5, 104:5, 104:9 SHACTER [19] - 92:16, 92:21, 92:23, 93:20, 94:25, 95:4, 96:2, 96:18, 102:3, 104:2, 104:6, 104:9, 105:9, 105:11, 105:16, 105:20, 105:23, 106:1, 107:23 shall [2] - 35:21, 89:22 shape [2] - 113:3, 132:5 shaped [1] - 95:4 shapes [1] - 129:12 shattered [1] - 69:17 shine [1] - 73:15 shingled [4] - 35:7, 70:2, 79:3, 79:8 shingles [5] - 70:3, 91:3, 102:25, 103:1, 104:17 shipwreck [1] - 126:16 short [1] - 77:12 shorter [5] - 80:14, 80:15, 80:20, 81:3, 81:5 shortly [1] - 126:23 show [7] - 34:17, 38:17, 53:1, 63:8, 71:5, 85:21, 114:8 showing [5] - 15:8, 23:12, 51:5, 67:8, 76:2 shows [2] - 66:24, 110:2 shutters [1] - 35:8 sic [9] - 14:18, 22:19, 40:1, 40:5, 42:15, 45:15, 74:7, 103:11, 131:6 sic [1] - 73:4 side [13] - 27:18,</p>	<p>27:25, 85:24, 85:25, 88:2, 94:6, 94:10, 94:15, 95:6, 95:23, 96:7, 96:10, 99:8 siding [9] - 28:9, 69:19, 69:21, 79:2, 79:9, 91:5, 103:1, 109:12 sight [1] - 86:23 sign [1] - 3:1 signature [2] - 131:4, 131:8 signed [1] - 62:22 significance [5] - 4:2, 15:9, 28:5, 67:9, 76:3 significant [18] - 4:24, 5:8, 14:16, 27:7, 27:14, 29:5, 36:8, 53:15, 63:10, 68:20, 69:5, 70:13, 75:15, 76:5, 80:22, 129:22, 130:3, 138:4 significantly [5] - 10:9, 17:19, 67:11, 75:19, 75:23 silence [1] - 3:3 silver [1] - 70:1 similar [4] - 33:11, 103:8, 122:9, 122:11 similarly [1] - 137:15 Simultaneous [13] - 39:9, 45:24, 59:22, 81:4, 84:10, 85:1, 86:2, 89:11, 105:8, 114:22, 116:1, 123:11, 136:17 sincerity [1] - 120:5 single [16] - 35:4, 66:11, 66:18, 71:7, 71:10, 71:13, 71:16, 78:22, 79:11, 90:18, 91:12, 102:18, 109:23, 114:8, 114:14, 123:1 single-family [15] - 35:4, 66:11, 66:18, 71:7, 71:10, 71:13, 71:16, 78:22, 90:18, 91:12, 102:18, 109:23, 114:8, 114:14, 123:1 site [10] - 23:15, 29:2, 36:11, 36:16, 36:24, 37:15, 90:20, 120:16, 130:17, 135:3 situated [1] - 66:15 situation [8] - 44:9,</p>	<p>44:20, 86:13, 86:15, 100:20, 111:11, 136:6, 137:5 situational [1] - 89:3 six [7] - 4:21, 4:22, 10:18, 18:11, 39:25, 48:15, 93:10 size [3] - 118:10, 118:24, 119:16 sized [1] - 97:6 sizing [1] - 117:4 skilled [1] - 41:15 skipping [1] - 125:1 slave [1] - 7:4 slight [1] - 80:10 slightly [3] - 3:19, 86:17, 105:11 small [7] - 7:10, 7:11, 54:15, 61:9, 93:4, 93:6, 129:7 smaller [2] - 83:18, 93:7 Smith [1] - 11:1 smooth [1] - 15:16 social [2] - 5:9, 5:10 Society [4] - 9:6, 19:6, 132:17, 133:9 Society's [1] - 19:24 soleil [1] - 129:13 solution [1] - 111:23 someone [4] - 48:3, 101:17, 137:16, 139:12 sometimes [1] - 111:9 sometimes [4] - 56:24, 57:6, 93:7, 94:3 son [1] - 111:8 soon [2] - 6:15, 11:6 sorry [15] - 21:8, 31:9, 31:24, 75:21, 80:6, 85:17, 88:17, 96:2, 101:23, 105:18, 105:19, 115:1, 125:4, 130:12, 134:9 sort [6] - 38:15, 41:24, 45:18, 95:19, 99:11, 100:7 soul [1] - 22:17 sounds [1] - 121:25 source [1] - 15:2 south [5] - 5:7, 6:5, 13:7, 27:3, 65:18 South [2] - 7:5, 66:9 southern [1] - 66:20 Southland [1] - 111:7 space [7] - 65:8, 67:15, 83:9, 83:11, 87:15, 95:18, 100:1 spaces [1] - 85:20</p>
S				
<p>safer [1] - 56:5 safety [3] - 54:17, 54:24, 57:25 salvageable [1] - 31:12 salvo [1] - 130:25 San [2] - 53:9, 53:10 Sanborn [2] - 66:24, 114:8 sanctioned [1] - 5:5 sanctuary [4] - 9:22, 10:3, 16:11, 18:2 sashes [1] - 38:17 satisfied [1] - 94:13 satisfies [1] - 130:1 Saturday [1] - 53:2 Saunders [1] - 8:8 save [2] - 33:17, 93:17 saved [2] - 31:13, 126:11 saving [2] - 30:25, 135:25 Savings [5] - 127:22, 128:6, 129:21, 131:18, 133:4 savings [1] - 11:13 saw [1] - 86:1 sawmills [1] - 6:3 scenario [2] - 42:20, 44:3 scheme [1] - 84:17 School [1] - 22:10 school [2] - 10:16, 22:9 Schools [1] - 13:12 schools [3] - 13:13, 13:16, 127:5</p>	<p>scope [3] - 79:4, 91:7, 122:3 screen [1] - 129:8 screens [1] - 37:11 scroll [1] - 85:23 Seattle [1] - 13:22 second [26] - 3:9, 3:13, 22:5, 24:2, 26:5, 26:13, 33:24, 44:14, 62:23, 65:8, 67:14, 70:8, 78:10, 79:10, 80:25, 86:8, 90:7, 94:11, 101:18, 105:11, 107:16, 116:4, 122:1, 130:13, 138:13, 139:20 second-floor [1] - 70:8 second-story [2] - 65:8, 67:14 secondary [3] - 81:19, 81:23, 82:5 seconded [1] - 101:17 section [5] - 2:9, 2:11, 85:18, 95:7, 124:21 Section [2] - 108:1, 130:2 see [16] - 23:2, 30:22, 31:3, 46:6, 53:23, 57:3, 85:19, 104:21, 116:18, 117:9, 122:9, 122:16, 123:12, 123:20, 129:8, 140:10 seeing [1] - 32:7 seek [3] - 18:7, 40:23, 47:10 sought [1] - 40:1 seeking [2] - 35:11, 42:24 segregated [3] - 12:11, 12:22, 13:7 segregation [3] - 5:5, 5:12, 12:5 self [1] - 13:11 self-taught [1] - 13:11 selling [1] - 31:3 send [1] - 59:14 sentence [1] - 131:15 separate [3] - 8:21, 66:17, 67:2 series [1] - 129:15 serious [1] - 45:13 serve [1] - 6:16 serves [1] - 27:24 service [1] - 11:12 services [1] - 5:14 serving [5] - 8:21, 8:25, 9:25, 10:15,</p>	<p>11:2 set [6] - 4:3, 61:12, 83:17, 86:8, 86:24, 89:2 sets [1] - 133:1 settings [1] - 20:5 settled [1] - 6:1 settlement [1] - 7:11 seven [7] - 4:10, 4:12, 4:21, 18:11, 63:9, 70:20, 130:2 several [6] - 30:20, 32:6, 46:9, 59:18, 93:8, 135:24 severely [1] - 46:14 Shacter [4] - 92:10, 101:5, 104:5, 104:9 SHACTER [19] - 92:16, 92:21, 92:23, 93:20, 94:25, 95:4, 96:2, 96:18, 102:3, 104:2, 104:6, 104:9, 105:9, 105:11, 105:16, 105:20, 105:23, 106:1, 107:23 shall [2] - 35:21, 89:22 shape [2] - 113:3, 132:5 shaped [1] - 95:4 shapes [1] - 129:12 shattered [1] - 69:17 shine [1] - 73:15 shingled [4] - 35:7, 70:2, 79:3, 79:8 shingles [5] - 70:3, 91:3, 102:25, 103:1, 104:17 shipwreck [1] - 126:16 short [1] - 77:12 shorter [5] - 80:14, 80:15, 80:20, 81:3, 81:5 shortly [1] - 126:23 show [7] - 34:17, 38:17, 53:1, 63:8, 71:5, 85:21, 114:8 showing [5] - 15:8, 23:12, 51:5, 67:8, 76:2 shows [2] - 66:24, 110:2 shutters [1] - 35:8 sic [9] - 14:18, 22:19, 40:1, 40:5, 42:15, 45:15, 74:7, 103:11, 131:6 sic [1] - 73:4 side [13] - 27:18,</p>	<p>27:25, 85:24, 85:25, 88:2, 94:6, 94:10, 94:15, 95:6, 95:23, 96:7, 96:10, 99:8 siding [9] - 28:9, 69:19, 69:21, 79:2, 79:9, 91:5, 103:1, 109:12 sight [1] - 86:23 sign [1] - 3:1 signature [2] - 131:4, 131:8 signed [1] - 62:22 significance [5] - 4:2, 15:9, 28:5, 67:9, 76:3 significant [18] - 4:24, 5:8, 14:16, 27:7, 27:14, 29:5, 36:8, 53:15, 63:10, 68:20, 69:5, 70:13, 75:15, 76:5, 80:22, 129:22, 130:3, 138:4 significantly [5] - 10:9, 17:19, 67:11, 75:19, 75:23 silence [1] - 3:3 silver [1] - 70:1 similar [4] - 33:11, 103:8, 122:9, 122:11 similarly [1] - 137:15 Simultaneous [13] - 39:9, 45:24, 59:22, 81:4, 84:10, 85:1, 86:2, 89:11, 105:8, 114:22, 116:1, 123:11, 136:17 sincerity [1] - 120:5 single [16] - 35:4, 66:11, 66:18, 71:7, 71:10, 71:13, 71:16, 78:22, 79:11, 90:18, 91:12, 102:18, 109:23, 114:8, 114:14, 123:1 single-family [15] - 35:4, 66:11, 66:18, 71:7, 71:10, 71:13, 71:16, 78:22, 90:18, 91:12, 102:18, 109:23, 114:8, 114:14, 123:1 site [10] - 23:15, 29:2, 36:11, 36:16, 36:24, 37:15, 90:20, 120:16, 130:17, 135:3 situated [1] - 66:15 situation [8] - 44:9,</p>	<p>44:20, 86:13, 86:15, 100:20, 111:11, 136:6, 137:5 situational [1] - 89:3 six [7] - 4:21, 4:22, 10:18, 18:11, 39:25, 48:15, 93:10 size [3] - 118:10, 118:24, 119:16 sized [1] - 97:6 sizing [1] - 117:4 skilled [1] - 41:15 skipping [1] - 125:1 slave [1] - 7:4 slight [1] - 80:10 slightly [3] - 3:19, 86:17, 105:11 small [7] - 7:10, 7:11, 54:15, 61:9, 93:4, 93:6, 129:7 smaller [2] - 83:18, 93:7 Smith [1] - 11:1 smooth [1] - 15:16 social [2] - 5:9, 5:10 Society [4] - 9:6, 19:6, 132:17, 133:9 Society's [1] - 19:24 soleil [1] - 129:13 solution [1] - 111:23 someone [4] - 48:3, 101:17, 137:16, 139:12 sometimes [1] - 111:9 sometimes [4] - 56:24, 57:6, 93:7, 94:3 son [1] - 111:8 soon [2] - 6:15, 11:6 sorry [15] - 21:8, 31:9, 31:24, 75:21, 80:6, 85:17, 88:17, 96:2, 101:23, 105:18, 105:19, 115:1, 125:4, 130:12, 134:9 sort [6] - 38:15, 41:24, 45:18, 95:19, 99:11, 100:7 soul [1] - 22:17 sounds [1] - 121:25 source [1] - 15:2 south [5] - 5:7, 6:5, 13:7, 27:3, 65:18 South [2] - 7:5, 66:9 southern [1] - 66:20 Southland [1] - 111:7 space [7] - 65:8, 67:15, 83:9, 83:11, 87:15, 95:18, 100:1 spaces [1] - 85:20</p>

<p>SPAR [10] - 62:24, 70:16, 75:6, 75:9, 76:9, 77:11, 77:16, 93:16, 96:25, 106:8</p> <p>sparked [1] - 64:23</p> <p>speaker [2] - 2:25, 18:24</p> <p>speaker's [1] - 72:16</p> <p>speakers [1] - 52:3</p> <p>speaking [21] - 21:7, 33:5, 39:9, 43:7, 45:2, 45:24, 59:22, 72:18, 72:21, 81:4, 84:10, 85:1, 86:2, 89:11, 105:8, 106:8, 114:22, 116:1, 123:11, 129:10, 136:17</p> <p>specific [2] - 95:24, 134:24</p> <p>specifically [1] - 89:20</p> <p>speculating [1] - 58:23</p> <p>spiritual [1] - 15:2</p> <p>split [1] - 67:2</p> <p>spoken [4] - 52:2, 89:20, 99:4, 118:5</p> <p>sponsored [1] - 63:4</p> <p>sponsoring [1] - 4:17</p> <p>spot [1] - 36:22</p> <p>spring [1] - 7:23</p> <p>Springfield [21] - 6:10, 17:8, 63:14, 63:19, 63:20, 63:23, 63:24, 63:25, 64:3, 64:6, 64:10, 65:18, 65:24, 66:23, 70:14, 70:15, 75:2, 75:14, 90:19, 93:8, 131:3</p> <p>Springs [1] - 30:9</p> <p>square [1] - 113:12</p> <p>St [5] - 8:1, 11:8, 53:11, 72:5, 125:16</p> <p>stable [1] - 66:12</p> <p>staff [92] - 3:21, 4:13, 18:19, 26:21, 28:3, 28:12, 29:2, 29:23, 33:4, 34:14, 34:25, 35:25, 36:12, 37:20, 37:22, 38:22, 41:14, 43:21, 44:2, 45:14, 45:17, 46:8, 48:24, 50:7, 50:22, 51:8, 51:22, 57:18, 57:24, 60:16, 61:18, 61:23, 61:24, 62:5, 62:17, 71:3, 75:6, 76:11, 77:12, 77:15, 78:18, 79:20, 80:4, 90:16, 91:13, 91:15, 91:19,</p>	<p>92:12, 93:13, 93:25, 96:15, 97:18, 98:2, 98:6, 102:14, 103:4, 103:17, 107:6, 108:4, 108:6, 108:25, 109:14, 109:17, 110:8, 110:11, 114:5, 114:16, 115:3, 115:6, 116:10, 116:21, 118:5, 118:14, 118:25, 119:20, 119:24, 120:16, 121:2, 123:17, 123:21, 124:2, 124:3, 124:5, 134:19, 135:20, 136:3, 136:5, 137:10, 137:19, 138:18</p> <p>staff's [8] - 33:23, 42:4, 51:7, 88:23, 97:1, 100:13, 106:10, 109:4</p> <p>stained [2] - 17:23, 18:4</p> <p>stairs [1] - 79:10</p> <p>stand [2] - 22:20, 65:18</p> <p>standard [3] - 37:13, 122:13</p> <p>Standifer [1] - 14:24</p> <p>stands [1] - 129:22</p> <p>start [6] - 2:7, 21:7, 24:16, 73:17, 78:17, 137:8</p> <p>started [2] - 7:24, 22:11</p> <p>starting [3] - 9:5, 17:3, 34:7</p> <p>State [2] - 1:10, 18:9</p> <p>STATE [1] - 141:3</p> <p>state [17] - 5:2, 5:5, 8:24, 10:10, 12:3, 19:8, 30:6, 52:10, 63:12, 71:25, 74:13, 82:13, 92:3, 104:7, 117:8, 125:10, 132:11</p> <p>state-sanctioned [1] - 5:5</p> <p>statement [2] - 59:15, 60:13</p> <p>statements [1] - 60:11</p> <p>states [1] - 35:20</p> <p>stating [2] - 41:20, 41:24</p> <p>stature [1] - 129:1</p> <p>status [7] - 40:3, 40:8, 43:3, 62:23, 134:1,</p>	<p>134:21, 138:11</p> <p>steamboat [1] - 5:22</p> <p>stenographic [1] - 141:11</p> <p>stenographically [1] - 141:9</p> <p>STEPHANIE [1] - 1:19</p> <p>steps [2] - 14:18, 16:17</p> <p>Steve [1] - 125:15</p> <p>Stewart [2] - 7:4, 7:9</p> <p>Stewart's [1] - 7:13</p> <p>stick [1] - 48:18</p> <p>still [15] - 7:16, 17:20, 22:25, 58:17, 58:18, 67:11, 68:17, 75:24, 80:10, 82:3, 98:12, 105:6, 115:24, 130:6, 132:16</p> <p>stimulated [1] - 15:21</p> <p>stock [2] - 109:24, 122:13</p> <p>Stokes [1] - 13:22</p> <p>stone [1] - 15:16</p> <p>storm [1] - 37:12</p> <p>story [28] - 9:9, 9:18, 9:22, 13:23, 22:5, 26:25, 64:17, 65:8, 66:11, 66:17, 67:14, 78:21, 78:22, 79:6, 79:19, 79:22, 79:23, 79:24, 81:1, 81:20, 81:22, 81:24, 82:1, 89:22, 90:18, 90:24, 102:18, 102:21</p> <p>strange [2] - 94:15, 112:5</p> <p>Street [68] - 1:8, 7:17, 8:12, 8:16, 8:17, 9:10, 9:21, 11:11, 14:10, 19:11, 24:21, 24:22, 24:23, 24:25, 25:1, 25:2, 25:8, 26:24, 27:2, 27:19, 27:24, 34:8, 62:16, 63:3, 64:14, 64:17, 65:3, 65:16, 65:17, 65:19, 66:6, 66:9, 66:15, 66:19, 67:10, 67:22, 68:3, 68:14, 70:10, 70:25, 74:16, 75:10, 75:12, 75:18, 75:22, 76:4, 76:12, 76:24, 78:9, 82:16, 90:15, 92:11, 101:2, 102:13, 102:16, 102:17, 104:10, 107:8, 108:11, 108:24, 110:19, 132:15, 137:16</p>	<p>street [8] - 55:3, 55:5, 55:8, 55:10, 86:10, 122:23, 127:25, 128:5</p> <p>strength [2] - 20:1, 20:8</p> <p>stressed [1] - 18:5</p> <p>strictly [1] - 89:3</p> <p>strike [3] - 89:25, 101:11, 101:23</p> <p>striking [2] - 90:5, 101:12</p> <p>stripping [1] - 37:10</p> <p>strong [4] - 9:2, 10:14, 129:13, 133:17</p> <p>structural [4] - 14:15, 27:8, 28:23, 29:14</p> <p>structurally [1] - 133:17</p> <p>structure [63] - 8:3, 26:25, 27:1, 27:10, 27:13, 27:15, 28:2, 28:4, 28:13, 28:24, 29:3, 29:13, 29:17, 31:12, 33:15, 33:18, 35:5, 35:10, 35:14, 36:4, 36:6, 36:9, 50:7, 50:12, 54:8, 65:5, 66:10, 69:6, 69:13, 71:7, 78:25, 79:14, 79:23, 79:25, 80:7, 80:8, 80:9, 80:11, 81:13, 81:16, 81:17, 81:24, 81:25, 82:3, 83:6, 84:18, 86:6, 86:16, 87:20, 88:9, 89:23, 91:3, 98:15, 109:9, 109:25, 114:11, 118:13, 118:17, 120:13, 134:22, 138:4, 138:11</p> <p>structure's [2] - 27:5, 65:5</p> <p>structures [15] - 27:20, 27:21, 27:25, 33:12, 64:10, 64:11, 65:14, 66:3, 68:8, 81:15, 81:18, 82:6, 90:24, 125:23, 129:15</p> <p>Studios [1] - 126:11</p> <p>studs [1] - 123:15</p> <p>study [1] - 16:4</p> <p>style [25] - 14:13, 15:18, 15:21, 15:25, 16:4, 27:6, 35:6, 64:13, 64:15, 64:18, 64:19, 65:2, 65:16, 67:17, 67:20, 67:23,</p>	<p>68:6, 68:7, 68:19, 75:13, 79:1, 126:20, 127:14, 130:7, 133:19</p> <p>styles [6] - 63:18, 64:8, 65:21, 65:25, 66:1, 131:5</p> <p>subdivision [1] - 63:19</p> <p>subdivisions [2] - 63:15, 63:24</p> <p>subject [4] - 28:12, 28:18, 90:20, 132:3</p> <p>submission [1] - 121:7</p> <p>submit [3] - 49:3, 59:17, 60:13</p> <p>submitted [5] - 70:5, 73:16, 75:6, 77:16, 107:13</p> <p>submitting [1] - 32:2</p> <p>subordinate [6] - 79:25, 80:11, 80:19, 81:2, 83:7, 83:18</p> <p>substantially [1] - 122:11</p> <p>subtype [1] - 65:4</p> <p>successful [1] - 61:7</p> <p>sufficient [4] - 15:7, 67:7, 68:17, 76:2</p> <p>Sugar [1] - 12:15</p> <p>suggest [1] - 58:20</p> <p>suggesting [2] - 45:1</p> <p>suitability [5] - 17:9, 17:17, 68:22, 76:8, 130:10</p> <p>suitable [1] - 29:17</p> <p>summarize [1] - 90:2</p> <p>summary [1] - 122:3</p> <p>Sunday [1] - 10:16</p> <p>superintendent [2] - 10:16, 14:4</p> <p>supplied [1] - 110:2</p> <p>support [9] - 4:9, 62:22, 62:24, 63:6, 70:17, 75:4, 103:4, 119:17, 132:18</p> <p>supported [1] - 13:2</p> <p>supporter [1] - 10:15</p> <p>supporting [6] - 14:20, 15:14, 17:22, 29:2, 62:19, 76:11</p> <p>supports [1] - 75:9</p> <p>supposed [1] - 103:18</p> <p>surrounding [1] - 27:14</p> <p>survey [3] - 35:24, 125:22, 126:9</p> <p>surviving [1] - 11:5</p> <p>sustain [1] - 20:13</p>
---	--	---	--	--

<p>sustaining [1] - 133:21 sustenance [1] - 12:8 swear [13] - 19:9, 20:24, 21:7, 30:7, 39:7, 52:11, 72:1, 74:14, 82:14, 92:13, 104:6, 125:11, 132:12 sworn [2] - 125:12, 132:13 symmetrically [1] - 15:15 Symposiums [1] - 127:12</p>	<p>21:6, 21:9, 21:10, 21:13, 21:18, 21:20, 23:18, 23:22, 24:3, 24:5, 24:7, 24:20, 25:12, 25:18, 25:20, 25:24, 26:9, 26:14, 26:16, 26:18, 29:21, 29:25, 30:4, 30:6, 30:10, 30:13, 30:18, 31:5, 31:7, 31:23, 32:11, 32:13, 32:17, 32:22, 33:20, 33:25, 34:2, 34:4, 34:10, 34:20, 34:25, 37:19, 38:14, 38:24, 39:2, 39:5, 39:7, 39:14, 39:17, 39:22, 41:13, 42:16, 46:3, 46:19, 46:23, 47:15, 48:1, 48:20, 49:7, 50:4, 50:17, 51:4, 51:18, 51:21, 52:5, 52:10, 52:14, 52:17, 52:22, 56:2, 56:13, 56:17, 57:6, 57:21, 58:8, 58:11, 58:14, 59:3, 59:6, 60:6, 60:16, 62:2, 62:10, 62:14, 71:1, 71:18, 71:21, 71:23, 72:6, 72:9, 72:14, 73:19, 74:1, 74:6, 74:10, 74:13, 74:17, 74:20, 74:25, 76:16, 76:19, 77:1, 77:4, 77:9, 77:23, 78:2, 78:6, 78:11, 78:13, 78:15, 80:3, 80:12, 82:7, 82:10, 82:13, 82:18, 82:21, 83:1, 83:22, 84:1, 84:23, 85:2, 85:4, 85:8, 85:13, 87:18, 88:16, 88:18, 88:20, 89:8, 89:17, 90:8, 90:10, 90:12, 91:17, 91:22, 91:24, 92:1, 92:3, 92:7, 92:13, 92:14, 92:17, 92:22, 94:19, 95:12, 96:16, 96:19, 97:10, 97:14, 98:23, 99:21, 100:17, 101:9, 101:16, 101:19, 101:21, 102:1, 102:4, 102:6, 102:10, 103:16, 104:1, 104:3, 105:3, 105:25, 106:2, 106:5, 106:15, 106:19, 107:4, 107:17, 107:19,</p>	<p>107:21, 107:24, 108:8, 108:10, 108:15, 108:17, 108:20, 110:10, 110:13, 110:15, 110:17, 110:20, 110:23, 111:3, 112:13, 112:16, 113:20, 113:23, 114:1, 114:15, 114:18, 114:21, 114:24, 115:1, 115:8, 115:13, 115:17, 115:20, 115:23, 116:7, 117:19, 117:23, 119:2, 119:7, 119:18, 120:21, 121:14, 121:18, 122:15, 122:25, 123:9, 123:12, 124:7, 124:13, 124:17, 124:19, 125:4, 125:10, 128:9, 128:12, 131:22, 132:6, 132:8, 132:11, 134:5, 134:8, 134:16, 137:9, 137:25, 138:14, 138:16, 138:18, 138:22, 138:25, 139:16, 139:21, 139:23, 139:25, 140:4, 140:10, 140:12 themselves [1] - 96:7 thereafter [1] - 59:13 therefore [2] - 68:19, 110:6 thinking [1] - 84:21 third [1] - 19:23 thirsty [1] - 23:10 Thomas [4] - 7:11, 7:14, 110:18, 111:4 thoughts [3] - 77:16, 77:19, 128:11 three [13] - 6:8, 13:23, 16:12, 46:22, 48:15, 50:23, 53:16, 58:19, 59:14, 63:9, 70:20, 132:2 three-story [1] - 13:23 throughout [2] - 65:23, 66:23 tight [1] - 73:11 tile [1] - 23:9 Tim [1] - 128:18 timeline [2] - 47:18, 49:12</p>	<p>Timer [2] - 56:1, 128:7 today [15] - 2:25, 23:5, 23:14, 43:7, 43:13, 47:21, 50:19, 61:10, 115:23, 126:12, 126:19, 127:7, 127:16, 127:19, 131:5 took [1] - 32:4 top [2] - 84:23, 84:24 topped [1] - 129:16 torn [1] - 87:9 total [1] - 88:5 totally [1] - 106:9 Tour [1] - 127:12 towards [2] - 42:8, 66:13 Town [2] - 128:3, 137:1 tract [1] - 5:24 traditional [1] - 97:5 traditions [2] - 15:19, 65:14 transcript [1] - 141:10 transforming [1] - 126:25 translates [1] - 129:17 traveling [1] - 54:21 treasurer [1] - 11:2 treat [1] - 36:22 tree [1] - 8:4 triangles [1] - 129:12 tried [3] - 30:21, 31:1, 32:6 trim [1] - 15:16 Triumph [1] - 6:21 Tropia [3] - 1:9, 141:7, 141:18 true [3] - 58:1, 81:24, 141:10 truly [3] - 81:2, 87:13, 129:5 trumped [1] - 136:25 trustee [1] - 22:2 truth [33] - 19:18, 19:19, 21:15, 21:16, 30:15, 30:16, 39:19, 39:20, 52:19, 52:20, 72:11, 72:12, 74:22, 74:23, 77:6, 77:7, 82:23, 82:24, 92:19, 92:20, 110:25, 111:1 try [8] - 46:13, 54:10, 59:2, 61:8, 96:5, 96:10, 111:15, 136:15 trying [16] - 20:13, 31:20, 33:12, 45:13, 45:19, 48:5, 54:18, 56:10, 59:1, 83:4,</p>	<p>83:14, 84:8, 118:2, 118:3, 120:8 tune [1] - 53:3 tunnel [1] - 130:20 turnaround [1] - 54:9 turned [3] - 22:11, 109:22, 113:16 turns [1] - 45:6 two [51] - 3:2, 4:10, 8:21, 9:9, 9:18, 13:17, 16:24, 17:5, 22:13, 22:16, 26:25, 27:25, 38:6, 38:7, 40:9, 46:21, 47:10, 50:20, 54:14, 56:4, 64:17, 67:2, 69:22, 78:21, 79:6, 79:19, 79:22, 79:24, 81:22, 81:24, 89:22, 90:18, 90:22, 90:24, 93:3, 93:11, 93:22, 94:1, 94:4, 97:21, 98:3, 98:14, 99:2, 101:4, 101:7, 101:11, 102:18, 102:21, 103:10, 107:9, 111:8 two-person [1] - 111:8 two-story [16] - 9:9, 9:18, 26:25, 64:17, 78:21, 79:6, 79:19, 79:22, 79:24, 81:22, 81:24, 89:22, 90:18, 90:24, 102:18, 102:21 Tyler [1] - 9:9 type [2] - 4:1, 84:25 typical [1] - 68:9 typically [2] - 41:13, 99:10</p>
T				
<p>tale [1] - 30:24 tall [1] - 91:9 taller [1] - 84:19 Tampa [1] - 11:7 taught [1] - 13:11 TDC [1] - 130:11 team [2] - 111:8 technical [1] - 61:16 temporary [1] - 8:3 ten [2] - 102:8, 127:10 tenants [2] - 46:12, 48:17 tend [1] - 86:7 tendency [1] - 45:16 Tenders [2] - 93:19, 95:3 tension [1] - 127:17 tenure [1] - 10:2 term [3] - 17:15, 69:3, 123:10 termite [2] - 36:20, 69:20 termites [1] - 36:23 terms [10] - 89:4, 95:25, 98:11, 111:15, 121:1, 123:9, 133:16, 135:8, 135:25, 136:12 Terrawise [1] - 104:9 terribly [1] - 133:13 testimony [11] - 19:17, 21:14, 30:14, 39:18, 52:18, 72:10, 74:21, 77:5, 82:22, 92:18, 110:24 Texas [1] - 11:22 THE [258] - 2:3, 2:16, 2:24, 3:14, 3:17, 18:17, 18:21, 19:2, 19:8, 19:13, 19:16, 19:21, 20:18, 20:24,</p>				
U				
<p>U-shaped [1] - 95:4 umbrella [1] - 7:2 unable [1] - 28:4 uncovered [1] - 128:18 under [15] - 7:2, 7:10, 7:13, 7:14, 9:19, 44:25, 65:9, 67:15, 73:5, 73:11, 126:15, 130:12, 130:14, 140:3, 140:5 undergirding [1] - 127:16 underscores [1] - 127:20 undertake [1] - 131:17 unfeasible [2] - 54:6, 57:15</p>				

<p>unfortunate [1] - 56:24 Union [1] - 11:10 unique [2] - 68:16, 129:5 unit [3] - 71:17, 73:16, 86:8 unity [1] - 5:10 University [5] - 127:23, 128:2, 130:21, 133:7, 138:12 unknown [1] - 43:24 unknowns [1] - 44:18 unless [2] - 42:5, 137:22 unsafe [1] - 27:10 unusable [3] - 87:2, 87:4, 87:15 up [30] - 14:22, 18:22, 19:2, 21:2, 25:18, 25:24, 30:4, 31:24, 34:18, 39:2, 52:10, 52:24, 59:9, 71:21, 72:23, 77:21, 85:9, 92:1, 96:17, 104:3, 106:5, 110:15, 113:21, 115:8, 120:20, 120:21, 125:5, 125:8, 129:8, 134:23 updates [1] - 140:9 upkeep [1] - 20:8 uplifting [2] - 13:3, 23:16 upper [3] - 12:15, 40:14, 94:2 upper-class [1] - 12:15 upstairs [1] - 87:23 urban [1] - 20:5 urgency [1] - 127:20 US-17 [1] - 53:14 usable [1] - 123:5 Ustariz [1] - 72:3 USTARIZ [5] - 72:8, 72:13, 72:17, 72:20, 74:5 utilizing [2] - 17:11, 68:23</p>	<p>63:10, 67:5, 75:14, 75:25, 130:3 Van [1] - 7:16 vandalism [1] - 132:3 variation [1] - 15:18 varieties [2] - 65:22, 65:23 variety [1] - 63:17 varying [2] - 64:8, 91:9 Vedra [1] - 52:13 vehemently [1] - 97:22 Venetian [1] - 129:18 Venetian-Gothic [1] - 129:18 verbiage [1] - 40:11 verdict [1] - 44:11 vernacular [1] - 65:21 versus [3] - 46:9, 80:7, 114:7 vertical [3] - 109:7, 129:13, 129:16 vertically [3] - 103:19, 107:1, 107:10 viable [1] - 29:6 vice [1] - 22:2 view [3] - 86:10, 122:23, 133:20 viewing [1] - 98:24 vinyl [3] - 55:7, 69:18, 91:4 violating [1] - 117:13 visible [1] - 100:2 vision [1] - 125:19 visit [6] - 36:11, 36:16, 36:24, 37:16, 120:16, 126:14 visited [1] - 133:14 visitor [1] - 73:3 visits [1] - 73:3 visual [2] - 86:23, 121:9 vivid [2] - 133:5, 133:6 vote [6] - 50:19, 121:19, 121:21, 124:11, 124:13, 137:18 voting [1] - 58:22</p>	<p>95:17, 95:22, 96:7 walls [1] - 99:10 Walls [1] - 11:1 Walnut [28] - 25:1, 62:15, 63:3, 64:13, 64:17, 65:2, 65:16, 65:17, 65:19, 66:6, 66:14, 66:19, 67:10, 67:22, 68:3, 68:14, 70:10, 70:25, 75:10, 75:12, 75:18, 75:22, 76:4, 76:12, 78:9, 92:11, 104:10, 137:16 wants [4] - 43:9, 124:3, 124:4, 137:16 War [2] - 125:24, 126:23 Wash [1] - 130:18 wash [1] - 130:20 water [4] - 18:3, 23:4, 23:7, 126:15 Waters [5] - 9:11, 9:16, 12:20, 13:20, 14:5 Wayne [1] - 128:20 weather [1] - 37:10 weather-stripping [1] - 37:10 Wednesday [1] - 1:6 weeks [1] - 133:15 weighed [1] - 97:8 welcome [2] - 2:4, 43:20 welfare [1] - 5:15 well-known [1] - 17:5 well-maintained [1] - 18:1 Wells [1] - 2:12 WELLS [42] - 1:17, 2:12, 3:22, 26:22, 34:9, 34:15, 34:23, 35:1, 38:4, 45:9, 48:25, 49:16, 49:22, 60:14, 60:17, 61:25, 62:18, 71:14, 80:8, 81:7, 84:5, 89:15, 98:8, 102:15, 103:20, 108:5, 108:9, 108:13, 108:16, 114:20, 114:25, 115:9, 116:13, 119:5, 119:8, 135:7, 135:22, 136:9, 136:18, 137:12, 140:7, 140:11 west [2] - 27:4, 27:18 West [4] - 1:8, 9:10, 34:8, 74:16</p>	<p>whatnot [1] - 4:8 whatsoever [1] - 32:9 white [1] - 6:6 whole [14] - 19:18, 21:15, 30:15, 39:19, 52:19, 67:1, 72:11, 74:22, 77:6, 82:23, 92:19, 95:8, 99:2, 110:25 wholesale [8] - 37:24, 40:2, 66:8, 69:15, 109:3, 109:5, 122:5, 123:16 wide [2] - 63:17, 90:21 width [4] - 65:9, 67:15, 91:1, 102:23 wife [3] - 9:4, 40:1, 42:13 Willey [1] - 5:23 William [4] - 7:4, 76:24, 96:24, 106:8 Williams [1] - 10:1 willing [7] - 98:2, 99:21, 111:19, 112:1, 118:7, 118:23, 124:2 window [65] - 28:10, 35:12, 35:24, 36:20, 36:23, 41:3, 41:15, 41:19, 43:1, 43:18, 44:7, 44:21, 45:4, 45:5, 48:19, 49:4, 49:14, 49:20, 49:22, 50:11, 51:12, 53:9, 53:12, 54:7, 56:12, 60:23, 60:24, 69:15, 70:7, 94:7, 94:8, 94:10, 94:11, 95:5, 96:6, 96:10, 97:6, 98:1, 98:3, 98:14, 99:7, 99:8, 99:15, 99:16, 99:22, 99:23, 99:25, 100:1, 100:3, 100:5, 100:11, 104:25, 106:23, 107:10, 109:3, 109:19, 112:7, 116:15, 116:17, 118:12, 118:14, 122:6, 123:16 Windows [3] - 52:9, 52:24, 53:8 windows [96] - 10:5, 15:15, 17:23, 18:5, 35:4, 35:9, 35:10, 35:12, 35:13, 35:14, 35:16, 35:25, 36:1, 36:3, 36:4, 36:5, 36:8, 36:13, 36:25, 37:1, 37:2, 37:6,</p>	<p>37:12, 37:22, 37:23, 38:5, 38:8, 38:9, 38:16, 40:2, 40:3, 40:7, 40:9, 40:13, 40:15, 40:16, 40:25, 41:16, 41:22, 41:25, 42:4, 42:7, 42:9, 42:12, 43:17, 43:23, 45:14, 46:14, 46:22, 47:5, 50:6, 50:12, 51:6, 51:9, 53:23, 54:5, 54:16, 55:6, 55:10, 55:14, 55:17, 56:7, 56:19, 56:24, 57:9, 57:23, 59:1, 60:22, 69:16, 69:17, 69:18, 79:2, 79:9, 91:4, 93:23, 94:1, 94:4, 97:21, 98:3, 98:14, 98:24, 99:2, 101:4, 103:1, 103:11, 103:19, 103:23, 109:6, 109:12, 109:13, 110:5, 111:24, 116:15, 116:19, 118:15, 121:7 wish [2] - 119:25, 134:14 withdraw [7] - 44:6, 47:16, 49:11, 50:24, 59:21, 59:24, 61:10 withdrawal [2] - 49:3, 60:2 withdraws [1] - 45:3 WOKV [1] - 53:2 Women's [1] - 9:5 wondered [1] - 77:18 wood [13] - 9:18, 31:21, 35:12, 35:14, 36:8, 69:16, 69:19, 69:20, 69:21, 91:5, 109:6, 109:11, 109:19 Wood [2] - 129:6, 129:9 Wood's [1] - 128:20 wooden [1] - 8:17 word [2] - 101:11, 101:12 workable [1] - 83:15 Works [1] - 140:6 works [1] - 12:13 World [2] - 65:15, 126:23 world's [1] - 15:22 worry [1] - 21:1 worshippers [3] - 7:10, 7:14, 8:2 worth [4] - 111:13,</p>
V	W			
<p>vacant [6] - 90:20, 90:22, 102:19, 131:25, 132:1, 132:2 Valentine [1] - 10:25 valuable [3] - 16:4, 68:15, 130:8 value [7] - 4:24, 15:5,</p>	<p>W.F [1] - 9:20 wait [1] - 93:20 wake [1] - 21:2 Waldron [1] - 10:23 walked [1] - 83:24 Walker [1] - 8:10 walking [1] - 113:7 wall [5] - 14:21, 91:6,</p>			

111:18, 113:9, 138:6 worthy [2] - 38:7, 129:24 write [2] - 14:22, 137:20 write-up [1] - 14:22 written [4] - 41:20, 59:15, 60:11, 60:13
Y
y'all [1] - 83:3 Yates [2] - 20:20, 21:22 YATES [7] - 21:1, 21:8, 21:12, 21:17, 21:19, 21:21, 22:23 year [9] - 19:23, 36:12, 47:12, 47:17, 48:9, 48:22, 49:8, 87:6, 133:9 years [15] - 3:25, 5:18, 10:16, 13:13, 18:2, 22:19, 27:7, 39:25, 53:16, 59:14, 69:7, 125:18, 127:10, 132:2, 138:5 yesterday [1] - 115:7 young [1] - 54:19
Z
zones [1] - 46:10 zoning [2] - 130:16, 135:11